

Wheatland Farm

15158 Berlin Tpke, Purcellville, VA 20132

TABLE OF CONTENTS

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TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
MAPS	18
AREA OVERVIEW	22
ABOUT US	25

An aerial photograph of a large, well-maintained farm or estate. The property features several large, white buildings with prominent red roofs, including a long barn-like structure and a smaller house. A swimming pool is visible near the center, surrounded by a paved area. The farm is situated next to a large, calm pond or lake, with a dense line of trees forming a natural boundary. The surrounding landscape is lush green, with rolling hills and scattered trees. The text "INVESTMENT OVERVIEW" is overlaid in large, white, sans-serif capital letters across the lower portion of the image.

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Guidance Upon Request
BUILDING SIZE:	41,522 SF
LOT SIZE:	43 Acres
ZONING:	AR1
SUBMARKET:	Western Loudoun County

PROPERTY OVERVIEW

Serafin Real Estate is pleased to present Wheatland Farm, a one-of-a-kind opportunity to acquire a fully improved ± 43 -acre estate campus in the heart of Western Loudoun County. This special-use property features approximately 41,522 square feet across eight well-maintained structures, set against the backdrop of Virginia's premier rural landscape. Zoned AR-1, Wheatland Farm is ideal for institutional, event-based, agricultural, or mission-driven users seeking a turn-key compound with broad functionality.

With rare scale, extensive infrastructure, and picturesque surroundings, the property is well-suited for retreat centers, schools, wellness operators, equestrian training, or private family compounds. Located just minutes from downtown Purcellville and less than an hour from Washington, DC, Wheatland Farm offers both privacy and accessibility within one of the region's most desirable countryside communities.

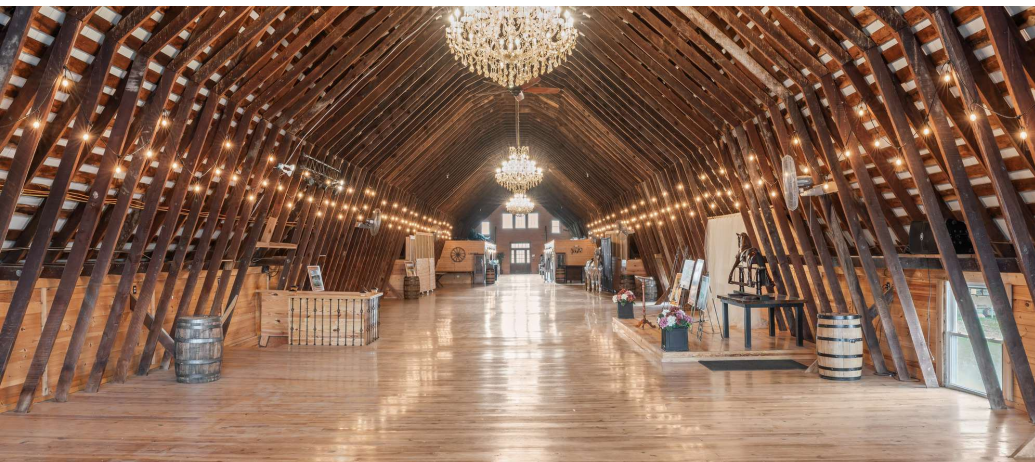
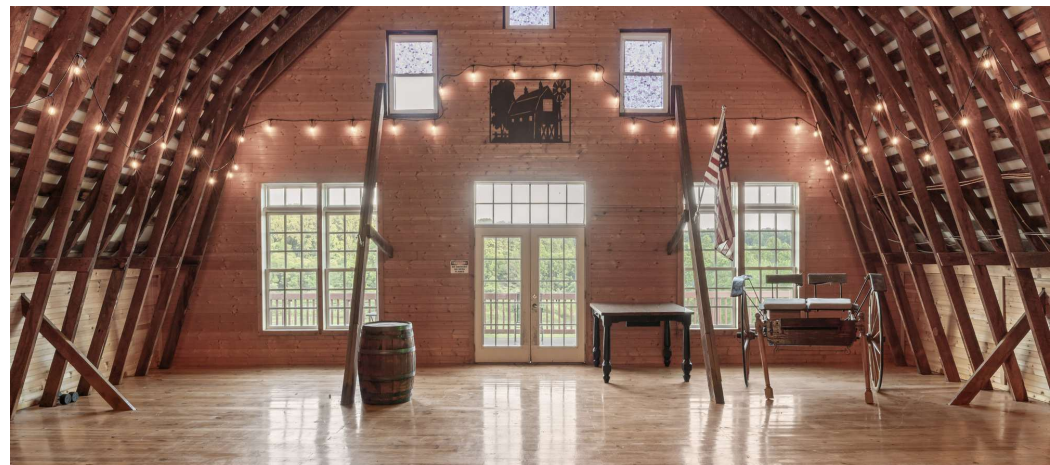
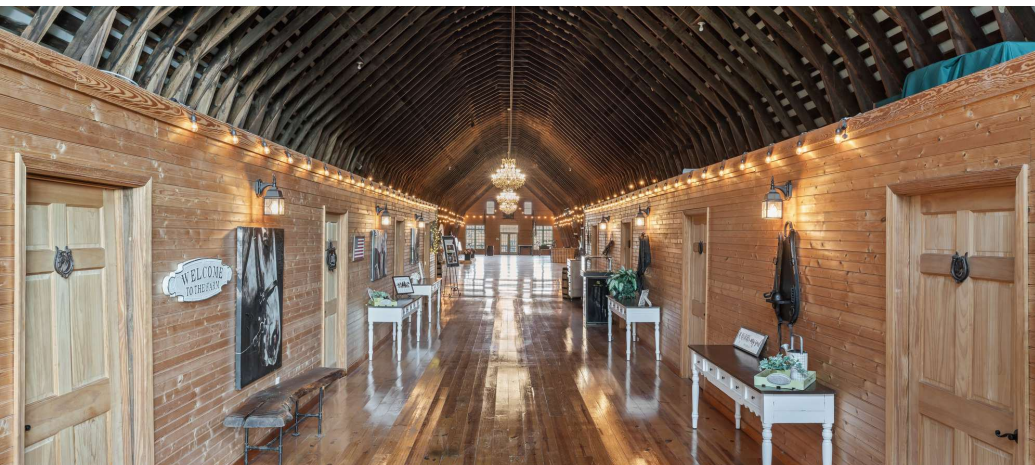
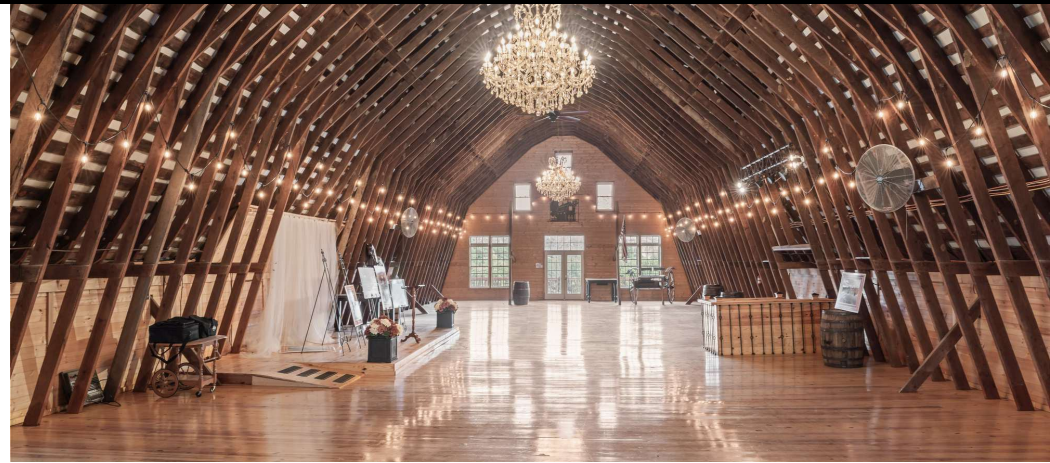
HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Expansive Campus: ±41,522 SF of buildings across 8 structures on ±43 scenic acres
- Flexible Zoning: AR-1 zoning allows for institutional, agricultural, and special-use applications
- Turn-Key Ready: Existing infrastructure supports retreat, school, equestrian, or residential compound uses
- Strategic Location: Minutes from downtown Purcellville and under 1 hour to Washington, DC
- High Demand: Unique offering in one of Loudoun County's most desirable rural corridors



