

WATERFRONT DEVELOPMENT OPPORTUNITY FOR SALE

43.12 Acres ~ Approx. 869' Frontage On Shenandoah River

**1173 Backwash Rd.
Luray, VA 22835**

OFFERING SUMMARY

Price	\$1,290,000
Land Area	43.119 acres (as per survey)
Zoning	A-1 (agriculture) - see attached zoning code
Utilities	Electric, well water, septic tank
2023 Taxes	\$3,808/yr.
Parcel ID	40-A-29

LOCATION HIGHLIGHTS

- Prime Location – minutes from downtown Luray, tourist attractions - Luray Caverns, and easy access to Skyline Drive and Shenandoah National Park.
- ▣ Adjoins Caverns Country Club - on the market for \$8.5M
- Approx. 869' of frontage on the Shenandoah River - a major value-add for riverfront home sites.
- 4.7 miles to downtown Luray
- 3.3 miles to Luray Caverns
- 2.6 mile to Luray Caverns Airport
- 29 miles to Front Royal
- 32 miles to Harrisonburg
- 95 miles to Washington DC


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INVESTMENT SUMMARY

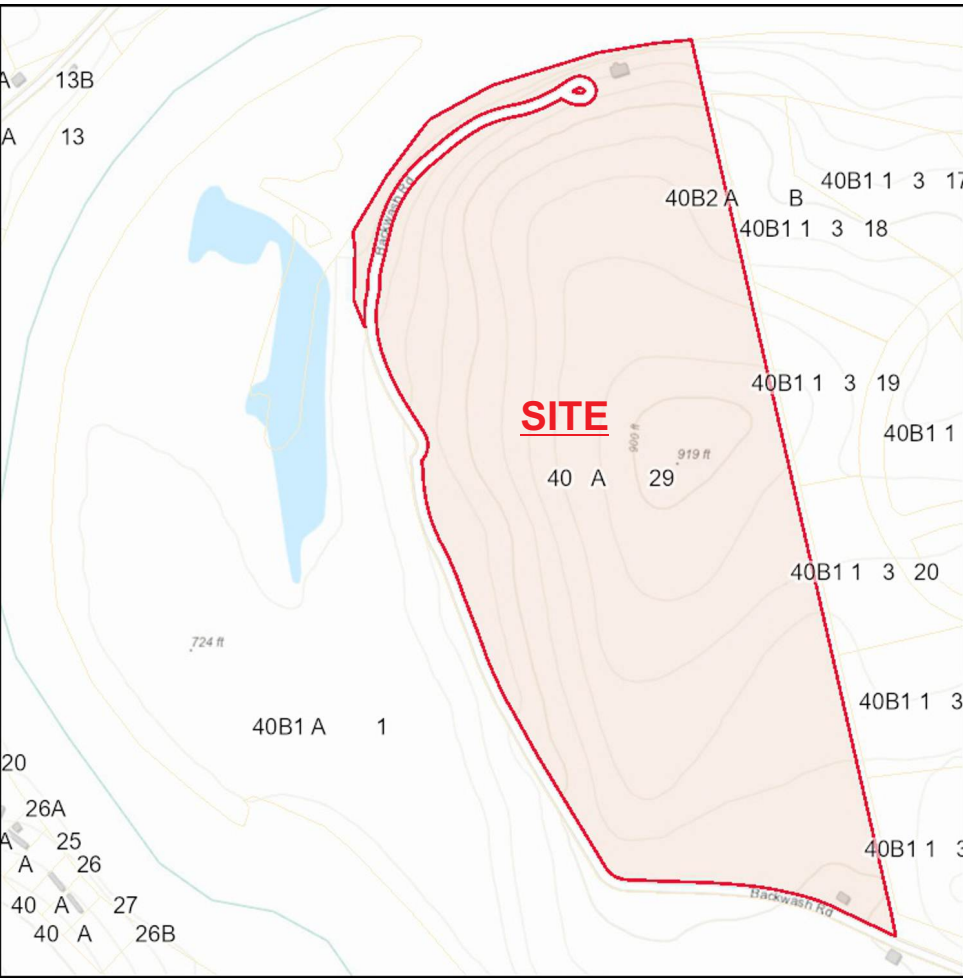
Premier Development Opportunity – 43.119 Acres with River Frontage in The Shenandoah Valley (Luray, VA). Hard to find potential development site. Zoned A-1 (Agriculture) with approx. 869 ft. of Shenandoah River frontage, offering developers a unique opportunity or retain as a private estate.

