

**FOR SALE** Available Immediately

# Tasker Road and Warrior Drive

Stephens City, VA 22655

## Overview

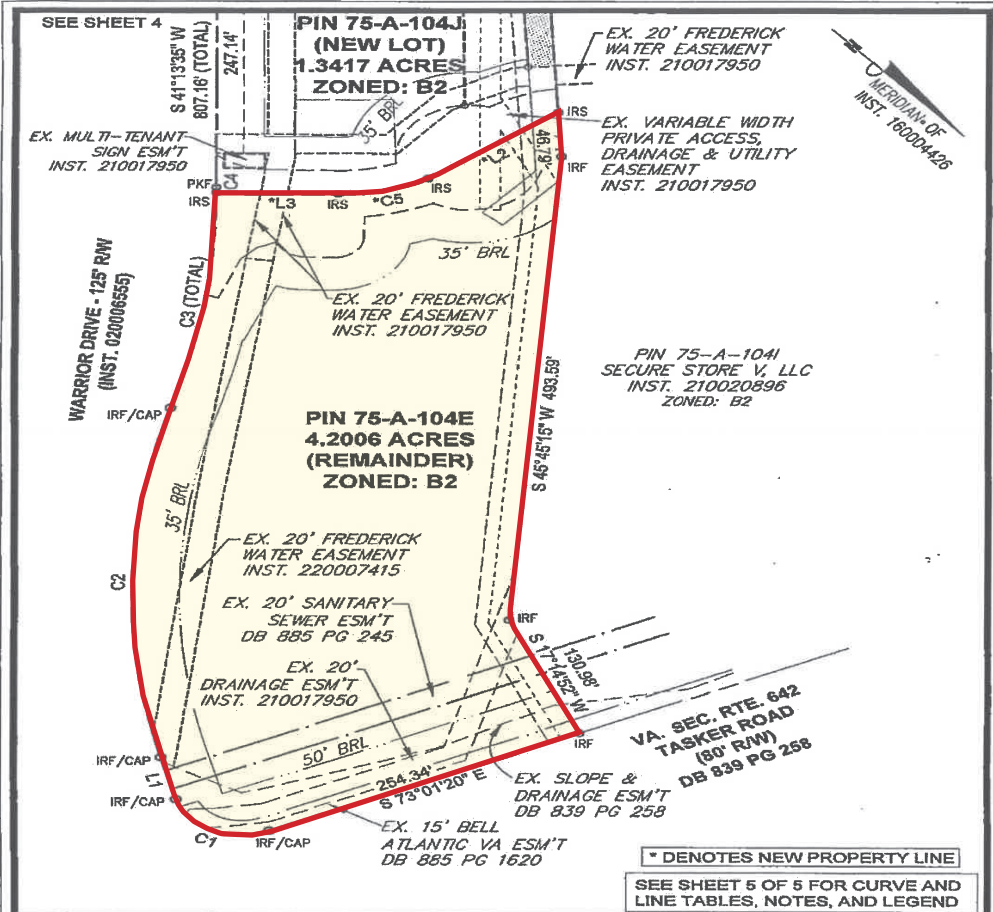
Cleared, commercially-zoned lots with ample frontage on Warrior Drive in growing Stephens City, VA. Two full movement access points. Utilities available at the lot line.

## Quick Facts

- Availability: Immediate
- Size: 2.9562 - 4.2006 acres (can be subdivided)
- Price: TBD
- Zoning: B2
- Nearby Retailers:



2024 Demographics	3 mile	5 miles	7 miles
POPULATION	24,124	42,098	83,290
HOUSEHOLDS	8,954	16,006	31,615
AVG. HH INCOME	\$116,255	\$112,260	\$110,764
DAYTIME POPULATION	17,724	40,909	93,634
TRAFFIC COUNT	7,200 AADT (Warrior Drive)		



