

FOR SALE



**COLDWELL BANKER
COMMERCIAL
ELITE**



Dedicated
Easement to
Prince William
County Parkway



Prince William PKY

Jefferson Davis HWY

14008 RICHMOND HIGHWAY — WOODBRIDGE, 22191

PROPERTY DETAILS

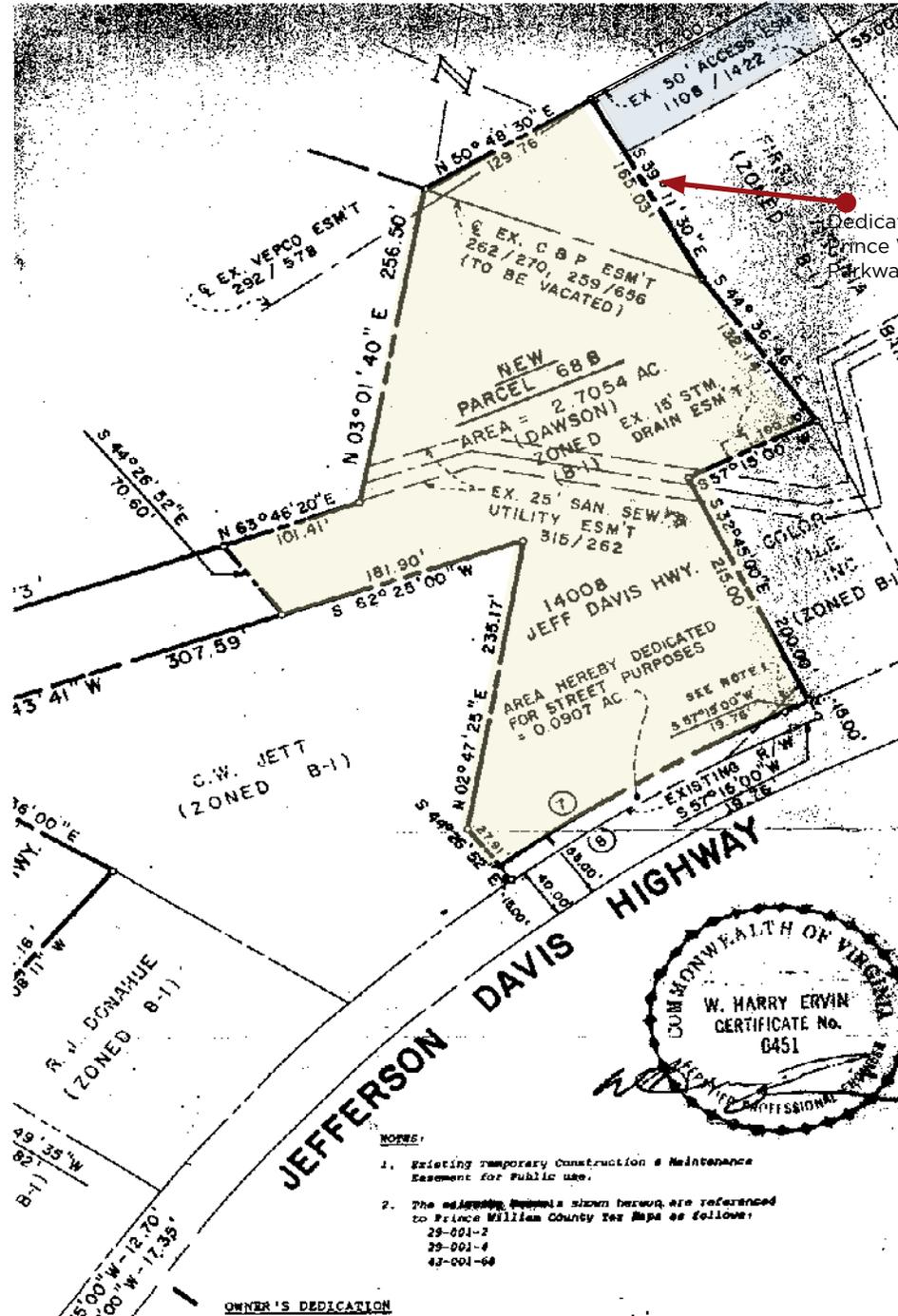
Price: \$1,600,000.00

Size: 108,869.5 Sq Ft Lot

Property Type: Mixed Use/Office/
Residential

New North Woodbridge Small Area
Plan promotes mixed use residential
development

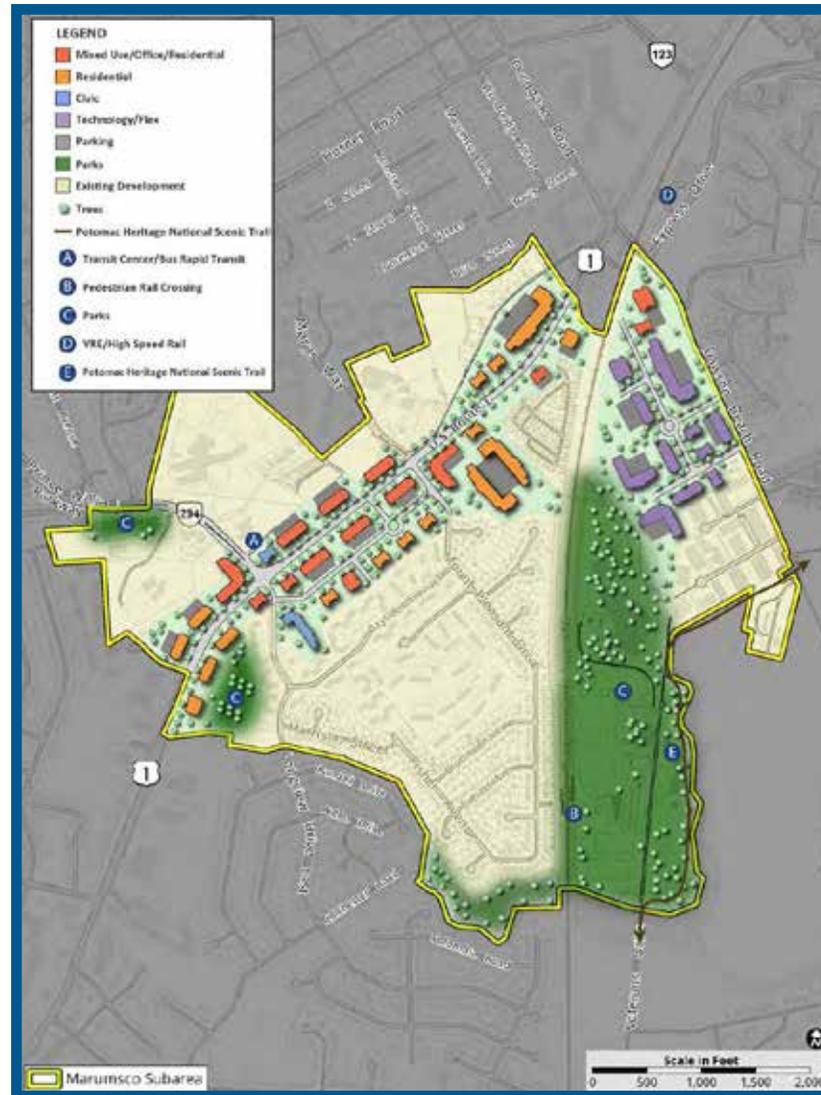
Convenient to Richmand Highway and
Prince William Parkway



NORTH WOODBRIDGE MARUMSCO T4 SUB AREA

The focus of the MarumSCO Sub Area is on facilitating redevelopment of the commercial properties along U.S. Route 1 into a vibrant mixed-use, walkable, community. Much of the MarumSCO Sub Area is within walking distance from the Woodbridge VRE Station and adjacent to the Woodbridge Town Center redevelopment. While the plan study area boundaries incorporate adjacent residential properties to provide a comprehensive view of community opportunities, constraints, and connectivity, the MarumSCO Sub Area is limited to the redevelopment of commercial properties along U.S. Route 1.

- ▶ Create a vertical mixed-use node of office, retail, and residential with the potential for commercial and civic spaces along U.S. Route 1, with the primary focus from the Prince William Parkway to Marys Way.
- ▶ Create a technology/flex focus area along Dawson Beach Road, expanding from the existing light industrial uses to the south.
