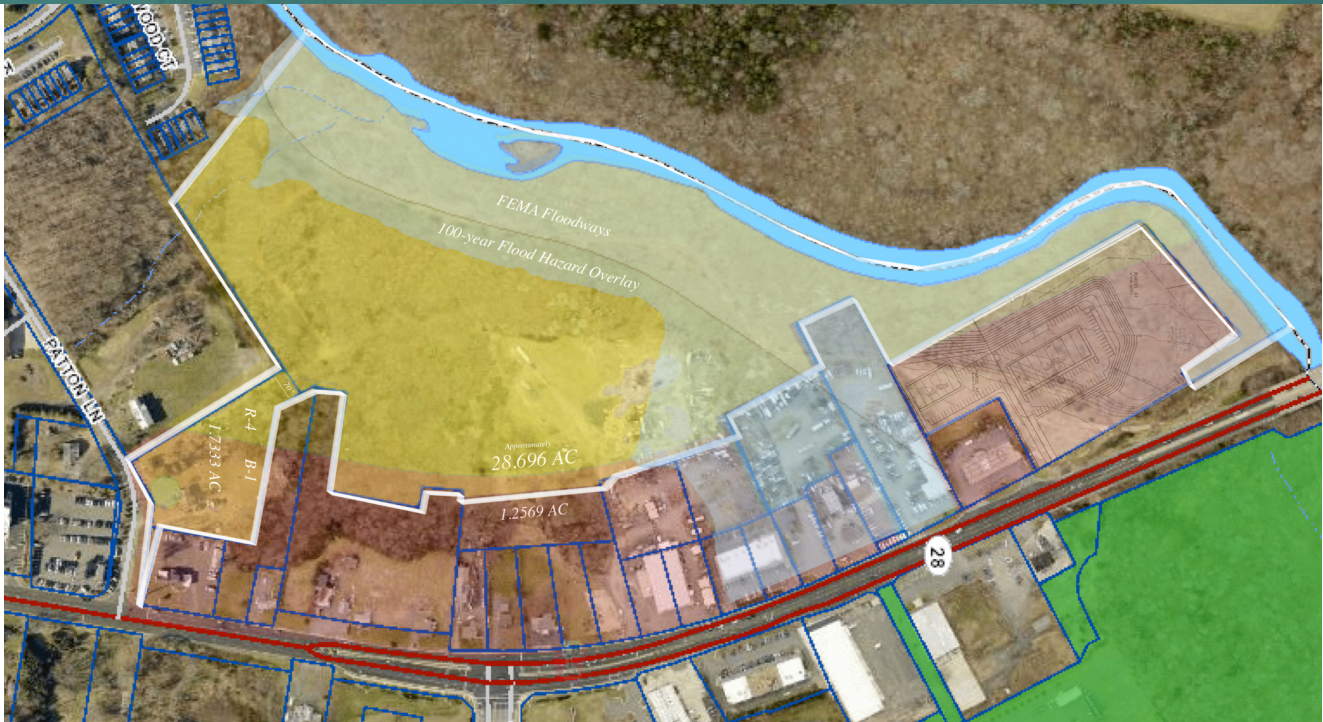


FOR SALE

LAND

7200 CENTREVILLE RD. MANASSAS, VA 20111



SALE PRICE

TO BE DETERMINED

OFFERING SUMMARY

Lot Size:	30.69 Acres
Zoning:	R-4 & B-1
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	7897-25-2259 & 7897-24-7559

PROPERTY OVERVIEW

Two lots totaling approximately 30.69 acres available for sale. Zoned R-4; Single Family Residential & B-1. Ideal for nursery or landscaper.

LOCATION OVERVIEW

Signalized entrance on Rt. 28 & additional access from Patton Ln. Approximately 51,000 VPD on the "going-home" side of Rt. 28. Easy access to I-66 (towards Fairfax or Haymarket) and less than 4 miles to Old Town Manassas.

