

*For Sale: 80 acre Industrial, Data Center, or Residential Site in Front Royal, Virginia
By Right Zoning with Public Water and Sewer*

**80 - ACRE INDUSTRIAL,
DATA CENTER, OR RESIDENTIAL
DEVELOPMENT SITE**

SHENANDOAH SHORES ROAD
FRONT ROYAL, VA

CONFIDENTIAL OFFERING MEMORANDUM



Table of Contents

**80-ACRE INDUSTRIAL,
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EXECUTIVE SUMMARY 03

CONCEPT PLAN 1 04

CONCEPT PLAN 2 05

CONCEPT PLAN 3 06

LOCATION HIGHLIGHTS 07

VIRGINIA OVERVIEW 08

LOCATION ACCESS 09

Shenandoah Shores Road

Happy Creek Road

Executive Summary

Shenandoah Shores is strategically located minutes from I-66, I-81 and the Virginia Inland Port, making it an incredible and rare opportunity for “big box” industrial, data center, or residential development. Alternatively, the site is well poised to capitalize industrial, data center, or residential development catering to the rapidly growing local markets of the Town of Front Royal and Warren County

PROPERTY SUMMARY

PHYSICAL ADDRESS

Shenandoah Shores Rd, Front Royal, VA 22630

ZONING

I-1 Industrial Total Acreage: 80.00 acres

Parcel No. (APN): 20A231 1-16

<https://www.frontroyalva.com/DocumentCenter/View/169/Town-Municipal-Code-Chapter-175---Zoning-PDF>

INVESTMENT HIGHLIGHTS



LOCATED 5 MILES FROM VIRGINIA INLAND PORT. THIS 161 ACRE RAIL TERMINAL CONNECTS THE FRONT ROYAL AREA WITH THE CARGO PORTS OF VIRGINIA AND PROVIDES DAILY IMPORT/EXPORT SERVICES



FRONT ROYAL AND WARREN COUNTY HAVE CONSISTENTLY OUTPACED THE COMMONWEALTH OF VIRGINIA ON POPULATION GROWTH. THE COMMUNITIES