\* DENOTES NEW PROPERTY LINE  
 SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLES, NOTES, AND LEGEND

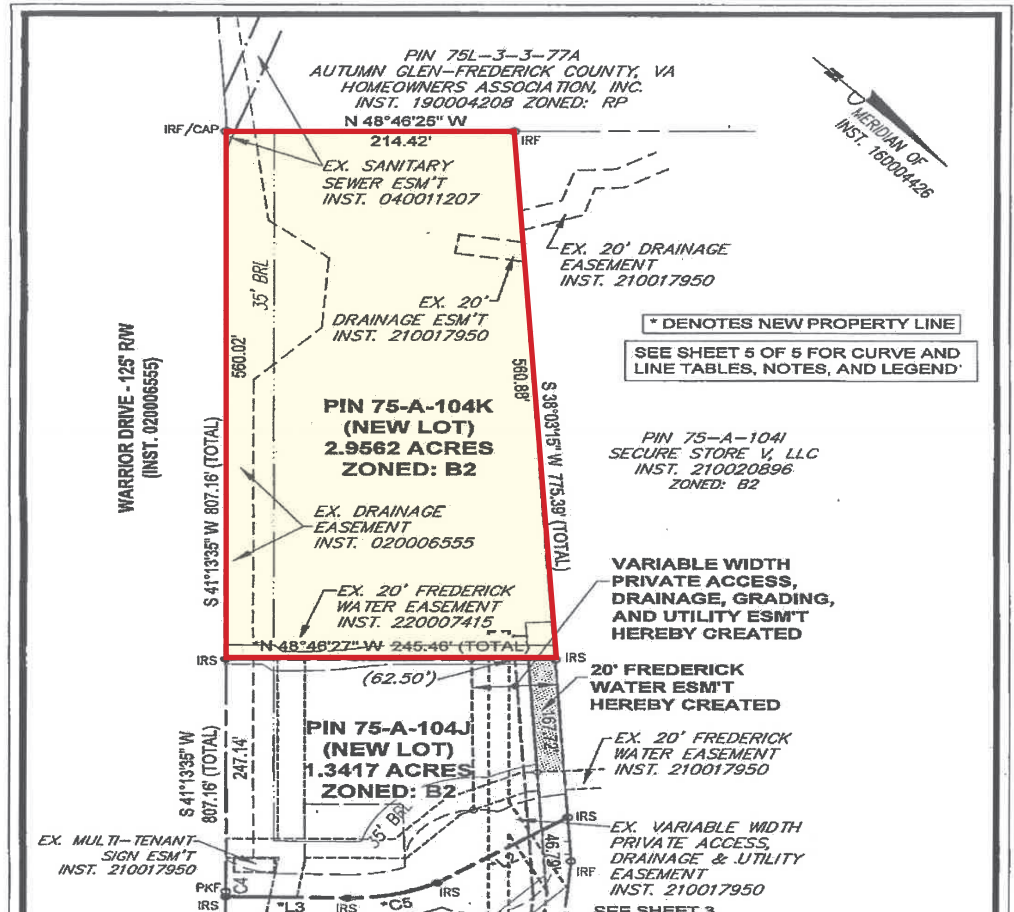
**SUBDIVISION PLAT**  
 OF THE LAND OF  
**TASKER WARRIOR PROPERTIES, LLC**  
 INSTRUMENT NUMBER 160004426  
 SHAWNEE MAGISTERIAL DISTRICT  
 FREDERICK COUNTY, VIRGINIA



DATE: 07/11/2022      SCALE: 1"=100'      SHEET 3 OF 5

**Marsh & Legge Land Surveyors, P.L.C.**  
 560 NORTH LOUDOUN STREET - WINCHESTER, VIRGINIA 22601  
 PHONE (540) 667-0468 - FAX (540) 667-0469 - EMAIL office@marshandlegge.com