PRESENTED BY:

BRIAN SNOOK
COMMERCIAL AGENT
703.330.1224
brian@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



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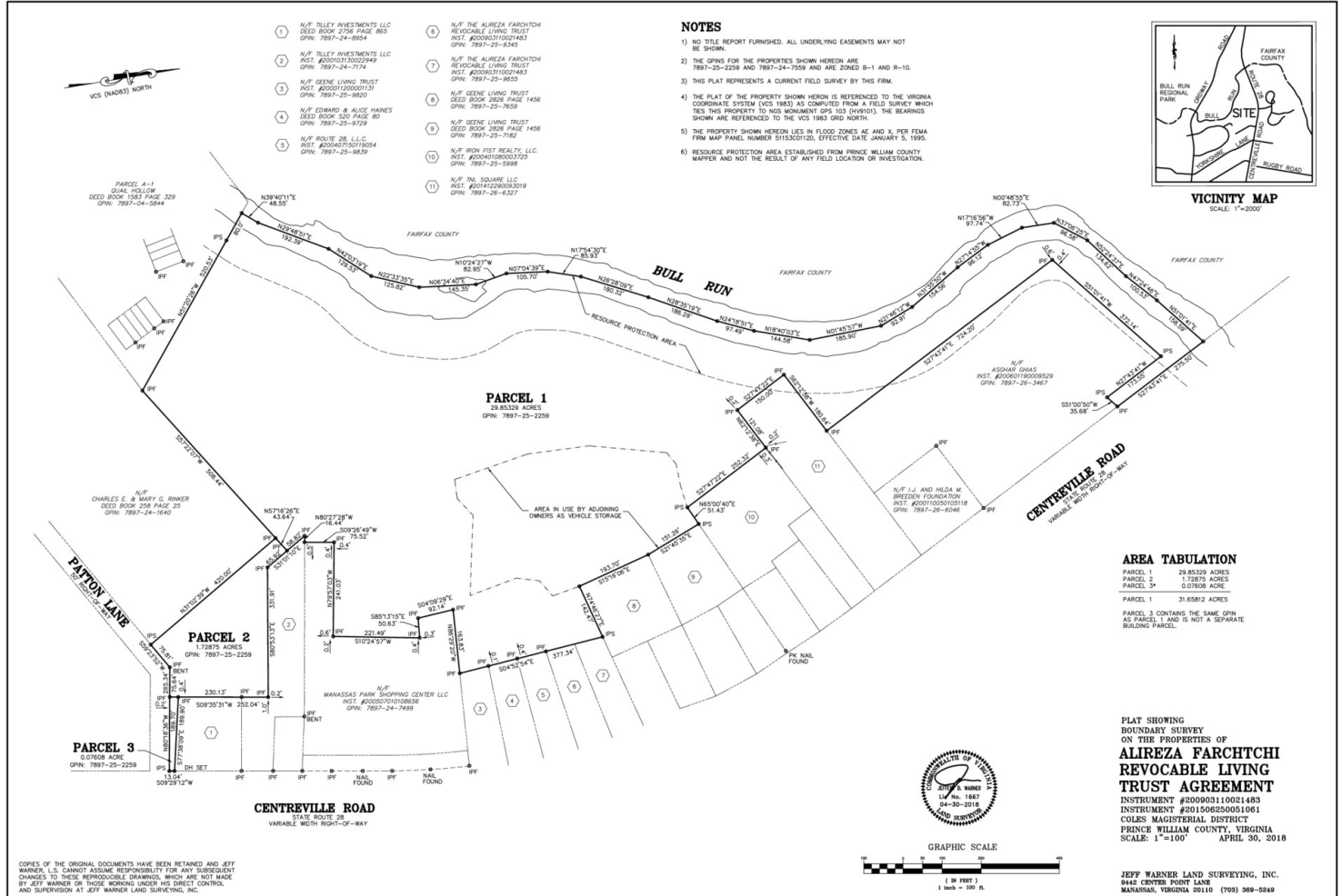
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FOR SALE LAND

