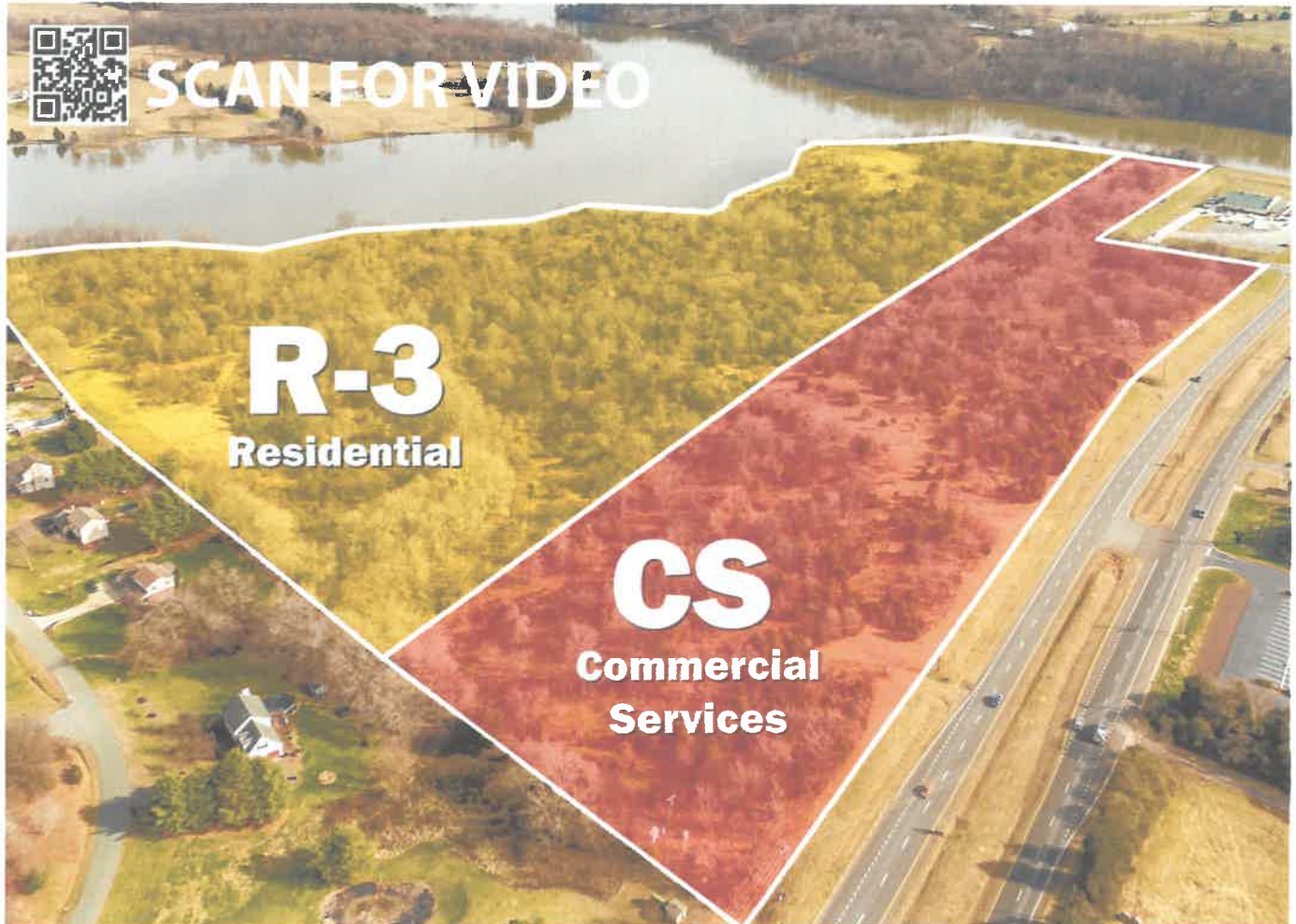




A better way in Commercial Real Estate



Culpeper VA – 68+ AC – Commercial/Residential Zoning

A diverse tract with exceptional commercial and residential opportunities. This property features extensive shoreline frontage on beautiful Lake Pelham, potentially providing exclusive appeal for a mixed housing development with a blend of single family and mid-rise condominiums. An age restrictive community may also be a perfect application with R3 zoning. Featuring long and deep frontage along US Rt 29 with by right zoning is prime for commercial development.

Tom Boyd
RE/MAX Crossroads-Commercial Division
810 S Main St, Culpeper, VA 22701
540-825-1800 540-812-9033
TomBoyd43@hotmail.com



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SCAN FOR VIDEO



Culpeper VA – 50+ AC – Commercial/Residential Zoning

Highly assessable commercial corner located at the Southern gateway to Culpeper. This property features largely unlimited potential for highway commercial services while still centered on the community. With a very large residential community immediately adjacent and being located in a going home pathway to thousands this tract is well suited to a neighbourhood grocery chain and restaurants that would appeal to both surrounding community as well as the travelling public. R4 zoned land is also available offering multiple housing possibilities with views of the Blue Ridge Mountains from many vistas.

Tom Boyd

RE/MAX Crossroads-Commercial Division
810 S Main St, Culpeper, VA 22701
540-825-1800 540-812-9033
TomBoyd43@hotmail.com



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Culpeper VA – 100+ AC – Residential Zoning

This single and multi family property has wonderful topographic features and amenities. Wooded and open lots surround a large pond. There will be a variety of lots, many will have water access. It's close proximity to upscale developments and Culpeper's many services makes this tract fit nicely as the next housing deal in this stand out community.