DRAWN BY: CAJ  
 DWG NAME: ID11197-SUBD\_2



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**Parcel Surveys**

Tasker Road and Warrior Drive / Stephens City, VA 22655



**SecureStore**  
BY THE WAY YOU BUY

PIN 75-A-104E  
4.2006 ACRES  
(REMAINDER)  
ZONED: B2

**FNB BANK**

**CVS pharmacy**

**SUBWAY**

**DUNKIN'**

**EXXON**

PIN 75-A-104K  
(NEW LOT)  
2.9562 ACRES  
ZONED: B2

7,200 AADT

8,900 AADT

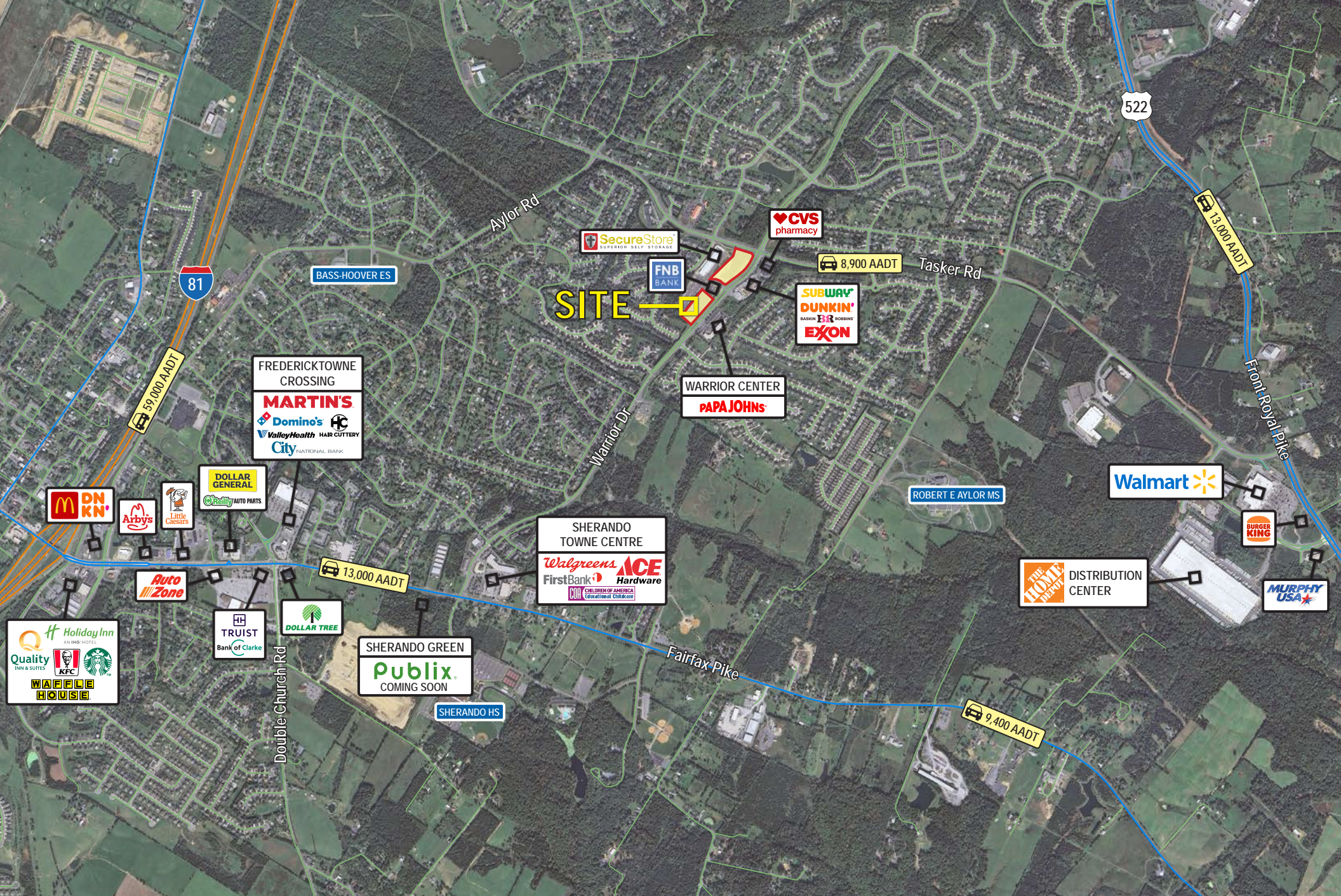
**PAPA JOHN'S**

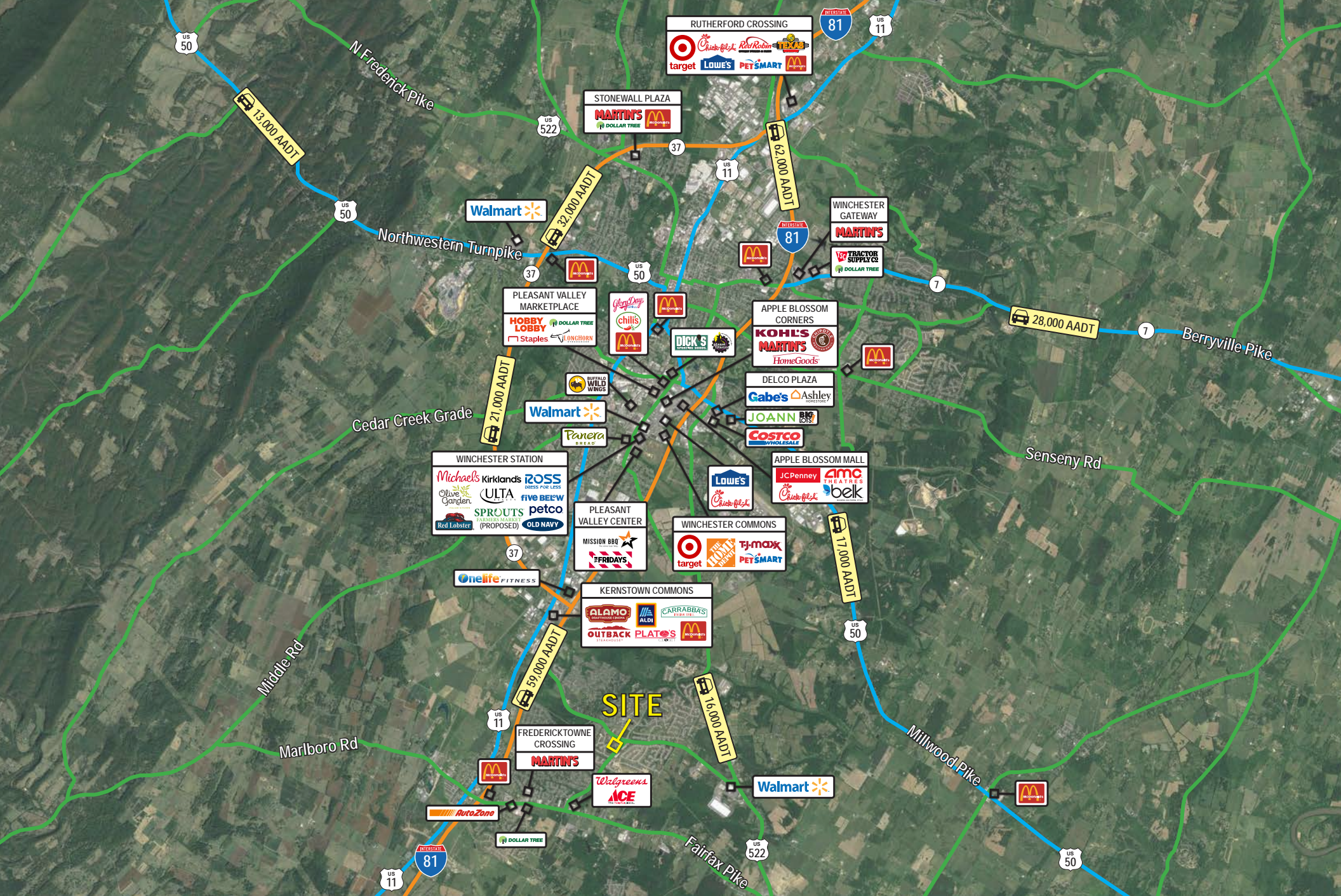
**AMERICAN NAILS & SPA**

**Italian Delight**

**WARRIOR CENTER**

**ASIAN RESTAURANT**






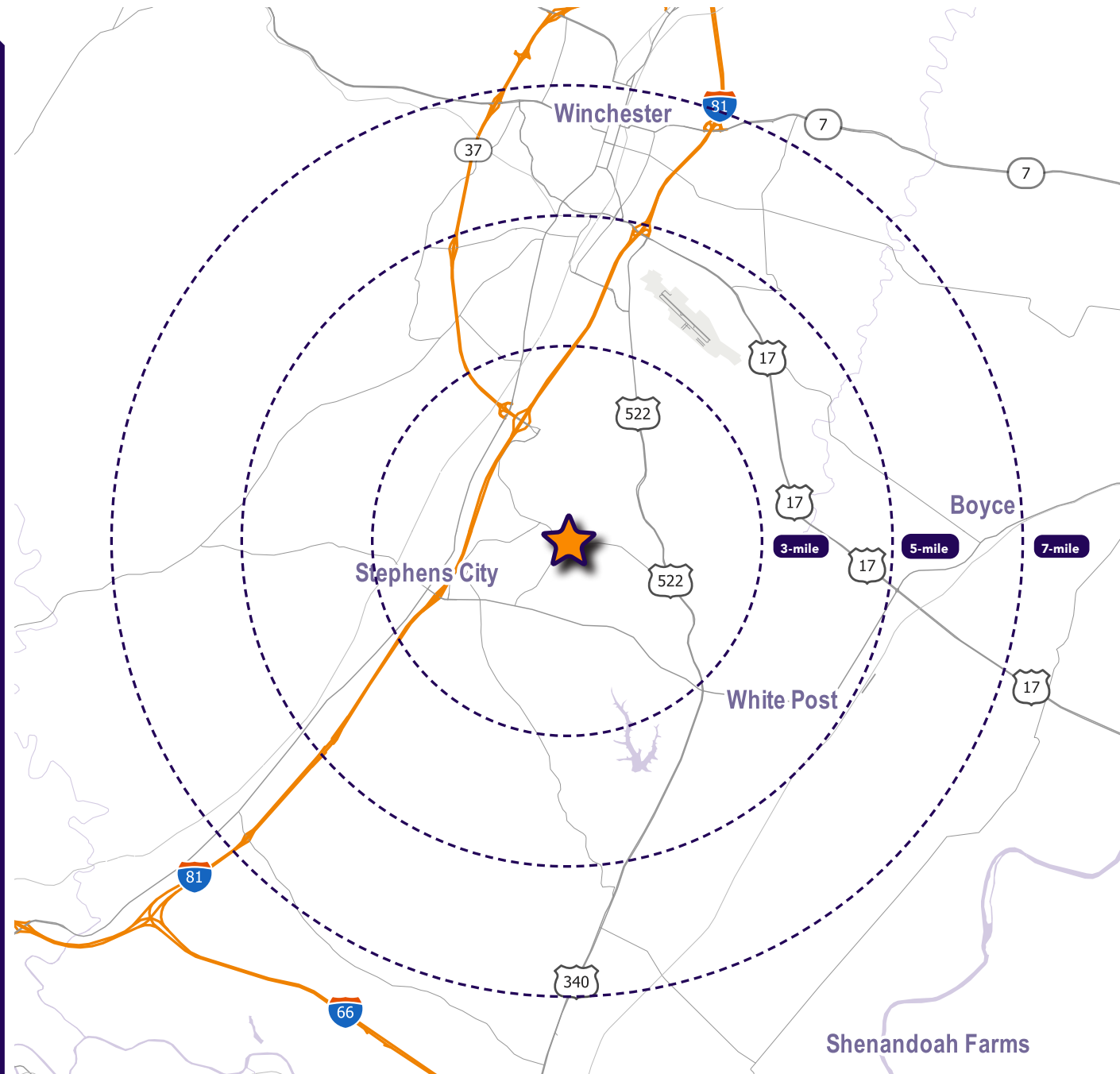
# Interested? Contact:

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 410.753.3947

 443.960.0361



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## DC • Northern VA

8245 Boone Boulevard  
Suite 800  
Tysons, VA 22182  
202.833.3830

## Richmond

4870 Sadler Road  
Suite 300  
Glen Allen, VA 23060  
804.336.2501

## Online

[www.segallgroup.com](http://www.segallgroup.com)

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