



VINT HILL
VIRGINIA



Lot 25

Vint Hill, VA

FOR SALE Vint Hill - Lot 25

Price	\$200,000/ACRE
Land	+/- 4.82 acres (divisible)
Zoning	Planned Commercial & Industrial District (PCID)

Location: Future Vint Hill Parkway
Vint Hill, VA 20187 (Fauquier County)



Pricing: \$200,000/acre

Utilities:

- » Public Water
- » Public Sewer
- » Electric
- » Natural Gas
- » Multiple options for Telecommunications Providers

Zoning: PCID Broad Zoning Includes:

- » Restaurant
- » Retail
- » Medical
- » Office
- » Commercial
- » Industrial
- » Assisted Living
- » Independent Living

Demographics (2016)

3 Mile Radius

Total Population	11,639
Median Age	41.4
Population w/ College or Advanced Degree	53.7%
Households	3,813
Median Income	\$125,095
Average Home Value	\$486,458
Owner-Occupied Households	89.9%
Renter-Occupied Households	10.1%
Occupancy by Number of Units: 50+ Units	0.3%
Traffic Count - Kennedy Road (2015)	7,128

Area Map



Warrenton, VA: 10 miles Woodbridge, VA: 35 miles
Dulles Airport: 28 miles Fredericksburg, VA: 38 miles