- With rezoning and subdividing - great potential for a riverfront, single-family development
- Potential for public water/sewer (to be verified with Town of Luray) - approx. 1/3 mile to nearest public water/sewer lines
- Many possible by-right uses such as a campground, brewery, winery, distillery, retail sales for a greenhouse, and much more (see attached zoning code).
- Existing house on premises with electric, well water, septic tank - conveys in as-is condition.

With growing interest in rural and riverfront living, this property offers developers a chance to create something truly special in the Shenandoah Valley. Tap into Page County's rising demand for scenic, lifestyle-driven properties.

VIRGINIA SMITH
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 Email: arvirginiasmith@aol.com





Contour Map

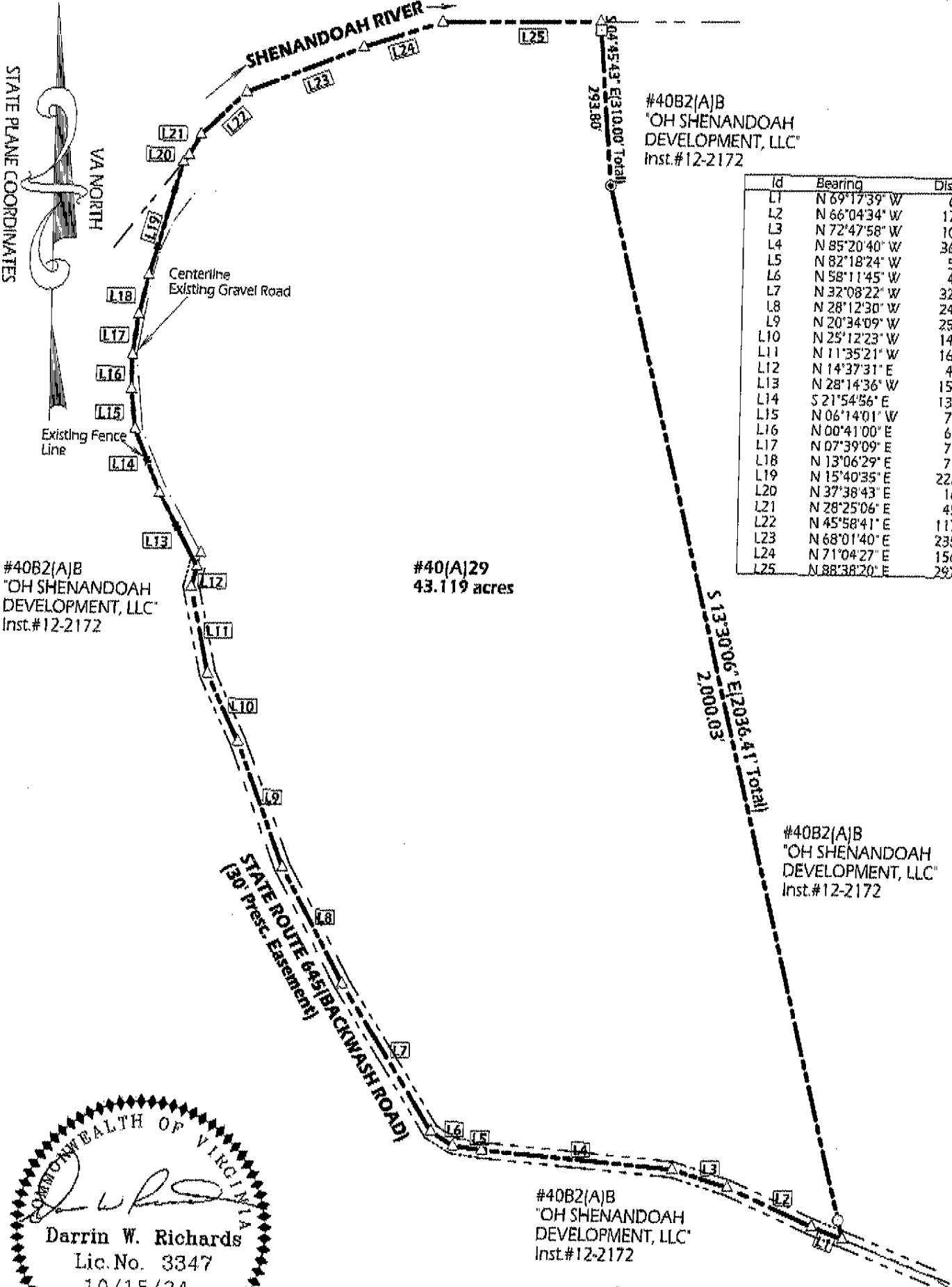


Map

The information contained herein is based upon sources of information that Arlington Realty, Inc. deems to be reliable, but no warranty or representation is made as to the accuracy thereof. The offering is subject to withdrawal or change of price without written or oral notice. The Seller retains the option to reject any and all offers.

1. Easements, if any, not shown. No title report furnished.
