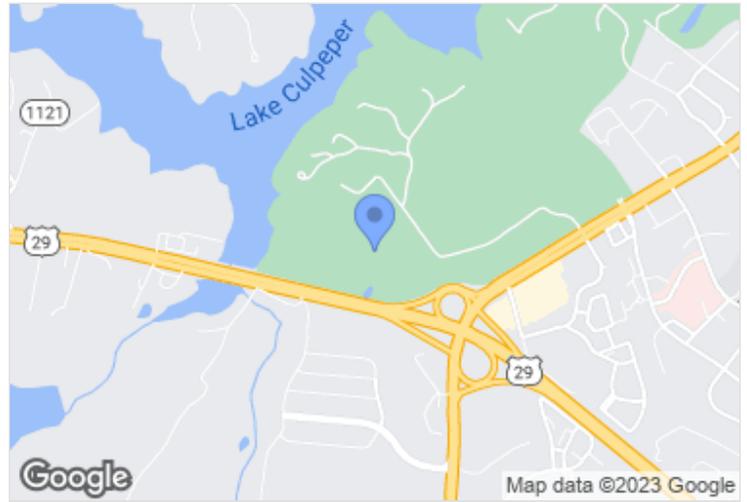


## Client Full

**Madison Rd, Culpeper, VA 22701**

**Temporary Off Market Land**

**\$49,300,000**



MLS #: 1000141189  
 Tax ID #: 50- - - -1  
 Ownership Interest: Fee Simple  
 Type: Land  
 Waterfront: No  
 Views: Water

Lot Acres / SQFT: 166a / 7230960sf / Assessor  
 Price/Acre: \$296,987.95

### 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

### Waterfront / Water Access

Water Access: Yes  
 Dock/Slip Conveys: No

Water Body Name: Lake Pelham  
 Water Body Type: Lake  
 Distance To Body Of Wtr: 0; Blocks  
 Mean Low Water Feet: 0

### Taxes and Assessment

Tax Annual Amt / Year: \$2,597 / 2017  
 County Tax: \$2,260 / Annually  
 City/Town Tax: \$337 / Annually  
 Zoning: MIXED

Tax Assessed Value: \$337,300 / 2017  
 Imprv. Assessed Value: \$213,500

### Land Information

Lot Acres / SQFT: 166a / 7,230,960sf / Assessor  
 Current Use: Land/Lot Only  
 Views: Water  
 Development Status: Raw Land, Site Plan Approved, Zoned  
 Additional Parcels: Yes  
 Location Type: Lake

Possible Use: Commercial, Mixed, Office, Other, Residential, 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: Not Applied for Permit, Public Hook/Up Avail

### Remarks

PREMIER GATEWAY DEVELOPMENT OPPORTUNITY - 166 ACRES OF TRULY SPECIAL REAL ESTATE! PROJECT OFFERS DEVELOPABLE TRACTS WITH BY-RIGHT ZONING/ONSITE SVCS THAT WILL SUPPORT A BROAD MIX OF GOLF COURSE ORIENTED HOUSING, APTS, CONDOS, COMM SVCS, OFFICE PARKS & HOTEL/CONVENTION POSSIBILITIES. THIS LOCATION IS RECOGNIZED AS THE PRIME GATEWAY TO CULPEPER WITH HIGH TRAFFIC COUNTS & INCREDIBLE VISIBILITY!

**Directions**

FROM CENTER OF CULPEPER: SOUTH ON MAIN STREET, STAY ON MADISON ROAD TO PROPERTY ON RIGHT. PROPERTY BEGINS JUST PAST SUNSET AND CONTINUES TO THE LAST INTERCHANGE FOR ROUTE 29 SOUTH.

**Listing Details**

Original Price:	\$49,300,000	DOM:	1,627
Sale Type:	Standard	Off Market Date:	02/23/22
Listing Term Begins:	09/11/2017		
Possession:	Settlement		
Disclosures:	None		



Exterior (Front)



Exterior (General)



Exterior (General)



Exterior (General)



Exterior (General)



Exterior (General)



Exterior (General)



Exterior (General)



Exterior (General)



Exterior (General)



Exterior (General)



Exterior (General)



Exterior (General)



Exterior (General)

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