

Carper's Valley & Fredericktowne

Winchester, VA

FREDERICKTOWNE
160 COSTELLO DRIVE

CARPER'S VALLEY
1400 MILLWOOD PIKE

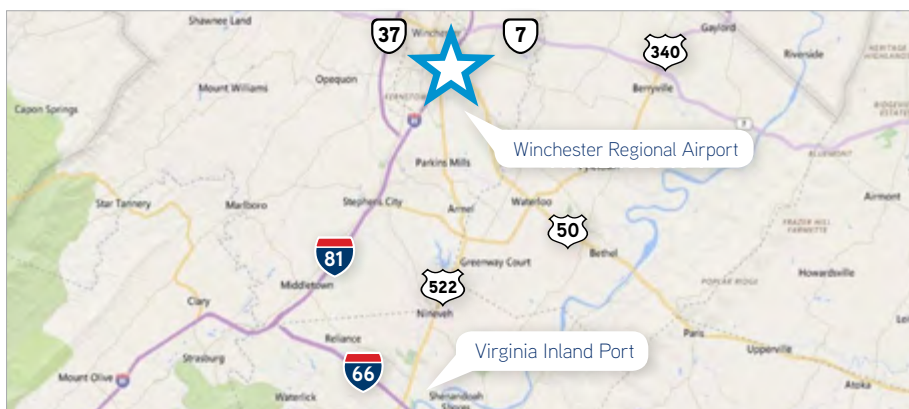
1400 Millwood Pike &
160 Costello Drive
Winchester, VA

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Property Highlights

- Carper's Valley Component: 1400 Millwood Pike
 - 122 +/- acres zoned R-4
 - Priced at \$9,774,000
- Fredericktowne Component: 160 Costello Drive
 - 48 acres zoned B-2
 - 6 acres (2 separate 3-acre parcels) zoned M-2
 - Priced at \$6,400,000



FOR SALE > Carper's Valley & Fredericktowne

Property Profiles

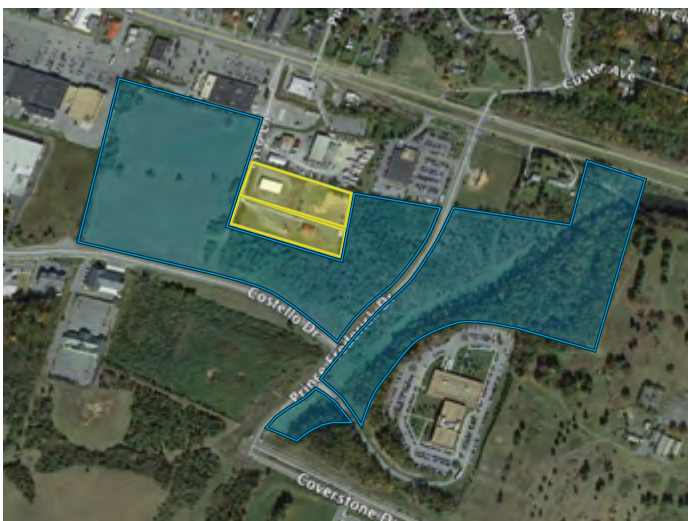
The Carper's Valley and Fredericktowne Group properties are located in East Frederick County, VA, off Route 50 and Prince Frederick Drive, adjacent to both the Winchester Regional Airport and the US Army Corps of Engineers Facility. The Carper's Valley site includes two parcels, which comprise a 122-acre area zoned R-4 that once played home to the Carper's Valley Golf Course. The topography of both sites is relatively flat and multiple access points off both Route 50 and Coverstone Drive enhance the potential for a major industrial park or a mixed-use community featuring commercial and residential development. Carper's Valley represents one of the largest mixed-use development opportunities within the Winchester/Frederick County region given the wide array of potential uses allowed by the zoning as well as the ideal positioning at the eastern gateway to Frederick County.

The Fredericktowne Group properties are not contiguous to Carper's Valley and could be developed separately, but the addition of the Carper's Valley parcels into the mix is a potential game changer for the Fredericktowne Group properties, which could directly benefit from whatever Carper's Valley becomes. We are prepared to discuss this in further detail as desired.



Carper's Valley - 1400 Millwood Pike

- > 122 +/- acres zoned for Mixed Use, R-4
- > Located off Route 50 at Eastern Gateway
- > Multiple access points off of Route 50 and Coverstone Drive
- > Adjacent to Winchester Regional Airport and US Army Corps of Engineers
- > Priced at \$9,774,000



