

Jett Farm

Front Royal, VA



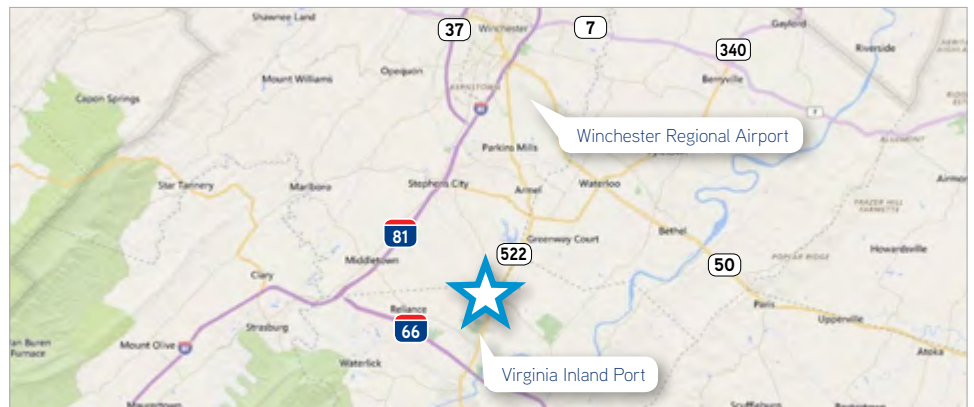
Jett Farm Winchester Road Front Royal, VA

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Property Overview

- › Multiple contiguous parcels zoned future industrial in the Warren County Comprehensive Plan
- › 522 total acres with 44 acres fronting Route 522/340
- › Located near the Virginia Inland Port
- › Pricing: \$80,000 per acre for land fronting Route 522/340 or \$6,525,000 for the entire lot

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Virginia Inland Port

The Virginia Inland Port (VIP) is an economic engine for the Commonwealth of Virginia. 39 major companies have located near the Virginia Inland Port with a total investment of nearly \$748 Million. The VIP encompasses more than eight million square feet of buildings and employs more than 14,000 people.

Port of Virginia-related direct, indirect and induced impacts in the VIP region:

- > Revenues/Sales: \$1.6 billion
- > Value-added (GRP): \$953.6 million
- > Employee Compensation: \$677.5 million
- > Employment: 14,244



VIP Capacity and Demand Forecast

- > The FY2015 demand forecast of 1.41 million containers will consume approximately 89% of the Virginia Inland Port’s 1.57 million total container capacity
- > By 2024, demand for terminal capacity is expected to exceed 2 million containers, compared to 1.3 million in 2014.
- > The existing capacity must increase by approximately one third its current level to meet forecasted demand in 2024.
- > The capital improvement plan (CIP) schedules, projects and identifies the funding necessary to construct the improvements in time to meet the demand for capacity.

Import Customers	Export Customers
Red Bull	Gutchess Harwoods
Home Depot	HY International
Mercury Papter	Dupont
Rubbermaid	Department of Defense
Lenox	Northwest Hardwoods
Family Dollar	Dow Chemical
US Postal Service	Pilgrim’s Pride
Nature’s Touch	Canusa
Sysco	Eastern Hardwoods
Fortessa	Nova Chemical

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Amenities Map

Manufacturers

- 1 Kraft
- 2 Ohl
- 3 Trex
- 4 Newell Rubbermaid
- 5 Family Dollar
- 6 Sysco
- 7 DuPont

