

1 ACRE OF LAND WITH FRONTAGE ON US-29

14809 Lee Hwy
Gainesville, VA 20155



1 acre of B-1 Commercial land for sale in Gainesville on US-29 near Lake Manassas and VDOT. Lot zoned B-1 in Prince William County. Approx. 130 ft of frontage on US-29 with over 50,000 cars driving by daily. Adjoins Robert Trent Jones Golf Course, a private golf club located on Lake Manassas. Adjoining 7 acres are available for sale. GPIN#: 7397-01-2696.

For Sale: \$825,000

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years experience

Edward B. Wright, III



9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136
Fax: 703-368-7238
Email: ebw@wright-realty.com

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



INSTRUMENT #
2007142701427574

LEE HIGHWAY - ROUTE 29
CENTERLINE NORTHBOUND LANE

7347-01-269
ALANNAH & NOEL FEEENEY
INSTRUMENT # 20151 10106013

2.4885 ACRES

7297-01-0983
14813 LEE HIGHWAY LLC
(INSTR # 200804240040008)
14813 LEE HIGHWAY
ZONE A-1 USE VACANT

7347-01-5257
STONECROFT VENTURE LLC
INSTRUMENT # 201312120118182

1.4435 ACRE GAP
TO BE ADDED TO
7347-01-1034

7297-01-7840
BRYAN S BURKE, ET AL
INSTRUMENT # 200803190046269

7297-01-7930
CLARENCE & MARY D BURKE
DEED BOOK 245 PAGE 262
NTS 02/53° 65.24'

7297-01-8120
ANGELA MAE BECKETT
INSTR # 201601300064204

7297-01-8306
ALLEN S BARBOUR, JR & JOYCE D BURKE
INSTRUMENT # 200507240125067

7297-40-8589
VERNON JEROME MEJORDAN, JR
INSTRUMENT # 200602340025514

7297-40-8369
LAKE MANASSAS RESIDENTIAL OWNERS ASSOC
INSTRUMENT # 200103290029492

7347-00-5469
PRINCE WILLIAM H & R LIMITED PARTNERSHIP
INSTRUMENT # 201302260020350

OWNER: LOCUST SHADE LLC
BY: *E. B. Wright Jr.*
EDWARD B. WRIGHT, JR., (MANAGER)

NOTARY CERTIFICATE
STATE OF VIRGINIA COUNTY OF *William* TO WIT;
SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS *31*st DAY OF *October*
2014.
BY: *Edward B. Wright*

K. A. H. 3/31/22
NOTARY
MY COMMISSION EXPIRES

KIMBERLY ANN HUMPHRIES
Notary Public
Commonwealth of Virginia
Registration # 7019650
My Commission Expires March 31, 2022

OWNER'S CONSENT
THE BOUNDARY LINE AGREEMENT OF THE LAND DESCRIBED HEREIN IS
WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF
THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

APPROVED
OCT 31 2019
EDWARD B. WRIGHT, JR., (MANAGER)

DEPARTMENT OF
DEVELOPMENT SERVICES
Edward B. Wright, Jr.

NOTARY CERTIFICATE
STATE OF VIRGINIA COUNTY OF *William* TO WIT;
SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS *31*st DAY OF *October*
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Notary Public
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Registration # 7019650
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AREA TABULATION:
BEFORE BOUNDARY LINE AGREEMENT
GPIN 7347-01-0983 2.4885 ACRES
GPIN 7347-01-1034 2.9836 ACRES
AREA OF GAP 1.4435 ACRES
TOTAL 6.9156 ACRES

AREA TABULATION:
AFTER BOUNDARY LINE AGREEMENT
GPIN 7347-01-0983 2.4885 ACRES
GPIN 7347-01-1034 4.4275 ACRES
TOTAL 6.9156 ACRES

