



VINT HILL
VIRGINIA



Lot 6

Vint Hill, VA

FOR SALE Vint Hill - Lot 6

Price	\$2,499,000
Land	+/- 17 acres (divisible)
Zoning	Planned Commercial & Industrial District (PCID)

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



Pricing: \$2.499 million, or \$200,000 per acre if subdivided

Utilities:

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

Zoning: PCID Broad Zoning Includes:

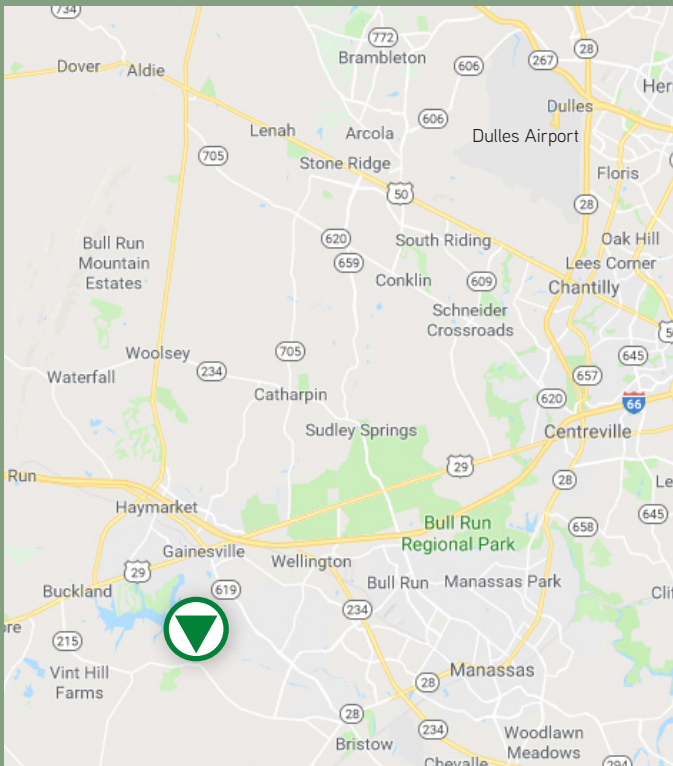
- » Restaurant
- » Retail
- » Medical
- » Office
- » Commercial
- » Industrial
- » Assisted Living
- » Independent Living

Demographics (2016)