Stores

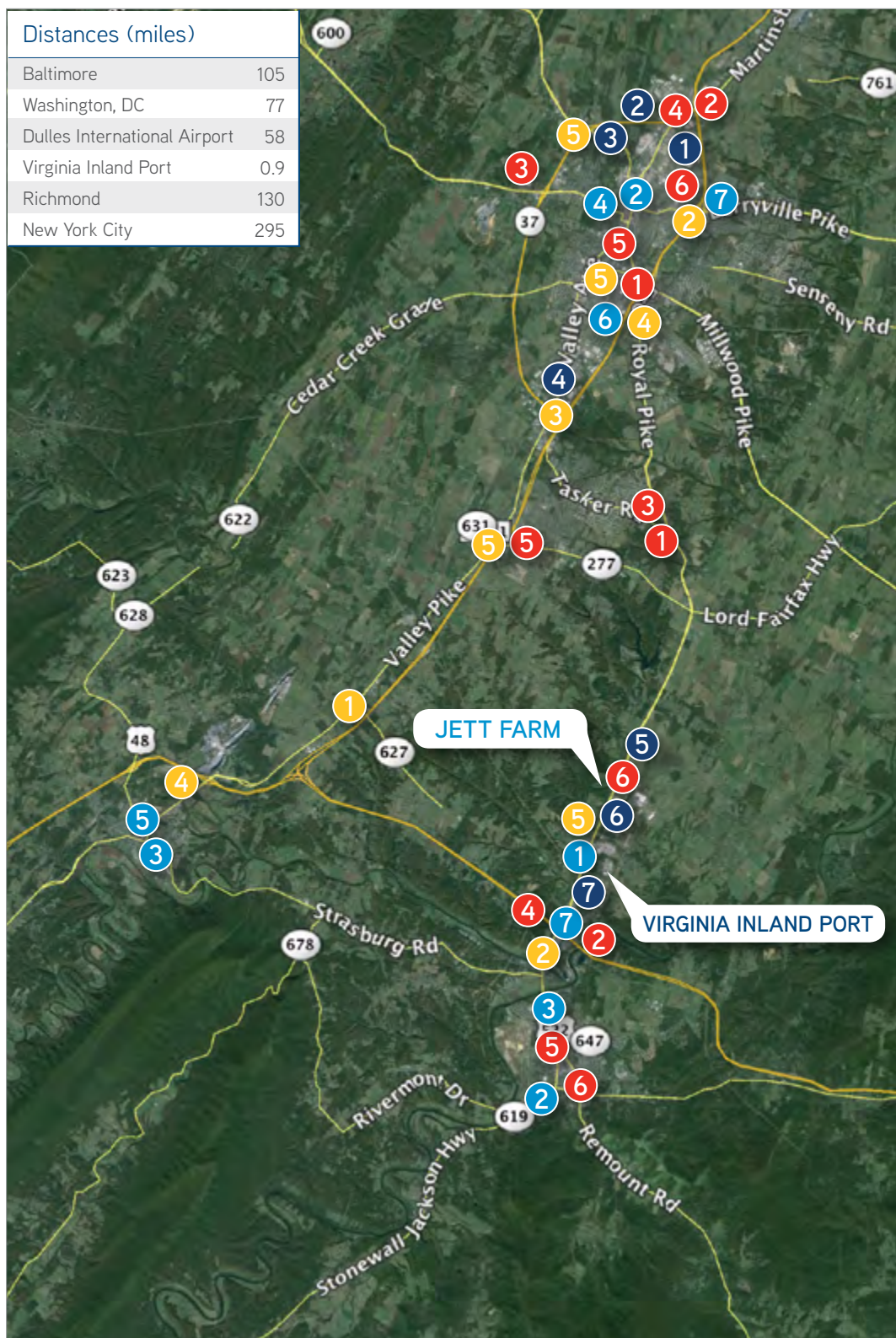
- 1 The Home Depot
- 2 Lowe's
- 3 Walmart
- 4 Target
- 5 Sherwin Williams
- 6 Ferguson

Restaurants

- 1 Houlihans
- 2 Joe's Steakhouse
- 3 Jalisco
- 4 Thai Winchester
- 5 Fox's Pizza Den
- 6 Olive Garden
- 7 Ledo Pizza