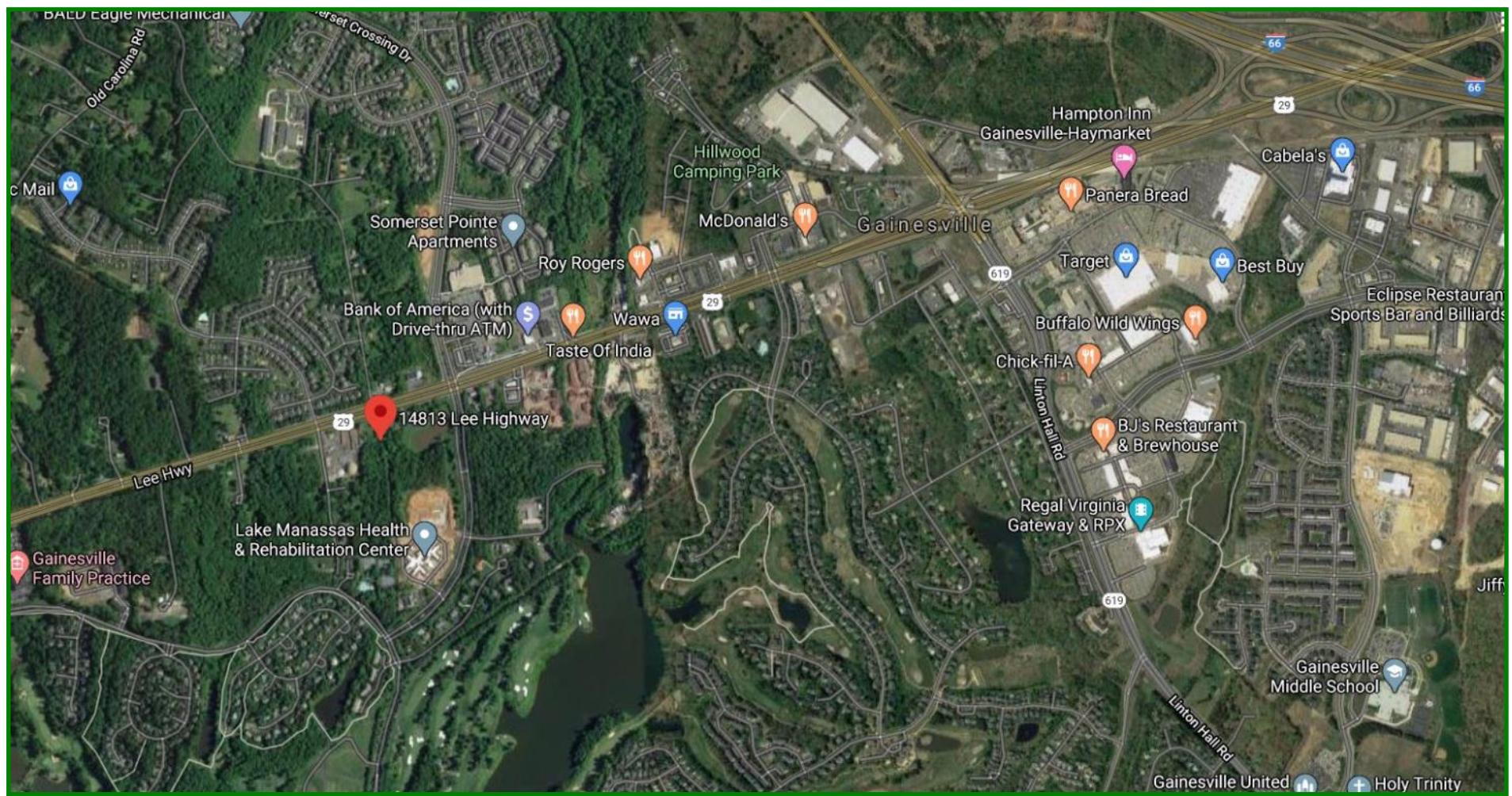
201911140084446
Prince William County, VA
11/14/2019 11:27 AM Pg: 1
Jacqueline C Smith, Esq., CL
Searched, Verified, and Indexed
Filed with Instrument Number
201911140084446

COMMONWEALTH OF VIRGINIA
RICHARD D. TOWNSEND
Lic. No. 001583
10-31-19
LAND SURVEYOR

SURVEYORS CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY
SHOWN HEREON IS CURRENTLY IN THE NAME OF 14813 LEE HIGHWAY LLC HAVING
BEEN ACQUIRED IN INSTRUMENT # 200804240040008, AND THE PROPERTY SHOWN
HEREON IS CURRENTLY IN THE NAME OF LOCUST SHADE LLC HAVING BEEN ACQUIRED
IN INSTRUMENT # 201302260020350. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY
BY THIS FIRM WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000. UPON RECORDATION
IRON PIPES WILL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH SECTION
12.00 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL
AND THE SUBDIVISION ORDINANCE.

DATE
DRAW





Sec. 32-401.10. - B-1, General Business District; purpose and intent.

The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 District is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Atch., 3-13-12)

Sec. 32-401.11. - Uses permitted by right.

The following uses shall be permitted by right in the B-1 District:

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted living facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Business school.
7. Cafeteria/lunchroom/snack bar/automat.
8. Catering—Commercial (off premises).
9. Catering—Commercial (on or off premises).
10. Child-care facility.
11. Civic club.
12. College, university or seminary.
13. Commercial artist or photographer's studio.
14. Commercial bus station.
15. Computer and network services.
16. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
17. Cultural arts center.
18. Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
19. Dry cleaning pick-up facility.
20. Event center/meeting hall.

21. Financial institution.
22. Garden center.
23. Greenhouse or nursery.
24. Hospital.
25. Hotel or motel.
26. Household equipment and appliance service.
27. Institute for special education and training.
28. Interior design and decorating shop.
29. Laundromat.
30. Lawn mower service.
31. Locksmith.
32. Medical or dental laboratory.
33. Medical or dental office and clinic.
34. Mortuary, funeral home (except in shopping centers or shopping malls).
35. Motor vehicle parts, retail.
36. Neighborhood retail and fulfillment center, up to 30,000 square feet in gross floor area.
37. Nursing or convalescent care facility.
38. Office.
39. Office equipment sales, lease, and service.
40. Optical and eye care facility.
41. Pet store, in accordance with the provisions of section 32-400.24.
42. Photographic processing laboratory.
43. Place of religious worship or assembly.
44. Private school (no boarding).
45. Quick service food store.
46. Radio or TV broadcasting station.
47. Recording studio.
48. Recreation facility, commercial (indoor).
49. Recycling collection points, subject to the standards in section 32-250.84.
50. Religious institution.
51. Restaurant.
52. Restaurant, carry-out.

