# \$7,500,000 - 10031 Boteler Rd, MIDLAND

MLS® #VAFQ2010956

# \$7,500,000

5 Bedroom, 3.00 Bathroom, 3,493 sqft Residential on 45.70 Acres

NONE AVAILABLE, MIDLAND, VA

Three houses, multiple buildings an amazing opportunity for builders, investors, and business owners. Approximately 56 acres on three adjoining properties zoned R-1 (1 dwelling per acre) & heavy industrial with the potential of approximately 40 subdivided lots. Industrial rezoning potential to allow for warehousing, trucking, contractor lots, and many others or potential to be a large scale housing development. One property is already zoned heavy industrial and the other two border heavy industrial zoned properties. Over 2,000 ft of combined road frontage on Boteler Road and Bristersburg Rd. County sewer hookup available on both roads. Properties has NO flood plain and is NOT historic. Don't miss this rare opportunity for a massive residential or industrial development at a fraction of the price compared to those in Prince William, Loudoun, and Fairfax. Please view agent remarks regarding showings and financing.





Built in 1972

#### **Essential Information**

MLS® # VAFQ2010956

Price \$7,500,000

Bedrooms 5

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 3,493 Acres 45.70 Year Built 1972

Type Residential
Sub-Type Detached
Style Traditional

Status Active

# **Community Information**

Address 10031 Boteler Rd
Subdivision NONE AVAILABLE

City MIDLAND

County FAUQUIER-VA

State VA

Zip Code 22728

# **Amenities**

# of Garages 2

Garages Garage - Side Entry

### Interior

Heating Baseboard - Hot Water

Cooling Central A/C

Has Basement Yes

Basement Unfinished, Walkout Stairs, Sump Pump, Interior Access

Fireplace Yes

# of Fireplaces 2
# of Stories 3
Stories 3

#### **Exterior**

Exterior Brick and Siding

Roof Shingle Foundation Block

#### **School Information**

District FAUQUIER COUNTY PUBLIC SCHOOLS

High LIBERTY (FAUQUIER)

# **Additional Information**

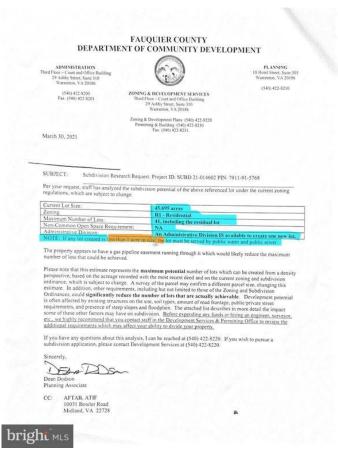
Date Listed December 19th, 2023

Days on Market 672

Zoning R1

**Listing Details** 

Listing Office Samson Properties



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