7200 CENTREVILLE RD. MANASSAS, VA 20111

LAND LOTS



ADDRESS

7200 Centreville Rd.

8230 Patton Ln.

APN

7897-25-2259

7897-24-7559

SIZE

28.696 Acres

1.733 Acres

ZONING

R-4

R-4 & B-1

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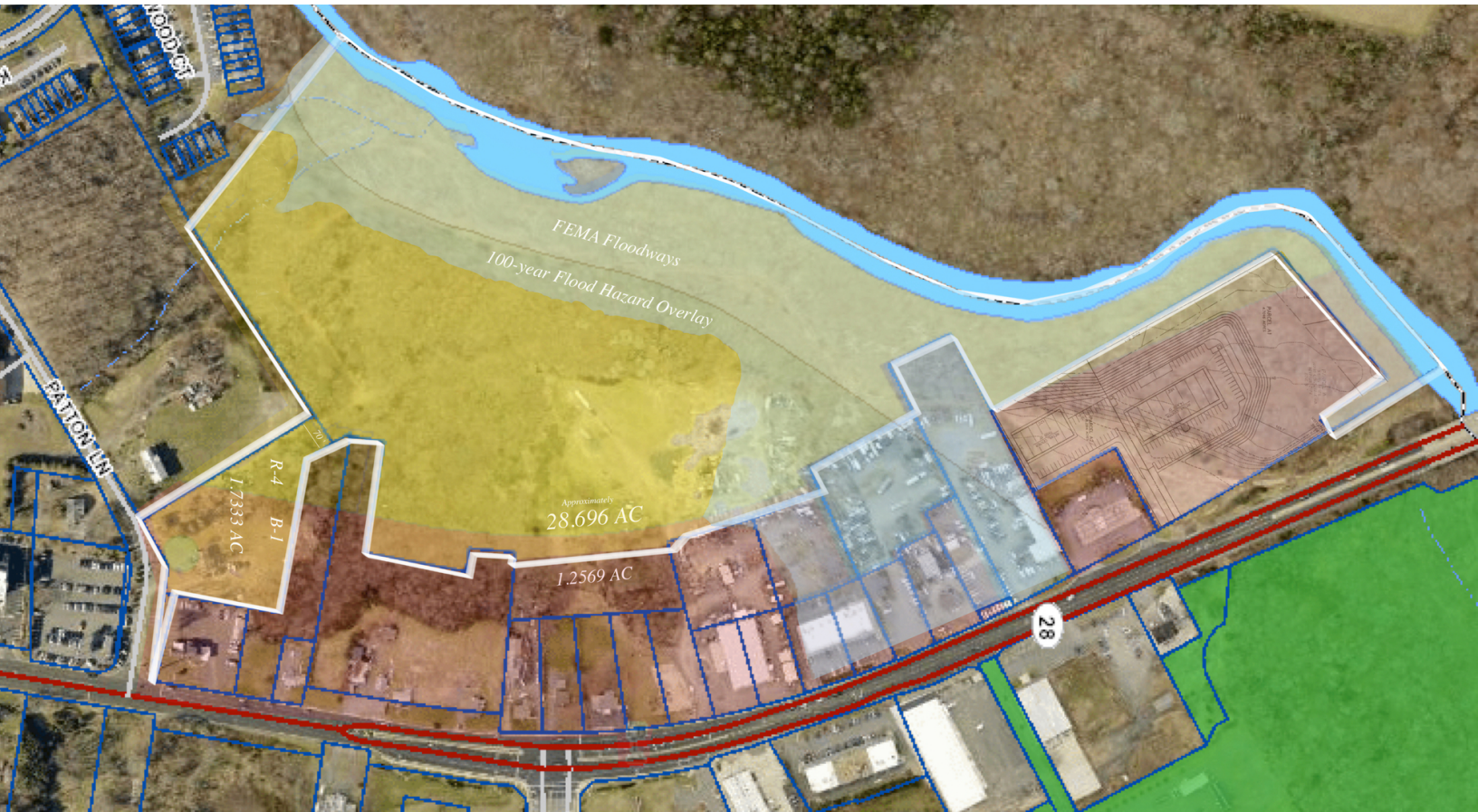
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ZONING MAP