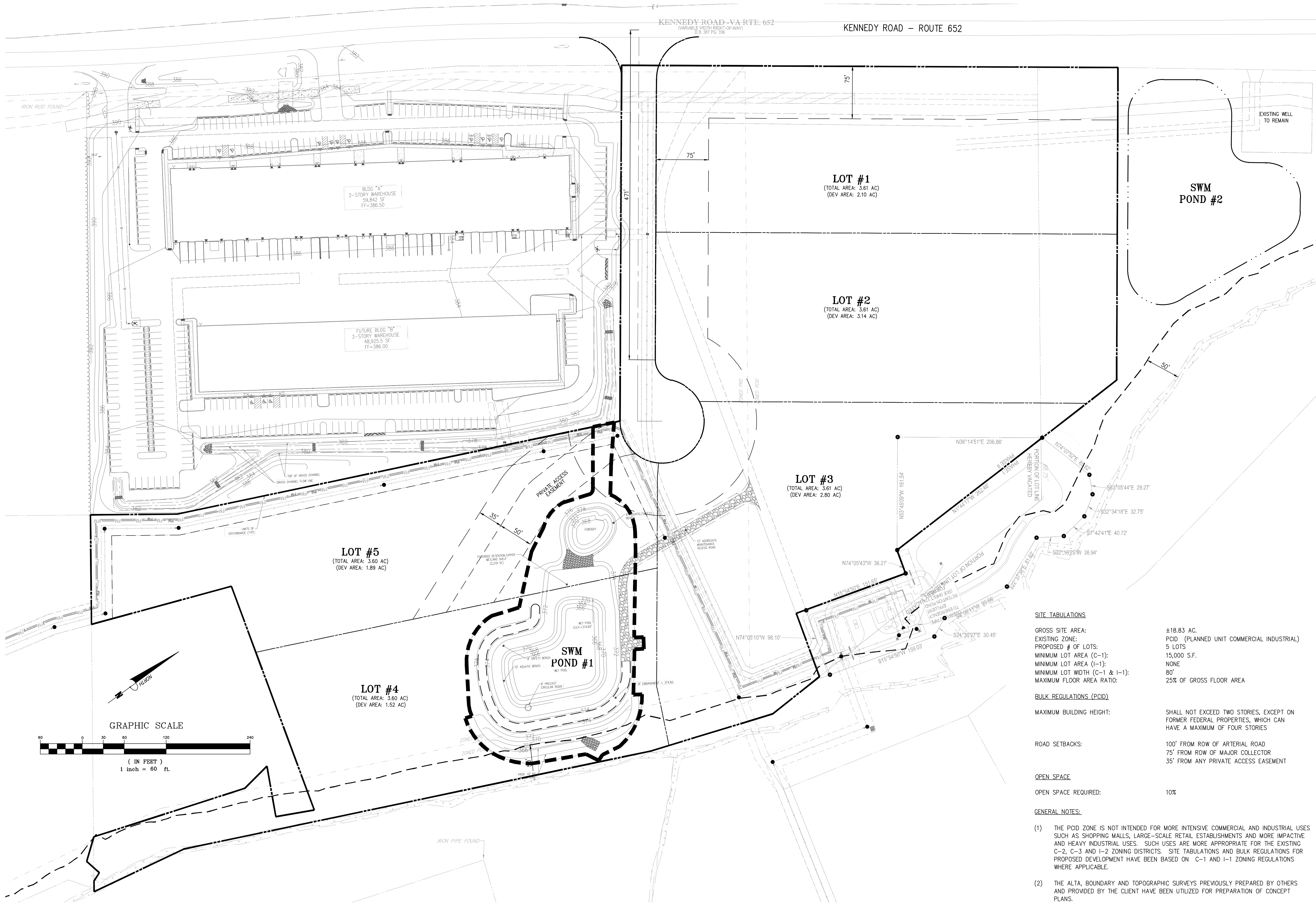
3 Mile Radius

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



SITE TABULATIONS

GROSS SITE AREA:	±18.83 AC.
EXISTING ZONE:	PCID (PLANNED UNIT COMMERCIAL INDUSTRIAL)
PROPOSED # OF LOTS:	5 LOTS
MINIMUM LOT AREA (C-1):	15,000 S.F.
MINIMUM LOT AREA (I-1):	NONE
MINIMUM LOT WIDTH (C-1 & I-1):	80'
MAXIMUM FLOOR AREA RATIO:	25% OF GROSS FLOOR AREA

BULK REGULATIONS (PCID)

MAXIMUM BUILDING HEIGHT:	SHALL NOT EXCEED TWO STORIES, EXCEPT ON FORMER FEDERAL PROPERTIES, WHICH CAN HAVE A MAXIMUM OF FOUR STORIES
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ROAD SETBACKS:	100' FROM ROW OF ARTERIAL ROAD 75' FROM ROW OF MAJOR COLLECTOR 35' FROM ANY PRIVATE ACCESS EASEMENT
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OPEN SPACE

OPEN SPACE REQUIRED:	10%
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GENERAL NOTES:

- THE PCID ZONE IS NOT INTENDED FOR MORE INTENSIVE COMMERCIAL AND INDUSTRIAL USES SUCH AS SHOPPING MALLS, LARGE-SCALE RETAIL ESTABLISHMENTS AND MORE IMPACTIVE AND HEAVY INDUSTRIAL USES. SUCH USES ARE MORE APPROPRIATE FOR THE EXISTING C-2, C-3 AND I-2 ZONING DISTRICTS. SITE TABULATIONS AND BULK REGULATIONS FOR PROPOSED DEVELOPMENT HAVE BEEN BASED ON C-1 AND I-1 ZONING REGULATIONS WHERE APPLICABLE.
- THE ALTA, BOUNDARY AND TOPOGRAPHIC SURVEYS PREVIOUSLY PREPARED BY OTHERS AND PROVIDED BY THE CLIENT HAVE BEEN UTILIZED FOR PREPARATION OF CONCEPT PLANS.