

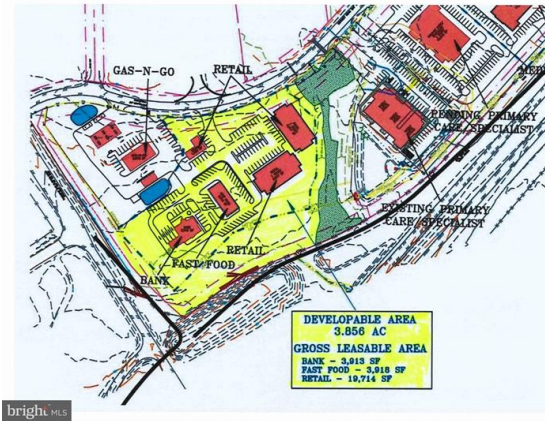
## Client Full

**Bennett Dr, Culpeper, VA 22701**

**Active**

**Land**

**\$1,100,000**



**Recent Change: 03/23/2021 : New Active : ->ACT**

MLS #:	VACU144016	Lot Acres / SQFT:	3.85a / 167706sf / Estimated
Tax ID #:	42D-1-4	Price/Acre:	\$285,714.29
Ownership Interest:	Fee Simple		
Type:	Land		
Waterfront:	No		

### Location

County:	Culpeper, VA	School District:	Culpeper County Public Schools
In City Limits:	No		
Subdiv / Neigh:	BRAGGS CORNER		

### Taxes and Assessment

Tax Annual Amt / Year:	\$4,600 / 2020	Tax Assessed Value:	\$780,000
Zoning:	HI		
Zoning Description:	Industrial with Commercial applications		

### Land Information

Lot Acres / SQFT:	3.85a / 167,706sf / Estimated	Possible Use:	Commercial, Mixed, Office, Other, Wholesale
Current Use:	Vacant	Building Permits:	Cost To Obtain
Development Status:	Preliminary Plan Review, Zoned		
Additional Parcels:	No		

### Parking

Parking: No Parking, 0 Total Garage and Parking Spaces

### Utilities

Utilities: Water Source: Lateral Not Installed/Must Tap Off Main, Public, Sewer: Lateral/Tap on Site, Public Sewer

### Remarks

Public: Bragg's Corner Station, a wonderful opportunity with Master fully serviced site plan - Office/medical buildings, convenience market with fuel, hotel site, and other retail. At highway interchange, across from High School and Sports Complex. 12.8+ vacate acres are viewed by 35,000 cars per day. Within 1 mile of large retail. Less than 3 miles from Town Center. Ideally located development sites.

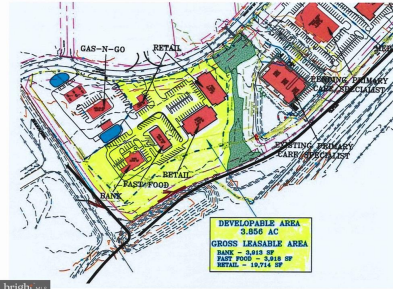
### Directions

From US 29, turn onto Braggs Corner Road (route 666), and then the first right onto Bennett Road, with signage. Subject property is less than 40 miles SW of metro Washington DC. Culpeper is one of the fastest growing communities

in VA.

## Listing Details

Original Price:	\$1,100,000	DOM:	11
Sale Type:	Standard		
Listing Term Begins:	03/23/2021		
Possession:	Settlement		
Federal Flood Zone:	No		
Disclosures:	None		



Yellow highlighted approximate

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## Search Criteria

Status is 'Active'

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