BARN & EVENT CENTER



INDOOR RIDING ARENA



STABLES



WHEATLAND COTTAGE



MANOR HOUSE



PROPERTY DETAILS

SALE PRICE	GUIDANCE UPON REQUEST
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LOCATION INFORMATION	
BUILDING NAME	Wheatland Farm
STREET ADDRESS	15158 Berlin Tpke
CITY, STATE, ZIP	Purcellville, VA 20132
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	Western Loudoun County
MARKET TYPE	Rural
NEAREST HIGHWAY	Route 7 & Route 9
NEAREST AIRPORT	Leesburg Airport and Dulles International Airport

PROPERTY INFORMATION	
PROPERTY TYPE	Event Center & Mixed Use Estate
PROPERTY SUBTYPE	Other
ZONING	AR1
LOT SIZE	43 Acres
APN #	413476338002

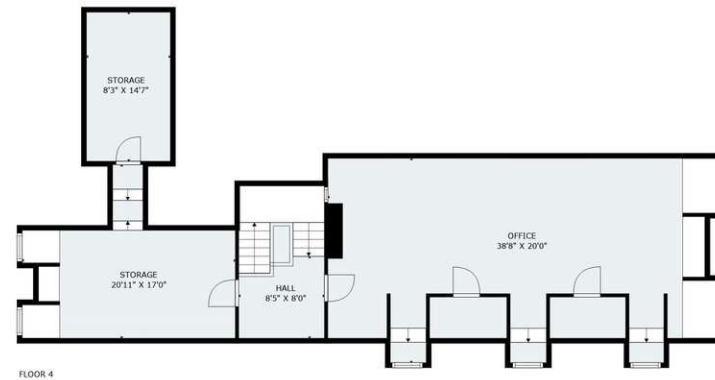
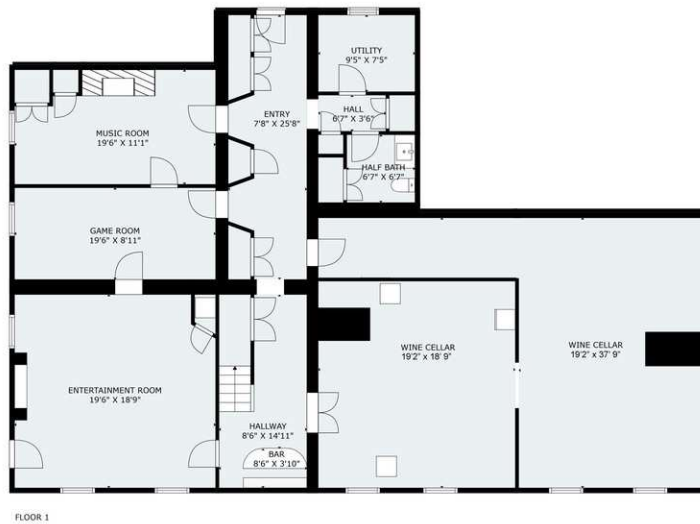
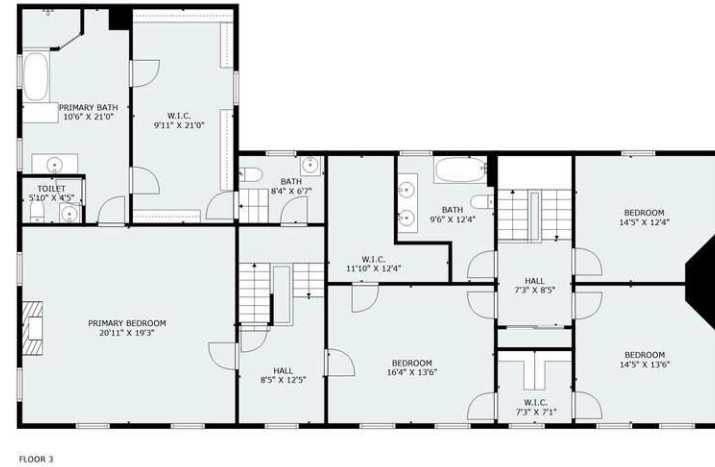
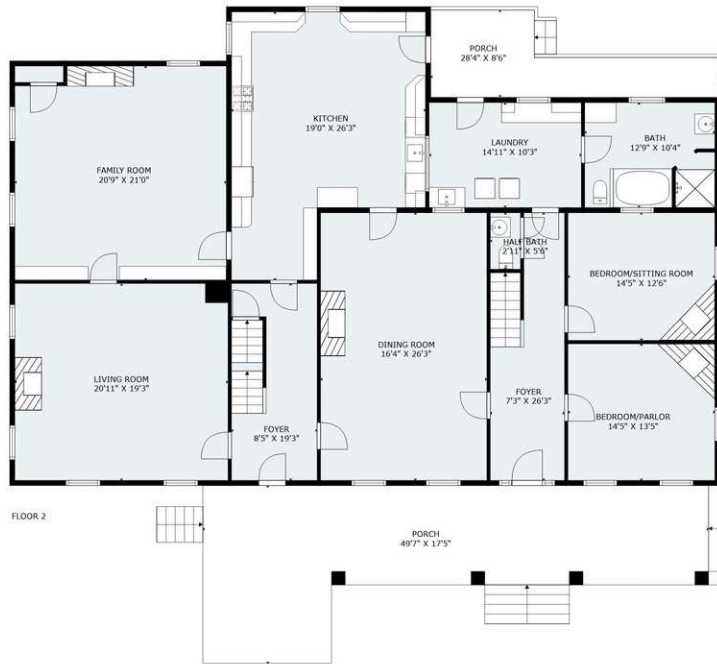
BUILDING INFORMATION	
BUILDING SIZE	41,522 SF
BUILDING CLASS	B
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes
NUMBER OF BUILDINGS	8



