

COLONY
REALTY

EST. 1963

COMMERCIAL LAND FOR SALE

1667 NORTH FREDERICK PIKE
WINCHESTER, VA 22603



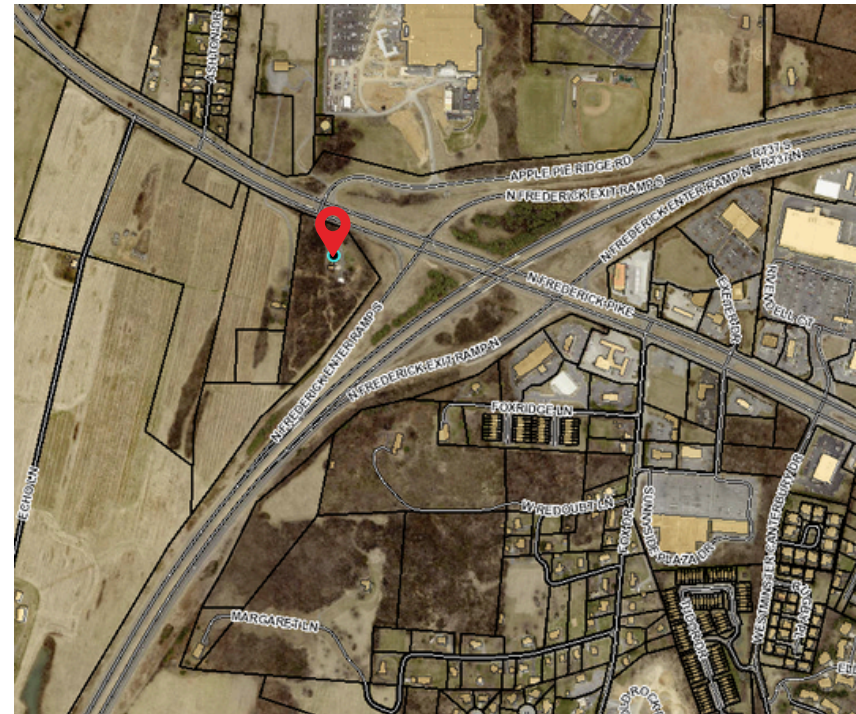
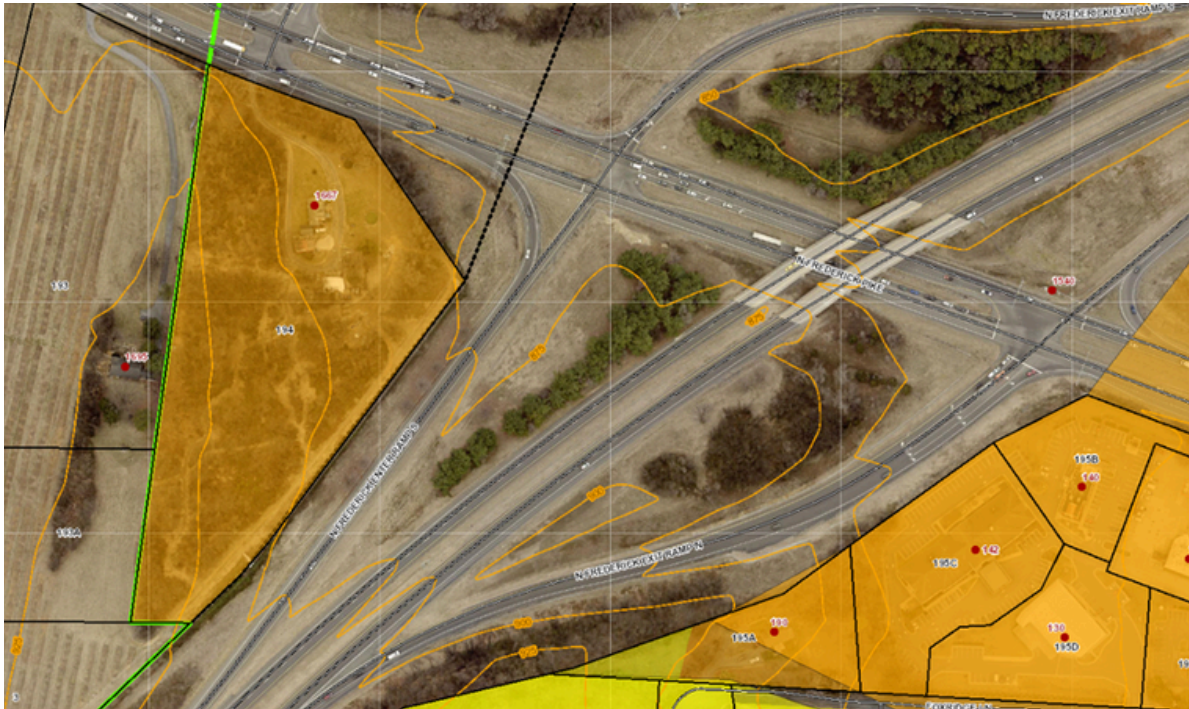
JOHN S. SCULLY, IV

