



VINT HILL
VIRGINIA

Senior Housing Lot

Vint Hill, VA

FOR SALE

Vint Hill - Senior Housing Lot

Price **\$1,990,000**

Land **+/- 10 acres**

Structure **Existing Structure to Stay**

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

Features:

- » Zoned By-Right Use
- » FAR: Minimum 110,000 SF, 125 units
- » Assisted Living, Memory Care or any combination
- » Existing buildings to be demolished

Location:

Sigler Road and Bludau Drive
Vint Hill, VA 20187 (Fauquier County)

Zoning:

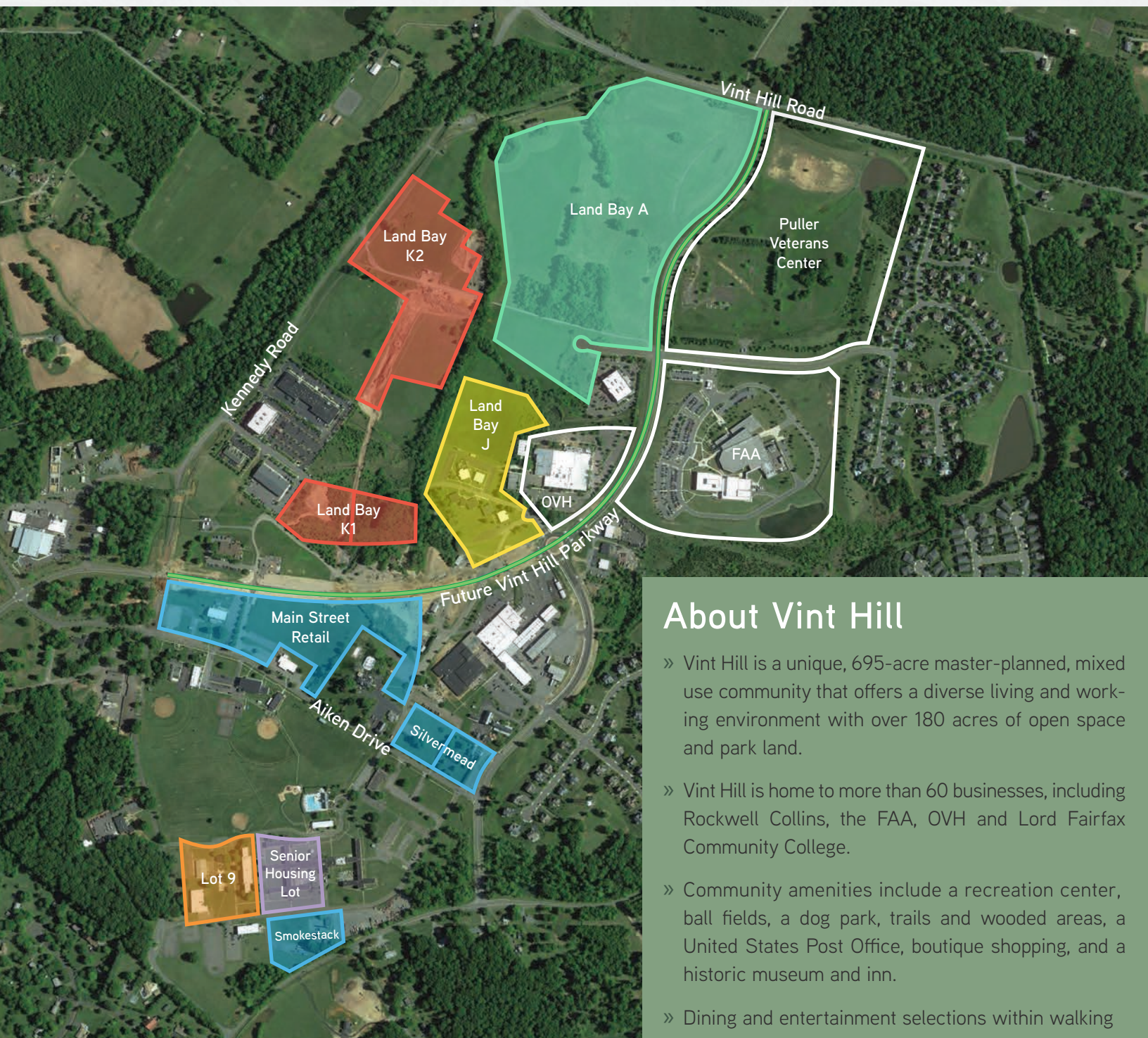
PCID Broad Zoning Includes:

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

Utilities:

- » Public Water
- » Public Sewer
- » Electric
- » Natural Gas
- » Telecommunications





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 more than 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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