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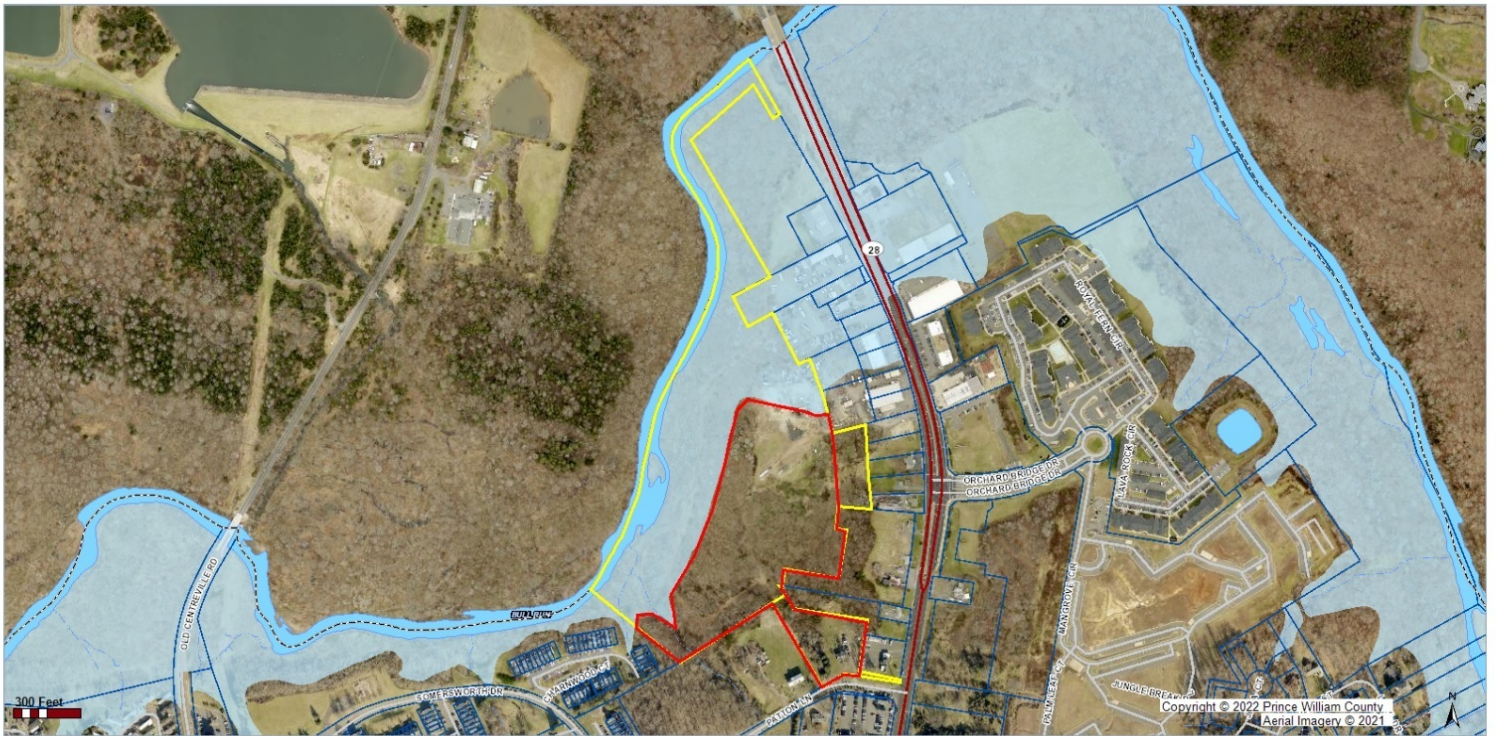
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100 YEAR FLOOD

Usable Outside 100 Year Flood - 14.5 Acres



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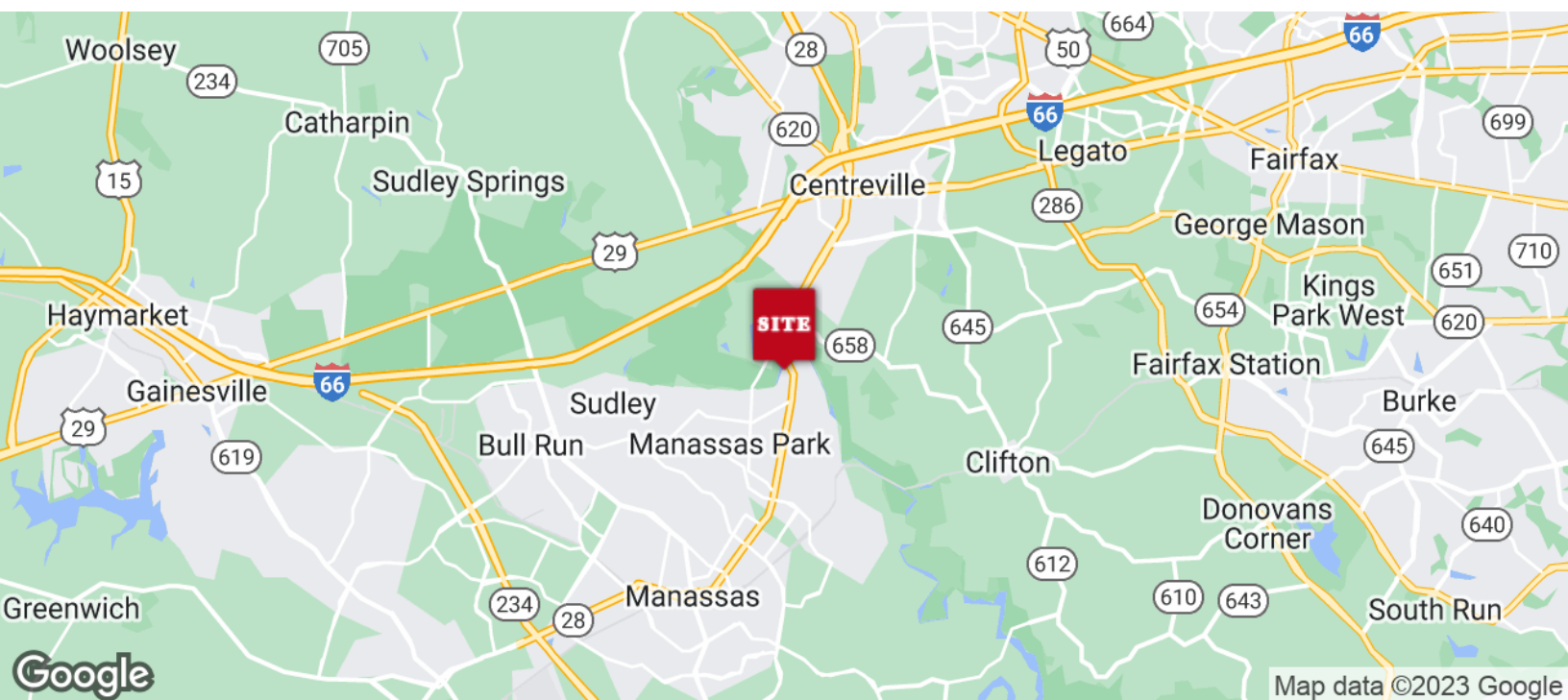
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LOCATION MAP



