

SALE

PORTFOLIO SALE FOR RESIDENTIAL DEVELOPMENT

10299, 10305 S. Grant Av Manassas, VA 20110



SALE PRICE \$750,000

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Deniz Senyurt, CCIM
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PROPERTY DESCRIPTION

10-acre land portfolio featuring two parcels zoned Agricultural in Prince William County. With easement and permitted driveway apron to access from South Grant Avenue, this property suitable for 2 single-family homes. Covered with natural woodland, it presents a unique development opportunity in Northern Virginia's sought-after real estate market. With public water available on the Cabin Ridge Court side, and public sewer available up to the neighboring Hamlet division, it's perfectly positioned for a new residential project or strategic land investment, capitalizing on the area's growing demand for housing.

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	10 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,918	66,796	141,431
Average HH Income	\$97,264	\$110,461	\$111,463

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LOCATION DESCRIPTION

In Manassas, VA, the properties at 10299, 10305 S Grant Ave offer a prime residential development chance near amenities like Harris Teeter and key routes I-66 and Route 28. With a median income of \$105K, a median age of 37, and a 5% population increase since 2021, the community is affluent and growing.

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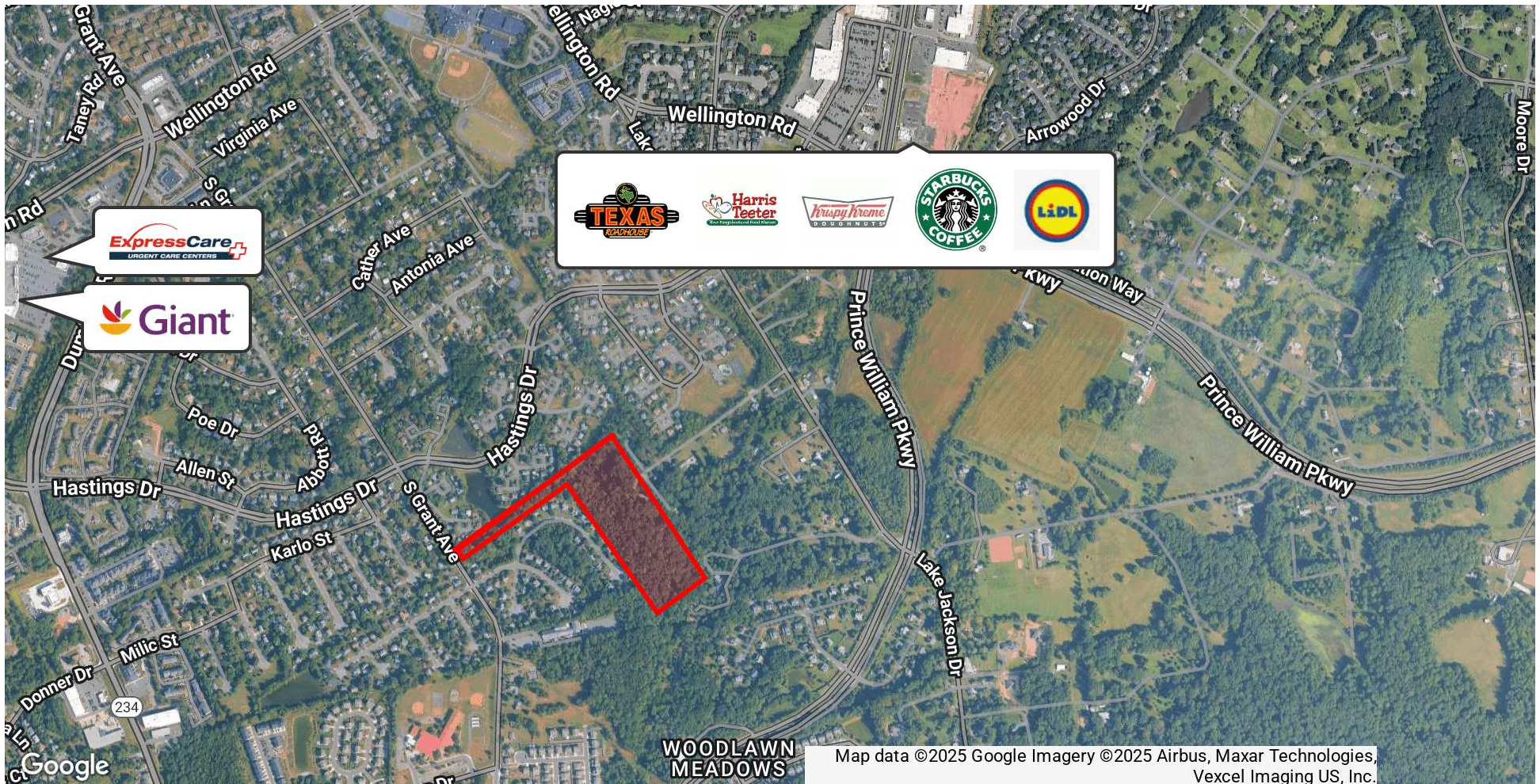