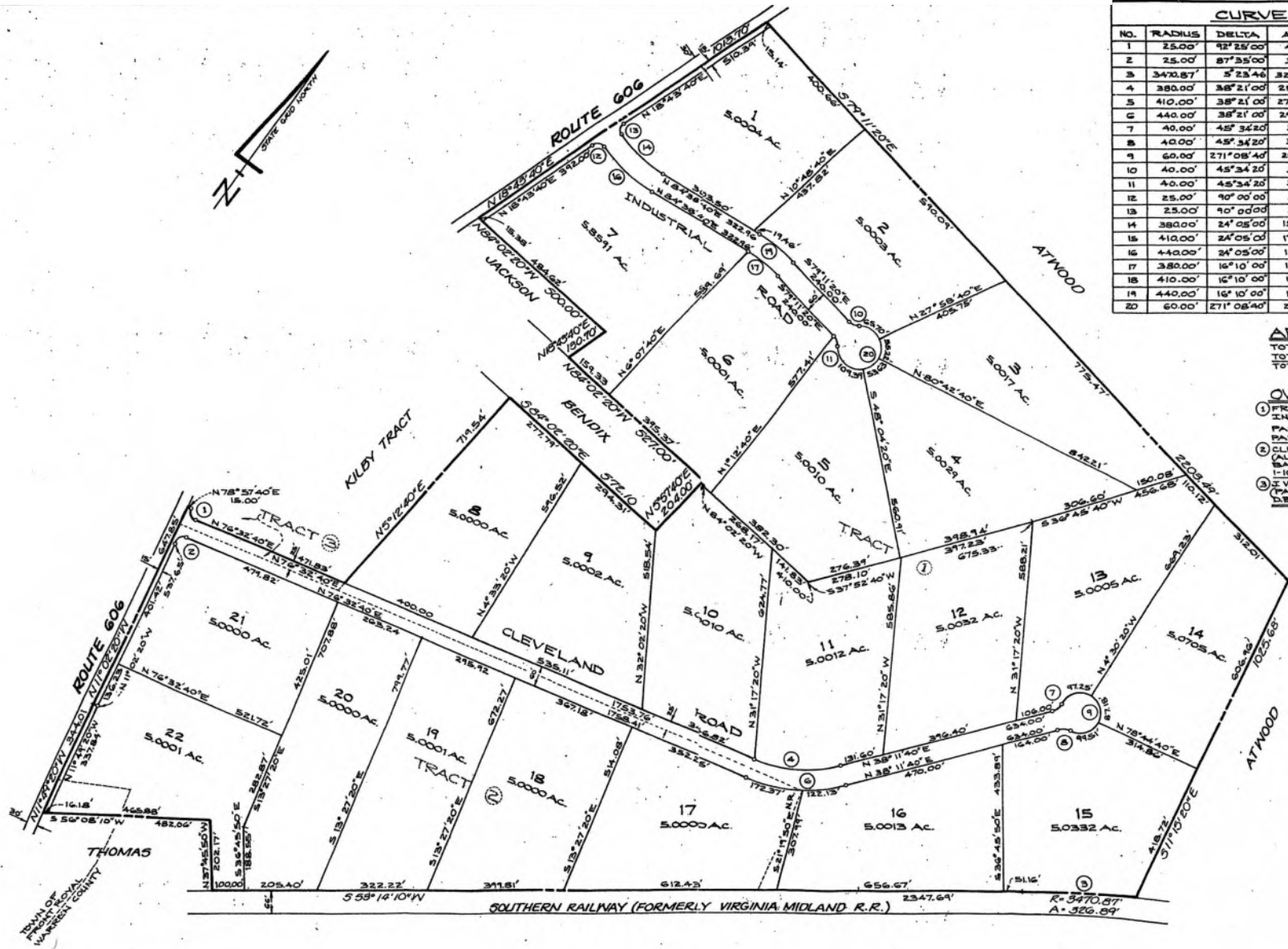
THE SITE IS ZONED BY RIGHT WITH PUBLIC WATER/SEWER PROVIDED BY WARREN COUNTRY AND ELECTRICITY PROVIDED BY THE TOWN OF FRONT ROYAL



LOCATED IN BOTH AN OPPORTUNITY ZONE AND AN ENTERPRISE ZONE

Happy Creek

Concept Plan 1: Community Industrial Development



CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANG.	CHORD	CHORD BE
1	25.00'	92°25'00"	40.32'	29.08'	36.04'	S 57°14'
2	25.00'	87°35'00"	38.22'	28.17'	34.60'	N 32°41'
3	3470.87'	5°23'46"	326.81'	183.58'	326.77'	S 85°56'
4	380.00'	38°21'00"	284.35'	182.14'	241.63'	N 57°22'
5	410.00'	38°21'00"	274.43'	142.58'	269.33'	N 57°21'
6	440.00'	38°21'00"	244.50'	183.01'	284.04'	N 57°22'
7	40.00'	45°32'00"	31.82'	16.80'	30.99'	N 15°24'
8	40.00'	45°32'00"	31.82'	16.80'	30.99'	N 60°58'
9	60.00'	271°08'40"	283.94'	-58.81'	84.00'	S 51°48'
10	40.00'	45°32'00"	31.82'	16.80'	30.99'	N 78°01'
11	40.00'	45°32'00"	31.82'	16.80'	30.99'	S 56°24'
12	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 63°43'
13	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 26°16'
14	380.00'	24°05'00"	159.73'	81.06'	158.55'	S 83°18'
15	410.00'	24°05'00"	172.34'	87.46'	171.07'	S 83°18'
16	440.00'	24°05'00"	184.95'	93.86'	183.59'	S 83°18'
17	380.00'	16°10'00"	107.22'	53.97'	106.87'	S 87°12'
18	410.00'	16°10'00"	115.61'	58.23'	115.30'	S 87°16'
19	440.00'	16°10'00"	124.15'	62.49'	123.74'	S 87°16'
20	60.00'	271°08'40"	283.94'	-58.81'	84.00'	N 10°48'