540-327-2114

JOHNSCULLY@COLONYSELLS.COM

5.73^{+/-} Acres

PROPERTY SUMMARY



OFFERING SUMMARY

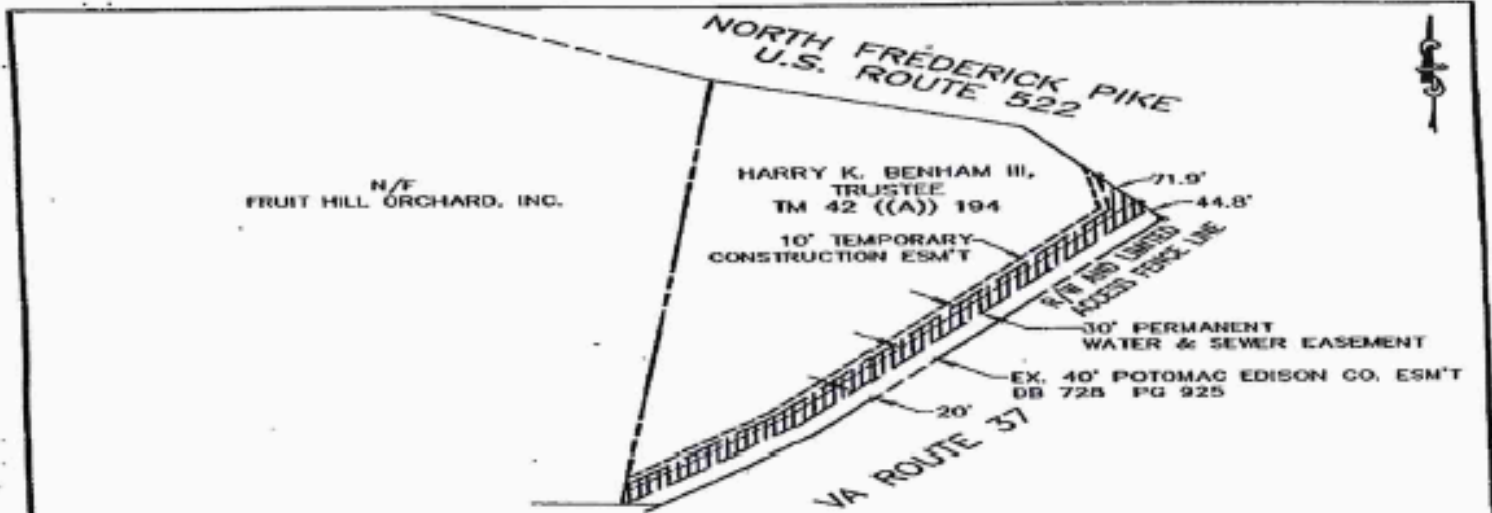
Sale Price: \$1,400,000
Lot Size: 5.73 +/- Acres
Zoning: RA
Tax Map ID: 42-A-194

PROPERTY OVERVIEW

- Future Zoning indicates Commercial
- Located off of 522 and Rt 37
- Close proximity to Medical Center, Shopping Center, Fast Food, Convenience Stores, Schools & more

BK 938PG0504

BK 095PG0049



- NOTES:
1. NO TITLE REPORT FURNISHED.
 2. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
 3. PROPERTY LINES SHOWN ARE BASED ON DEEDS AND PLATS OF RECORD.

