Vint Hill - Lot 9

Vint Hill, VA

FOR SALE
Vint Hill - Lot 9

Price	**$2,000,000**
Land	**+/- 4.3 acres** (divisible)
Structure	**+/- 67,200 SF**
Zoning	**Planned Commercial & Industrial District** (PCID)



Area Map



Warrenton, VA:	10 miles	Front Royal, VA:	40 miles
Dulles Airport:	28 miles	Washington, DC:	42 miles
Woodbridge, VA:	35 miles	Winchester, VA:	50 miles
Fredericksburg, VA:	38 miles	Richmond, VA:	93 miles

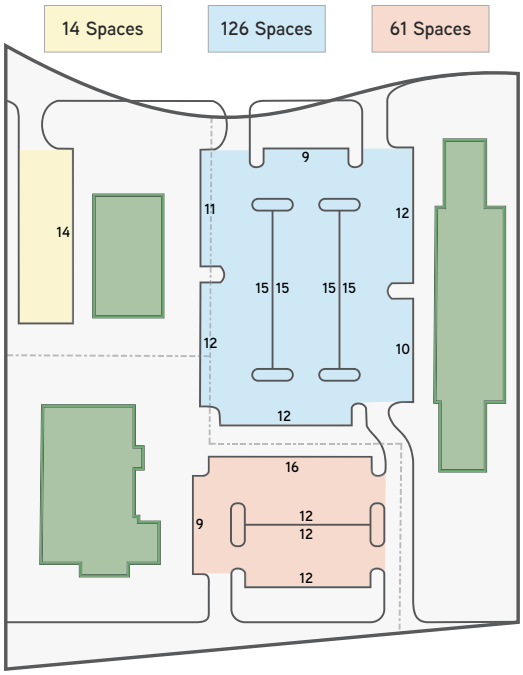
Pricing:
- $2.0 million for entire lot
  - $499,000 for Lot 9A (Former Motel)
  - $899,000 for Lot 9B (Women's Barracks)
  - $699,000 for Lot 9C (White Building)

Location: Sigler Rd & Kennedy Rd, Vint Hill, VA 20187

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

PCID Broad Zoning:
- Restaurant
- Retail
- Medical
- Office
- Commercial
- Industrial
- Assisted Living
- Independent Living

