



INLET, CULPEPER, CULPEPER

ACTIVE

2 contiguous parcels totaling 116 acres. APN 42 68 (112.06 acres) and APN 42 69 (4.11 acres). Ownership in process of major master planning the 116 acres for mixed use development, including +/- 64 acres of light industrial/data center zoning, 25 acres of residential, and 15 acres of commercial/retail. Located within the Culpeper service district with public water and sewer available to the property. The entire property is situated within a Designated Qualified Opportunity Zone. Closest site within the Culpeper Service District to Ashburn, VA. Culpeper is home to the federal government's National Audio-Visual Conservation Center, and a number of large data center businesses such as Equinix, Swift, Inc., Cloud HQ; and recently Amazon purchased land in the Culpeper market for development of a data center campus. Excellent access and visibility from Rt. 29. Neighboring farmland offers a natural buffer for a Data Center Campus.

MORE DETAILS

Address:

INLET
CULPEPER, VA 22701

Acreage: 112.1 acres

County: Culpeper

GPS Location:

38.488928 x -77.941026

PRICE: \$9,000,000