

R1 DEVELOPMENT LAND | GREENWICH ROAD | FAUQUIER COUNTY

FOR SALE | LAND

Greenwich Road Land

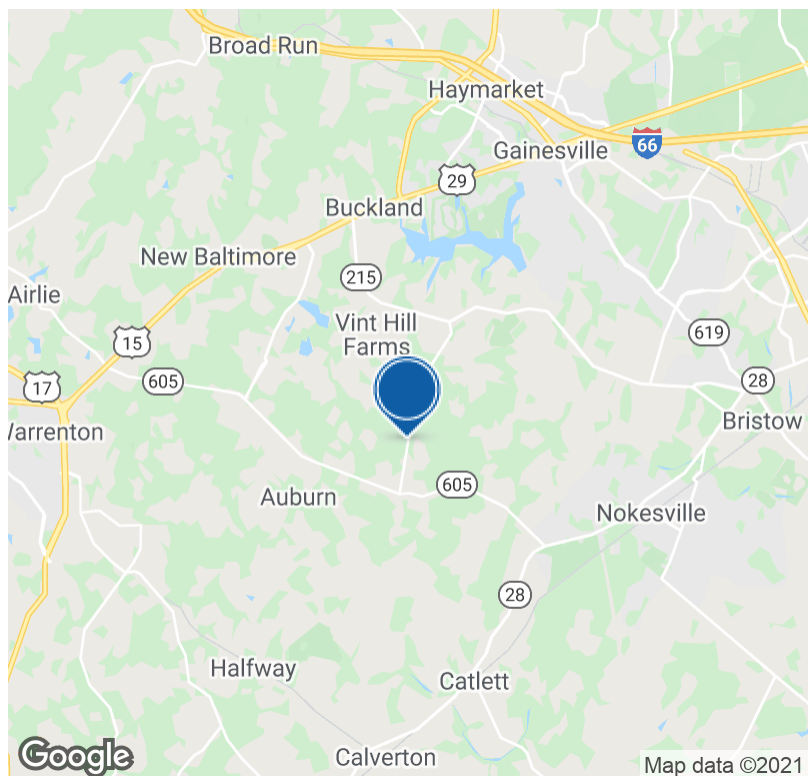
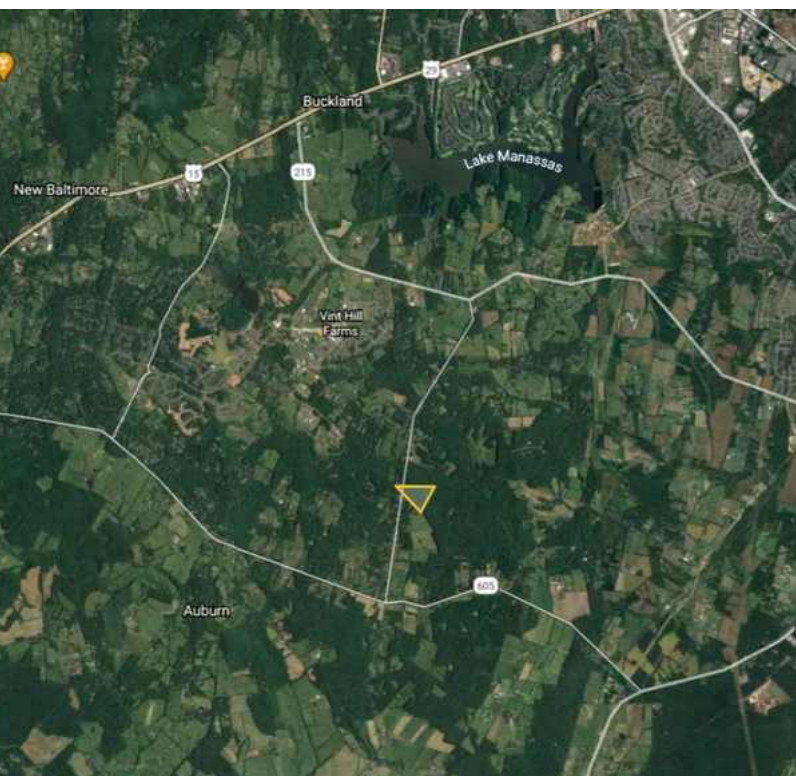


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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,975,000

Available SF:

Lot Size: 34.5 Acres

Price / Acre: \$57,246

Zoning: R1 (Residential; 1/acre)