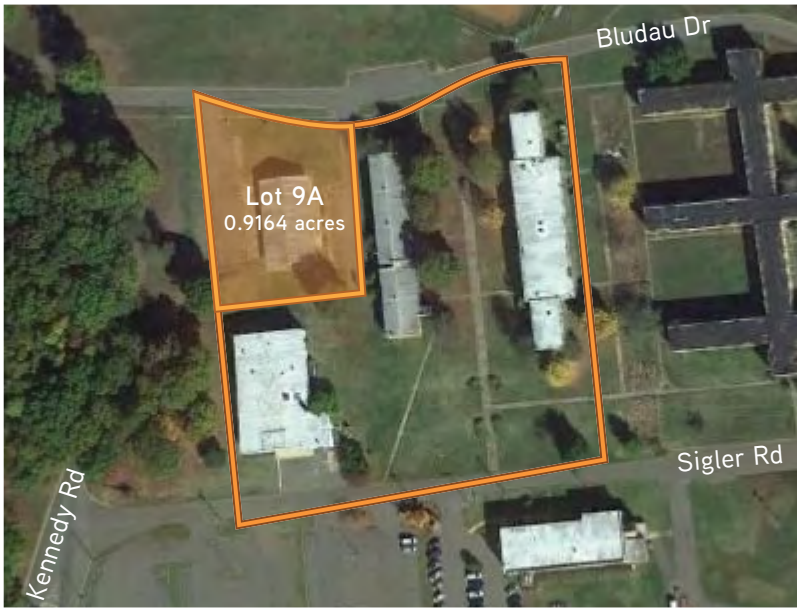
Parking Site Plan



Lot 9A > Former Motel

Parcel Specifications

Land:	+/- 0.9 acres
Structure:	+/- 5,200 SF
Price:	$499,000

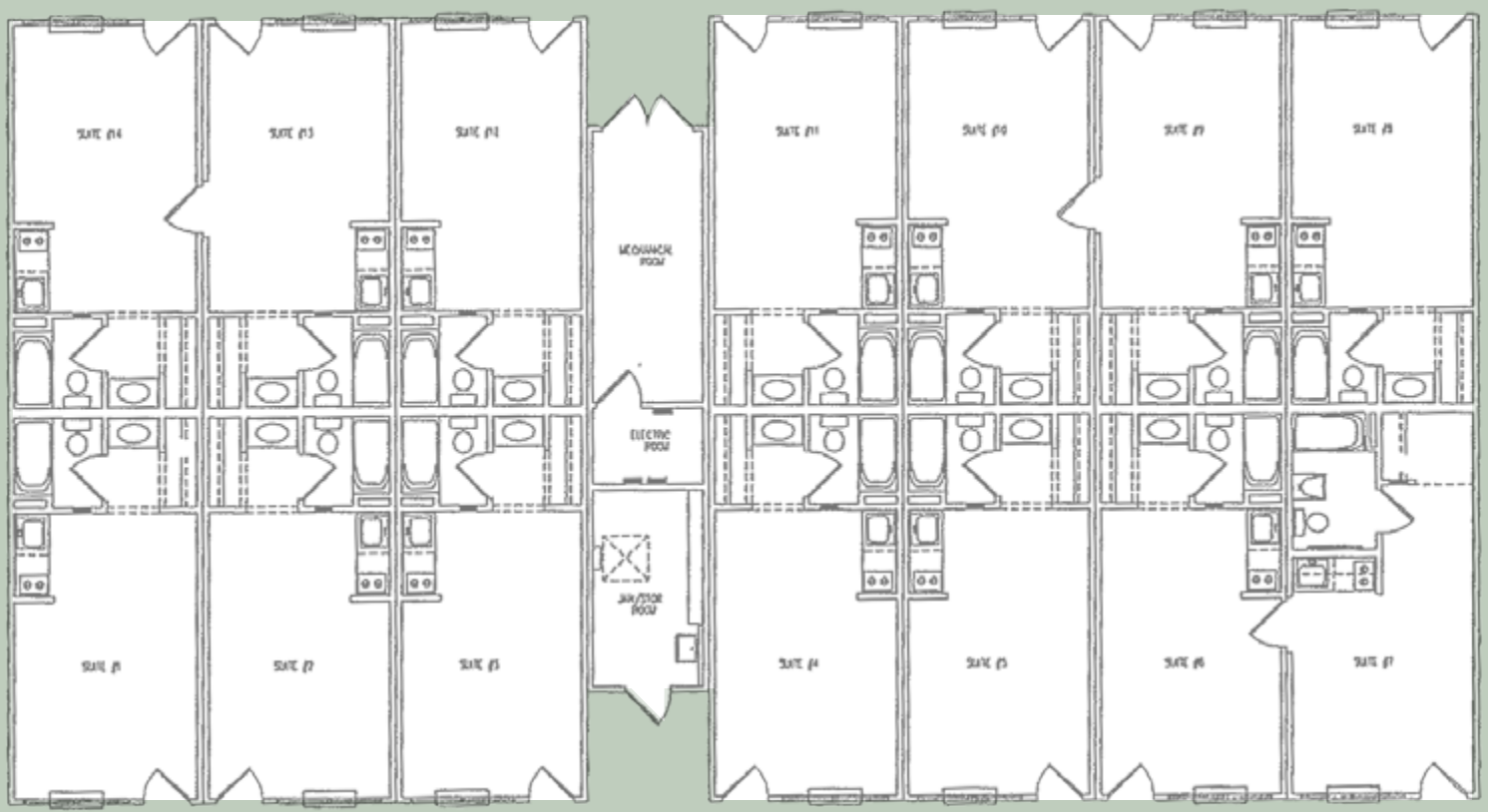




Parcel Highlights

» Single-level former motel
» Ideal for office use

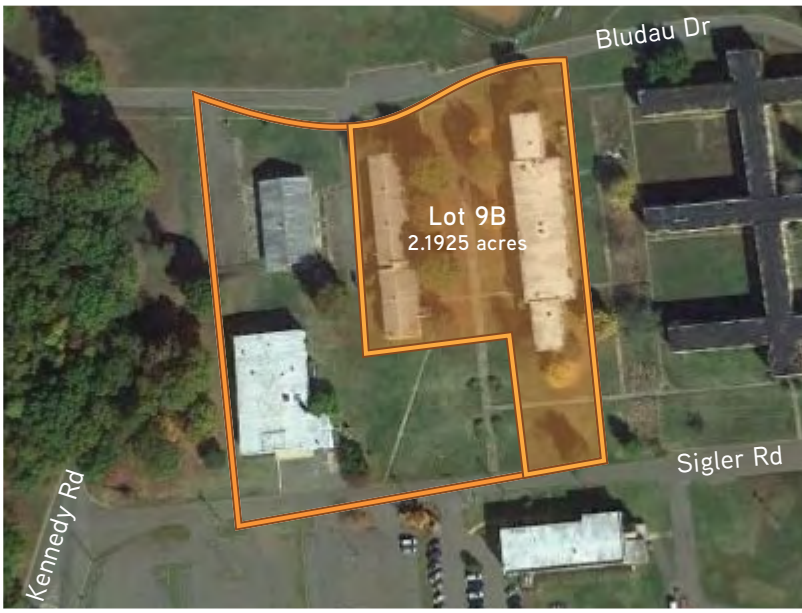
Lot 9A Floor Plan



Lot 9B > Women's Barracks

Parcel Specifications

Land:	+/- 2.0 acres
Structure:	+/- 42,000 SF
Price:	$899,000

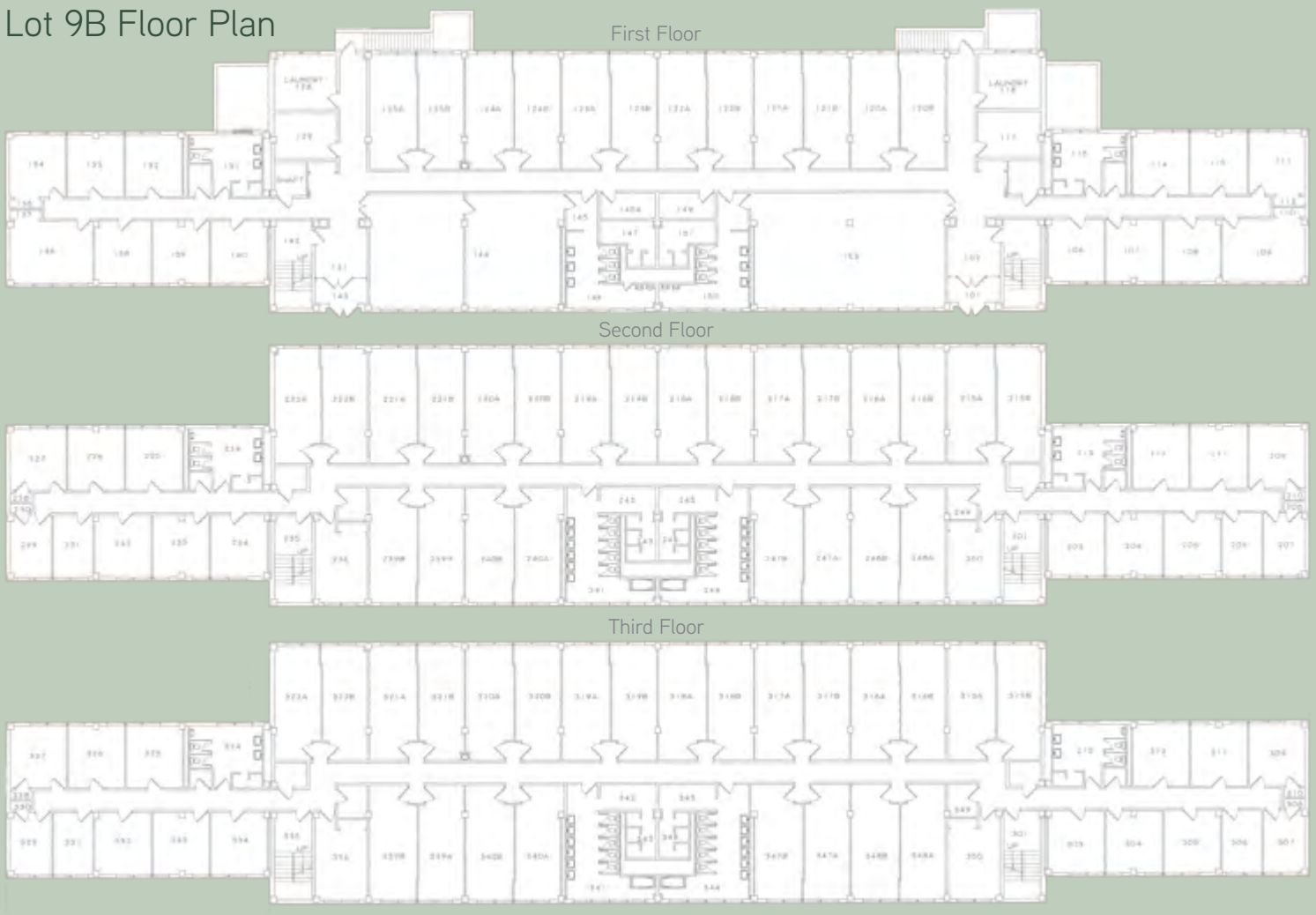




Parcel Highlights

- Three-story former barracks building in shell condition
- Ideal for apartment, office, educational use