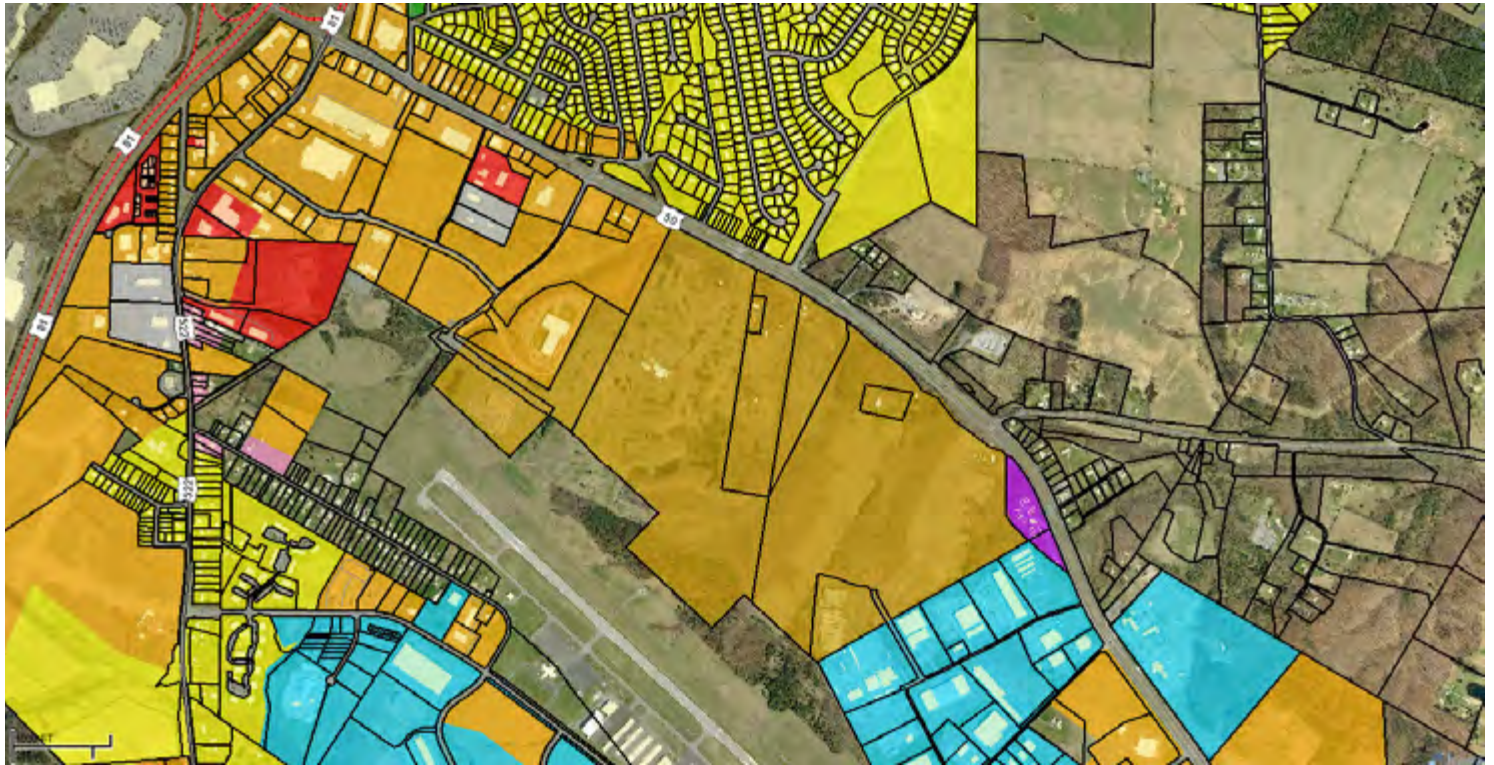
Fredericktowne - 160 Costello Drive















- > 54 +/- total acres
- > 48 acres zoned B-2
- > 6 acres (two separate 3-acre parcels) zoned M-2
- > Access off Ryco Ln and Prince Frederick Dr
- > Priced at \$6,400,000

 Zoned B-2  Zoned M-2

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Zoning Map



- | | |
|---|---|
|  B1 (Business, Neighborhood District) |  MH1 (Mobile Home Community District) |
|  B2 (Business, General District) |  MS (Medical Support District) |
|  B3 (Business, Industrial Transition) |  OM (Office - Manufacturing Park) |
|  EM (Extractive, Manufacturing District) |  R4 (Residential Planned Community) |
|  HE (Higher Education District) |  R5 (Residential Recreational Community) |
|  M1 (Industrial, Light District) |  RA (Rural Area District) |
|  M2 (Industrial, General District) |  RP (Residential Performance District) |

