For Sale

4.47 +/- Acres

Prime Development Land

$154,000

Contact:

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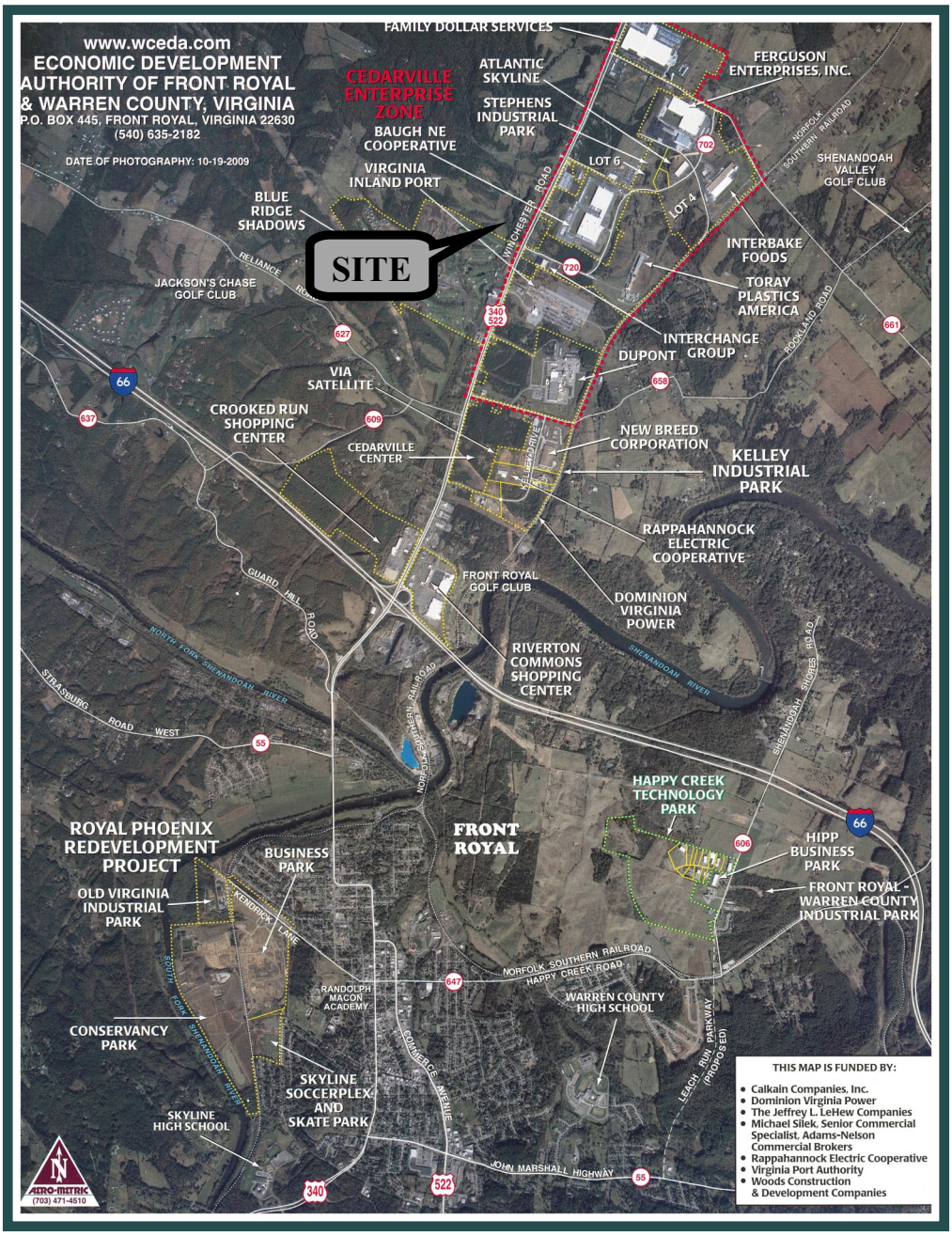
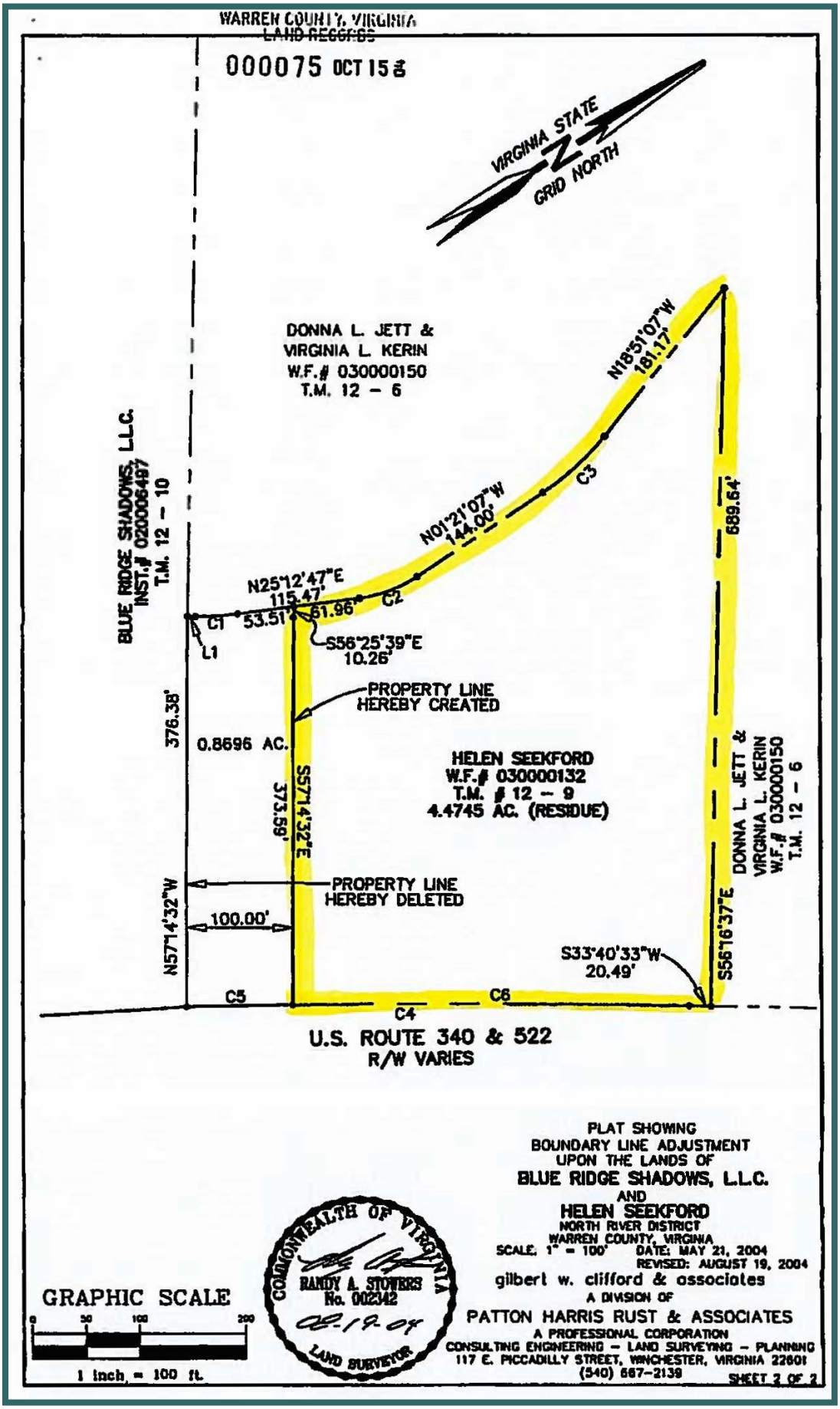


