

**FOR SALE:**

# 44 Acre Approved Subdivision

Augusta County, VA

(540) 849-9020  
www.trianglerealtors.net

## Aerial



### PROPERTY HIGHLIGHTS

- › Unique Opportunity to buy an Approved Subdivision
- › Between Eagles Nest Airstrip and Village Green at the Lake subdivision
- › Centrally located near Augusta Health Medical Center, City of Waynesboro, City of Staunton
- › Price: \$849,000

### MORE INFORMATION

Triangle  
Realtors

Triangle Realtors  
Peter H. Wray, *Principal Broker*

2903 N. Augusta Street  
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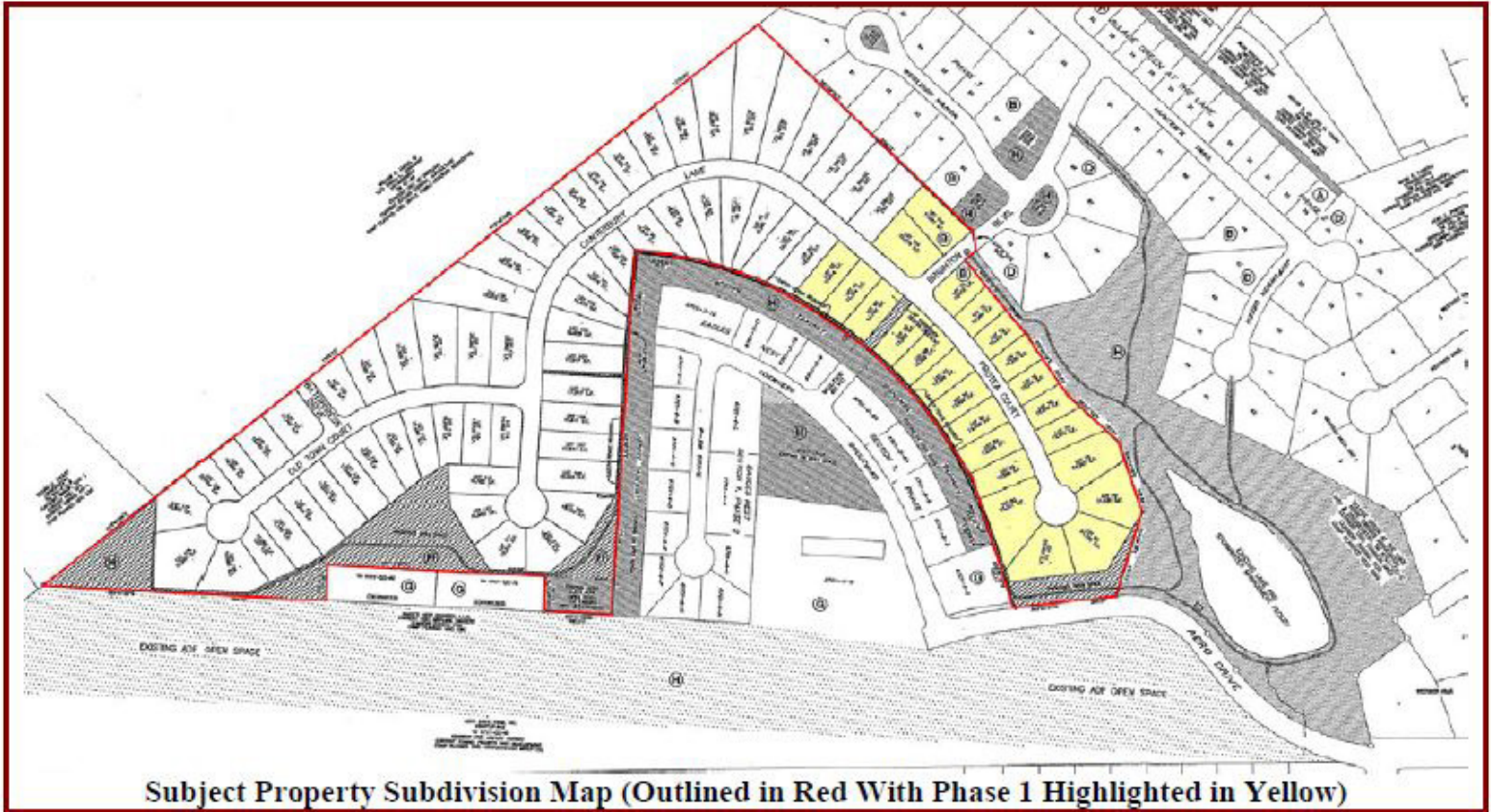
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## Subdivision Map



Subject Property Subdivision Map (Outlined in Red With Phase 1 Highlighted in Yellow)

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	2,183	23,455	37,791
Household	975	9,847	15,574
Avg Income	\$86,897	\$71,275	\$65,344

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