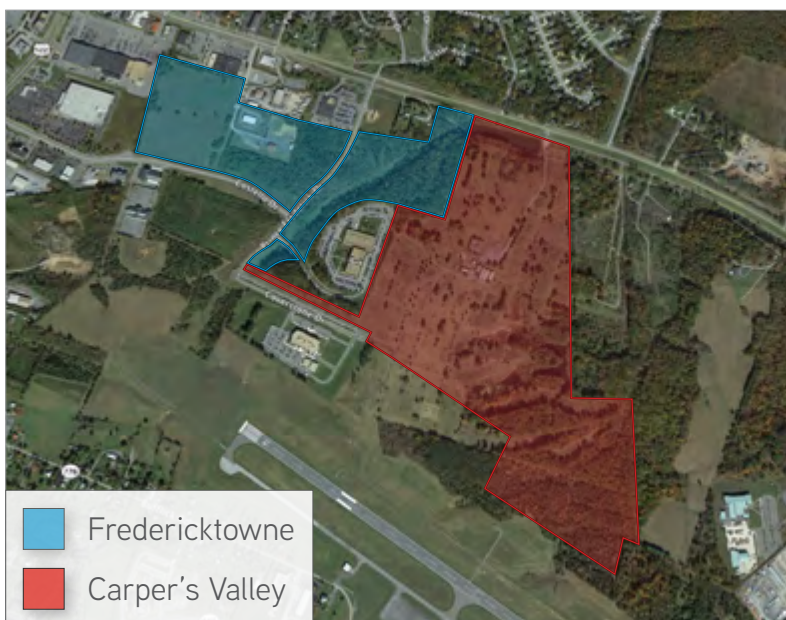
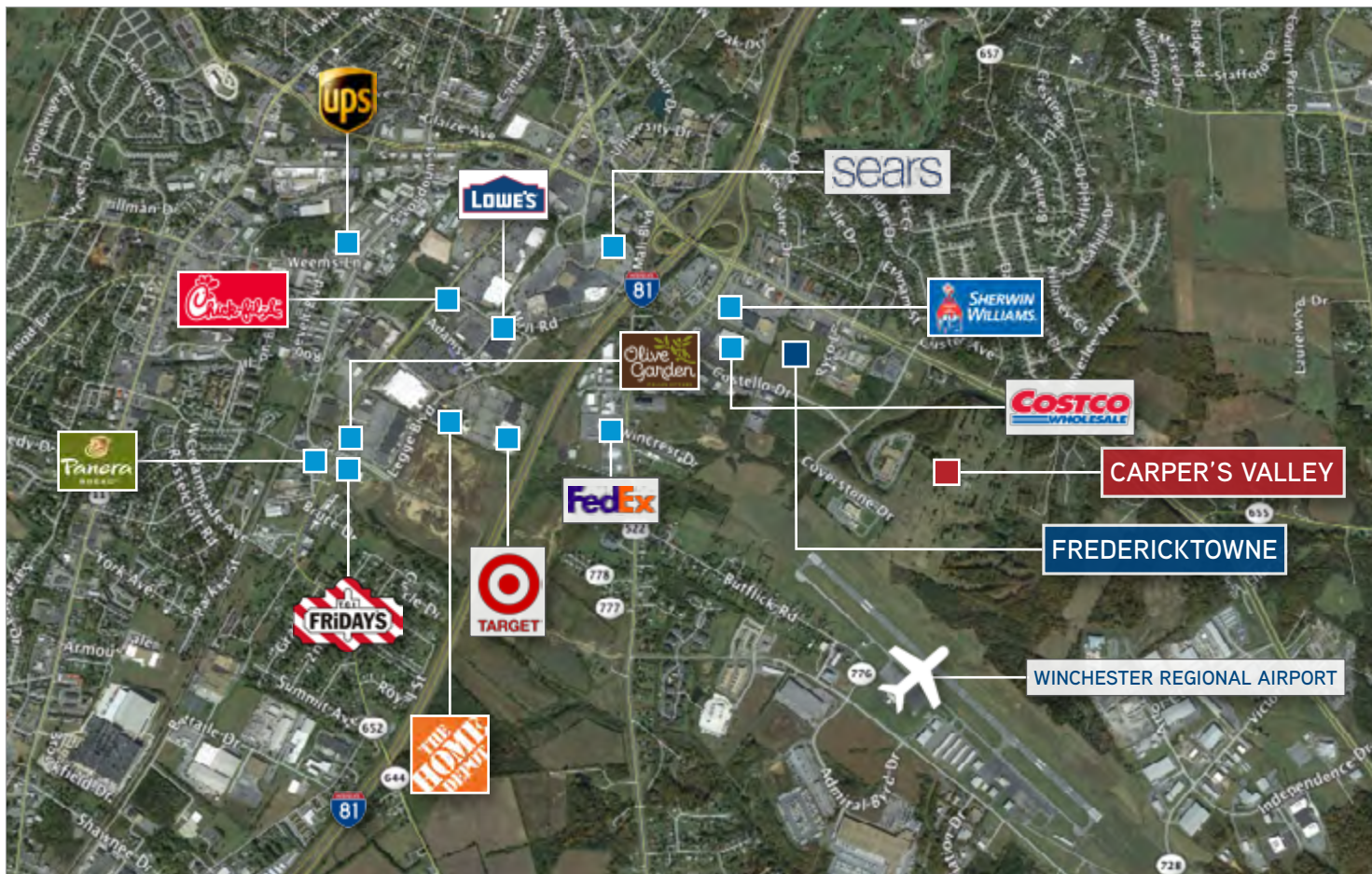
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Utilities Map



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Amenities Map



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