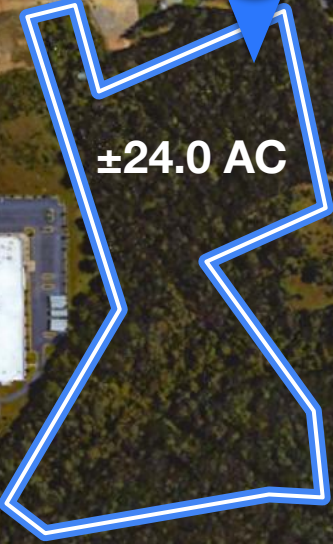


MATTHEWS™

● Subject Property



±24.0 AC

Google Earth

2982 Front Royal Pike

Winchester, VA 22602

VACANT LAND OPPORTUNITY | OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



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MATTHEWS™

INVESTMENT HIGHLIGHTS



Land Size =
±24.0 AC



Currently zoned as a Rural Area District, the long term outlook at this site is Light Industrial, which allows for a variety of uses.



Well-situated off the signalized intersection of Maranto Manor Drive and Front Royal Pike (522), adjacent to the Home Depot Distribution facility.



Located in Winchester , VA, on the ever-expanding West side of “NOVA”

a thriving market, which continues to be at the top of the list for investors targeting retail assets in the Mid-Atlantic.



A plethora of ancillary tenants draw to the area includes Walmart, Burger King, and Murphy Oil

creating additional synergy at the Property throughout the day.



Extremely affluent demos,

Growing trade area highlighted by an average household income of \$120k within 3 miles.





Valley Health Winchester Medical Center
±495 Beds | ±5,000 Employees

Shenandoah University
±4,488 Students | ±2,000 Employees

Stuart M Perry Inc
construction materials supplier
& Limestone Quarry
±100 Employees

Trex
Company's Primary Decking
Production Facility & Shipping Hub
±800 Employees

Walmart Supercenter
LOWE'S
petco
PETSMART
THE HOME DEPOT
target

Winchester Regional Airport
±50 Employees

CARQUEST Tools & Equipment
Distribution Center

ALAMO DRAPTHOUSE CINEMA
Comfort INN & SUITES
COUNTRY INN & SUITES
OUTBACK STEAKHOUSE
McDonald's
ALDI

Hood Kelllogg's
Distribution Center

Walmart Supercenter
MURPHY USA
BURGER KING

CARMEUSE SYSTEMS
Limestone Quarry & Processing Plant
±60 Employees

Stephens City

Subject Property

ThermoFisher SCIENTIFIC
Manufacturing Plant
±500 Employees

THE HOME DEPOT
Distribution Center
±300 Employees

MIDDLETOWN DATA CENTER

FAMILY DOLLAR
Distribution Center

Sysco
Distribution Center

FERGUSON
Distribution Center

± 27,300 VPD

± 58,951 VPD

± 18,300 VPD

± 13,752 VPD





LOCATION ATTRIBUTES

WINCHESTER, VA

Winchester, VA is a historic city located at the northern tip of the Shenandoah Valley, serving as a regional hub approximately 75 miles northwest of Washington, D.C.. Known as the “Apple Capital of the World,” it combines a rich Civil War history with a growing, diverse community of about 9.3 square miles.

Geography & Climate: Situated between the Blue Ridge and Allegheny Mountains, offering a humid continental/subtropical climate with four distinct seasons.

Accessibility: Centrally located for commuters, with major roads (I-81, US-50, US-522, VA-7) converging here. It is 22 miles north of Shenandoah National Park.

Economy & Living: Features a lower cost of living compared to the national average, with a median home sale price of around \$270,000. Major industries include healthcare, manufacturing, and education.

Culture & History: Known for its historic Old Town, the annual Shenandoah Apple Blossom Festival, and significant Civil War sites.

Best Places to Retire (2025)

Ranked #9 by Forbes

Best Small Places for Business & Careers (2019)

Ranked #29 by Forbes.

Known for Quality of Life

Recognized by AARP and Where to Retire magazine for affordability and livability.

Home to Top Ranked Brewery

Winchester Brew Works achieved a 95%+ quality score, ranked in the top 1% of American businesses

Top Small Town Charm

Recognized by Virginia Living for its Apple Capital heritage and historic downtown.

Accolades

Winchester, VA, is highly regarded as a top, affordable alternative to Northern Virginia, frequently ranked by Forbes and AARP as a premier place to live and retire. Known as the “Apple Capital of the World,” it offers a strong community spirit, historic charm, and a vibrant economy recognized for small business growth, top-rated breweries, and quality education.

