

Industrial Land - Warrenton, Virginia

Woodlands Way
Warrenton, VA

\$16.8M
PRICE



CRES Inc. Commercial Real Estate Services

13 Culpeper Street
Warrenton, VA 20186
Office: 5403472610
www.cresinc.us
License #: 00226004544



Bill Chipman

Owner
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License #: 0225036548

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\$16,800,000

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PRESENTED BY



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Executive Summary

Woodlands Way · Warrenton, VA

 ASKING PRICE
\$16,800,000

 PRICE/ACRE
\$771,704

On behalf of the ownership, we are pleased to present a 21.77-acre development site, zoned Industrial, located at Woodlands Way in Warrenton, Virginia with easy access to U.S. Route 29 as well as I-66. This offering represents a compelling opportunity to control a strategically positioned development site with strong entitlement potential.

The property has infrastructure already in place: Dominion Energy electrical service, public water and sanitary sewer (including a 10" gravity flow main already in use), natural gas, fiber optics, cable, and strong 5G coverage. Site improvements are complete as well, including a 55' right-of-way, curb and gutters, sidewalks, and turn lanes at the entrance.

PROPERTY DATA

Zoning	Industrial
Lot Size (Acres)	21.77
Utilities	Public Water/Sewer, Dominion Energy, Natural Gas, Fiber Optic

Investment Highlights

A 21.77-acre Industrial zoned parcel located at Woodlands Way in Warrenton, VA, offering a prime development opportunity in a high-growth corridor.

The site offers direct access to major arterials and interstate highways, positioning future development to serve a broad regional trade area.

The site encompasses 950,000 square feet of usable area with generally level topography, favorable drainage characteristics, and minimal grading requirements.

Major utility infrastructure is available at or near the property boundary, supporting straightforward site development and reducing upfront costs.

The parcel features substantial exposure along U.S. Route 17 spur, providing excellent visibility for future development.

KEY METRICS

 Asking Price	\$16,800,000
 Price/Acre	\$771,704
 Lot Size	21.77

Location Highlights

The site is located within close proximity to a major interstate interchange, ensuring excellent regional connectivity for future development.

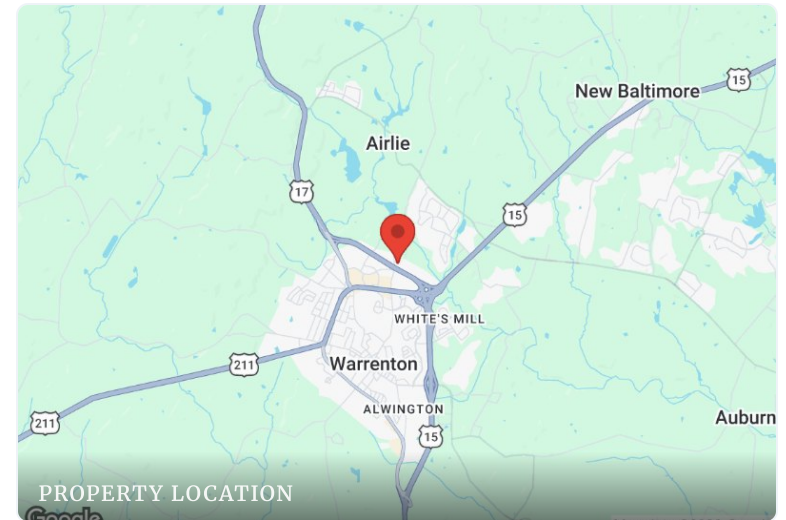
Paved road frontage along the property's primary boundary provides immediate vehicular access without the need for costly off-site road improvements.

The parcel benefits from exposure along U.S. Route 17 (spur) with high average daily traffic counts, critical for visibility-dependent commercial uses.

The site is located within close proximity to a I-66 and I-95

Diminishing supply of entitled Industrial land in the Warrenton submarket is increasing the scarcity value and competitive positioning of available parcels.

This 21.77-acre parcel (950,000 sq ft) offers a sizable, developable footprint within the Town of Warrenton , Virginia and is positioned for development consistent with the surrounding area and local growth patterns and ensuring excellent regional connectivity for future development.



