

\$800,000 - 01 Germanna Hwy, Culpeper

MLS® #VACU2011826

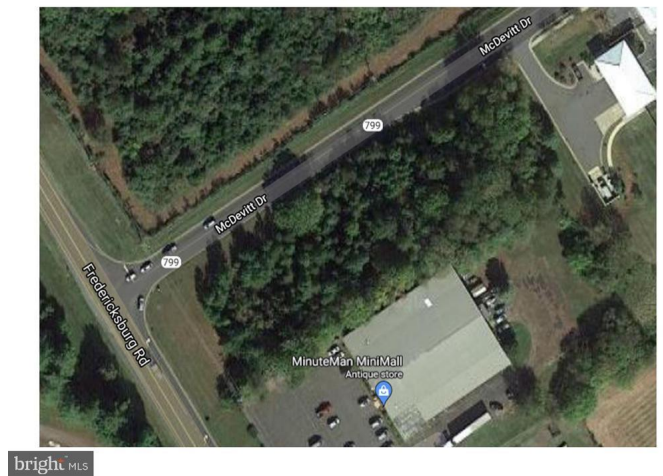
\$800,000

0 Bedroom, 0.00 Bathroom,
Land on 1.59 Acres

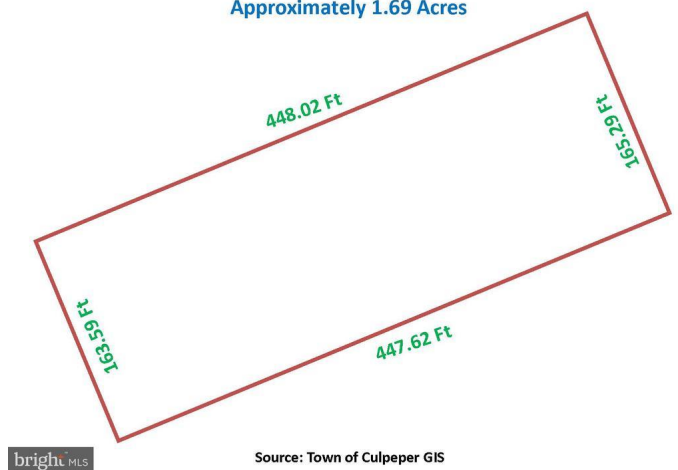
N/A, Culpeper, VA

The Town of Culpeper approved Zoning change from Limited Industrial to Commercial Zoning on October 14, 2025. Added Multi-Family use for up to 25 Dwelling Units per acre (up to 4 stories w retail on main level), Hotel / Motel and Wholesale Sales. • By Right Uses• also include Full Service Restaurant, Restaurant Carryout, Restaurant Fast Food, Restaurant Drive-Thru, Retail Store & Shop, Convenience Store, Financial Institution, Motor Vehicle Garage, Fuel or Service Station, Office Medical / Professional and more. Public Water and Sewer are available at McDevitt Drive. Over 440 Feet of Frontage on McDevitt Drive. Sited across the street from the new Culpeper Technology Campus encompassing over 150 acres; strategically located opposite Phoenix Business Park (60 Acres) and near the new Wingspread Industrial park (266 Acres); just around the corner from Germanna Community College with an enrollment of over 7,000 students. Numerous Planned Residential Developments situated nearby. New, Approved Roundabout slows traffic at your doorstep.

Lot 51-83E, Out Parcel



Lot 51-83E, Outparcel
Approximately 1.69 Acres



Essential Information

MLS® #	VACU2011826
Price	\$800,000
Bathrooms	0.00

Acres	1.59
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	01 Germanna Hwy
Subdivision	N/A
City	Culpeper
County	CULPEPER-VA
State	VA
Zip Code	22701

Amenities

Utilities	Sewer Available, Water Available
-----------	----------------------------------

Exterior

Lot Description	Backs to Trees, Corner Lot
-----------------	----------------------------

School Information

District	CULPEPER COUNTY PUBLIC SCHOOLS
----------	--------------------------------

Additional Information

Date Listed	October 16th, 2025
Days on Market	16
Zoning	COMMERCIAL

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
----------------	---------------------------------



© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Northrop Realty participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Northrop Realty are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

