



VINT HILL
VIRGINIA



Lot 4

Vint Hill, VA

FOR SALE Vint Hill - Lot 4

Price

Call for Pricing

Land

+/- 32.90 (divisible)

Zoning

Planned Commercial & Industrial District (PCID)

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



Pricing: Call for Pricing

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

Area Map

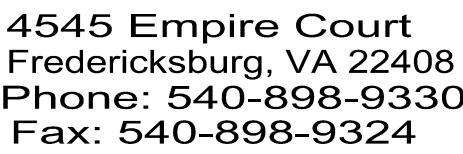


Warrenton, VA: 10 miles Woodbridge, VA: 35 miles
Dulles Airport: 28 miles Fredericksburg, VA: 38 miles

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



VINT HILL PARKWAY CONCEPT DEVELOPMENT

**SCOTT MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA**

[illegible]

DESIGNED BY: CAF

DRAWN BY: CAF

CHECKED BY: CAF

SCALE: 1" = 60'

DATE: 05/01/2018

PROFESSIONAL SEAL

DRAWING TITLE

CONCEPT PLAN

SHEET 1 OF 1

2055-1 CONCEPT PLAN.dwg
WEA Cad File Name

JOB NO.: 2055-1