

View - Site Property

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Property Name:

Happy Creek Technology Park

Street Address:

Shenandoah Shores Rd and Progress Rd

City:

Front Royal

Zip Code:

22630

Locality:

Warren

Available:

Yes

Last Updated: 4/30/2020 16:43 PM

 Map Viewer

General



Property ID

233225

Import ID

Show on the Following Websites

VirginiaScan, Virginia Port Authority

Parent Units/Sections

None

Location

Within Corporate Limits

Yes

Latitude/Longitude

38.9366991/-78.1587770

Parcel ID(s)

20A221 2A1, 20A221 1B, 20A221 1

Number of Parcels

Park Type

Industrial

Park Designation

None

Incentive Zones:

New Market Tax Credit Zone

Technology Zone; Opportunity Zone;

Contacts

Owner

Owner Phone

Owner Email

Number of Owners

Local Contact

(540) 635-2182 – (540) 749-9356 – dparsons@wceda.com

Primary Broker Contact

Secondary Broker Contact

Pricing & Availability

Last VEDP Visit

Publicly Owned

Sale Price \$(entire site)

Minimum Price Per Acre (\$)

Maximum Price Per Acre (\$)

Minimum Lease Rate (\$)

Maximum Lease Rate (\$)

Site



Site Specifications

Total Acreage

Acreage Suitable for Construction

Largest Contiguous Acreage

Minimum Site Acreage

Buildout SF/acre

Yield SF/acre

Subdividable

Pad Ready

Range of Site Sizes

3 - 148

Outside Storage

No

Describe Existing Structures

Approved Uses

Business Ready Sites

Business Ready Site Program Certified

No

Business Ready Site Program Tier

2

Estimated Cost Tier 1 to 2 (\$)

Estimated Cost Tier 2 to 3 (\$)

Estimated Cost Tier 3 to 4 (\$)

Estimated Total Cost to Tier 4 (\$)

Estimated Timeline to Tier 4

months

Site Characterization Year

Initial Tier

1

Initial Tier Date

Current Tier Date

Other Certifications

AEP Qualified Data Center Site

No

Dominion Certified Data Center Site

No

TVA Data Center Site

No

CSX Certified Megasite

No

CSX Select Site

No

AEP Quality Site

No

AEP Food Processing Site

No

Ady-Austin Food Processing Site

No

Zoning

Zoning Classification

I-2, Heavy Industry/R-1

Conforms to Present Zoning

No

Zoning Description/Restrictions

Comprehensive Plan Designation

Industrial

Environmental Features

Topography

Level to gently rolling; cleared.

Boundary Survey

No

Topography Survey

No

Topography > 10% Slope

acres

Percentage of Site in 100 Year Flood Plain:

0

Wetlands

acres

Floodplains

acres

FEMA Floodplain Zone

Waterbodies

acres

Swamp/Marsh

acres

Streams

LF

Soil Borings Available

Yes

US Army Corps Certified Wetland Study Available

No

Wetland Study Expiration

Phase I Environmental Audit Available

No

Phase I Environmental Audit Expiration

Phase II Environmental Audit Available

YES

Phase II Environmental Audit Expiration

Brownfield

No

Nature of Contamination

Remediation Plan

No

DEQ Status Letter

No

Archaeological Assessment (and Treatment Plan if needed)

No

Storm Water Management Plan

No

T&E Survey

No

T&E Survey Expiration

[Empty input field]

Utilities



Electric Power

Name of Primary Supplier

Town of Front Royal

Name of Secondary Supplier

Voltage

13.2 KV

Amps

150

Phase

3

Redundant

No

Current Capacity

10 MW

Deliverable Capacity

14 MW

Capacity verified by VEDP?

No

Electric Capacity verified Date

Natural Gas

Name of Supplier

Not Available

Distance from Property

25000 Ft.

Line Size:

[Empty input field] inches

Pressure

[Empty input field] psi

Current Capacity

[Empty input field] mcf/day

Deliverable Capacity

[Empty input field] mcf/day

Capacity verified by VEDP?

No

Natural Gas Capacity verified Date

Fiber/Broadband

Fiber/Broadband Provider

CenturyLink

Distance to Fiber Ft.

Redundant Routes

Sonet Ring

Other (e.g., POPs, T-1 lines)

Other Providers

Water

Water Provider

Distance from Property Ft.

Line Size inches

Total Capacity of Treatment Plant gpd

Capacity currently available to Property gpd

Water Tank Capacity gal

Deliverable Capacity gpd

Capacity verified by VEDP?

Water Capacity verified Date

On-site Treatment Plant

On-site Treatment Capacity gpd

Well Capacity gpd

Sewer

Sewer Provider

Distance from Property Ft.

Line Size inches

Total Capacity of Treatment Plant gpd

Capacity currently available to Property gpd

Deliverable Capacity gpd

Capacity verified by VEDP?

Sewer Capacity verified Date

On-site Treatment Plant

No

On-site Treatment Capacity

gpd

Septic System Capacity

gpd

Transportation

Highway

To Interstate Interchange

5.8

Miles

Interstate(s)

Interstate 66

Interchange Name/Exit Number

To Nearest 4-lane Arterial

3.2

Miles

Arterial Name/Route Number

U.S. Highway 522

Name/Route Number of Highway or Street

Progress Rd

Public Transportation

Bus

No

Rail

No

Water

No

Waterway

Navigable Waterway

No

Name

Channel Depth

Ft.

Ports

Port Name	Drive Time	Distance (Miles)
Port of Virginia (Richmond Marine Terminal)	2 hours 12 minutes	132.8
Port of Virginia (Norfolk International Terminals)	3 hours 18 minutes	208.7
Port of Virginia (Portsmouth Marine Terminal)	3 hours 21 minutes	213.5
Port of Virginia (Virginia International Gateway)	3 hours 20 minutes	211.2
Port of Virginia (Inland Port Front Royal)	16 minutes	8.4
Port of Virginia (Newport News Marine Terminals)	3 hours 8 minutes	199.4

Railroad

Primary Railroad

Secondary Railroad

Served by Rail Siding

If no, can rail siding be installed?

Distance to Rail

 Ft.

Rail Service verified by VEDP?

Rail Service verified Date

Airport

Nearest Commercial Airport

Distance to Airport

 Miles

Drive Time to Airport

Airport

Runway Length

 Ft.

Nearest General Aviation Airport

Distance to the Airport

 Miles

Drive Time to Airport

Airport

Winchester Regional Airport

Runway Length

 Ft.

Washington-Dulles International Airport

Distance to the Airport

 Miles

Drive Time to Airport

Airport Destinations

Abu Dhabi, Accra, Addis Ababa, Albany, Amsterdam, Aruba, Asheville, Atlanta, Austin, Beijing, Bogota, Boston, Brussels, Buffalo, Burlington, Cairo, Cancun, Casablanca, Charleston (CHS), Charlotte, Charlottesville, Chicago (ORD), Cincinnati, Clarksburg, Cleveland, Columbia, Columbus, Copenhagen, Dallas/Ft. Worth (DFW), Dayton, Delhi, Denver, Detroit, Doha, Dubai, Dublin, Frankfurt, Ft. Lauderdale, Ft. Myers, Geneva, Grand Cayman, Grand Rapids, Greenbrier, Greensboro, Greenville, Harrisburg, Hartford, Hong Kong, Honolulu, Houston (IAH), Huntsville, Indianapolis, Istanbul,