

FOR SALE Available Immediately

Tasker Road and Warrior Drive

Stephens City, VA 22655

Overview

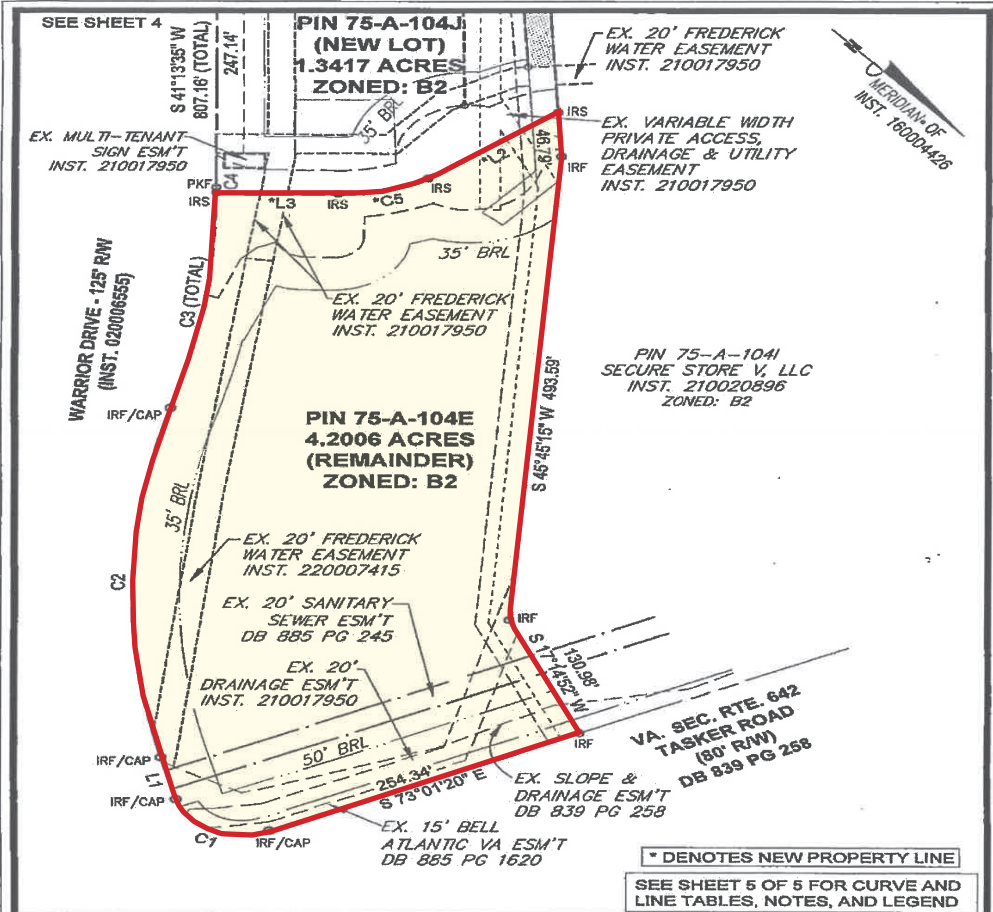
Cleared, commercially-zoned lots with ample frontage on Warrior Drive in growing Stephens City, VA. Two full movement access points. Utilities available at the lot line.

Quick Facts

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



2023 Demographics	3 mile	5 miles	7 miles
POPULATION	25,685	41,797	81,630
HOUSEHOLDS	9,573	15,867	30,957
AVG. HH INCOME	\$111,165	\$107,748	\$107,359
DAYTIME POPULATION	17,097	43,296	96,300
TRAFFIC COUNT	7,200 AADT (Warrior Drive)		



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

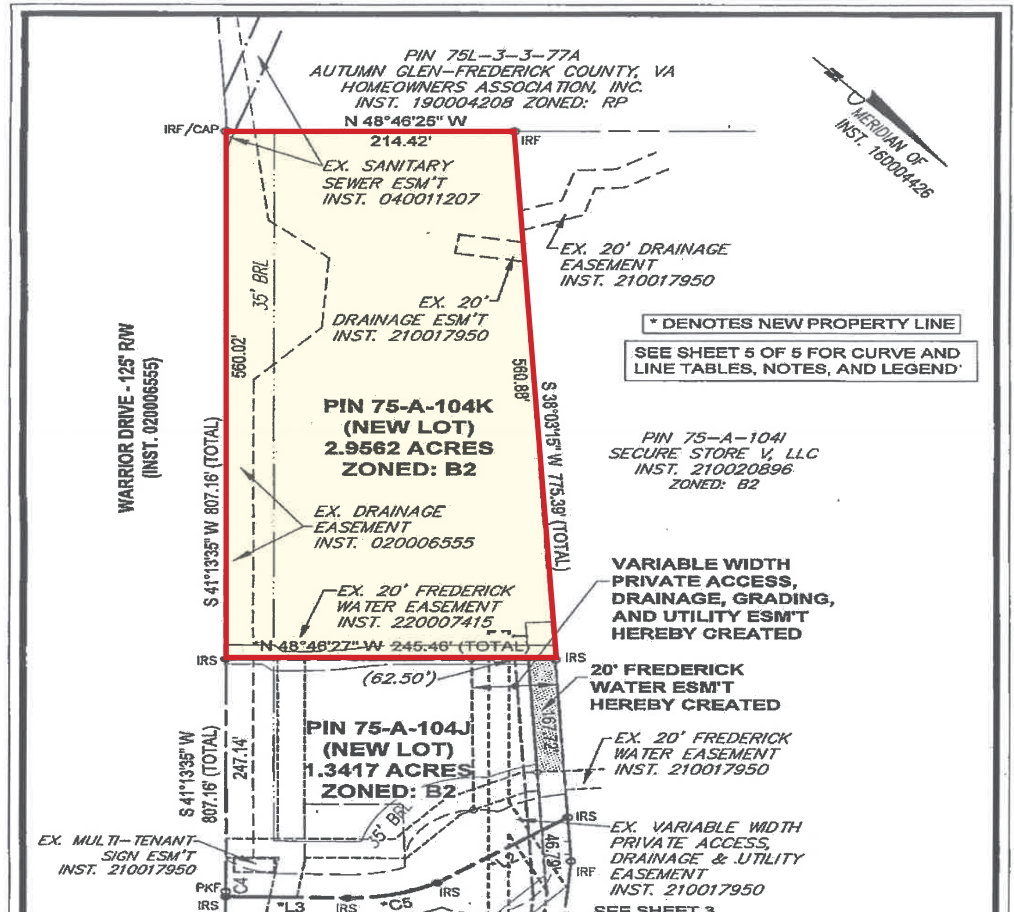
SUBDIVISION PLAT
 OF THE LAND OF
TASKER WARRIOR PROPERTIES, LLC
 INSTRUMENT NUMBER 160004426
 SHAWNEE MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA



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







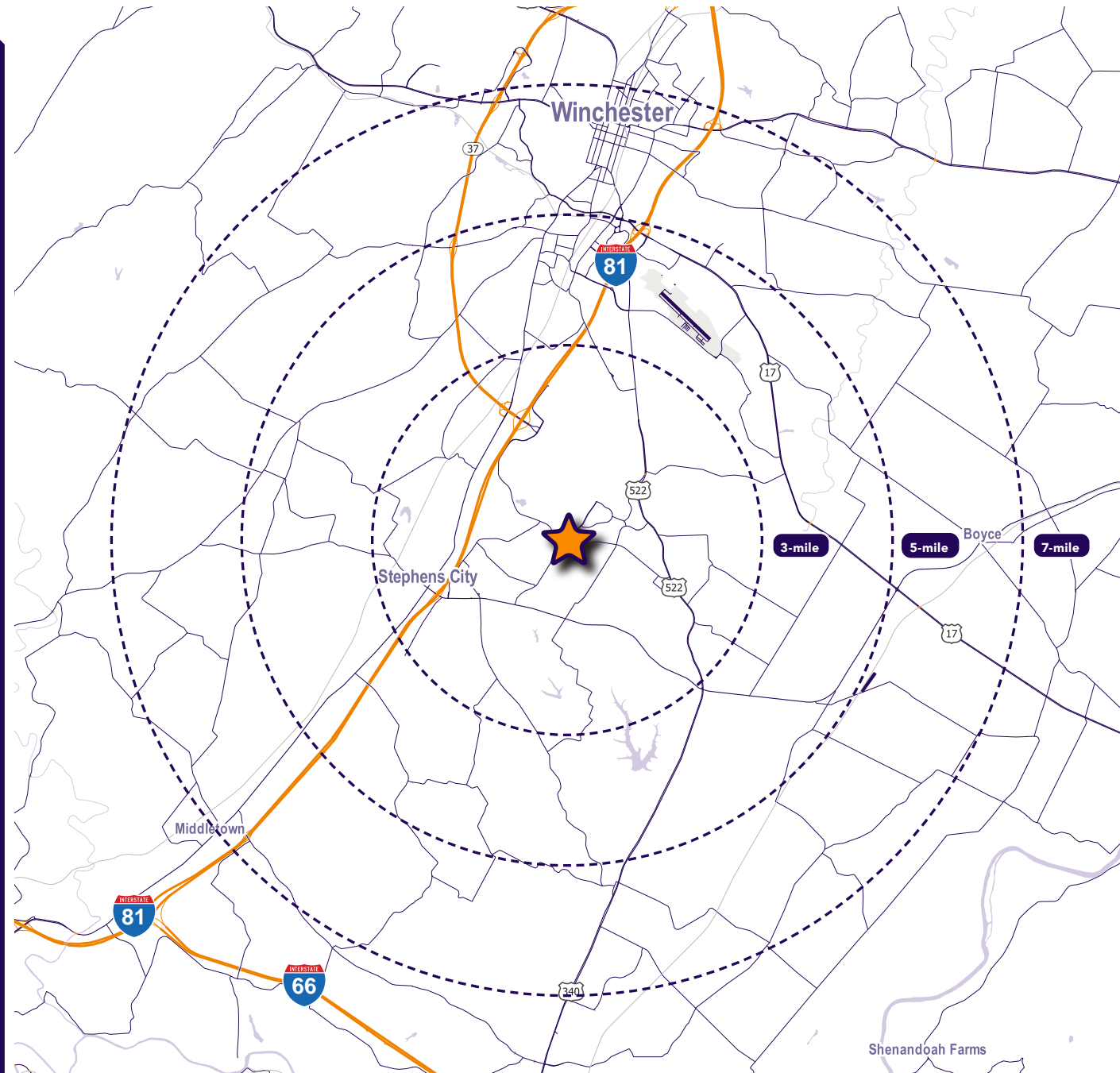
Interested? Contact:

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