LOCATION

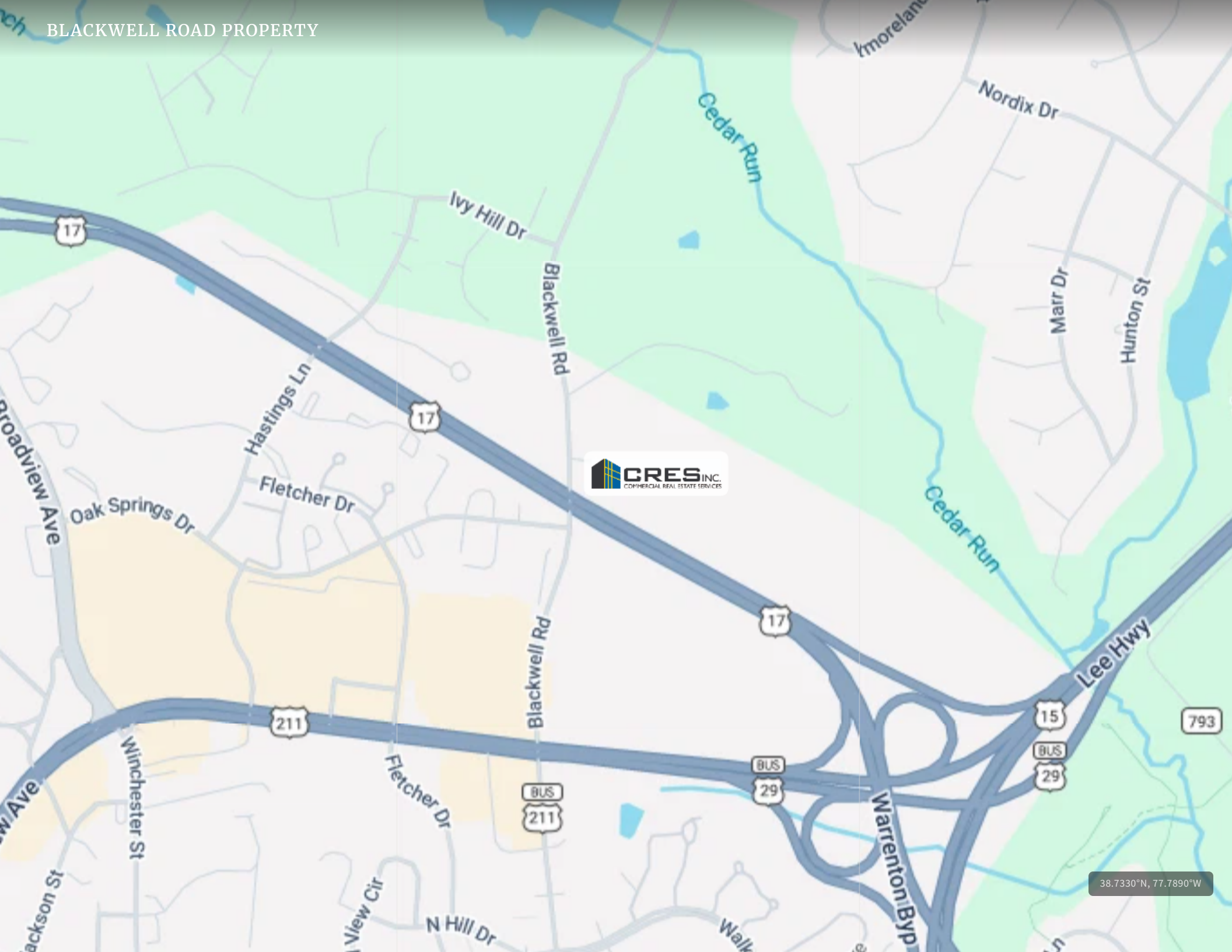
ADDRESS	Woodlands Way
CITY	Warrenton
STATE	Virginia
COUNTRY	US
COORDINATES	38.7331399,-77.7892871

AIRPORTS

Dulles International Airport	23.3 mi
Washington Manassas Airport	14.9 mi
Leesburg Executive Airport	26.8 mi