MANOR HOUSE

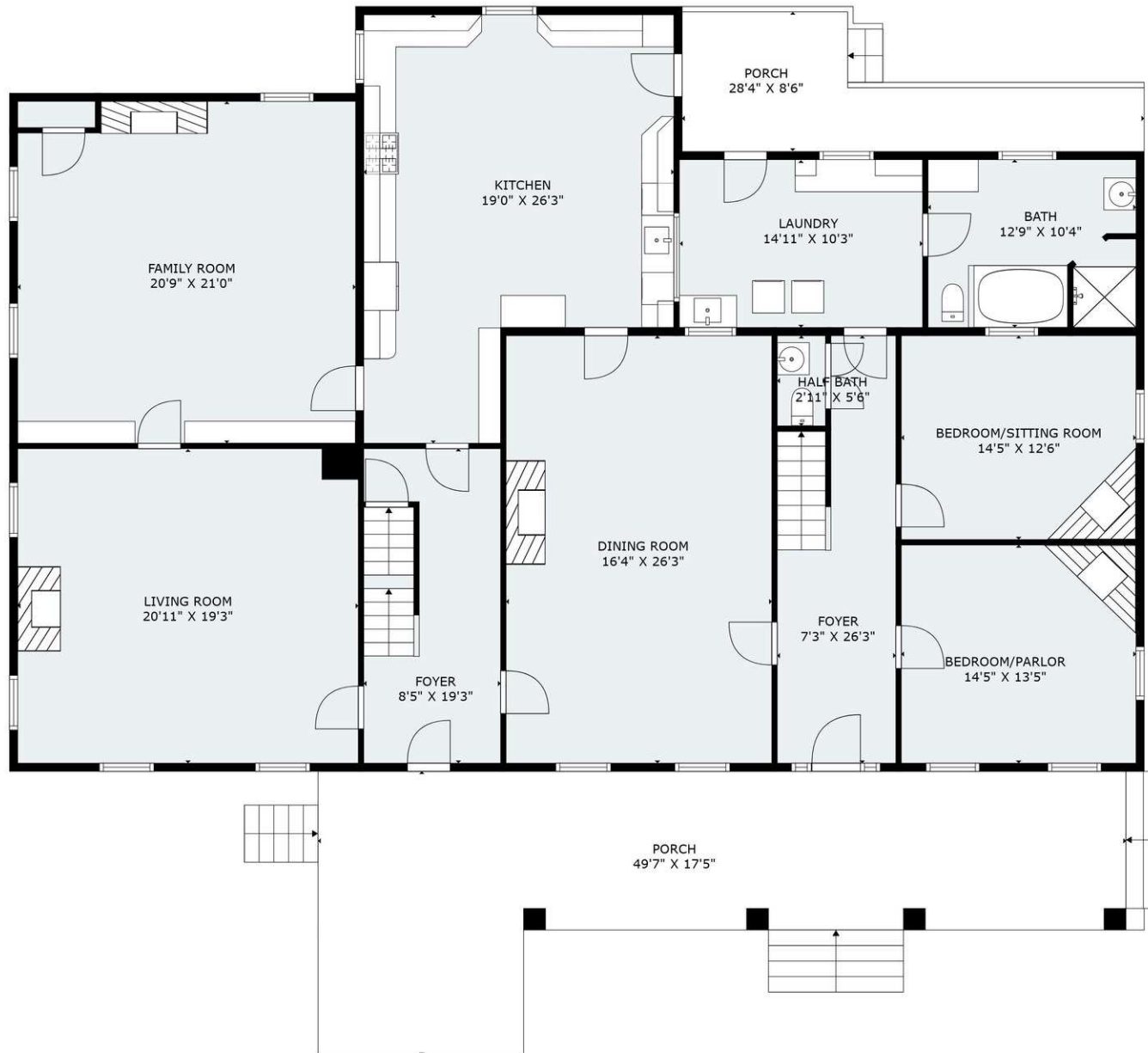


FLOOR PLANS - COMBINED



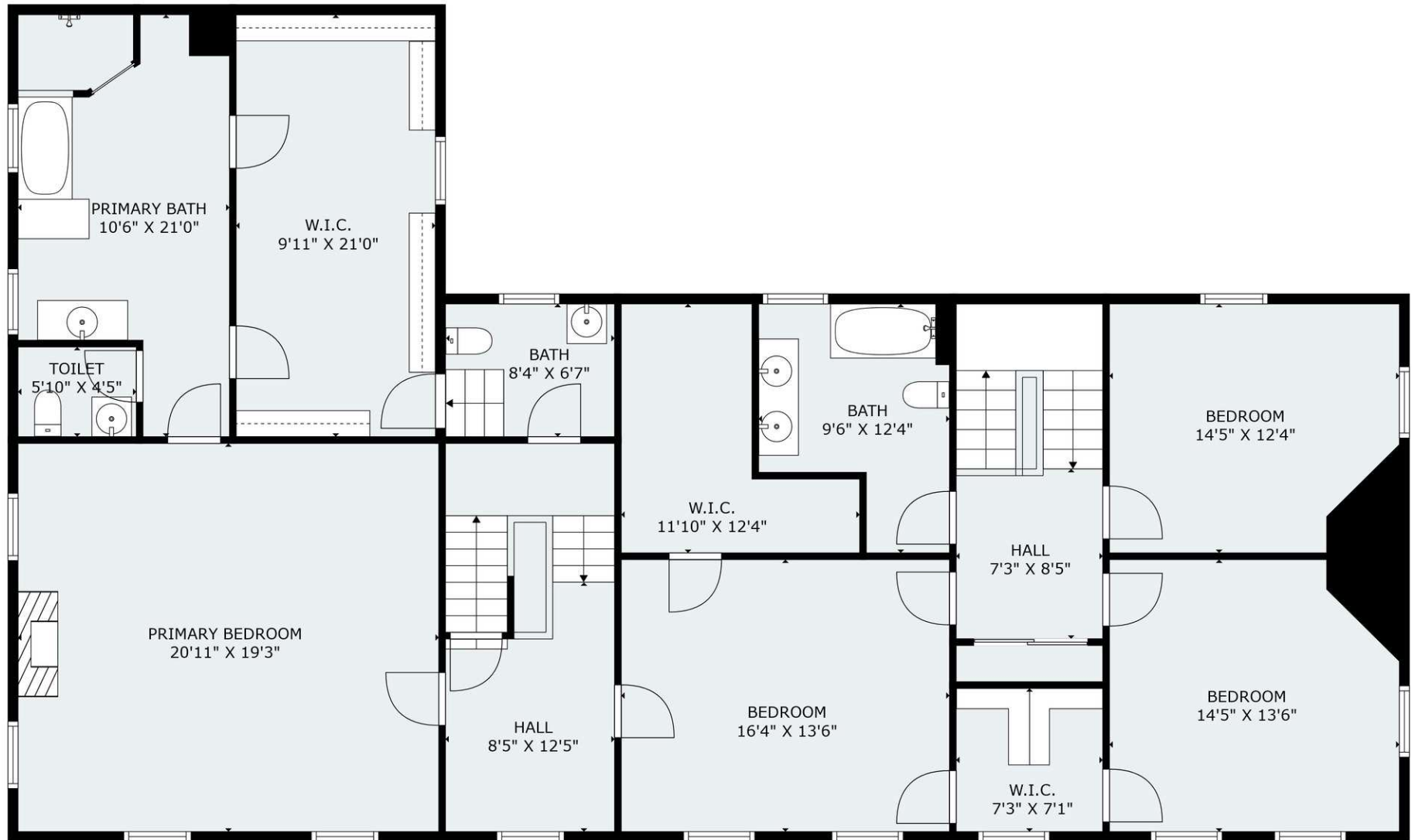
Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

