

## Client Full

**Bennett Dr, Culpeper, VA 22701**

**Active**

**Land**

**\$2,100,000**



MLS #: VACU2004486  
Tax ID #: NO TAX RECORD  
Ownership Interest: Fee Simple  
Type: Land  
Waterfront: No  
Views: Street

Lot Acres / SQFT: 10.42a / 453895.2sf / Estimated  
Price/Acre: \$201,535.51

### Location

County: Culpeper, VA  
In City Limits: No  
Subdiv / Neigh: BRAGGS CORNER

School District: Culpeper County Public Schools

### Taxes and Assessment

Tax Annual Amt / Year: \$8,875 / 2022  
Agricultural Tax Due: No  
Zoning: HI  
Zoning Description: Commercial

Tax Assessed Value: \$1,613,729  
Historic: No

### Land Information

Lot Acres / SQFT: 10.42a / 453,895sf / Estimated  
Current Use: Other, Vacant  
Views: Street  
Development Status: Preliminary Plan Review, Zoned  
Lease In Effect: No  
Additional Parcels: Yes  
Lot Features: Cleared, Irregular, Open  
Location Type: Suburban

Possible Use: Commercial, Mixed, Office, Other, Wholesale  
Building Permits: Cost To Obtain

### 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 development opportunity with site plan showing pad sites, office/medical buildings, hotel site, and in-line retail. Across from new Eastern View High School and Sports Complex, this 25 acs. is viewed by nearly 25,000 cars per day (10 acres available). Within 1 mile to newly opened Target Center and with sparse coverage of commercial development in area...attractive prospects abound!

### Directions

From US 29, turn onto Bragg Corner Road (route 666), and 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:	\$2,100,000	DOM:	206
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	01/07/2023		
Possession:	Settlement		
Disclosures:	None		



Exterior (Main)



Aerial View



Aerial View

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