Market: Washington DC - DMV

Submarket: Northern Virginia

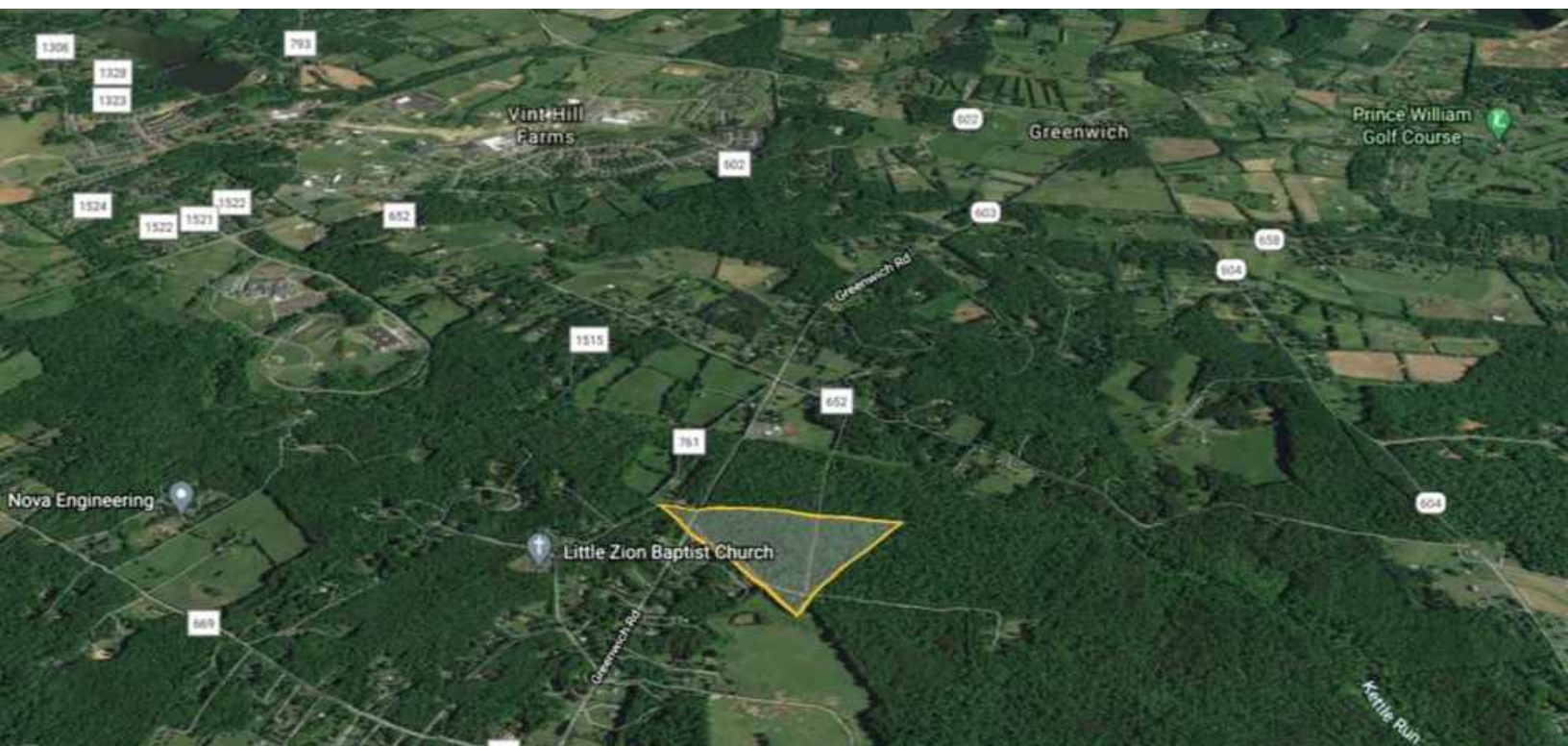
PROPERTY OVERVIEW

Property has been conceptually planned for 17 homesites averaging 2 acres. Greenwich Woods would develop in concert with the adjoining property, Creekmont Estates, proposed for 40 lots with both incorporating a private water system.

