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## Client Full

**James Monroe Highway, Culpeper, VA 22701**

**Active**

**Land**

**\$499,000**



**Recent Change:** 07/02/2020 : DOWN : \$545,000->\$499,000

MLS #: VACU137968  
 Tax ID #: 49- - -87G  
 Ownership Interest: Fee Simple  
 Type: Land  
 Waterfront: No

Lot Acres / SQFT: 8.99a / 391,604sf / Estimated  
 Price/Acre: \$55,506.12

### Location

County: Culpeper, VA  
 In City Limits: No  
 School District: Culpeper County Public Schools  
 Election District: 7

### Taxes and Assessment

Tax Annual Amt / Year: \$3,079 / 2019  
 County Tax: \$3,079 / Annually  
 Clean Green Assess: No  
 Zoning: CS  
 Tax Assessed Value: \$496,700 / 2019  
 Land Use Code: 012

### Land Information

Lot Acres / SQFT: 8.99a / 391,604sf / Estimated  
 Current Use: Vacant  
 Additional Parcels: No

### Utilities

Utilities: Water Source: None, Sewer: No Sewer System

### Remarks

Public: NOTE A SIGNIFICANT PRICE REDUCTION!!! Along the very active US 29, just South of Culpeper, in a dynamic commercial business corridor is this offering of almost 9 acres of land zoned for Commercial Services. Presently home to many businesses including several modern automobile dealerships, construction equipment, food outlets, fuel stop, and public recreation options, lies this high visibility offering. It will most likely be easily accessed by traffic flowing in both directions as is has an established median crossover in close proximity. This parcel is currently priced as an attractive investor play.

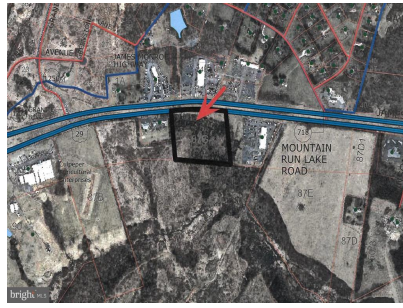
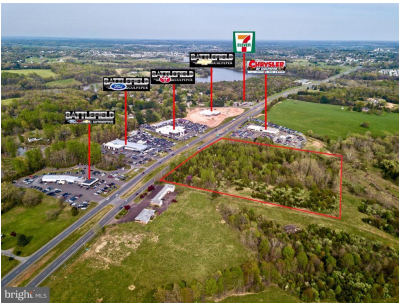
### Directions

From Culpeper, South on US 29 to land on Left adjacent to Chrysler dealership, with Sign

### Listing Details

Original Price: \$610,000  
 Sale Type: Standard  
 Listing Term Begins: 04/09/2019  
 Previous List Price: \$545,000  
 DOM: 452  
 Lease Considered: No

Possession: Settlement  
Federal Flood Zone: No



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### Search Criteria

Status is 'Active'

List Agent MUI is 173259736

Co List Agent MUI is 173259736

Selected 1 of 38 results.

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