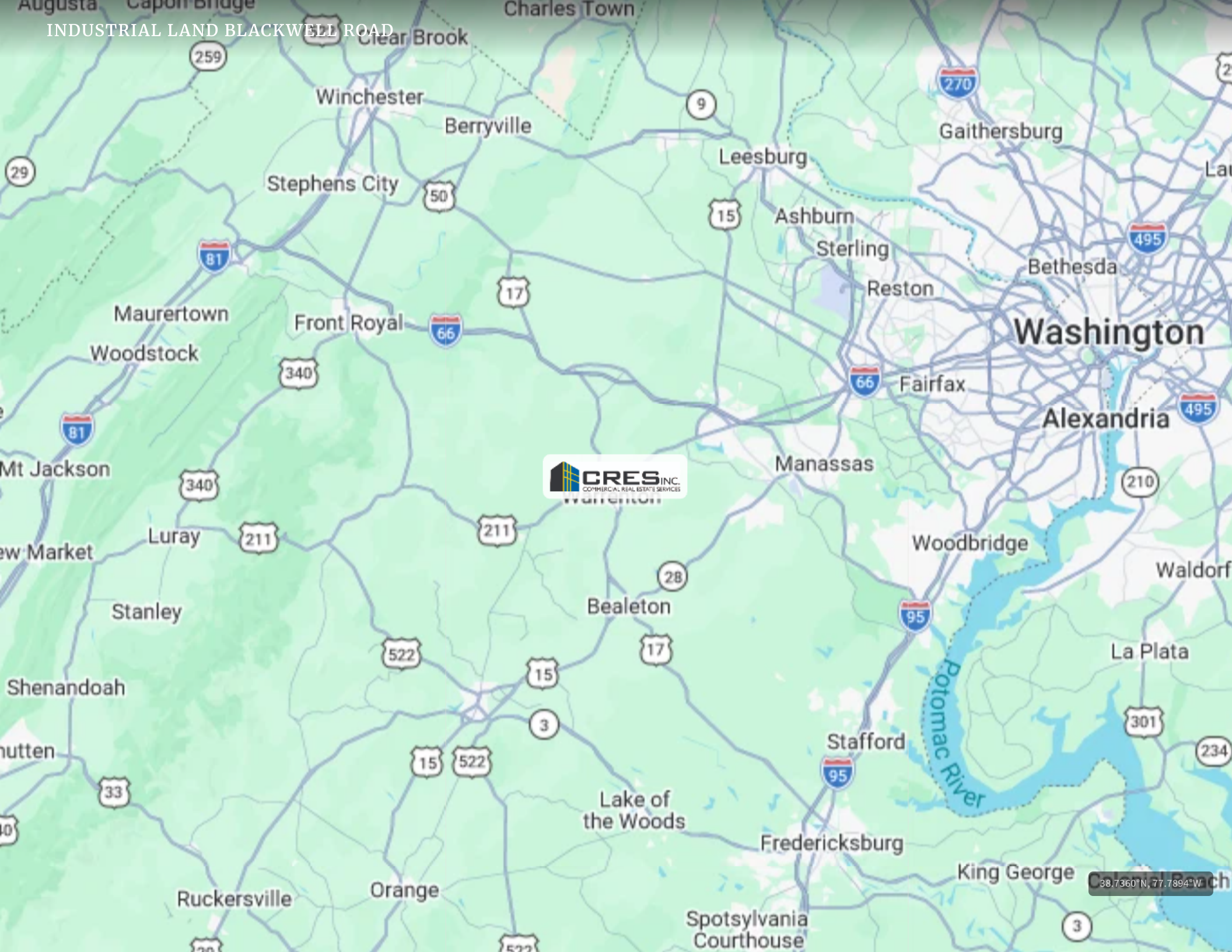
HIGHWAYS

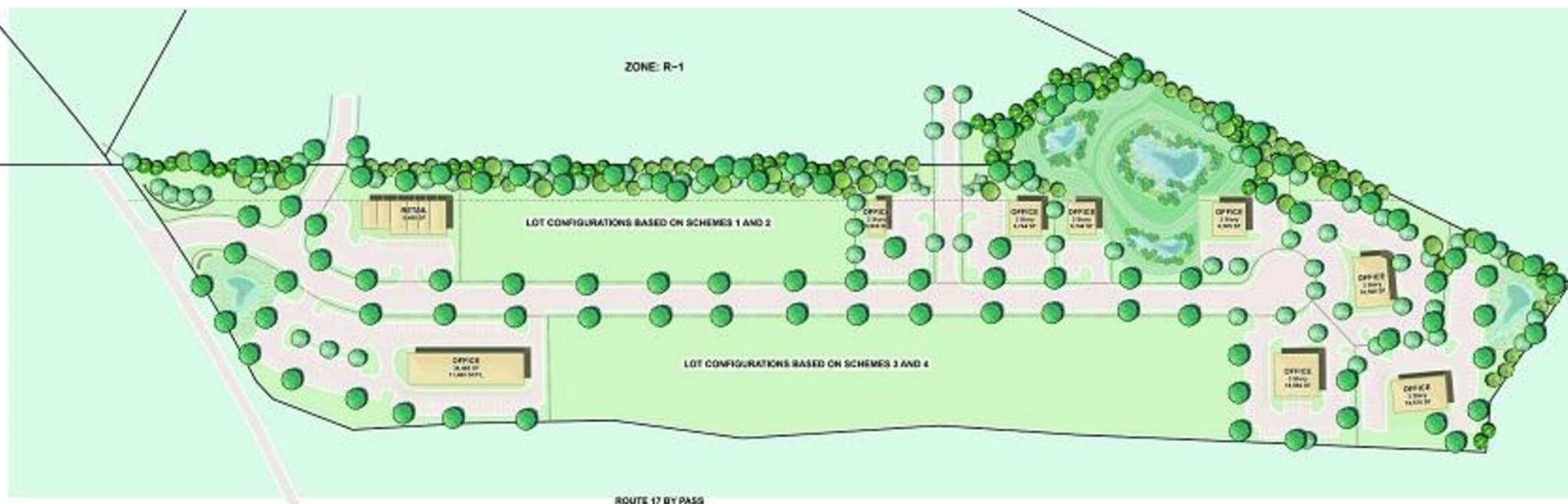
Eastern Bypass	0.5 mi
Lee Highway	0.6 mi
West Lee Highway	0.6 mi
US 15;US 29	0.8 mi



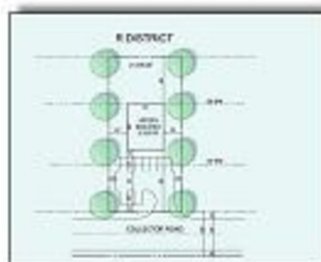