1ST FLOOR - MANOR HOUSE



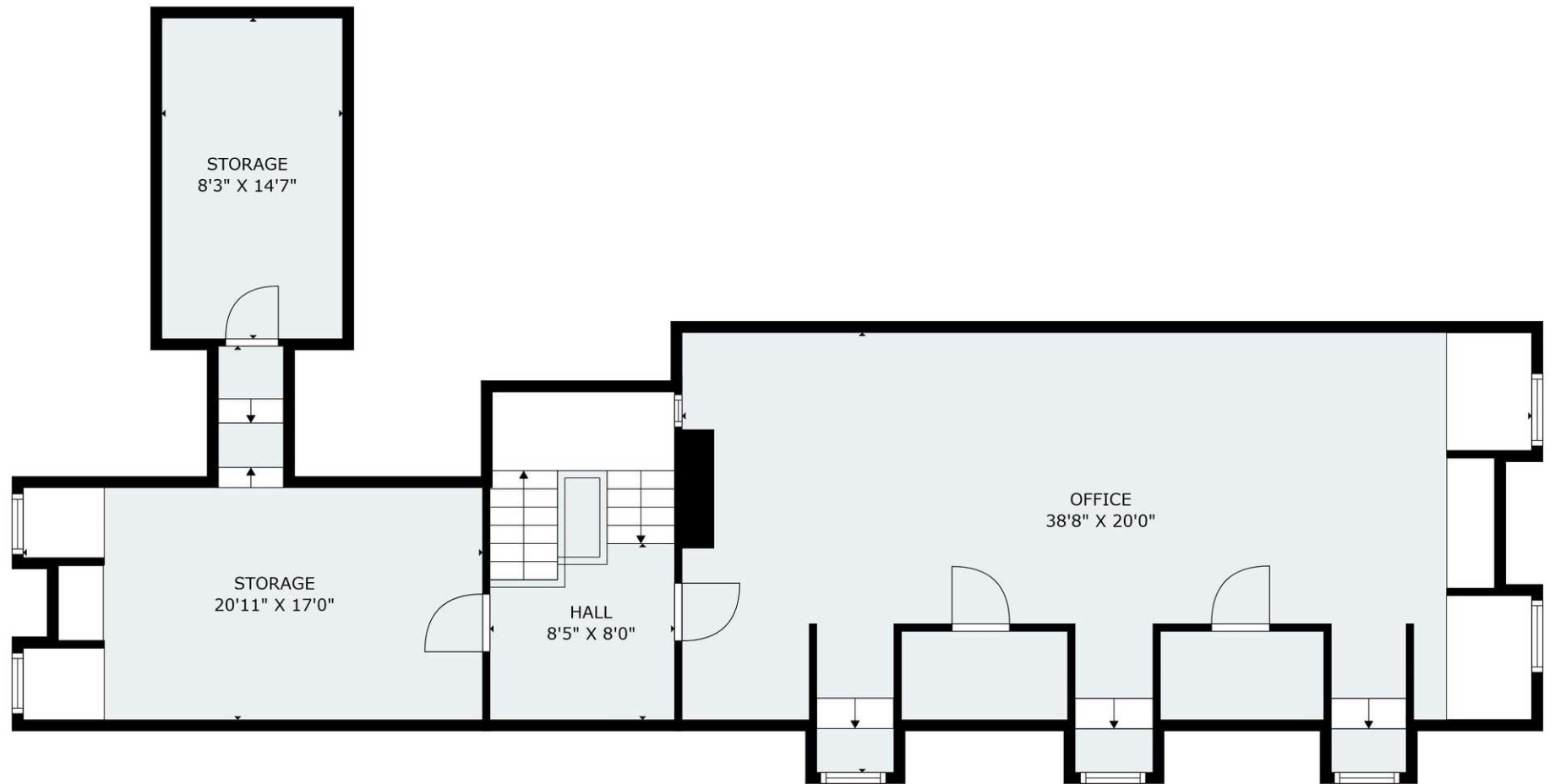
Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

