

## Client Full

**Madison Rd, Culpeper, VA 22701**

**Temporary Off Market Land**

**\$7,700,000**



MLS #: 1000141119  
 Tax ID #: 50- - -15  
 Ownership Interest: Fee Simple  
 Type: Land  
 Waterfront: No

Lot Acres / SQFT: 15a / 653400sf / Assessor  
 Price/Acre: \$513,333.33

### Location

County: Culpeper, VA  
 In City Limits: Yes  
 Subdiv / Neigh: NONE AVAILABLE

School District: Culpeper County Public Schools  
 High School: Eastern View  
 Middle/Junior School: Floyd T. Binns  
 Elementary School: Farmington  
 Election District: 7

### Taxes and Assessment

Tax Annual Amt / Year: \$15 / 2017  
 County Tax: \$13 / Annually  
 City/Town Tax: \$2 / Annually  
 Zoning: C3

Tax Assessed Value: \$1,900 / 2017

### Land Information

Lot Acres / SQFT: 15a / 653,400sf / Assessor  
 Current Use: Land/Lot Only  
 Development Status: Raw Land  
 Additional Parcels: Yes

Possible Use: Commercial, Mixed, Office, Wholesale  
 Building Permits: No Building Permits

### Parking

Parking: No Parking; 0 Total Garage and Parking Spaces

### Utilities

Utilities: Water Source: Public Hook-up Available; Sewer: Public Hook/Up Avail

### Remarks

Public: PRIME GATEWAY DEVELOPMENT OPPORTUNITY. 4 PARCELS - ALL WITH C-3 ZONING, TOTALING 15 ACRES, WITH BY-RIGHT ZONING AND ACCESS TO PUBLIC UTILITIES THAT WILL SUPPORT A BROAD RANGE OF COMMERCIAL SERVICES/OFFICE PARKS. THIS SITE HAS LONG BOASTED HIGH TRAFFIC COUNTS & VISIBILITY. LOTS BEGIN AT SOUTH SIDE OF ZEUSWYN DRIVE AND FOLLOWS MADISON RD ALL THE WAY TO THE 29 SOUTH INTERCHANGE.

### Directions

FROM CULPEPER: SOUTH ON MAIN TO SOUTH ON MADISON TO PROPERTY ON RIGHT. LOTS BEGIN AT SOUTH SIDE OF ZEUSWYN DRIVE AND FOLLOWS MADISON RD ALL THE WAY TO THE 29 SOUTH INTERCHANGE.

### Listing Details

Original Price: \$7,700,000  
Sale Type: Standard  
Listing Term Begins: 09/11/2017  
Possession: Settlement  
Disclosures: None

DOM: 1,627  
Off Market Date: 02/23/22



© BRIGHT MLS - Information, although reliable, is not guaranteed and should be independently verified. Measurements may not be exact and should not be relied upon. School service boundaries are intended to be used as a reference only, to verify school information contact the school and/or school district directly. The offer of compensation is made only to MLS participants under the MLS rules and reciprocal data share agreements. Copyright 2023. Created: 07/31/2023 09:27 AM



---

Tom Boyd | RE/MAX Gateway | tomboyd@remax.net | Cell: (540) 717-5959