- ▶ Create a more walkable, human scale, streetscape centered along U.S. Route 1.
- ▶ Facilitate transit accessibility at a potential bus rapid transit station as well as from the existing Woodbridge VRE station.
- ▶ Maximize the ability to redevelop existing properties by considering structured parking in key locations.
- ▶ Facilitate pedestrian connectivity from the adjacent established residential communities to the mixed-use core of the MarumSCO Sub Area.
- ▶ Consider aesthetic improvements to the existing pedestrian rail crossing providing access to Veterans Memorial Park.
- ▶ Encourage local and regional trail connectivity via the Potomac Heritage National Scenic Trail.
- ▶ Consider improvements and upgrades to the Veterans Memorial Park as a local and regional park.



T4	
	
MIXED USE INTENSITY	Moderate
ACTIVITY DENSITY (jobs + people/ac)	25.60/ac
AVERAGE BUILDING HEIGHT	4 Stories
TYPICAL MAX BLDG. HEIGHT	8 Stories
TYPICAL NET FAR	0.57 - 1.38
SUPPORTED TRANSIT TECHNOLOGY	Express Bus

NORTH WOODBRIDGE MARUMSCO T4 SUB AREA

Neighborhood Mixed-Use



Neighborhoods provide a focus on local employment uses within an urban, mixed-use environment. First-floor retail and commercial establishments and/or the inclusion of multi-family housing can support developments. The intent is to create vibrant, diverse places to accommodate a variety of business and housing development needs. Buildings have short to medium setbacks and varying block sizes. Parking is predominantly structured with accommodations for on-street and limited surface parking.