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COMPARABLE SALE

	PRICE	SALES DATE	SIZE	ZONING
12038 Nokesville Rd Bristow VA 20136	\$750,000	06/02/2025	9.9858 Acre	Agricultural

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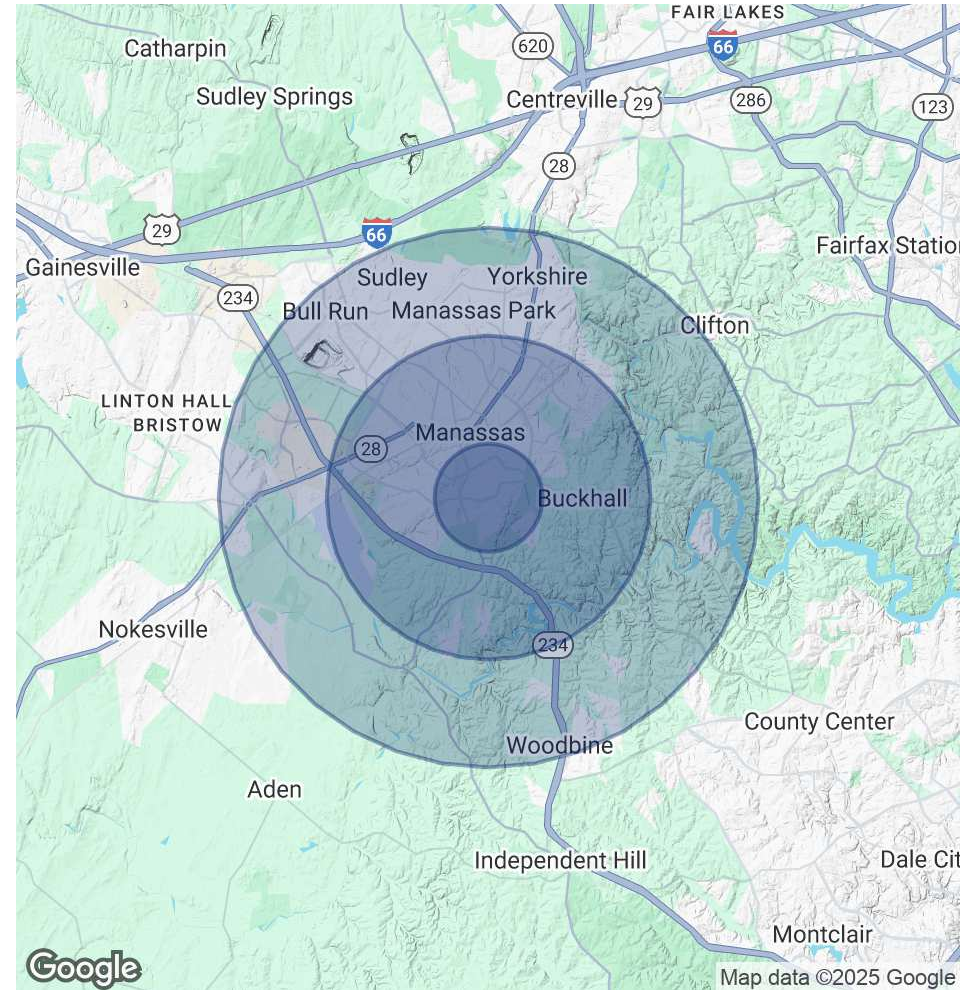
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,918	66,796	141,431
Average Age	35.1	36.8	36.2
Average Age (Male)	33.6	35.5	35.7
Average Age (Female)	36.9	37.6	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,460	21,654	45,119
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$97,264	\$110,461	\$111,463
Average House Value	\$362,437	\$359,453	\$355,285

2020 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs



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