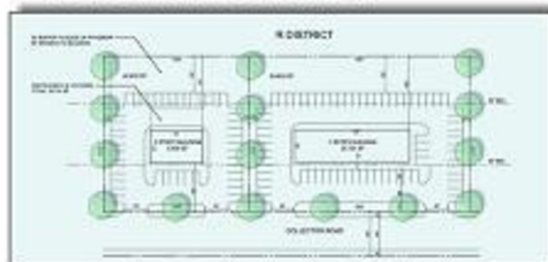
38.7330°N, 77.7890°W

INDUSTRIAL LAND BLACKWELL ROAD

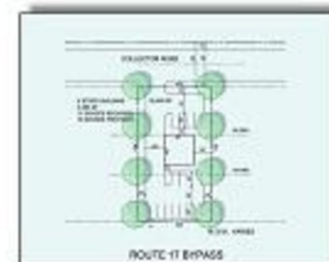
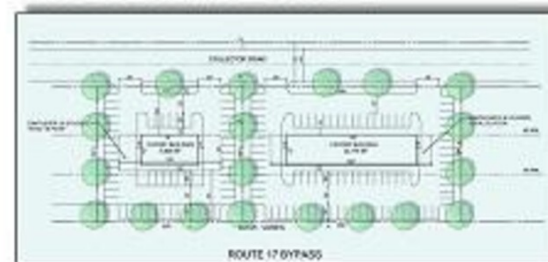




