

# CULPEPER COUNTY

Virginia

## Braggs Corner

- Three parcels available
- Commercial or Industrial
- US 29/15
- Culpeper Sports Complex
- Subdivide available
- Water & Sewer available
- Developed, public roads
- HS & Elem school nearby



# Braggs Corner

## **Braggs Corner Commercial 1**

10.42 acs  
Subdivide available  
Highway visible

## **Braggs Corner Commercial 2**

2 acs  
Ramp visible

## **Greens Corner Road (Fleet 2)**

6.87 acs  
Adjacent to Culpeper Sports Complex and two schools

**More info:**

**[www.ChooseCulpeper.com](http://www.ChooseCulpeper.com)**

Braggs offers a high way commercial opportunity along a busy US 29/15 North/South route.

VDOT traffic counts are 28,000 cars travel each way. The local traffic on local roads are 9,400 and 4,300 in each direction. All traffic counts are over 94% car traffic, providing excellent opportunity for potential customers.

This area includes the Culpeper Sports Complex, home to our growing sports tourism with 16 fields, Fieldhouse, and a community pool. A high school and a proposed elementary school are nearby.

This is near the Culpeper Tech Zone, slated to be under construction by 2028 with over 10 million sq ft of new data center space being built in the next decade with 1,000s of tradespeople expected in the area daily.

**Hotel operators could be eligible for tourism zone incentives of 80% of all local taxes reimbursed over three (3) years. Culpeper County has no transient occupancy tax (hotel sales tax) or business license tax.**



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