

Frequently Asked Questions – LOTS 14, 15 & 17 – Stonewall Industrial Park

Q: Has there been a wetlands delineation report?

A: No. It is the owner's opinion that the elevation of the property is such that wetlands is not an issue

Q: Has there been an environmental assessment?

A: No. The property has been vacant for over 60 years and all adjoining businesses appear to be "clean" operations

Q: What utilities are available to the property?

A: All utilities are available. Electric is from Rappahannock Electric Cooperative. Water & Sewer are from Frederick Water Service and Gas is from Washington Gas. Maps of the respective utilities are available on our website.

Q: What are the real estate taxes for each lot?

A: Lot 14 (10.34 AC), \$2,445.19 Per Half Year; Lot 15 (10.67 AC), \$2,381.44 Per Half Year; Lot 17 (6.08 AC), \$1,526.83 Per Half Year

Q: What is the property zoned?

A: The property is zoned M-1, Light Industrial District

Q: Has there been any site plans done for any of the lots?

A: Yes, Lots 14 has a "Shovel Ready" Site Plan that has been approved.

Q: Can any of these lots be purchased prior to the auction?

A: Yes, any or all of the lots can be purchased prior to the auction.

Q: Does the Highway 37 Extension affect any of these lots?

A: Yes, the current & latest drawing for the Highway 37 Extension does affect these lots. However this project has been on the books for years and still does not have any funding and is likely many years away from becoming reality.

Q: Do any of these lots have a certification letter from the county?

A: Yes, all three lots of Certification Letters from the Frederick County Planning Office. They are available for review on our website.

Q: Do all the lots of road frontage?

A: Yes, Lots 14 & 15 have frontage on McGhee Rd. Lot 17 has frontage on Kentmere Court.

Q: How big is Stonewall Industrial Park?

A: The park is approximately 540 Acres in size, and is home to notable companies like Rubbermaid, Fiat/Mopar, Rite Aid & Crown Beverage Packaging.