LOT SCHEMES 1 AND 2



LOT SCHEMES 3 AND 4





Entrance to site



Zoning map



Topography

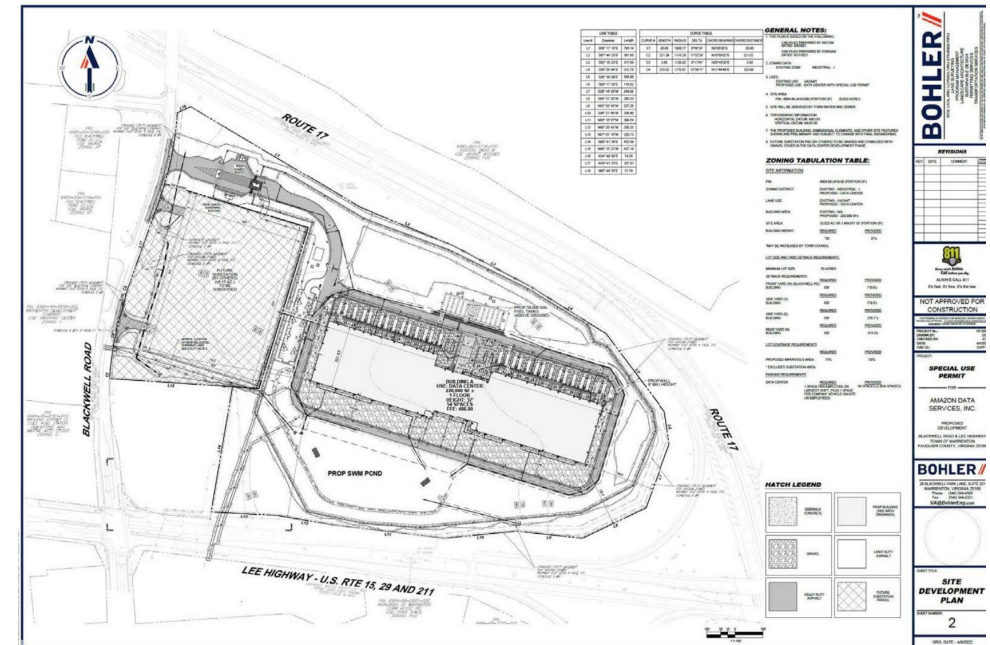


Flood plain area map



Aerial and roadways

AWS property



9/11/2022

AWS sound study

AWS proposed building

Zoning Ordinance

Industrial District - Permitted Uses (by-right)

- Accessory buildings
- Active and Passive Recreation and Recreational Facilities
- Banks and savings and loan offices
- Broadcasting studios and offices
- Business and office supply establishments
- Cabinet, upholstery, and furniture shops
- Cafeteria or snack bar for employees
- Clinics, medical or dental
- Commercial uses constituting up to 15% of permitted site or building area
- Conference Centers
- Contractor's office and warehouse without outdoor storage
- Crematory
- Dwellings for resident watchmen and caretakers employed on the premises
- Employment service or agency
- Flex Office and Industrial uses
- Health and Fitness Facilities
- Institutional buildings
- Janitorial service establishment
- Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines
- Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries
- Monument sales establishments with incidental processing to order but not including shaping of headstones
- Motion picture studio
- Nurseries and greenhouses
- Offices- business, professional, or administrative
- Off-street parking and loading subject to Article 7
- Open space subject to Article 9
- Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses
- Private club, lodge, meeting hall, labor union, or fraternal organization or sorority
- Rental service establishment
- Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use
- Rug and carpet cleaning and storage with incidental sales of rugs and carpets
- Security service office or station
- Sign fabricating and painting
- Signs, subject to Article 6
- Studios
- Transmission and receiving towers of height not exceeding one hundred twenty-five (125) feet
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit
- Wholesale establishment, storage warehouse, or distribution center. furniture moving

Market Overview

Market Overview: Warrenton, VA

Warrenton is an incorporated Town in Fauquier County, Virginia, United States. It is the County seat. The population was 10,057 as of the 2020 census, an increase from 9,611 at the 2010 census and 6,670 at the 2000 census. The estimated population in July 2021 was 10,109. It is at the junction of U.S. Route 15, U.S. Route 17, U.S. Route 29, and U.S. Route 211. The Town is in the Piedmont region of Virginia just east of the Blue Ridge Mountains. The well-known Airlie Conference Center is 3 miles north of Warrenton, and the historic Vint Hill Farms military facility is 9 miles east. Fauquier Hospital is located in the Town.



