



VINT HILL  
VIRGINIA



# Land Bay K1

Vint Hill, VA

## FOR SALE Vint Hill - Land Bay K1

Price	<b>\$1,398,000</b>
Land	<b>+/- 6.13 acres</b> (divisible)
Zoning	<b>Planned Commercial &amp; Industrial District (PCID)</b>

**Location:** Burrough Drive and Kennedy Road  
Vint Hill, VA 20187 (Fauquier County)



**Pricing:**

- » \$1.398 million for entire lot
- » \$699,000 for Lot 8
- » \$699,000 for Lot 9

**Features:**

- » FAR: Up to 36,000 SF with additional FAR opportunities available
- » Site plan approved

**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

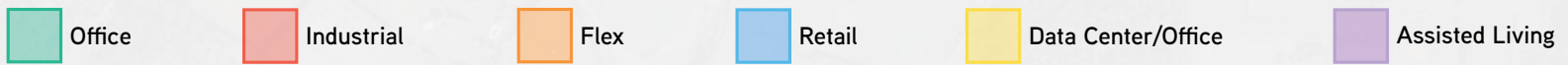
Total Population	11,639
Median Age	41.4
Population w/ College or Advanced Degree	53.7%
Households	3,813
Median Income	\$125,095
Average Home Value	\$486,458
Owner-Occupied Households	89.9%
Renter-Occupied Households	10.1%
Occupancy by Number of Units: 50+ Units	0.3%
Traffic Count - Kennedy Road (2015)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

### Area Map



Warrenton, VA:	10 miles	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





## 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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