2. A portion of this property lies within Flood Zone "A" as shown on the FEMA FIRM Community Panel 51139C0070D, dated 01/05/2007.
3. Boundary derived from a field survey and from deeds of record as found among the Land Records of Page County, Virginia, as shown hereon.

- Legend
- ⊙ - Iron Pin Found
 - ⊗ - Iron Pipe Found
 - ⊠ - Post Found
 - △ - Point



Id	Bearing	Distance
L1	N 69°17'39" W	62.32'
L2	N 66°04'34" W	175.49'
L3	N 72°47'58" W	108.85'
L4	N 85°20'40" W	360.73'
L5	N 82°18'24" W	54.65'
L6	N 58°11'45" W	49.14'
L7	N 32°08'22" W	325.66'
L8	N 28°12'30" W	247.02'
L9	N 20°34'09" W	251.38'
L10	N 25°12'23" W	141.17'
L11	N 11°35'21" W	166.68'
L12	N 14°37'31" E	40.14'
L13	N 28°14'36" W	154.39'
L14	S 21°54'56" E	130.44'
L15	N 06°14'01" W	75.15'
L16	N 00°41'00" E	63.80'
L17	N 07°39'09" E	77.19'
L18	N 13°06'29" E	77.20'
L19	N 15°40'35" E	223.10'
L20	N 37°38'43" E	16.63'
L21	N 28°25'06" E	45.51'
L22	N 45°58'41" E	117.32'
L23	N 68°01'40" E	235.35'
L24	N 71°04'27" E	156.20'
L25	N 88°38'20" E	292.75'

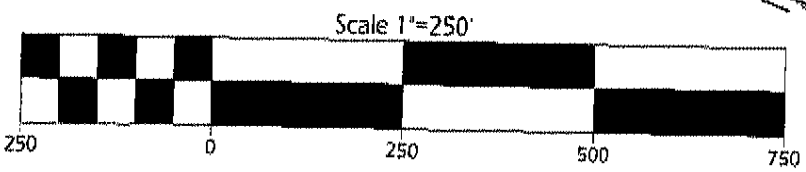
#40B2(A)B
"OH SHENANDOAH
DEVELOPMENT, LLC"
Inst.#12-2172

#40(A)29
43.119 acres

#40B2(A)B
"OH SHENANDOAH
DEVELOPMENT, LLC"
Inst.#12-2172

#40B2(A)B
"OH SHENANDOAH
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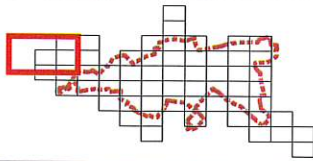
COMMONWEALTH OF VIRGINIA
Darrin W. Richards
Lic. No. 3347
10/15/24
LAND SURVEYOR