KEY FACTS

Population	10,057
Area	4.5 sq mi
Elevation	643 ft
County	Fauquier County
Incorporated	1810
State	Virginia

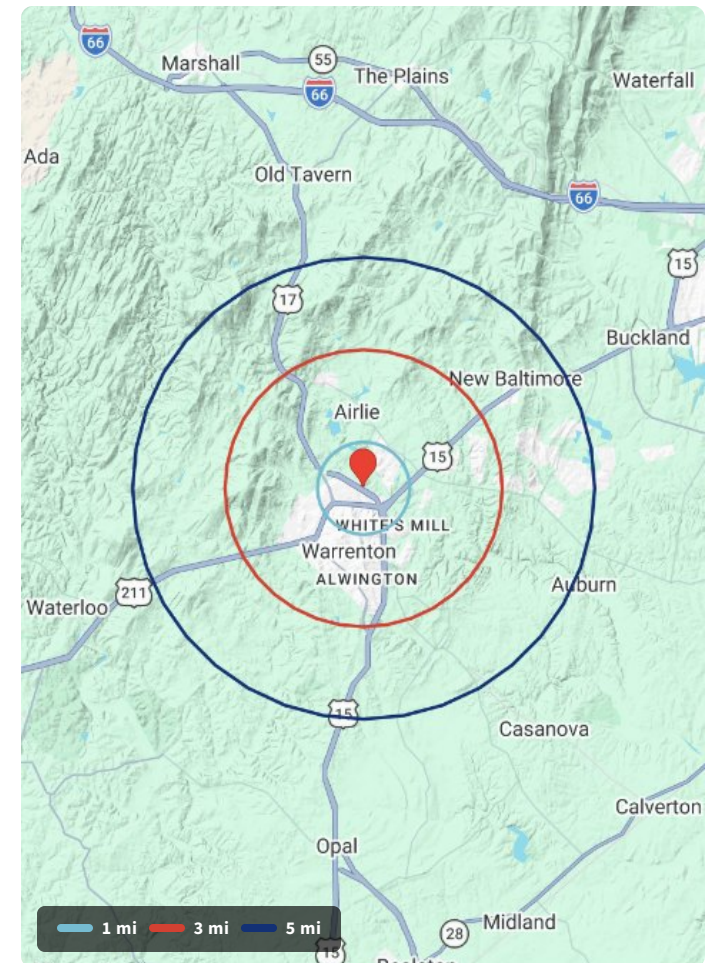
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	5,563	Population	20,515	Population	31,117
Median HH Income	\$118,319	Median HH Income	\$122,862	Median HH Income	\$142,573
Households	2,233	Households	7,747	Households	11,313

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,136	14,073	20,649
2010 Population	5,096	18,283	26,057
2026 Population	5,563	20,515	31,117
2031 Population	5,647	21,001	31,843
2026-2031 Growth Rate	0.30 %	0.47 %	0.46 %
2026 Daytime Population	6,874	25,502	33,030
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,603	5,212	7,461
2010 Total Households	2,022	6,748	9,443
2026 Total Households	2,233	7,747	11,313
2031 Total Households	2,276	7,963	11,628
2026 Avg. Household Size	2.44	2.61	2.72
2026 Owner Occupied Housing	1,654	6,041	9,265
2031 Owner Occupied Housing	1,714	6,275	9,599
2026 Renter Occupied Housing	579	1,706	2,048
2031 Renter Occupied Housing	562	1,689	2,029
2026 Vacant Housing	86	303	413
2026 Total Housing	2,319	8,050	11,726
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	184	524	689
\$15,000-\$24,999	39	108	165
\$25,000-\$34,999	106	195	235
\$35,000-\$49,999	160	458	539
\$50,000-\$74,999	293	1,036	1,254
\$75,000-\$99,999	191	708	977
\$100,000-\$149,999	293	1,365	1,995
\$150,000-\$199,999	408	1,195	1,795
\$200,000 or greater	560	2,158	3,665
Median HH Income	\$118,319	\$122,862	\$142,573
Average HH Income	\$154,583	\$163,655	\$177,214



\$118,319

MEDIAN HH INCOME (1-MI)

\$154,583

AVG HH INCOME (1-MI)

74.1%

OWNER OCCUPIED (1-MI)

25.9%

RENTER OCCUPIED (1-MI)

3.7%

VACANCY RATE (1-MI)

0.30 %

2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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Woodlands Way, Warrenton, VA



EXCLUSIVELY OFFERED BY



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PLEASE CONTACT THE CRES INC.