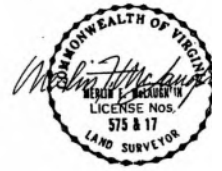
AREA TABULATION
 TOTAL AREA IN STREETS = 61756
 TOTAL AREA IN LOTS (22) = 110,1768
 TOTAL SUBDIVISION AREA = 117,1518

OWNERSHIP TABULATION

- FRONT ROYAL & WARREN COUNTY INDUSTRIAL PARK CORPORATION: PARCEL A (ALL OF DB. 207 P. 515) PARCEL B (ALL OF DB. 205 P. 515)
- CLEVELAND CHAIR CO. (TENN. CORP.) (ALL OF LAND ACQUIRED FROM R.A. BARBOUR ETUX BY DEED DATED 1-10-73)
- J. WILSON KILBY ETUX (PART OF LAND ACQUIRED PER DB. 68 P. 14)

TOTAL = 11

NOTES:
 1. THIS SUBDIVISION IS NOT SUBJECT TO THE REQUIREMENTS OF THE WARREN COUNTY SUBDIVISION ORDINANCE, IT BEING EXEMPT PURSUANT TO SEC. 8-30 OF SAID ORDINANCE.
 2. HEREON SHOWN AREAS FOR STREETS AND ROADS ARE HERBY DEDICATED TO PUBLIC USE FOR STREET PURPOSES.



