

**Tom Boyd**  
 RE/MAX Crossroads  
 Cell: (540) 717-5959  
[tomboyd@remax.net](mailto:tomboyd@remax.net)

**Bennett Drive, Culpeper, VA 22701**

**Active**

**Land**

**\$5,375,000**



MLS #: 1000140491  
 Tax ID #: 42D-1-4  
 Ownership Interest: Fee Simple  
 Waterfront: No

Lot Acres / SQFT: 13a / 566,280sf  
 Price/Acre: \$413,461.54

**Location**

County: Culpeper, VA      School District: Culpeper County Public Schools  
 Subdiv / Neigh: Braggs Corner

**Taxes and Assessment**

Zoning: HI

**Land Information**

Lot Acres / SQFT: 13a / 566,280sf      Possible Use: Commercial, Office, Other  
 Current Use: Other      Building Permits: Cost To Obtain  
 Development Status: Preliminary Plan Review, Zoned

**Parking**

Parking: No Parking

**Utilities**

Utilities: Heating Fuel: None, Water Source: Lateral Not Installed/Must Tap Off Main, Public, Sewer: Public Sewer

**Remarks**

Agent: 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 acs. 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.

Inclusions: Parking Included In ListPrice, Parking Included In SalePrice


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**Listing Office**

Listing Agent: [Tom Boyd](#) (Lic# Unknown) (540) 717-5959  
 Listing Agent Email: [tomboyd@remax.net](mailto:tomboyd@remax.net)  
 Broker of Record: Philip Thornton (Lic# Unknown)

Listing Office: [RE/MAX Crossroads](#) (RMAX63) (Lic# Unknown)  
 810 Main St S, Culpeper, VA 22701-3214  
 Office Phone: (540) 825-1800 Office Fax: (540) 825-6010  
 Office Email: [philip@thorntonrealtors.com](mailto:philip@thorntonrealtors.com)  
 Designated Represent.: Yes

## Showing

Showing Requirements: Plan Avail/No Model, Show Anytime, Sign on Property, Vacant  - [Schedule a showing](#)  
 Sign on Property: Yes

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.

## Compensation

Buyer Agency Comp: 3%%	Sub Agency Comp: 3%%
	Dual/Var Comm: No

## Listing Details

Original Price: \$7,623,000	Previous List Price: \$5,200,000
Listing Agrmnt Type: Exclusive Right To Sell	Owner Name: Culpeper Corners Dev
Prospects Excluded: No	DOM / CDOM: 1782 / 1782
Dual Agency: Yes	Original MLS Name: MRIS
Sale Type: Standard	Expiration Date: 07/31/19
Original MLS Number: CU8288948	
Listing Term Begins: 03/11/2014	
Listing Entry Date: 03/11/2014	
Possession: Settlement	
Disclosures: None	



## Exterior (Main)

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