

# Fairground Rd & Baugh Dr - Stephens Industrial Park

Front Royal, VA 22630 - Warren County Submarket

## SHOWCASE

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**Property Type:** Land  
**Parcel Size:** 3 Acres  
**Zoning:** -

**For Sale Price:** \$325,000  
**Price/Acre:** \$108,333  
**Price/SF:** \$2.49

**Topography:** -  
**Proposed Use:** -  
**On-Site Improv:** -



### FOR SALE CONTACTS

**Edward Ogletree, Jr., Realty**



**Bill Barnett**  
 (540) 671-0278

### Sale Notes:

This approximately three acre level corner lot has utilities, including natural gas. The lot is uniquely suited for a business that benefits from visibility, but requires industrial zoning. Breathtaking views of the mountains surrounding the Shenandoah Valley.

Located at the entrance of a modern attractive industrial park, next to the VA Inland Port, I-66, RT340 & 522. Surrounded by 6 Golf courses, shopping, hotels and only about an hour's drive from Dulles airport and the DC beltway. New schools, federal and State parks and the Shenandoah River make this a great place to locate business. There are several thousand people working in this industrial/commercial corridor and the unemployment is very low, but many workers commute over an hour and would be eager to work locally.