Concept Plan 2: Data Center & Residential Development



DATA CENTER LAYOUT
SHENANDOAH SHORES
 WARREN COUNTY, VIRGINIA



SCALE: 1"=150'
 AUGUST 6, 2021

Location Overview

LOCATION HIGHLIGHTS



Major crossroad location at the intersection of I-81 and I-66



More than 50% of the nation's population can be accessed by overnight truck



4 major ports within 250 miles



UPS hub within 10 miles



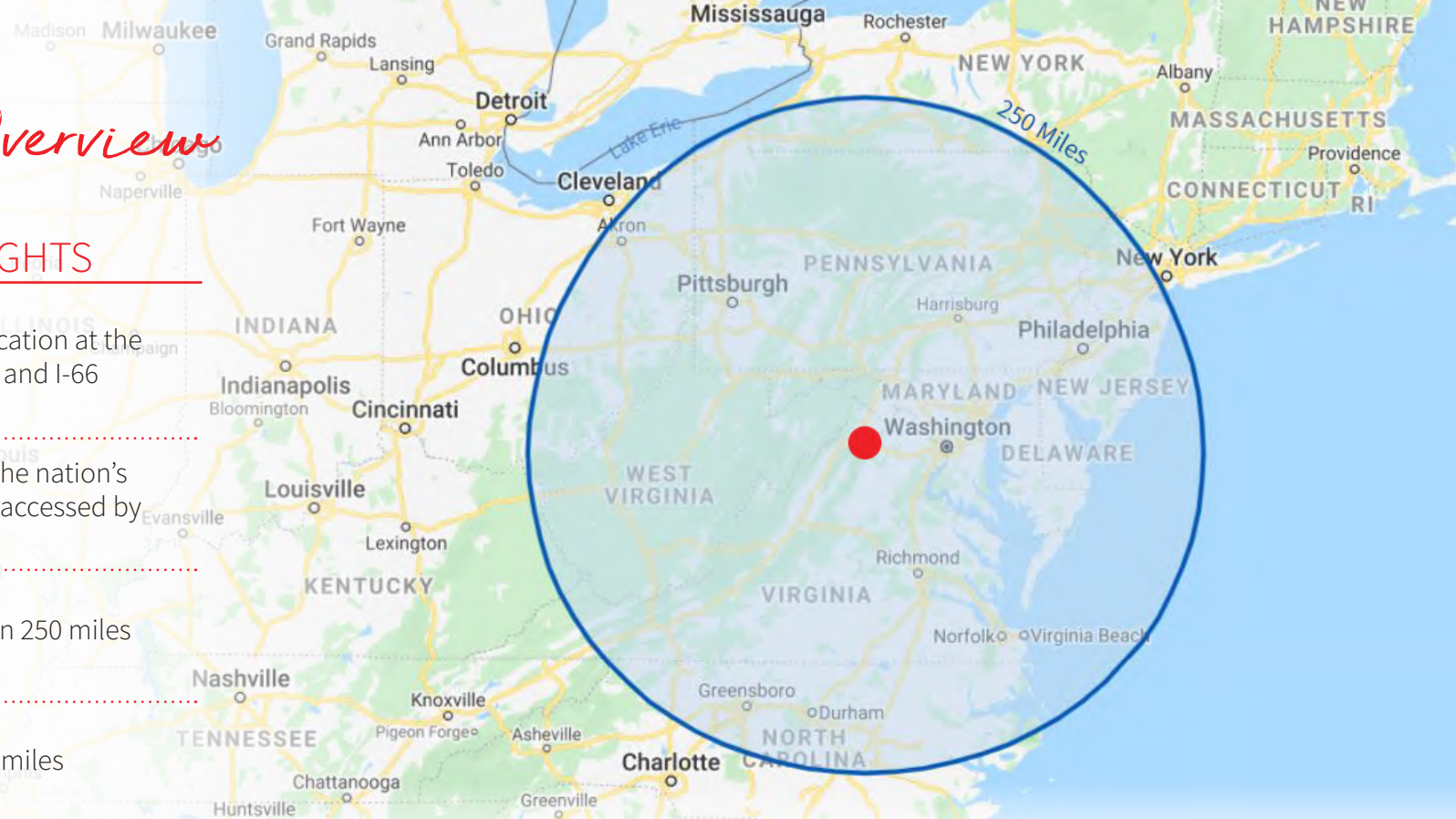
Established transportation service industry infrastructure supporting current distribution and manufacturing users



Abundant workforce - proximity to labor pools in Maryland, Pennsylvania, West Virginia and Virginia