53. Retail store, less than 80,000 square feet.
54. School of special instruction.
55. Shoe repair.
56. Shopping center A, B, C or D (See Part 100).
57. Tailor, seamstress shop.
58. Theater (drive-in).
59. Theater (indoor).
60. Tool and equipment rental (minor).
61. Trade, conference or convention center.
62. Trade, technical and vocational school.
63. Travel agency.
64. Veterinary hospital.
65. Wedding Chapel (except in shopping centers or shopping malls).

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Atch. A, 9-13-11; Ord. No. 14-60, Atch., 11-18-14; Ord. No. 14-65, Atch., 12-16-14; Ord. No. 16-21, Atch., 5-17-16; Ord. No. 21-55, Atch., 10-5-21)

Sec. 32-401.12. - Secondary uses.

The following uses shall be permitted by right in the B-1 District only in conjunction with and secondary to a permitted principal use, either existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Fraternity, sorority, secondary to college, university or seminary (on campus only).
2. Helistop.
3. Watchman's dwelling.
4. Live entertainment in accordance with the provisions of section 32-400.15.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-401.13. - Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit:

1. Ambulance service, maintenance facility.
2. Boarding/kenneling of pets accessory to a pet store.
3. Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.

4. Car wash (manned or self-service).
5. Commercial kennel.
6. Commercial parking.
7. Company vehicle service facility.
8. Continuing care retirement community.
9. Crematory, secondary to a hospital, mortuary, or funeral home.
10. Data Center.
11. Donated materials collection center.
12. Farmer's market.
13. Flea market.
14. Heliport.
15. Marina.
16. Medical care facility, specialized.
17. Mobile home or office sales, lease or service.
18. Motorcycle sales, rental or lease, service or repair.
19. Motor vehicle fuel station, retail.
20. Motor vehicle impoundment yard.
21. Motor vehicle parts, with service.
22. Motor vehicle repair, machine shop.
23. Motor vehicle sales, rental or lease (limited).
24. Motor vehicle sales, rental or lease (recreational).
25. Motor vehicle service.
26. Motor vehicle towing.
27. Neighborhood retail and fulfillment center, greater than 30,000 square feet in gross floor area, in accordance with county code section 32-400.27.
28. Pet care facility, in accordance with the provisions of section 32-400.24.
29. Racetrack (equestrian).
30. Racetrack (motorized vehicles).
31. Railroad passenger station.
32. Range, shooting (indoor).
33. Recreation facility, commercial (outdoor); paintball facilities prohibited.
34. Restaurant, drive-in/drive-up, or drive-through, except as provided in Sec. 32.400.07.
- 35.

Recreational vehicle park/camp ground.

36. Retail use exceeding 80,000 square feet of gross floor area.
37. Self-storage center; in accordance with the provisions of section 32-400.16.
38. Solar energy facility.
39. Stadium or arena, indoor or outdoor.
40. Taxi or limousine dispatching or service facility.
41. Truck stop with related facilities.
42. Water transportation facility.

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 17-84, Attch., 10-17-17; Ord. No. 18-15, Attch., 4-10-18; Ord. No. 21-55, Attch., 10-5-21)

Sec. 32-401.14. - Development standards.

The following standards shall apply in the B-1 District:

1. There shall be no minimum lot size.
2. There shall be no minimum lot width or depth.
3. The maximum lot coverage shall be 85 percent, with 15 percent required minimum open space.
4. The maximum floor area ratio (FAR) shall be 0.40, except as permitted pursuant to section 32-400.04.
5. The maximum height for all structures shall be 45 feet, except as permitted pursuant to section 32-400.03.

(Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-401.14 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-46 enacted Apr. 21, 1992, Ord. No. 92-68 enacted June 23, 1992, Ord. No. 94-76 enacted Nov. 1, 1994, Ord. No 98-30 enacted Apr. 21, 1998, Ord. No. 98-62 enacted July 7, 1998, Ord. No. 99-50 enacted July 6, 1999 and Ord. No. 00-78, enacted Oct. 17, 2000, and pertained to provisional uses in the B-1 District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-401.15 and 32-401.16 have been renumbered accordingly.

Sec. 32-401.15. - Setbacks.

1. All buildings and structures shall be set back at least 20 feet from any street right-of-way, except when specifically otherwise provided for. In the event the provisions of subsection 32-400.03(5) operate to impose a greater setback than this section, they shall prevail.
2. Except where other provisions of this chapter operate to impose a greater setback, a minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-1 District abuts an agricultural or residential district.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-401.16 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.