21 North Broad Street, Suite 1
Luray, Va. 22835
Phone: 540-244-5879
Email: blueridgesurveying1@gmail.com

Job#0294

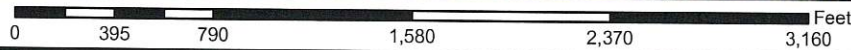
BOUNDARY SURVEY PLAT
Property of
"MARY ANN BRUBAKER"
Instrument#20230001952
Tax Map# 40 (A) 29
Luray Magisterial District
Page County, Virginia
Scale 1"=250'
43.119 Acres
October 15, 2024



Town of Luray, Virginia Utilities

Page County GIS Department
Reference map only. Not for legal use.
2018 VGIN Aerial Imagery

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Map Generated on 6/5/2025

Base Layers

- # Address
- Road
- + Railroad
- ▭ Grid
- ▭ Parcel
- ▭ Luray Boundary
- FEMA flood zones**
 - 500-year floodplain
 - 100-year floodplain (without predicted flood elevations)
 - 100-year floodplain (with predicted flood elevations)

Water Utility

- ⊕ Meter
- Valve
- ⊖ Tank
- ⊕ Hydrant
- ⊕ Hydrant - no valve
- Water Connection
- Waterline

Sewer Utility

- ▲ Cleanout
- ⊕ Pump Station
- ⊕ Manhole
- ▭ Sewer Service Area
- Sewerline
 - Public Force Main
 - Public Gravity
 - Private Force Main
 - Private Gravity

Stormwater

- Drop Inlet
- Street Drain
- ▲ Pipe Start/End
- ▲ Water/Pond
- ▶ Pipe
- ▶ Ditch
- ▭ Soil Erosion

Fiber Route

- Ⓢ Pole
- Aerial
- xxxxxx Bore
- xxxxxx Plow
- xxxxxx Trench

§ 125-10. Agriculture (A-1). [Amended 4-8-1991; 4-12-1993; 9-9-1996; 5-11-1999; 7-13-1999; 2-12-2002; 6-10-2003; 6-21-2005; 12-19-2006; 3-18-2008; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 4-20-2010; 9-18-2012; 9-16-2014; 2-7-2017]

- A. Statement of intent. This district is intended to preserve the character of those portions of the County where agricultural and other low-intensity uses predominate. To ensure the success of the above goal, it is necessary to maintain a relatively low density of development. The permitted uses should include mainly agriculture and related uses. Generally, soils in these areas are well suited for agricultural purposes. As agricultural land is a primary resource and economic asset of the County, it must be preserved to the greatest extent possible. Very low-density development may be permitted in this area, but agricultural preservation is the primary intent of this district.
- B. Permitted uses shall be as follows:
- (1) Agriculture.
 - (2) Wayside or roadside stand or market.
 - (3) Forest, scenic and wildlife preserves and conservation areas.
 - (4) Single-family detached dwellings.
 - (5) Cemeteries; police, fire and rescue squad stations; other essential public services.
 - (6) Portable sawmills, portable chipping mills, and portable shaving mills.
 - (7) Electric facilities operating at 40 kilovolts or below.
 - (8) Bed-and-breakfast establishments and short-term tourist rentals, subject to the provisions of § 125-30.21. **[Amended 8-1-2017]**
 - (9) Manufactured homes and individual mobile homes.
 - (10) Confined feeding operations pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.
 - (11) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land.
 - (12) Town of Luray Wastewater Facility.
 - (13) Distilleries which are licensed by the Commonwealth in accordance with the Virginia Alcoholic Beverage Control Act, or other Virginia laws, as amended, from time to time. There shall be a limit of 5,000 gallons per year. The applicant shall provide a measured site sketch of the property, including but not limited to parking, and the building used to house the operation. Anything above and beyond the gallons allowed or activity allowed will require a special use permit.
 - (14) Farmers market. **[Added 6-5-2018]**
 - (15) Greenhouse retail sales. **[Added 6-5-2018]**

