

\$1,350,000 - 0 Lee, Amissville

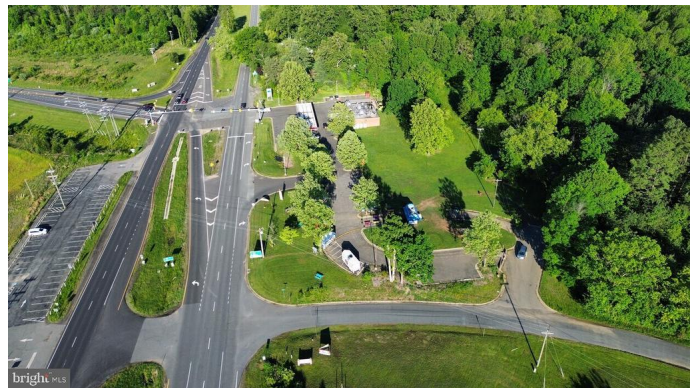
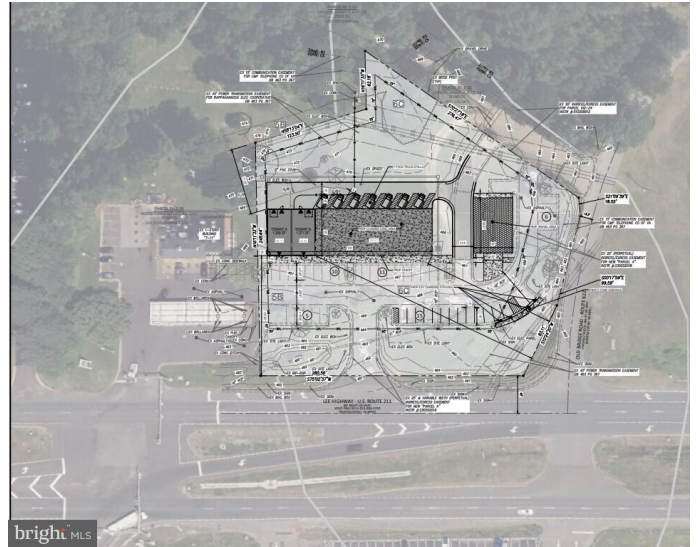
MLS® #VACU2011884

\$1,350,000

0 Bedroom, 0.00 Bathroom,
Land on 2.01 Acres

N/A, Amissville, VA

The property listed for sale presents an excellent opportunity for development with Seller financing available. High traffic intersection with multiple entrances and drive thru infrastructure already established. Finished retail pad site on US 211, Lee Highway at Clevenger's Corner between Warrenton and Culpeper, VA. Site is currently being used as a Food Truck Plaza that is producing \$70,000 in Net Operating Income. Rendering and Preliminary Plans for a retail, office, or small contractor bays completed. Alternative rendering concept includes open air farmers market concept. See document section. Site work is complete with parking, curb, stormwater management, and utilities in place. Ideal for retail, restaurants, office, contractor and self storage. Located at signalized intersection at US-211 in front of Stonehaven community, a new development that currently has 300 homes with another 500 on the way.



SITE PLAN: The previously approved site plan featured a 10,500 sq. ft. structure and a 2,520 sq. ft. drive-thru bank. Updated site plan approval to be completed shortly. Utilities are available, with some infrastructure already in place. The site has operational 400A electrical service, and four overhead light poles with updated LED fixtures illuminate the property on a timer. A recent survey has been

completed.

EXISTING INFRASTRUCTURE FOR FINISHED PAD SITE has an estimated \$950k value in infrastructure in place featuring a fully build-ready parcel equipped with a dedicated water retention pond and runoff diversion system. The site includes two storm drains connected to 15" laterals, which feed into a 21" lateral and then into the retention pond. Extensive site work has already been completed, including a partially paved drive-thru and over 50 dedicated parking spaces. Nearly all curb, gutter, and other site work has been finished, expediting redevelopment.

IN PLACE NOI WITH FOOD TRUCK PARK is currently generating approximately \$70k in net annual income with room for further growth. A popular food truck court on the property has over 5,400 followers, with its fanbase expanding daily.

FAST GROWTH in the surrounding area is undergoing large-scale development, with over 700 homes planned across the street (about 350 of which are complete) and an additional 400 homes in the planning stage directly behind the parcel. Additionally, a large 1M+ sq. ft. retail center is under development nearby, including a full-service grocery store. The property is located at a major signalized intersection with two separate entrances, offering prime development potential with extensive road frontage and visibility to over 22,000 vehicles per day and growing

Essential Information

MLS® #

VACU2011884

Price	\$1,350,000
Bathrooms	0.00
Acres	2.01
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	0 Lee
Subdivision	N/A
City	Amissville
County	CULPEPER-VA
State	VA
Zip Code	20106

School Information

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

Additional Information

Date Listed	October 22nd, 2025
Days on Market	13
Zoning	CS

Listing Details

Listing Office	Wright Realty, 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.

Listing information last updated on November 3rd, 2025 at 4:00am EST