2ND FLOOR - MANOR HOUSE



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

3RD FLOOR - MANOR HOUSE

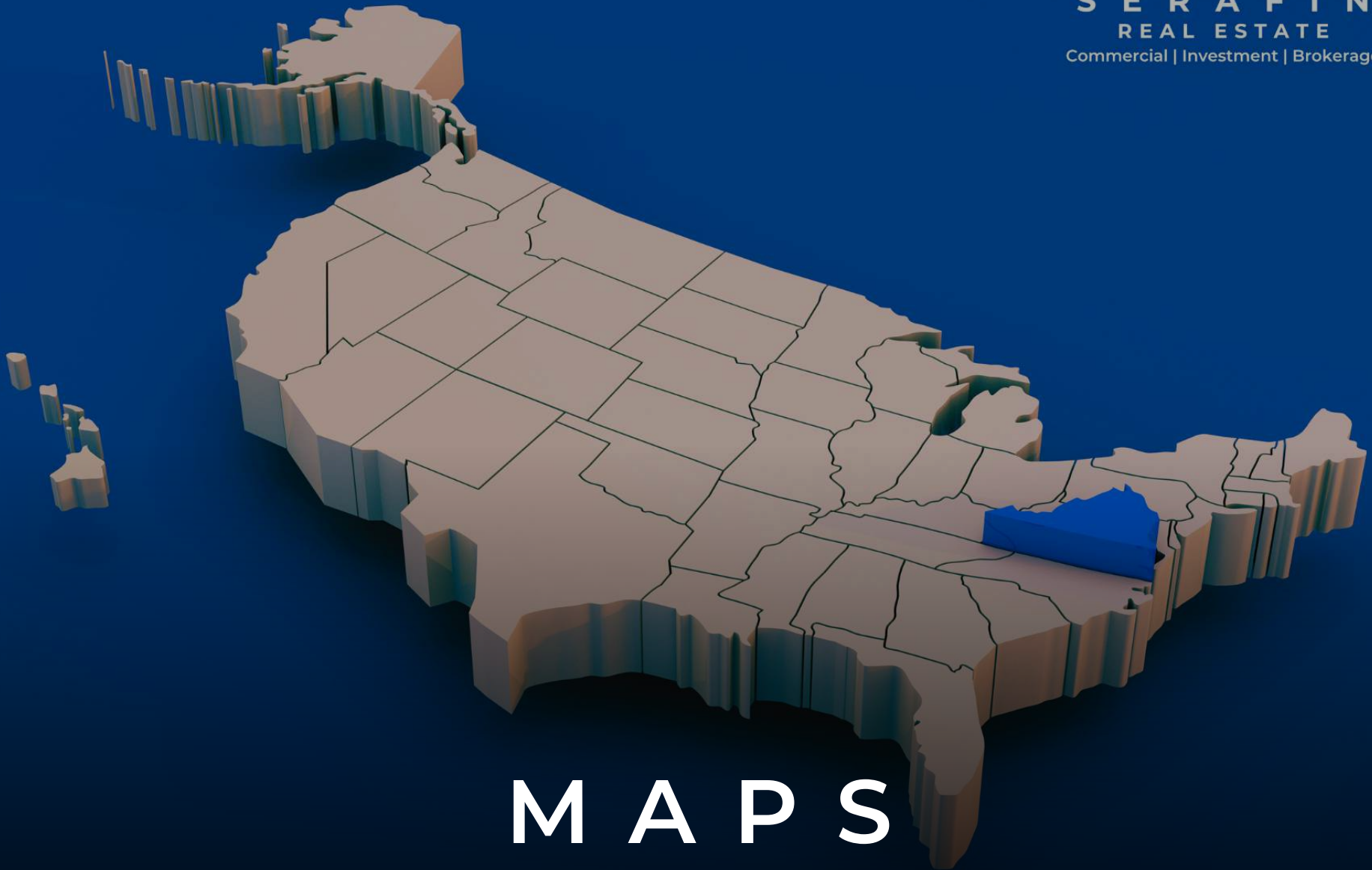


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

BASEMENT FLOOR - MANOR HOUSE

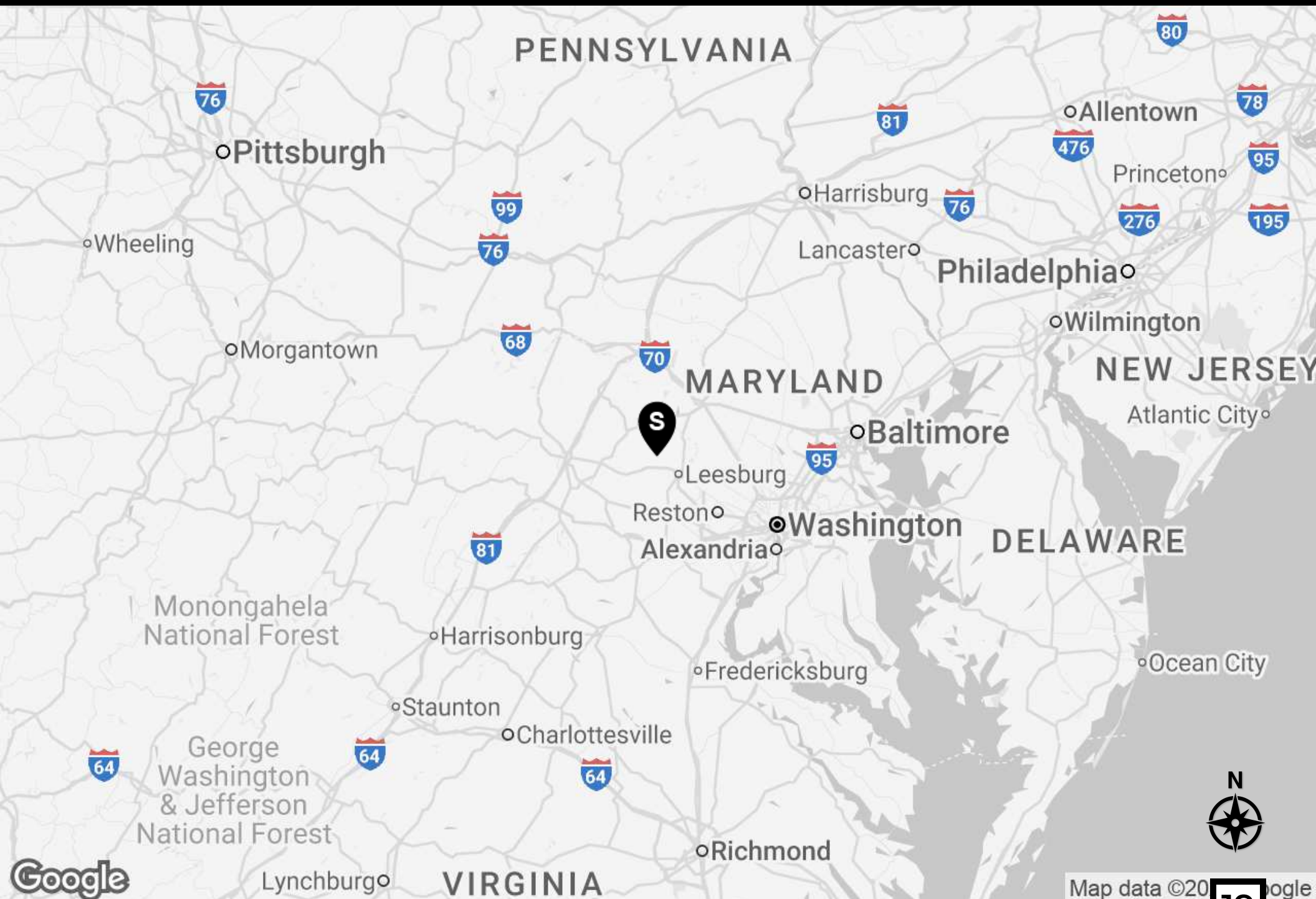


Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



M A P S

REGIONAL MAP



Google

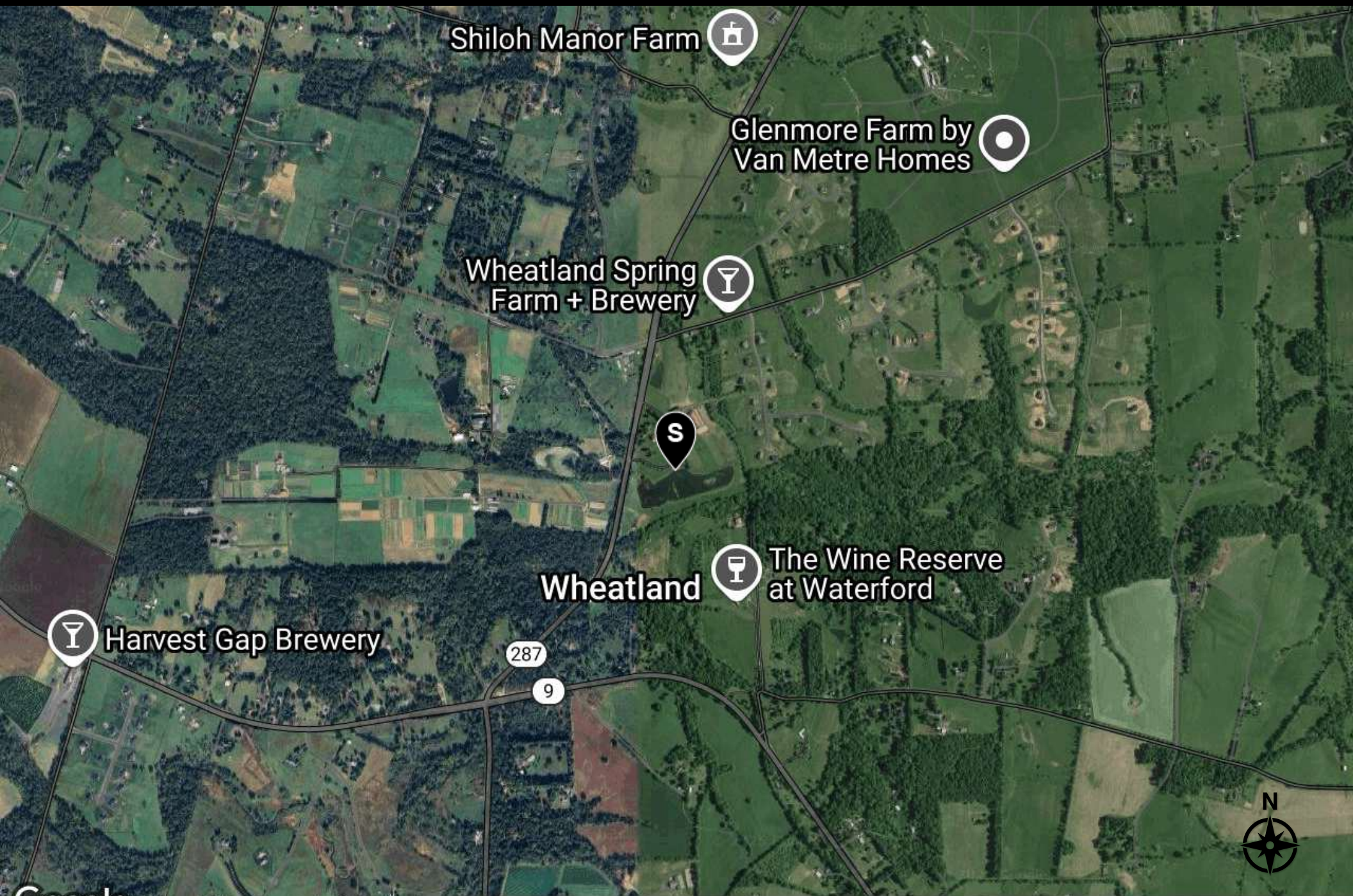