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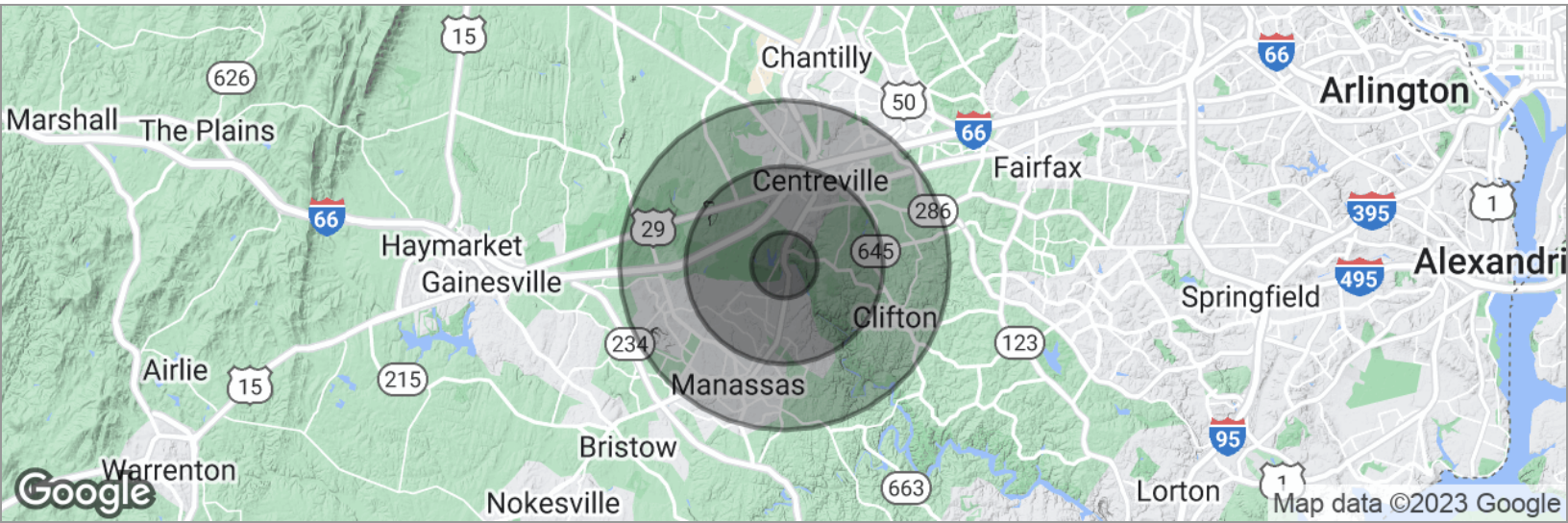
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,675	95,225	205,580
Median age	33.4	32.6	33.3
Median age (male)	32.9	32.2	32.8
Median age (Female)	33.8	33.1	34.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,113	31,133	68,386
# of persons per HH	3.2	3.1	3.0
Average HH income	\$109,516	\$104,678	\$107,584
Average house value	\$424,520	\$444,796	\$469,960

* Demographic data derived from 2020 ACS - US Census

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