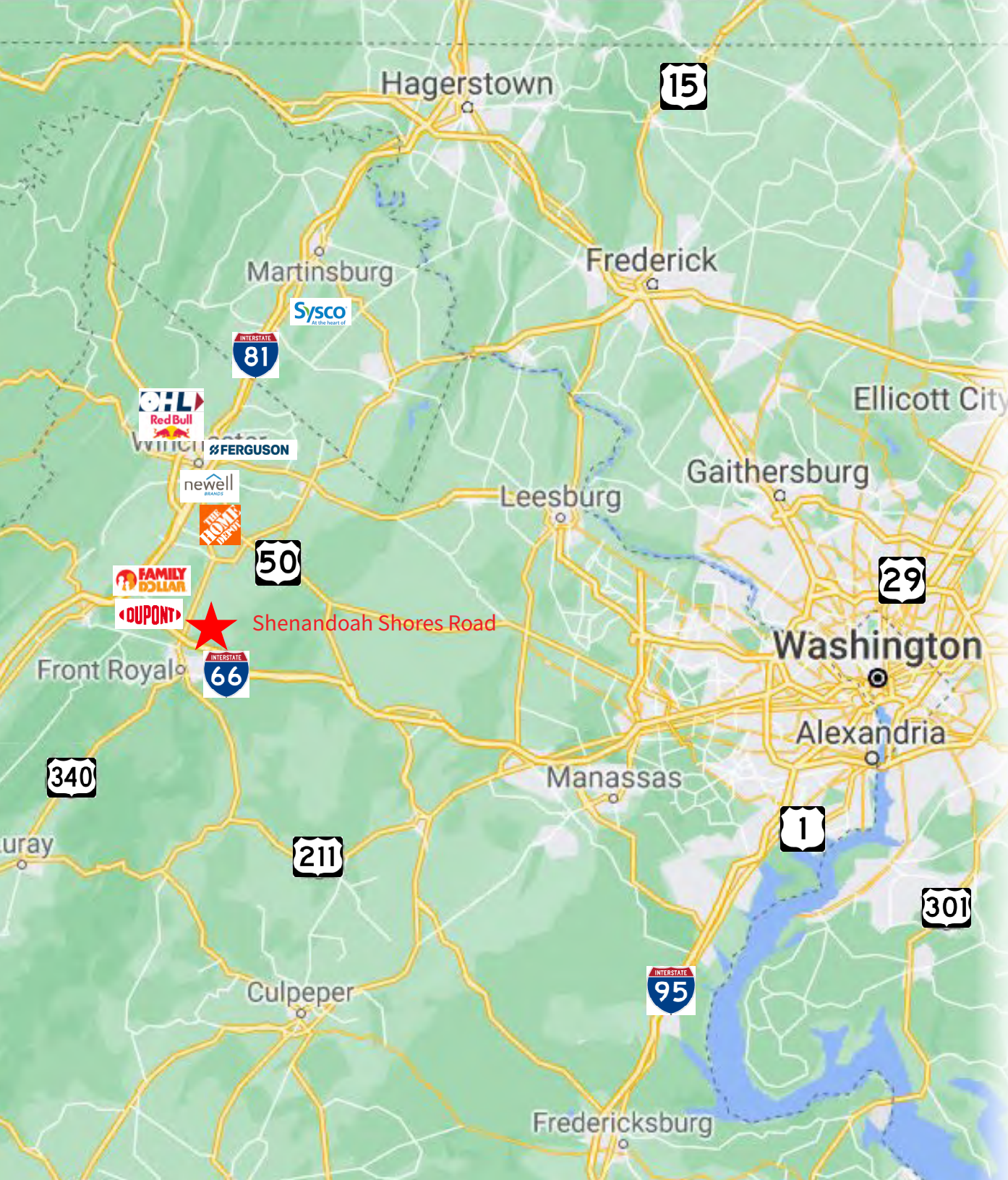
The service sector is the largest employer in the county with more than 40 percent of all businesses



VIRGINIA OVERVIEW

Strategically located on the U.S. East Coast and adjacent to Washington, D.C., Virginia's integrated transportation system of highways, railroads, airports, and seaports provide logistical advantages for companies in every industry.

Ranked as America's Top State for Business by CNBC, Virginia offers the right environment for business success. Since 1972, the Commonwealth has had a stable 6% corporate income tax, lower than the national median of 6.5%. Virginia has also maintained a AAA rating since 1938, longer than any other state.



VIRGINIA OVERVIEW

Located in northwestern Virginia, Warren County is situated in the heart of the spectacular Shenandoah Valley. The Skyline Drive, which is the scenic route through the Shenandoah National Park, begins in Warren County. Front Royal, the county seat and only incorporated town, is strategically located at the intersection of routes 55, 340 and 522 and is just two miles south of I-66 and nine miles east of Interstate 81.

Washington, D.C. is 70 miles east; Richmond, the state capital, is 133 miles southeast; and Norfolk is 218 miles southeast.



UNEMPLOYMENT RATE: 4.0
(PRE-COVID-19
UNEMPLOYMENT RATE)

