



**Land For Sale**  
**Prince William County, Virginia**

BROKERS • CONSULTANTS

**Area:** 6.364 Acres

**Location:** 6436, 6430 and 6434 James Madison Highway, Haymarket, Virginia

**Description:** The subject property is comprised of three parcels totaling 6.364 acres located at the major intersection of U.S. Route 15 and Interstate 66 exit ramp in Haymarket, Virginia. A unique opportunity at a key crossroads in Northern Virginia.

**Identification:**

<u>GPIN No.</u>	<u>Size</u>
7298-82-7023	1.11 acres
7298-82-8836	4.3900 acres
7298-92-0848	0.8640 acres

**Frontage:** Excellent frontage at Exit #40, N.E. Quadrant of Interstate 66 and James Madison Highway.

**Comprehensive Plan:** Regional Employment Center (REC)

**Zoning:** R-1, Residential/Town of Haymarket  
A-1, Agriculture/Prince William County

**Assessment (2010):**

7298-82-7023	\$161,100 (R-1)
7298-82-8836	327,600 (A-1)
7298-92-0848	<u>90,000 (A-1)</u>
Total: \$578,700	

**Utilities:**

Electricity:	Northern Virginia Electric Coop
Telephone:	Verizon
Sanitary Sewer:	PWSA
Public Water:	PWSA
Gas:	Washington Gas service nearby
Cable:	Cox

**Price:** \$1,500,000.00

**Brokerage:** Guy Gravett & Pete Ebert  
Farms & Acreage, Inc.  
703-591-7020

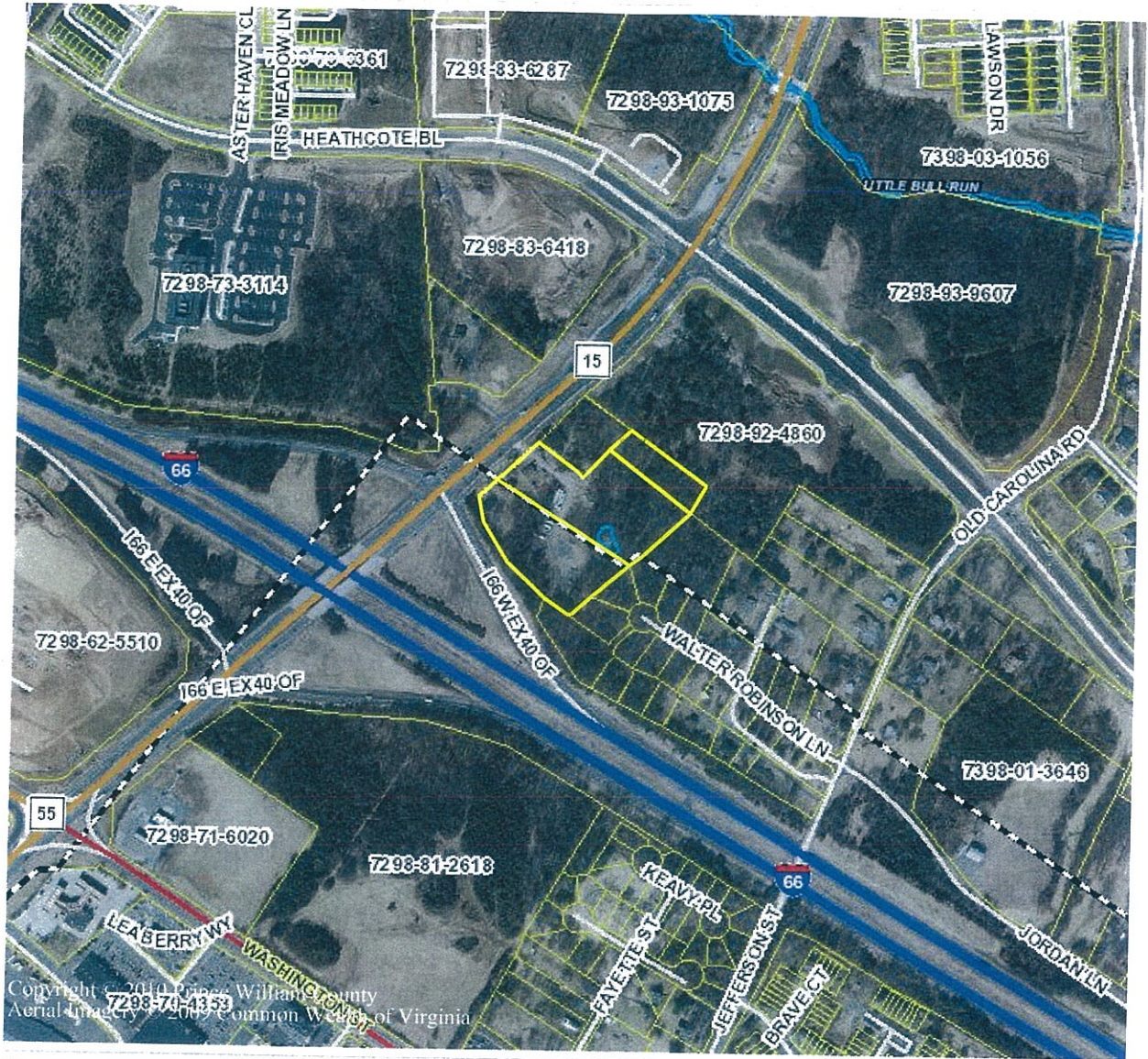
**Note:** Information above and enclosed is deemed to come from reliable sources but is not guaranteed and is subject to errors and omissions.



# LAND FOR SALE

6+ Acres

Prince William County, Virginia



The information contained on this page is not to be construed or used as a legal description. Map information is believed to be accurate but any errors or omissions should be reported to the Prince William County Geographic Information Systems Division of the Office of Information Technology. Prince William County will not be liable for any damages, including loss of data, lost profits, business interruption, loss of business information, or any other damages that might arise from the use of this map or the information it contains.