PLAT SHOWING
 30' PERMANENT WATER & SEWER EASEMENT and
 a 10' TEMPORARY CONSTRUCTION EASEMENT

through the land of
 HARRY K. BENHAM, III, TRUSTEE
 DEED BOOK 454 ~ PAGE 734

to be acquired by
 FREDERICK COUNTY SANITATION AUTHORITY
 Gainesboro Magisterial District
 Frederick County, Virginia

DATE: FEBRUARY 22, 1999 | SCALE: 1" = 200' | PLAT: PLATS.DWG | SHEET 1 OF 1

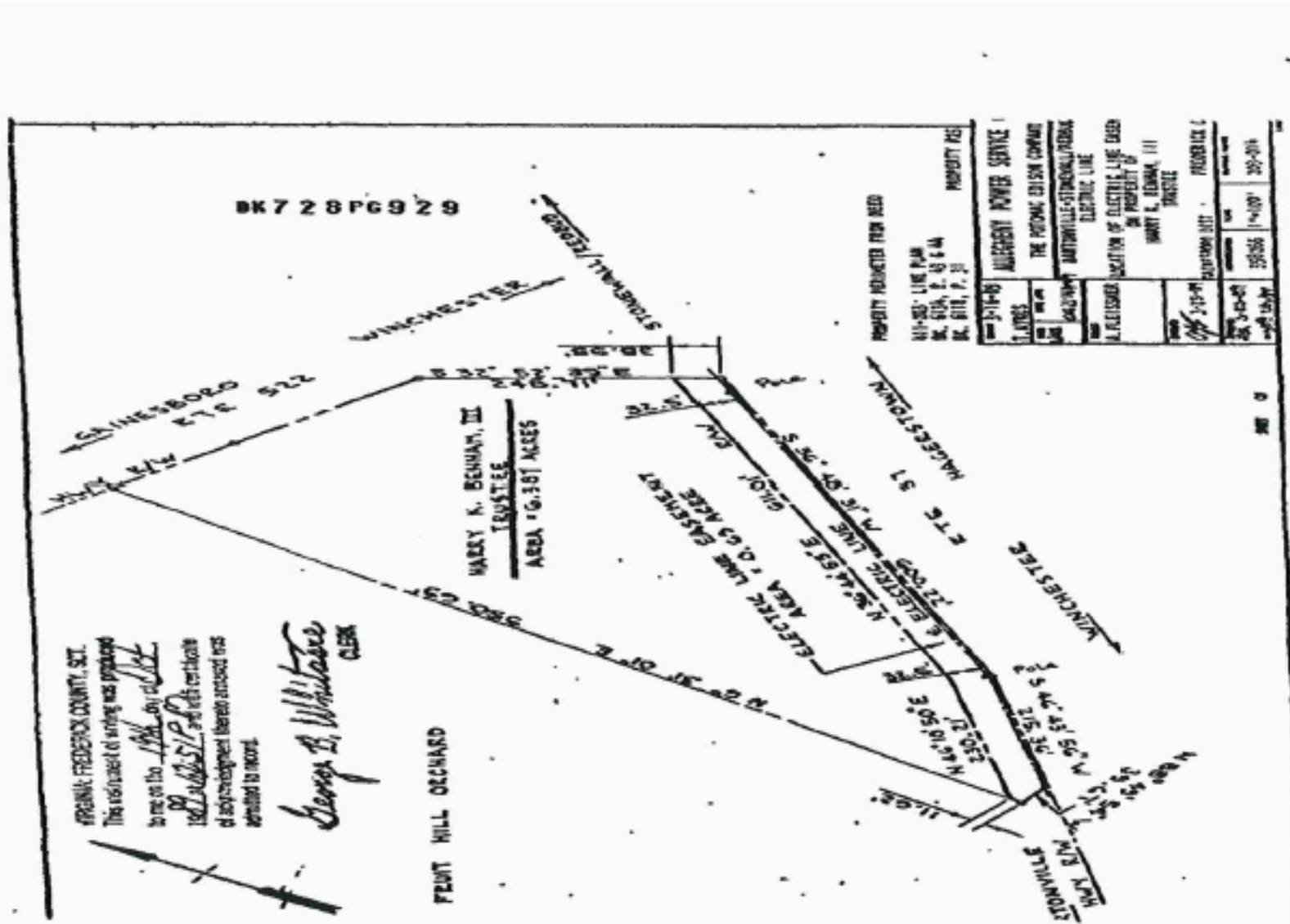


MARSH & LEGGE
 Land Surveyors, P.L.C.

550 North Loudoun Street Winchester, Virginia 22601
 (540) 667-0468 Fax: (540) 667-0469

VIRGINIA: FREDERICK COUNTY, ETC.
 This instrument of writing was produced to me on the
 day of FEBRUARY, 1999, at WINCHESTER, VIRGINIA
 and with certificate of acknowledgment thereon annexed
 was applied to record. Tax imposed by Sec. 55.1-502 of
 the Code of Virginia, and 55.1-501 have been paid, if applicable.

Rebecca R. Magowan, Clerk



The information herein contained is deemed to be reliable but is subject to errors, omissions and withdrawal from the market.

PROXIMITY MAP - DOWNTOWN WINCHESTER



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Proximity

Beaches

- Ocean City, MD (4 hours)
- Virginia Beach, VA (4 hours)
- Atlantic City, NJ (4 hours)
- Outer Banks, NC (6 hours)
- Myrtle Beach, SC (8 hours)

Big City Excursions

- Washington, D.C. (1.5 hours)
- Baltimore, MD (2 hours)
- Philadelphia, PA (3.5 hours)
- New York City, NY (4.5 hours)

The Great Outdoors