- (16) Brewery. **[Added 6-5-2018]**
 - (17) Winery. **[Added 6-5-2018]**
 - (18) Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that are adjacent to and under the control of a public use airport. **[Added 5-19-2020]**
- C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:
- (1) Private garage or private parking area.
 - (2) Signs pursuant to § 125-20.
 - (3) Home occupations pursuant to § 125-15.
 - (4) Customary accessory uses and buildings, provided that they are clearly incidental to the principal use pursuant to § 125-16.
 - (5) Guesthouse, as defined in § 125-4.
 - (6) Family day home (less than five unrelated children).
 - (7) Small system wind energy facility.
 - (8) Windmill.
- D. Uses permitted by special permit shall be as follows:
- (1) Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes pursuant to § 125-22.
 - (2) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses, all pursuant to § 125-22.
 - (3) Publicly owned sanitary landfills which meet all federal, state and County requirements.
 - (4) Recreational trailer camps pursuant to § 125-19.
 - (5) Airstrips meeting all federal, state and County requirements and not to be closer than 1,000 feet from a residential district boundary. All airstrips shall meet requirements as established in § 125-26.
 - (6) Electric facilities operating above 40 kilovolts.
 - (7) Churches and public schools.
 - (8) Professional offices, not higher than two stories and not exceeding 5,000 square feet in area, by special use permit.
 - (9) Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant

to § 125-66.

- (10) Pole-designed tower facilities or pole-designed structures not to exceed 100 feet in height with a minimum setback from all property lines of 200 feet, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.
 - (11) Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4.
 - (12) Commercial workshops as defined in § 125-4.
 - (13) Veterinarian clinics, pet grooming, boarding and breeding of animals as defined in § 125-4.
 - (14) Family day home (five or more unrelated children) pursuant to § 125-30.6.
 - (15) Wholesale businesses and storage warehouses within "confined poultry feeding operation" buildings constructed prior to October 1, 2009. Storage of personal property of the property owner and all agricultural uses are exempt.
 - (16) Banquet facility and event facility.
 - (17) (Reserved)¹
 - (18) (Reserved)²
 - (19) Self-storage unit.
 - (20) Farm implements sales with or without service facilities.
 - (21) Indoor and outdoor shooting ranges.
 - (22) Auto repair service facility/public garage.
 - (23) (Reserved)³
 - (24) (Reserved)⁴
 - (25) Commercial parking facilities. **[Added 3-17-2020]**
 - (26) Riding stables or academies. **[Added 5-15-2023]**
- E. Minimum lot size shall be as follows: area: 1 3/4 acres; width at setback line: 150 feet.
- F. Minimum yard dimensions shall be as follows: front yard: 50 feet, except cul-de-sac lots may be 70 feet; each side yard: 20 feet; rear yard: 50 feet.

1. Editor's Note: Former Subsection D(17), Farmers market, was repealed 6-5-2018; see now Subsection B(14).

2. Editor's Note: Former Subsection D(18), Greenhouse, was repealed 6-5-2018; see now Subsection B(15).

3. Editor's Note: Former Subsection D(23), Brewery, was repealed 6-5-2018; see now Subsection B(16).

4. Editor's Note: Former Subsection D(24), Winery, was repealed 6-5-2018; see now Subsection B(17). Former Subsection D(25), Air bed-and-breakfast establishments, which immediately followed this subsection, was repealed 8-1-2017.

- G. Maximum building coverage and height shall be as follows: maximum building coverage: 10%; maximum height from average grade: 35 feet/2 1/2 stories. All accessory buildings shall be less than the main building in height, except as provided in § 125-14D.
- H. Any new structure designed to be occupied as a residence, church, school, community center or commercial business establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in § 125-32, Article VI, of this chapter.
- I. All wells in Agricultural Zoned Districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B), Code of Virginia (1950), as amended.⁵ A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.
- J. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:
- (1) Boundary of the parcel with project name, tax map number, and owner name and contact information.
 - (2) Building location and setbacks from property lines.
 - (3) Parking spaces.
 - (4) Proposed signs.
 - (5) Lighting with a description.

5. Editor's Note: See now Code of Virginia, § 3.2-300.