Information contained herein is obtained from sources deemed reliable; however, it is not guaranteed and is subject to change without notice.

Executive Summary

- 4.4745 Acres
- Zoned Agricultural
- Excellent Road Frontage on Winchester Road
- Across from Industrial Park with Toray Plastics America, Interbake Foods, Baugh NE Cooperative, Ferguson Enterprises, Inc., Interchange Group, and down from Dupont Group, New Breed Corporation, Family Dollar Services Distribution Center, Atlantic Skyline, and Virginia Inland Port. Just up the road from Riverton Commons Shopping Center and Crooked Run Shopping Center and Front Royal Country Club. Property is adjacent to Blue Ridge Shadows Golf Course and Upscale Housing. The new Joint Regional Jail is just down the road.
- Property has immediate income from billboard rental for billboard on property. Copy of permit available for review.
- The site is a vacant tract located on the west side of Winchester Road (Route 340/522) just north of Front Royal and on Interstate 66 Interchange. The tract is rectangular in shape sloping downward from the roadway to the rear of the property. The road frontage is on grade.
- Appraisal will be provided to qualified buyer.
- Approximate daily traffic count 30,000 vehicles.
- Warren County, VA is located in the Northern Shenandoah Valley approximately 90 miles west of Washington, DC. It is part of the Washington-Arlington-Alexandria Metropolitan Statistical Area. Front Royal, the county seat, is strategically located at the intersection of routes 55, 340 & 522 and just 2 miles south of I-66 & 9 miles east of I-81. Warren County is located at the crossroads of 2 major interstate highways—I-81 and I-66. It has Enterprises Zoned Status , a HUB Zone designation and a designated Technology Park. Warren County's overall median income is above the national average of $52,762 at $61,369 (according to Weldon Cooper Ctr. For Public Information). Warrant County has a civilian labor force of approximately 20,000 people with an additional 340,000 located within a 225 mile radius. The Virginia Inland Port is located in here and is an intermodal container transfer facility for the transport of ocean-going containers to & from the Port of Virginia in Hampton Roads. Over 400 commercial business are located in Warren County.


WARREN COUNTY, VIRGINIA
LAND RECORDS
000075 OCT 15 8
VIRGINIA STATE GRID NORTH
DONNA L. JETT &
VIRGINIA L. KERIN
W.F.# 030000150
T.M. 12 - 6
BLUE RIDGE SHADOWS, L.L.C.
INST.# 020006497
T.M. 12 - 10
N18°51'07"W
181.17'
N01°21'07"W
144.00'
C3
689.64'
N25°12'47"E
115.47'
C2
61.96'
C1
53.51'
L1
S56°25'39"E
10.26'
PROPERTY LINE
HEREBY CREATED
376.38'
0.8696 AC.
S57°14'32"E
373.59'
HELEN SEEKFORD
W.F.# 030000132
T.M. # 12 - 9
4.4745 AC. (RESIDUE)
DONNA L. JETT &
VIRGINIA L. KERIN
W.F.# 030000150
T.M. 12 - 6
PROPERTY LINE
HEREBY DELETED
N57°14'32"W
100.00'
S33°40'33"W
20.49'
S56°16'37"E
C5
C4
C6
U.S. ROUTE 340 & 522
R/W VARIES
PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
UPON THE LANDS OF
BLUE RIDGE SHADOWS, L.L.C.
AND
HELEN SEEKFORD
NORTH RIVER DISTRICT
WARREN COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: MAY 21, 2004
REVISED: AUGUST 19, 2004
COMMONWEALTH OF VIRGINIA
RANDY A. STOWERS
No. 002342
8-19-04
LAND SURVEYOR
GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.
gilbert w. clifford & associates
A DIVISION OF
PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
117 E. PICCADILLY STREET, WINCHESTER, VIRGINIA 22601
(540) 667-2139
SHEET 2 OF 2

A. HIGHWAYS

Interstate 81 cuts through the northwest corner of Warren County, and is located just 6 miles from the Virginia Inland Port. This major East Coast highway stretches north through New York into Canada and south to Knoxville, Tennessee.

Interstate 66 is a major east-west highway connecting I-81 and the nation's capitol. A 15-mile segment of I-66 cuts through Warren County from I-81, around Front Royal, and on to the Fauquier County Line. I-66 terminates in Washington D.C.

U.S. Highway 340, from Greenville, Virginia to Frederick, Maryland, runs through the County in a path roughly following the South Fork of the Shenandoah River.

U.S. Route 522, from Powhatan, Virginia to Sellinsgrove, Pennsylvania, enters the County at Chester Gap on the east, proceeds through Front Royal, and joins U.S. 340 North to the Frederick County/Clarke County line. U.S. 522 then continues north through Winchester, through West Virginia and Maryland, and into Pennsylvania.

There are 258 miles of publicly maintained roads in Warren County outside of Front Royal. Of these, 197 miles are secondary roads, 46 miles are primary roads, and 15 miles are Interstate routes. An additional 21 miles of federally-maintained roads, known as the Skyline Drive, are found within the County in the Shenandoah National Park.