- 490+ Acres of Public Parks (here!)
- Candy Hill Campground (here!)
- Lake Frederick (here!)
- The Cove (here!)
- Appalachian Trail (30 min.)
- Shenandoah River (30 min.)
- Skyline Drive (30 min.)
- Bryce Resort (1 hour)
- Luray Caverns (1 hour)
- Whitetail Resort (1 hour)
- Massanutten Resort (1.5 hours)
- Deep Creek Lake (2 hours)

LOCAL MAJOR HIGHWAYS:

- I-81, I-70, Route 37, Route 66, Route 11, Route 522, Route 50

AIRPORT PROXIMITY:

- Winchester Regional Airport (OKV - Local)
- Hagerstown Regional Airport (HGR - 47 Miles)
- Washington Dulles International Airport (IAD - 50 Miles)
- Ronald Reagan Washington National Airport (DCA - 76 Miles)
- Baltimore/Washington International Thurgood Marshall Airport (BWI - 98 Miles)

MAJOR EMPLOYERS:

- Amazon, Annandale Millwork, Army Corps of Engineers, FBI, FEMA, The Home Depot, Navy Federal Credit Union, Rubbermaid Commercial Products, Shenandoah University, Thermo Fisher Scientific, Trex Company, Valley Health System

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DEMOGRAPHICS



POPULATION	WINCHESTER	FREDERICK COUNTY
Total Population	28,120	95,051
Age 20-34	19.8%	23.3%
Age 35-59	30.6%	33.9%

Source: American Community Survey - US Census

HOUSING	WINCHESTER	FREDERICK COUNTY
Median House Value	\$247,800	\$265,700
Total Units	11,980	34,817
Rental Housing	55.3%	22.3%

Source: American Community Survey & Apartments.com

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