DESCRIPTION

Primary Uses

- ▶ Multi-Family Residential
- ▶ Retail & Service Commercial
- ▶ Civic, Cultural, Community Institutional

Secondary Uses

- ▶ Office
- ▶ Institutional
- ▶ Hotel
- ▶ Local Government Contracting



Future Mixed-Use Zoning



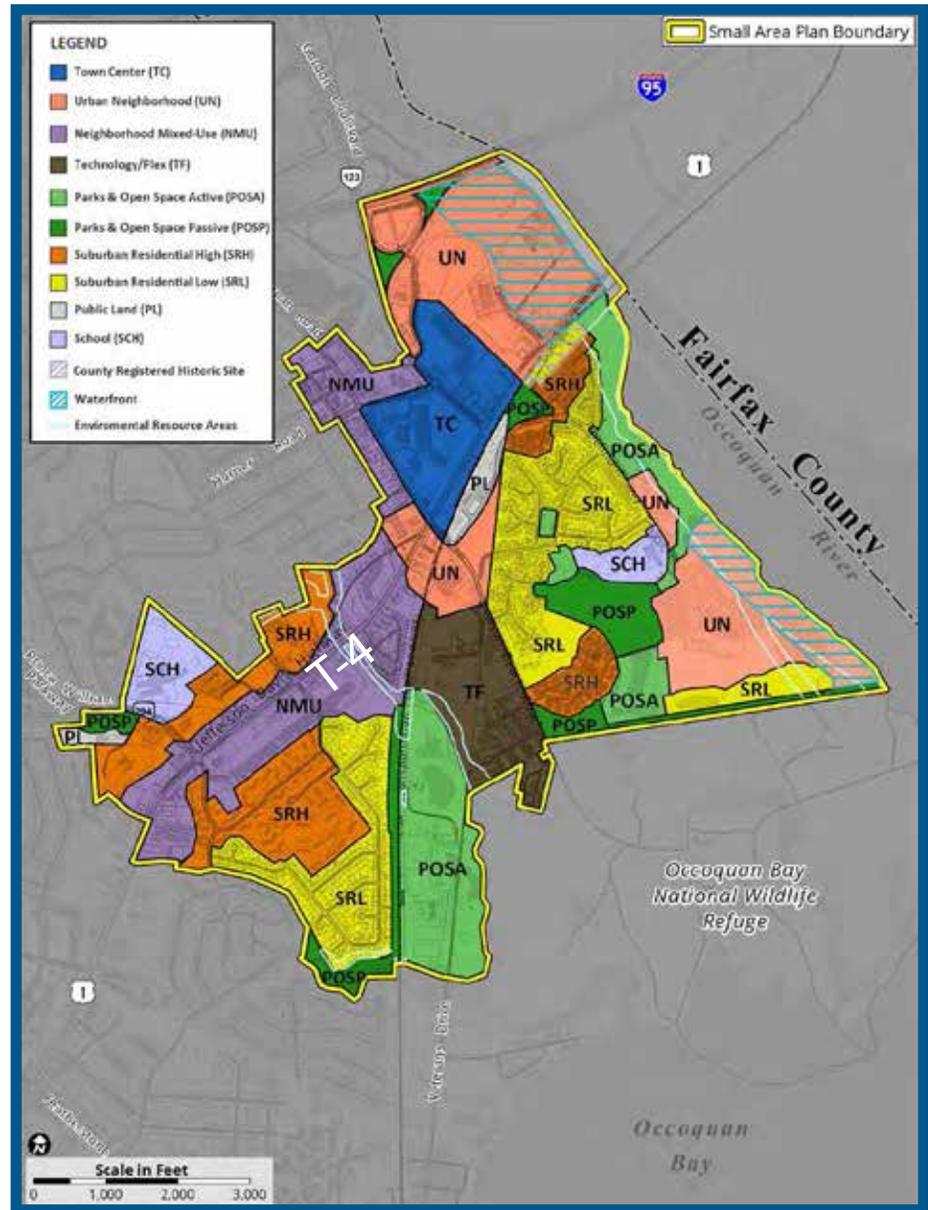
Target Residential Density	T4 8-24 du/acre
Target Non-Residential FAR	T-4- 0.57-1.38 FAR
Target Land Use Mix	Residential: 8-90% Non-Residential: 10-50% Civic: 5%+
Target Building Height	T-4 Up to 8 stories
Implementing Zoning Districts	PMD PMR PBD V

NORTH WOODBRIDGE LONG-RANGE LAND USE

The proposed Long-Range Land Use classifications for the North Woodbridge Small Area Plan.

New long-range land use designations are proposed to implement the vision and goal of the plan to create a sense of place with a mixed-use town center and to capitalize on the waterfront as a unique feature. The proposed land use designations align with the designated Transects in the Plan:

- ▶ Transect 6: Proposed Town Center Land Use
- ▶ Transect 5: Proposed Urban Neighborhood Land Use
- ▶ Transect 4: Proposed Neighborhood Land Use
- ▶ Transect 2: Proposed Technology/Flex Land use



All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.



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