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19

LOCATION MAP



Shiloh Manor Farm



Glenmore Farm by
Van Metre Homes



Wheatland Spring
Farm + Brewery



S

Wheatland



The Wine Reserve
at Waterford



Harvest Gap Brewery

287

9



Google

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20

AERIAL PARCEL MAP



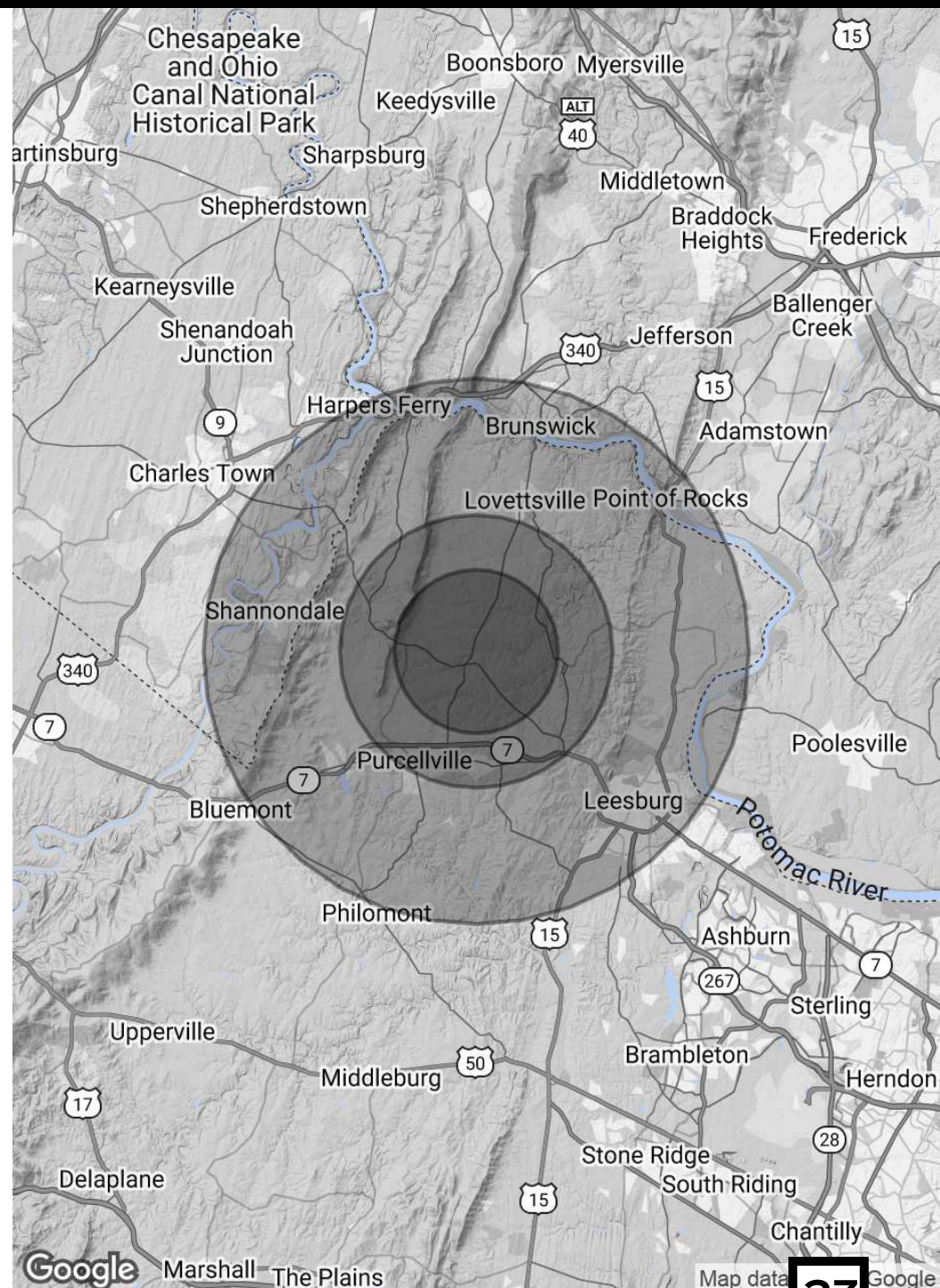
An aerial photograph of a large, two-story estate. The main house features a red-tiled roof with three dormers and a central white portico with columns. To the left, a smaller brick wing is visible. The property is surrounded by a well-manicured green lawn, with a circular driveway in the foreground. A small landscaped area with a brick structure and several rounded bushes sits at the center of the driveway. The background is filled with tall pine trees under a clear blue sky with scattered white clouds.