Education & Public Sector

Shenandoah University: Major employer and educational institution.

Laurel Ridge Community College: Regional educational institution.

County of Frederick & City of Winchester: Local government.

Manufacturing is strong, and the area has a high concentration of jobs in logistics and warehouse operations due to its proximity to I-81.

Top Industry Sectors



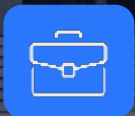
Healthcare & Medical Services



Manufacturing



Logistics



Corporate Operations

Major Area Employers



DEMOGRAPHICS

Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	19,816	35,856	121,990
Current Year Estimate	18,936	34,243	117,667
2020 Census	18,000	32,199	111,669

Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	7,308	13,483	45,769
Current Year Estimate	6,975	12,865	44,180
2020 Census	6,606	12,066	41,987

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$120,695	\$114,918	\$110,762

117K+

Current Year Population
Within 10 Mile Radius

\$120K

Average Household Income
Within 3 Mile Radius

PROCEDURE FOR OFFERS

Qualified investors who have been invited by the owner or its exclusive disposition agent, Matthews™, should put their offer in writing as a non-binding letter of intent and deliver it to Matthews™ via the email address(es) shown below. No consideration will be given to uninvited offers, nor real estate commission or other form of compensation paid by the owner in relation to offers without a signed broker/principal confidentiality agreement/broker registration that has been approved by the owner and Matthews™. The owner reserves the right to reject any or all proposals and to negotiate with any investor exclusively at any time. All other inquiries may be directed to the contact information of the individuals identified below.



Important Offer Selection Criteria

When submitting offers, please be advised that Matthews™ will give preference to buyers that:

- Can demonstrate their ability to close, lending source, and required equity funds
- Have visited and inspected the property first-hand prior to submitting an offer
- Can complete their due diligence in a timely manner
- Have prior experience in similar property types and established lender relationships
- Have a successful track record of closings and can provide references from previous sellers

Buyers are encouraged to provide relevant written or digital information about their background and experience when submitting offers.

Bidder Notification

All bidders will be notified in writing of their offer's acceptance or rejection.

CONFIDENTIALITY AND CONDITIONS OF SALE

This offering memorandum is a solicitation of interest with respect to a possible sale of the property described in this offering memorandum. It is not intended to constitute an offer.

This offering memorandum has been prepared by Matthews™ and approved for distribution by the owner. Although every effort has been made to provide accurate information, neither owner nor Matthews™ can warrant or represent the accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been summarized and these summaries do not purport to represent all of the information a legal analysis of the contents of the applicable documents. Neither owner nor Matthews™ represent that this offering summary is all inclusive or contains all the information a purchaser may require. All the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this offering memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed after the preparation of this package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

Environmental matters can and do have dramatic impact, not only on the physical conditions of a property, but also on its economic performance and underlying value. If such substances exist, special governmental approvals and/or notifications may be required. Purchasers are encouraged to engage qualified professionals to determine whether hazardous or toxic substances or wastes, including asbestos, polychlorinated biphenyls, petrochemicals, or other contaminants or conditions are present at the property. Neither Matthews™ nor the owner performs or conducts investigations of any environmental matters. It is the sole responsibility of qualified purchasers to comply with all applicable laws and regulations applying to either the existence, transportation, or removal of hazardous materials and to prudently have an on-site inspection performed and an inspection of the property conducted. The cost and removal of hazardous materials may be substantial; therefore, Matthews™ strongly encourages qualified purchasers to engage legal counsel and appropriate technical professionals if any of these conditions are discovered during the inspection.

No person, firm, or entity is authorized to make or submit offers on behalf of anyone or divulge or reproduce the contents of this executive summary or discuss the availability or the purchase of the property without first having registered in writing the name of the party receiving the material and received written authorization to proceed from Matthews™. The owner and Matthews™ reserve the right, at their discretion, to reject any or all expressions of interest with any party at any time with or without notice. Purchasers may not conduct site visits at the property without first notifying and/or scheduling a site visit with Matthews™, nor may purchasers discuss the sale of the property with any tenant. The terms and conditions stated herein apply to all sections of the executive summary.

Matthews™ is acting as an exclusive disposition agent, and the owner reserves the right to withdraw the property from the market, to change the price and terms, or sell the property at any time without notice being given.

Net Lease Disclaimer

There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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