PROPERTY HIGHLIGHTS

- 17 2-acre homesites (concept)
- Convenient, yet private location
- Easy access to Rt. 28 and Rt. 29

ADDITIONAL PHOTOS

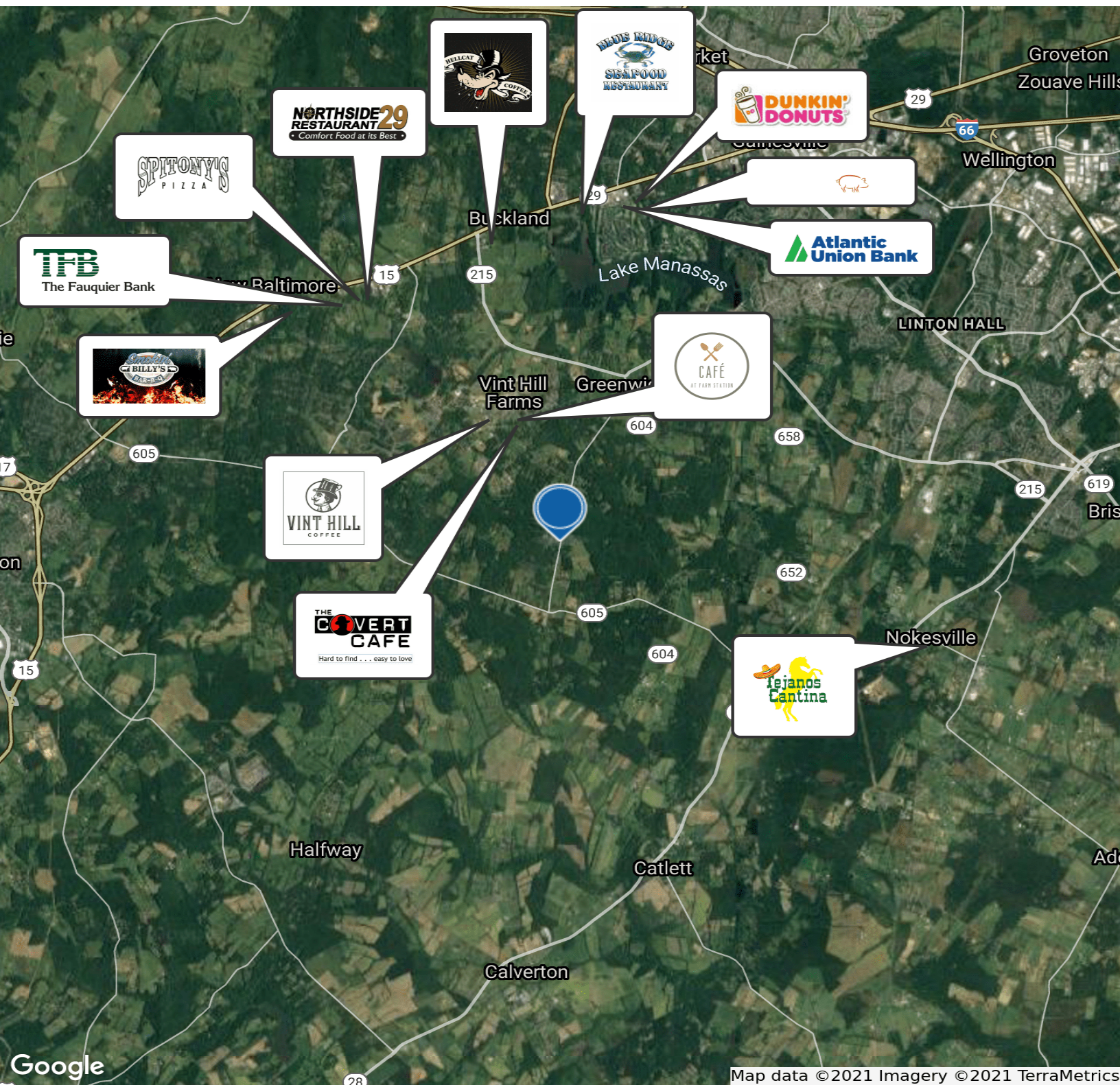


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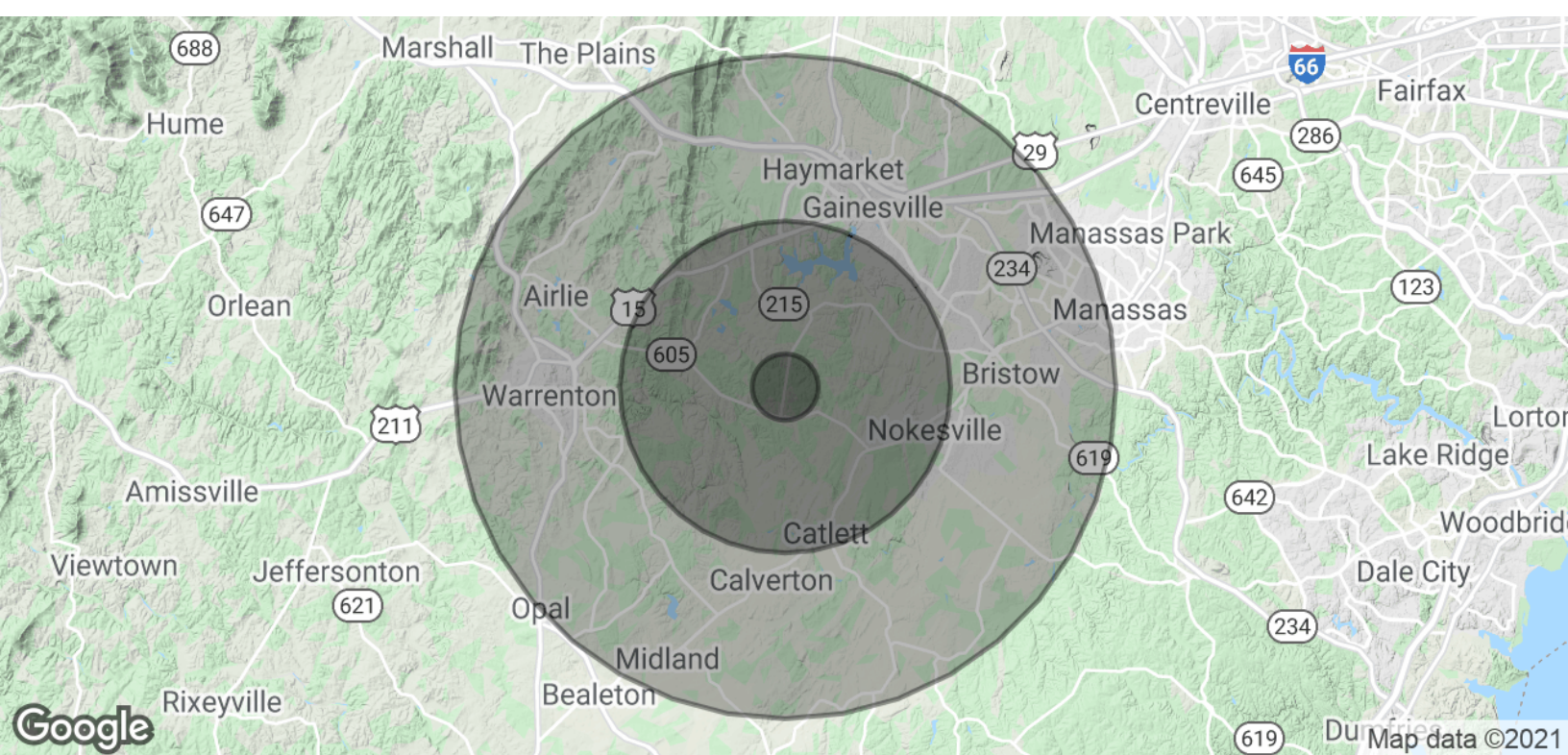
**PRELIMINARY PLAN
GREENWICH WOODS**

CEDAR RUN MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	908	24,415	132,037
Average age	39.6	37.9	36.4
Average age (Male)	40.0	36.6	36.3
Average age (Female)	39.1	39.0	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	288	7,811	42,995
# of persons per HH	3.2	3.1	3.1
Average HH income	\$126,516	\$123,469	\$122,163
Average house value	\$462,568	\$500,200	\$513,707

* Demographic data derived from 2010 US Census

ADVISOR BIO



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PROFESSIONAL BACKGROUND

BROKERAGE:

CRES Inc. offers a wide variety of commercial real estate needs to our clients and customers in the Northern Virginia market. Our years of experience in the commercial real estate profession have given us extensive knowledge in all aspects of this industry. Associates of CRES Inc. has taken part in a wide assortment of sales and leasing transactions in the Washington D.C. area over the past twenty years with an accumulated participation in the sale of over \$800 million worth of commercial real estate.

APPRAISING AND CONSULTING:

This division of our company is overseen by a prominent Member of the Appraisal Institute (MAI) with over twenty-five years of appraisal and consulting experience. Associates of CRES Inc. have appraised over \$3 billion worth of commercial real estate.

EDUCATION

James Madison University
B.B.A. - Finance

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