- Can be combined with adjacent senior housing land

Lot 9B Floor Plan



Lot 9C > White Building

Parcel Specifications

Land:	+/- 1.4 acres
Structure:	+/- 20,000 SF
Price:	$699,000



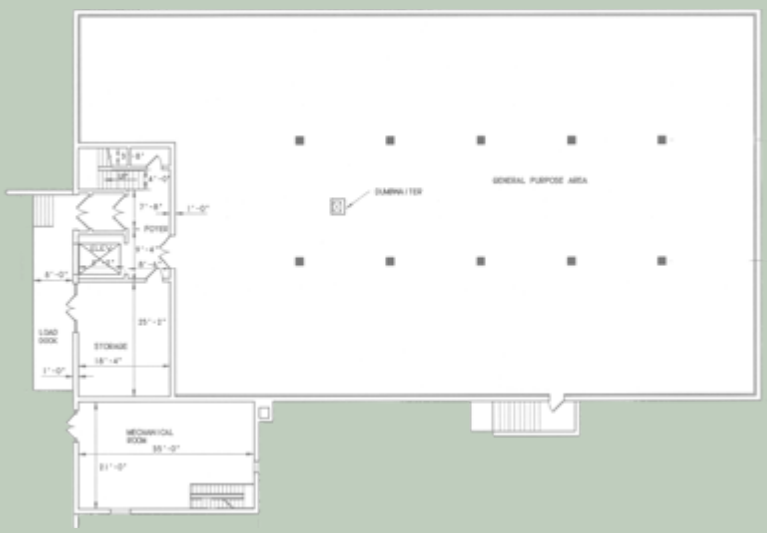


Parcel Highlights

- Two-story building with electric & water
- Open floor plan downstairs with offices upstairs
- Ideal for office, flex, or multiple special uses

Lot 9C Floor Plan

First Floor



Second Floor



Office | Industrial | Flex | Retail | Data Center/Office | Assisted Living



About Vint Hill

- Vint Hill is a unique, 695-acre master-planned, mixed-use community that offers a diverse living and working environment with over 180 acres of open space and park land.
- Vint Hill is home to over 60 businesses, including Rockwell Collins, the FAA, OVH and Lord Fairfax Community College.
- Community amenities include a recreation center, ball fields, a dog park, trails and wooded areas, a United States Post Office, boutique shopping, and a historic museum and inn.
- Dining and entertainment selections within walking distance include a cafe, winery, theatre and brewery.
- Conveniently located on the boundary of Fauquier County and Prince William County, just east of the intersection of Routes 29 and 215.

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