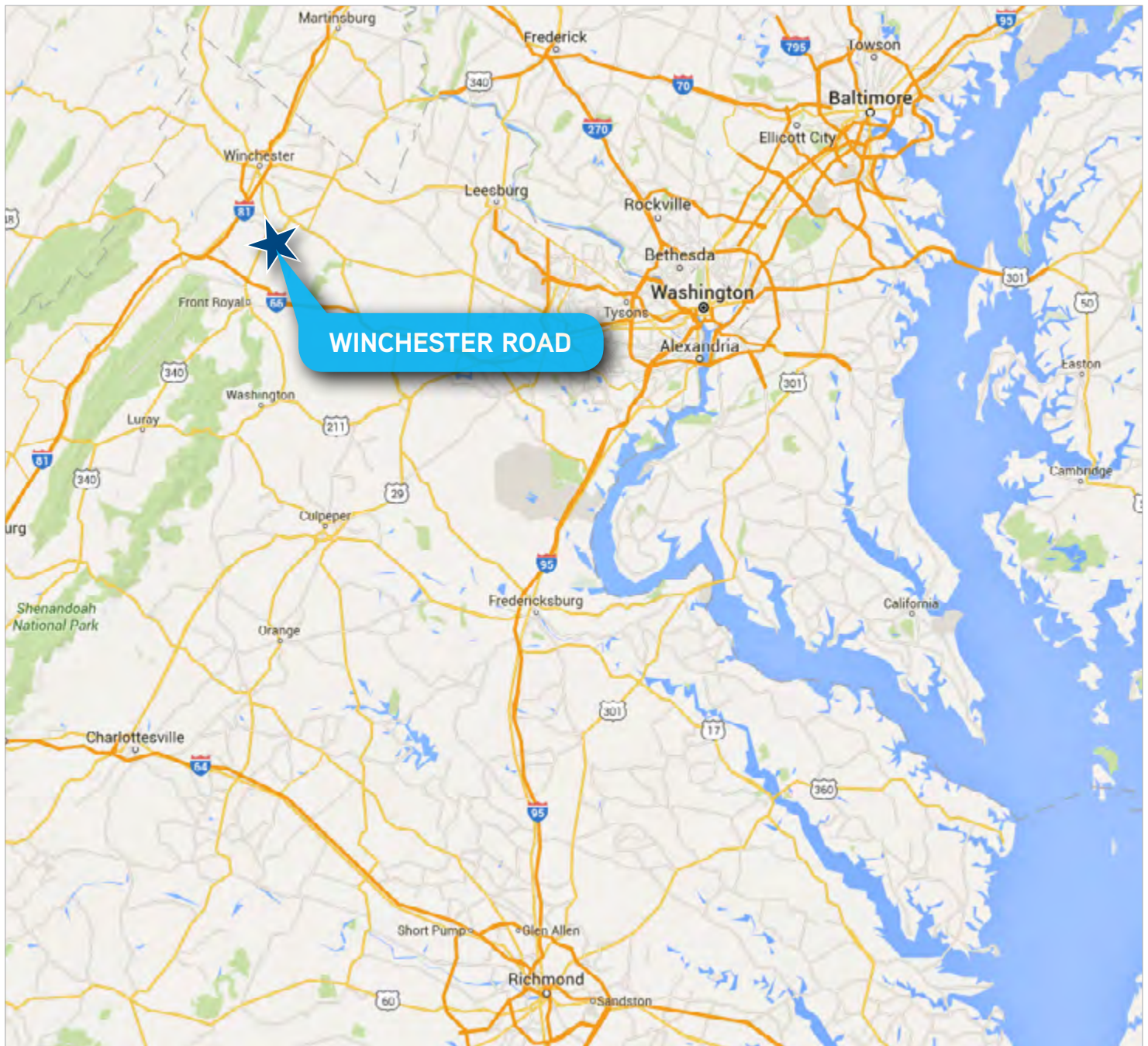
Hotels

- 1 Wayside Inn
- 2 Hampton Inn
- 3 Country Inn & Suites
- 4 Fairfield Inn & Suites
- 5 Holiday Inn



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Area Map



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