

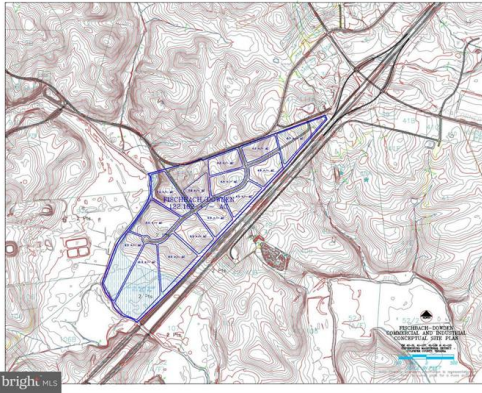
## Client Full

Nalles Mill Rd, Culpeper, VA 22701

Active

Land

↑ \$7,660,000



MLS #: 1000140517  
 Tax ID #: 41-109 AND 41-110  
 Ownership Interest: Fee Simple  
 Type: Land  
 Waterfront: No

Lot Acres / SQFT: 94a / 4094640sf / Assessor  
 Price/Acre: \$81,489.36

### Location

County: Culpeper, VA  
 In City Limits: No  
 Subdiv / Neigh: NONE AVAILABLE

School District: Culpeper County Public Schools

### Taxes and Assessment

Tax Annual Amt / Year: \$3,500 / 2019  
 Zoning: RA

### Land Information

Lot Acres / SQFT:	94a / 4,094,640sf / Assessor	Possible Use:	Commercial, Industrial, Mixed, Office, Wholesale
Current Use:	Land/Lot Only	Building Permits:	Cost To Obtain
Development Status:	Raw Land		
Additional Parcels:	No		

### Parking

Parking: No Parking; 0 Total Garage and Parking Spaces

### Utilities

Utilities: Water Source: Public Hook-up Available; Sewer: Public Sewer, Sewer Tap Fee

### Remarks

Public: Roughly 100 acres of prime developable land in two ownership tracts. Great visibility from heavily traveled US 29/15 corridor with ease of access between two major interchanges. Lying wholly within the County's Technology Corridor this acreage has the full backing of all local authorities for job creation development. Access and development potential is confirmed via a concept plan.

### Directions

From US 29 By-Pass, Exit at VA Rt 666. Turn onto Nalles Mill Road and follow to signage on the Left. Also signage visible from Highway.

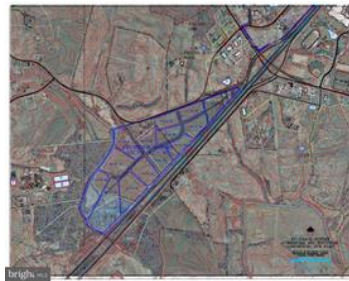
### Listing Details

Original Price:	\$14,100,000	Previous List Price:	\$766,000
Sale Type:	Standard	DOM:	2,310
Listing Term Begins:	11/29/2015		
Possession:	Settlement		
Disclosures:	Division potential, Federal State Wetland, Sell Entirely, Zoning Issues		





View



View



View

© BRIGHT MLS - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes. Copyright 2022. Created: 03/29/2022 09:42 PM



### Search Criteria

Status is 'Active'

List Agent MUI is 173259736

Co List Agent MUI is 173259736

Selected 1 of 20 results.

---

Tom Boyd | RE/MAX Crossroads | tomboyd@remax.net | Ph: (540) 812-9033