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RE/MAX Crossroads-Commercial Division
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540-825-1800 540-812-9033
TomBoyd43@hotmail.com



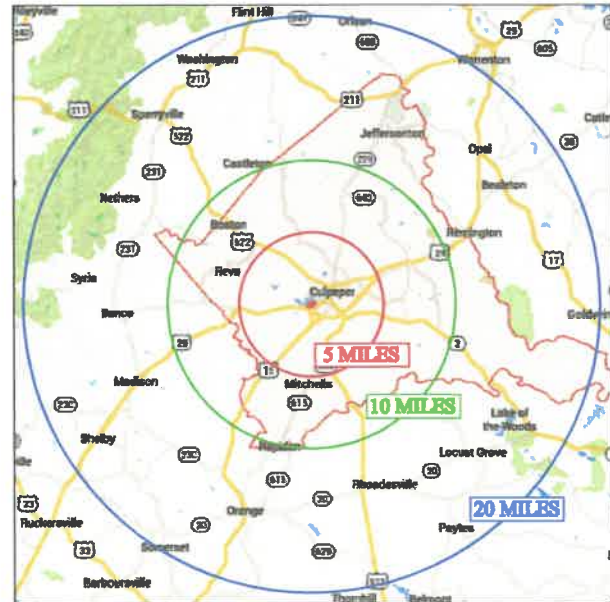
A better way in Commercial Real Estate

Culpeper Virginia, “a high and pleasant place...”

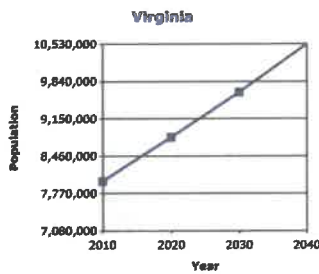
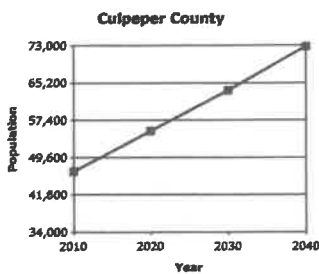
George Washington

Culpeper, Virginia is truly a standout community. To visit is to immediately recognize that the Town and surroundings pulse with economic vitality and profound historic charm. The nation’s capital, Charlottesville and Fredericksburg are all close neighbors, yet Culpeper has become a “destination” for the entire region to experience its forward posture and historic charm.

Culpeper can be found on multiple Top-Ten Lists and the core of the historic downtown scene is a must-visit award-winning Main Street focus area. Within a 25 mile radius trade area is a population of 250,000 plus.



Population Change



	Culpeper County	(% change)	Virginia	(% change)
2000	34,262		7,079,030	
2010	46,689	36.27 %	8,001,024	13.02 %
2020	55,102	18.02 %	8,811,512	10.13 %
2030	63,614	15.45 %	9,645,281	9.46 %
2040	72,835	14.50 %	10,530,229	9.17 %

Source: U.S. Census Bureau, Virginia Employment Commission.

From the late 1990’s to present, Culpeper has seen tremendous population growth, as detailed in the graph and table below. Experts agree that Culpeper is projected to grow over the next 20 plus years at a very progressive pace. Thus, embedded in the table is a message, “investors have an opportunity to ride this wave”. Living accommodations of multiple types will be needed and commercial and public services must keep pace. Zeuswyn Farm, after serving its ownership for over 65 years, is well positioned and invites investor interests.

Philip Thornton, IV
Owner / Broker
540.222.9155

Tom Boyd
Commercial Specialist
540.717.5959

RE/MAX Crossroads - 810 S Main St, Culpeper, VA 22701
540-825-1800 RealEstateCulpeper.com



Culpeper Virginia, a high and pleasant place...

Culpeper, Virginia is a truly standout community located in the North Central Piedmont Region of the Commonwealth. To visit is to immediately recognize that the Town and surrounds literally pulse with economic vitality and profound historic charm. Washington, DC, Charlottesville, and Fredericksburg are close neighbors, and Culpeper has become a destination for the entire region to enjoy the multiple fine dining options as well as diverse boutique shopping attractions found in the heart of downtown.

You will find Culpeper on multiple Top Ten Lists with East Davis Street recognized as a must-visit Award Winning Main Street area. Within a 25 mile radius is a trade population of 250,000 plus. In addition to the historic village ambience, many major retailers are thriving in outlying shopping centers.

Culpeper County sits at the foot of the beautiful Blue Ridge Mountain Range and Shenandoah National Park. As the sun sets each day residents and visitors alike realize they are in a very special place! No two sunsets are alike but all are magnificent! To add to the sunset experience you can schedule to absorb from a vantage point along the shores and park spaces of two beautiful lakes west of the community. Actually, a fishing boat or canoe is a great option.

Youth are well served by multiple private and public schooling options. There are two public high schools, and a major County Sports Complex of playing and practice fields.

Health services options abound in Culpeper and the region. The Culpeper hospital is jointly owned and managed by NOVANT/University of Virginia Regional Health system. In addition to multiple family practice medicine options, most acute clinical specialties are located in Culpeper, with referral support just minutes away.

The diversity of the Culpeper economy has allowed it to weather protracted downturns with minimal impact to the local quality of living. The industrial base includes fiber optics, aerospace components, high-tech automotive components, housing elements, food ingredients, furniture, electronic data storage and transfer, and worldwide monetary exchange. Among the largest employee bases are health services and schools.

Arts and Entertainment permeate life in Culpeper. From Art Studios to Art in the Park for Kids...From first-run Movies to the Classic Archives of the Library of Congress...From Street Fairs, Concerts, and Parades to a nationally acclaimed Soap Box Derby...and from Breweries to winery tours, to distilled Moonshine tasting...It all happens in Culpeper!



George Washington had it right when he surveyed Culpeper and declared it a "high and pleasant place"!