

\$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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