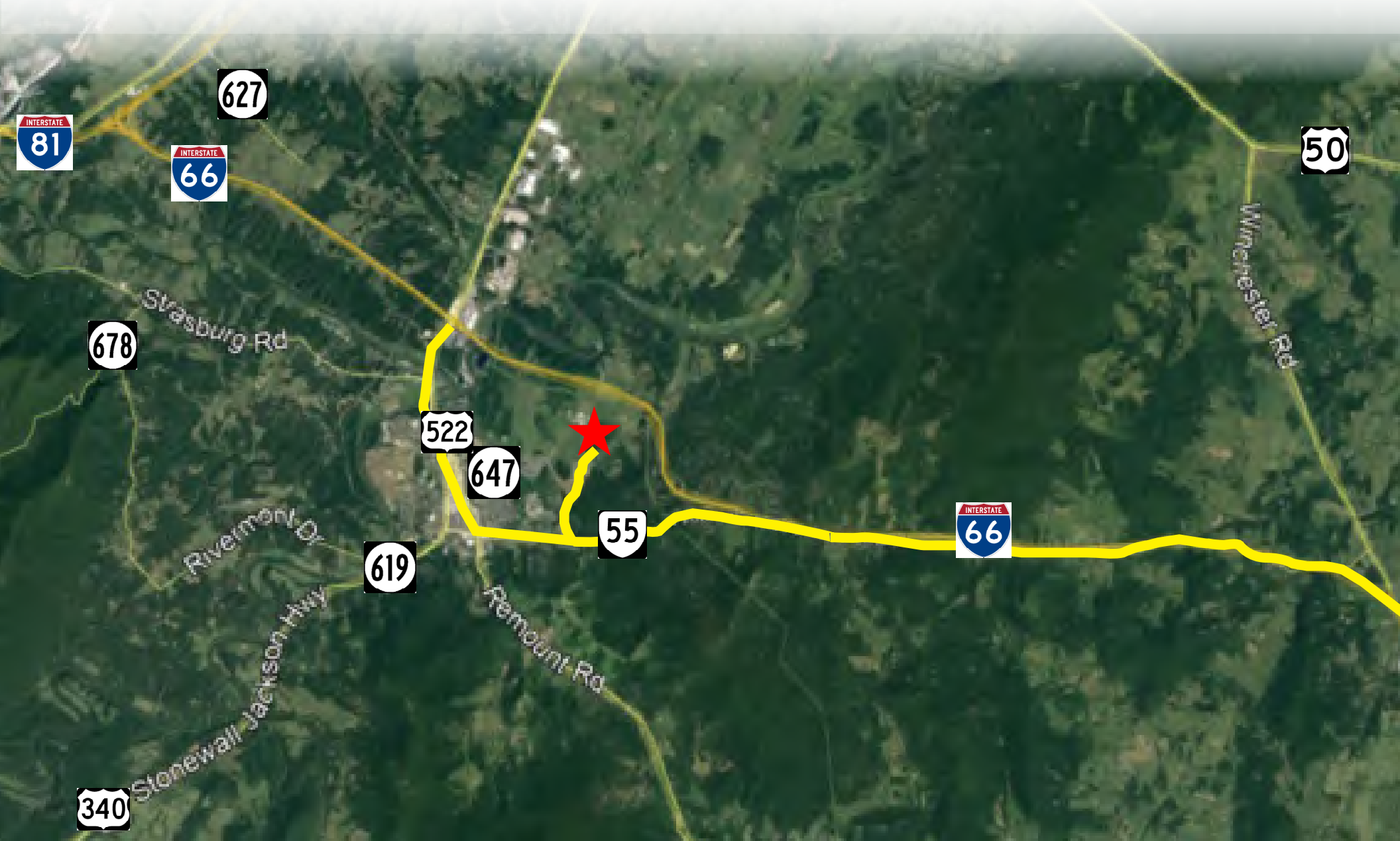


**LOCATED IN BOTH AN
OPPORTUNITY AND
ENTERPRISE ZONE**



**DULLES INTERNATIONAL
AIRPORT**

Location Access



Sales Team

John Dettleff
Senior Marketing Director
703.485.8831
John.Dettleff@am.jll.com

Dan Coats
Senior Vice President
703.891.8410
Dan.Coats@am.jll.com

Abbot Wallenborn
Vice President
703.891.8437
Abbot.Wallenborn@am.jll.com

Bauer Lustig
Associate
703.485.8884
Bauer.Lustig@am.jll.com



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2020 K Street NW | 12th Floor | Washington, DC 20002

