



LAKE FREDERICK LAND

WHITE POST, VIRGINIA

±57 ACRES: MIXED USE OPPORTUNITY LOCATED ADJACENT TO THE DESIRABLE LAKE FREDERICK MASTER-PLANNED COMMUNITY



EXECUTIVE SUMMARY

LAKE FREDERICK LAND

±57 acres: Mixed Use opportunity located adjacent to the desirable Lake Frederick master-planned community

Holliday Fenoglio Fowler, L.P. ("HFF"), a Virginia licensed real estate broker, has been retained as the exclusive sales representative for Lake Frederick Land (the "Property"), a ±57 gross acre mixed-use development opportunity in the foothills of the Virginia Blue Ridge Mountains along the shores of Lake Frederick (117-acre lake). The site is located adjacent to the master planned community with plans for 2,130 approved homes (approximately 940 built to-date), which is a key value driver. The Property is a unique offering with the scenic landscape of the Shenandoah Valley and the many leisure activities available right outside their door. Major interstates I-66 and I-81 are less than five miles away, providing excellent connectivity to more urban areas, while preserving the tranquility of the area.

This offering includes two different properties. The ±30-acre site in Frederick County is zoned for dense commercial including senior living, office, retail, and other commercial uses. The site conditions are fair, and utilities are available at the site. The ±27-acre site in Clarke County is zoned AOC (Agricultural, Open Space, Conservation) and allows for one single-family dwelling and any other use allowed in agricultural zoning by right.

INVESTMENT SUMMARY

ADDRESS	4684 Front Royal Pike, White Post, VA 22663	4200 Front Royal Pike, White Post, VA 22663
MUNICIPALITY /GROSS ACREAGE	Frederick County (±30 Acres)	Clarke County (±27 Acres)
PIN	94A 1 (Frederick County)	27 A 16 (Clarke County)
NOTABLE FRONTAGE (APPROX.)	1,500' VA-522 (Stonewall Jackson Highway)	1,000' VA-522 (Stonewall Jackson Highway)
ZONING	Commercial component of Lake Frederick's R5 master-planned community	AOC (Agricultural / Open Space / Conservation)
UTILITY AVAILABILITY	Water/Sewer Available	Water/Sewer Available from Frederick Water (Water/Sewer Authority)
CURRENT USAGE	Vacant, wooded land	Vacant, wooded land
AVAILABILITY	Available Immediately	Available Immediately
PRICING	Unpriced	Unpriced



Neighborhood Successes

The Lake Frederick mixed-use land benefits from immediate connectivity with the rapidly growing Lake Frederick master-planned community. There has been tremendous residential growth in the past several years, with approximately 940 homes (single-family and townhomes) already built in the Shea Homes/Trilogy section (restricted to 55+) and the Ryan Homes section. Entitlements remain for nearly 1,300 additional homes in the master-planned community.

LAKE FREDERICK RESIDENTIAL: SURROUNDING DEMOGRAPHICS

RADIUS	3-mile	5-mile
2018 Population	4,294	25,847
Census Population (2010)	3,239	22,390
Historical Annual Growth (2010-2018)	2.7%	1.5%
Avg Household Income	\$68,208	\$84,577
Median Household Income	\$70,982	\$78,617

Source: Regis Online

\$360,000 - \$540,000

TRILOGY BY SHEA HOMES
AT LAKE FREDERICK

\$250,000

RYAN HOMES AT LAKE
FREDERICK TOWNHOMES

\$340,000

RYAN HOMES SINGLE
FAMILY HOMES PRICING



FREDERICK COUNTY ±30 ACRES

R5 (Residential Recreational Community District)

The intention of the Residential Recreational Community District is to provide for a carefully planned recreational community which takes advantage of unique natural features and settings. Such communities shall be planned in a fashion that will protect and preserve natural and historic resources and features and that will protect and enhance the natural scenic value of the area to be developed and surrounding areas. The Residential Recreational Community District provides for a mixture of housing types and uses, including **age-restricted communities**, within a carefully planned setting. Special emphasis is placed on recreational and open space uses. **Business and service uses are allowed to meet the needs of residential recreational communities.**

Link to permitted uses in R5 zoning in Frederick County [CLICK HERE](#)

CLARKE COUNTY ±27 ACRES

AOC (Agricultural / Open Space / Conservation)

This district includes portions of the County that are located west of the Shenandoah River and that consist primarily of various open lands such as farms, fields, forests, parks, lakes and flood plains. The district is intended for agricultural, forested, and low activity recreational and service uses that will facilitate the conservation and preservation of agricultural, forestall and open space lands; the protection of water and clean air sheds; the conservation of water and other natural and ecological resources; the reduction of soil erosion and flood and fire hazards; and the enhancement of the aesthetic value of the district as a whole.

Link to permitted uses in AOC zoning in Clarke County [CLICK HERE](#)

OLD DOMINION GREENS HOMES
Priced from \$300K

HOME DEPOT DISTRIBUTION CENTER
WALMART

TRILOGY AT LAKE FREDERICK
(ACTIVE ADULT)
Priced from \$360K

RYAN HOMES
Single-family homes from \$340K
Townhomes from \$250K

CLARK COUNTY SITE
27 acres

LAKE FREDERICK
117 acres

WHEATLAND ESTATE

FREDERICK COUNTY SITE
30 acres



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HFF
LAKE FREDERICK

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