



VILLAGE AT CEDAR CREEK

HITE LANE
STRASBURG, VA 22657

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,040,000
Lot Size:	6.05 Acres
Zoning:	Comm
Market:	Northern Virginia
Submarket:	Strasburg
Price / SF:	\$3.95

PROPERTY OVERVIEW

The Village at Cedar Creek has been created from a previously planned retirement community. There has been a new site plan established for small lot single family homes. It is no longer restricted by age and has no monetary proffers attached to this project. The site contains 26 home lots plus green space. The lots are +/- 9,000sf to 10,000sf. There are 6 pad ready sites ready to build on. The main entrance from Rte. #11 is via a lighted intersection with infrastructure in place, loop road infrastructure needs to be completed to build out remaining 20 home sites. Site has been graded, but needs final prep to complete pad ready building sites. Great views of High Knob! Close to I-81 and I-66 commuter corridors. Offered at a blended rate of \$40,000 per lot to be sold in whole.

PROPERTY HIGHLIGHTS

- Excellent location along major commuter corridor
- 26 single family home sites ranging from ready to build to partial infrastructure to final completion required
- Major entrance from Rte. #11 at light intersection are complete
- No age restriction under revised plan with no monetary proffer commitments
- Great views of high knob from this development project



Village of Cedar Creek Area Map Strasburg, VA



Imagery ©2018 Google, Map data ©2018 Google 1000 ft

Location Maps



* Demographic data derived from 2010 US Census