On its way from Gainesville, Virginia to Moorefield, West Virginia, State Route 55 enters the County at Manassas Gap on the east and exits near Strasburg.

The northern end of the Skyline Drive begins just south of Front Royal. It follows the summit of the Blue Ridge Mountains until it connects with the Blue Ridge Parkway near Waynesboro. The Parkway continues south into western North Carolina.

B. BUS SERVICE

The FRAT (Front Royal Area Transit) Bus provides transit service for the Town of Front Royal Monday through Friday from 8:30am - 12:30pm and 1:00pm - 5:00pm. The last run begins at 4:00pm. All routes begin and end at the Front Royal/Warren County Visitor Center. The Virginia Regional Transportation Association (VRTA) operates this service to enhance mobility throughout the community.

The FRAT Bus is radio dispatched, ADA accessible and equipped with the latest wheelchair lifts and security systems. Persons with disabilities who are ADA certified may be picked up and dropped off curbside anywhere within 3/4 of a mile of our regular route. Please call in advance.

No smoking, drinking, eating or food in open containers allowed.

Contact:
Virginia Regional Transportation Association (VRTA)
toll free at (877) 777-2708 or (540) 341-3464.

Employers by Size of Establishment

	Warren County	Virginia
0 to 4 employees	588	138,762
5 to 9 employees	182	37,237
10 to 19 employees	118	27,674
20 to 49 employees	71	19,855
50 to 99 employees	18	7,086
100 to 249 employees	14	3,699
250 to 499 employees	7	1,045
500 to 999 employees	1	356
1000 and over employees	0	236
	999	**235,950**

Employment by Size of Establishment

	Warren County	Virginia
0 to 4 employees	928	214,639
5 to 9 employees	1,198	247,282
10 to 19 employees	1,622	375,557
20 to 49 employees	2,138	602,510
50 to 99 employees	1,241	482,348
100 to 249 employees	1,957	550,853
250 to 499 employees	2,510	360,457
500 to 999 employees	966	244,006
1000 and over employees	0	603,039
	12,560	**3,680,691**

Note: Asterisks (***) indicate non-disclosable data.
'Zero; no employment' typically represents new startup firms or sole-proprietorships.

Source: Virginia Employment Commission,
Quarterly Census of Employment and Wages (QCEW), 2nd Quarter (April, May, June) 2014.

Warren County Economic Profile

50 Largest Employers

1. Warren County School Board
2. Valley Health System
3. Zachry Industrial Inc
4. Dupont Performance Coatin LLC
5. Family Dollar Services
6. County of Warren
7. Wal Mart
8. Ferguson Enterprises Inc.
9. Sysco Resources Services LLC
10. Christendom College
11. Interbake Foods LLC
12. Town of Front Royal
13. Lowes' Home Centers, Inc.
14. Via Satellite
15. Randolph-Macon Academy
16. Martin's Food Market
17. Jackson Furniture Company of Virginia
18. Seton Home Study School
19. Pittman's Tree Landscaping
20. U.P.S.
21. Northwest Community Mental Health and Retardation Services
22. McDonald's
23. Cracker Barrel Old Country Store
24. Progressive Loading Service
25. Toray Plastics of America
26. Holiday Inn Front Royal
27. Kmart
28. Target Corp
29. Shenandoah Club Properties
30. Heritage Hall
31. Iberville Insulations LLC
32. Food Lion
33. Fdr Services Corp Of VA Inc
34. The Melting Pot Corporation
35. Smithsonian Institution (Trust)
36. Rappahannock Electric Co-op
37. Overnite Transport Company
38. Applebees
39. Loving Arms
40. Postal Service
41. Royal Haven
42. Green Mountain Golf Links LLC
43. IHOP
44. Moms In Motion, LLC
45. T.G.I. Fridays
46. Northern Virginia 4 H Education
47. Morrison Family Limited Partnership
48. Shenandoah Ford Inc
49. Marlow Motor Company
50. Shenandoah Agency on the Aging

Source: Virginia Employment Commission,
Quarterly Census of Employment and Wages (QCEW), 2nd Quarter (April, May, June) 2014.