AREA OVERVIEW

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	4,638	23,028	125,658
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	40	38	38
AVERAGE AGE (FEMALE)	40	40	39
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,491	7,493	42,373
# OF PERSONS PER HH	3.1	3.1	3
AVERAGE HH INCOME	\$236,180	\$228,286	\$196,012
AVERAGE HOUSE VALUE	\$973,821	\$851,491	\$703,617

Demographics data derived from AlphaMap



CITY INFORMATION

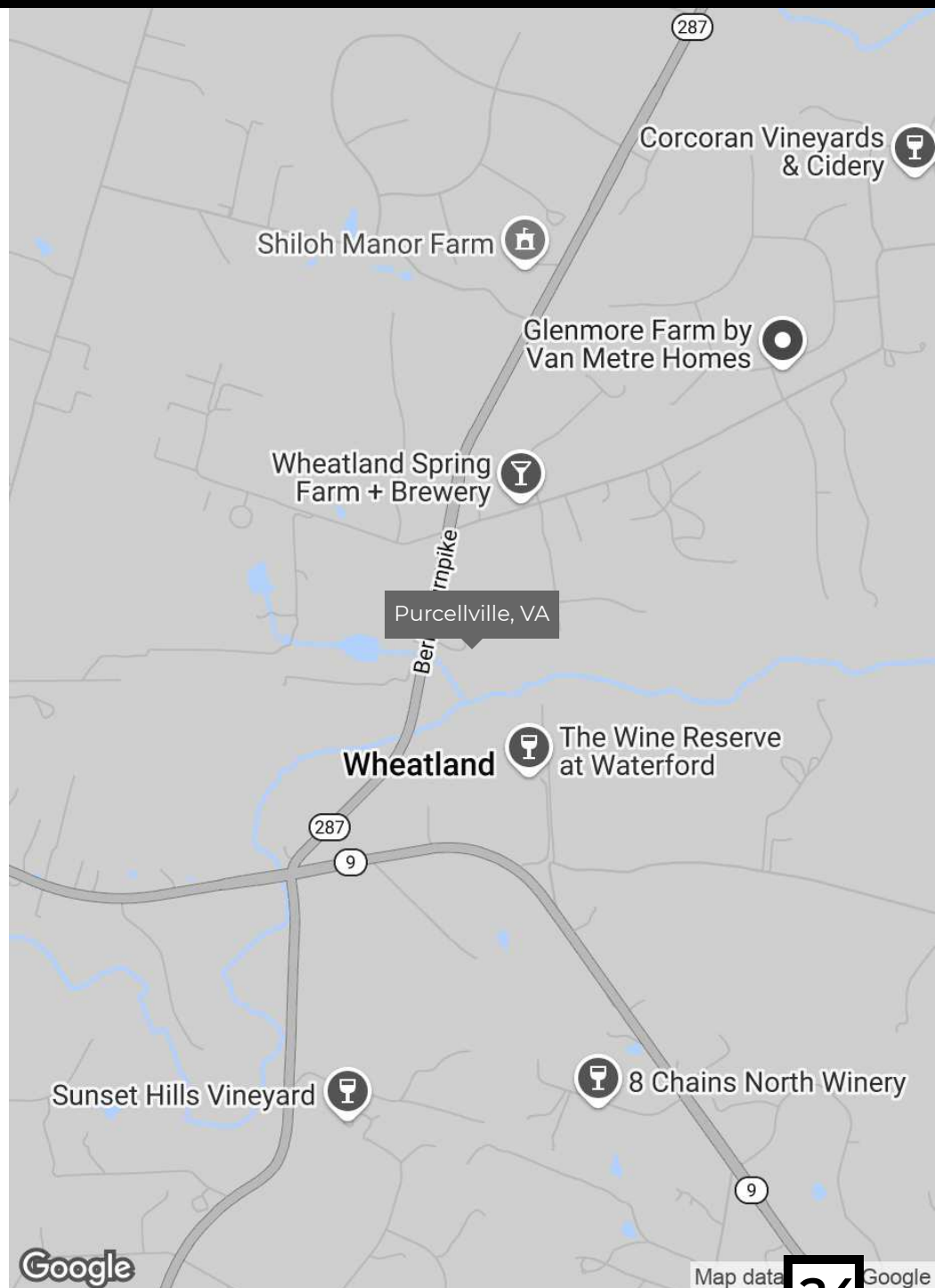
LOCATION DESCRIPTION

Western Loudoun County, and Loudoun as a whole, represents one of the most affluent, fastest-growing, and economically dynamic real estate markets in the country—making Wheatland Farm a compelling opportunity for investors and commercial buyers. With a current population of approximately 421,000 and expanding steadily from around 312,000 in 2010, Loudoun is one of Virginia's top growth counties. The county boasts the highest median household income nationwide—hovering near \$157,000 in 2023—and has consistently ranked #1 among U.S. counties for household wealth. That places it well above neighboring Fairfax and Arlington, and significantly higher than the national average.

For investors, the implications are clear: there is strong and sustained demand for premium housing, high-end equestrian and agri-tourism assets, and robust commercial development. Loudoun's economic engine is powered by high-paying sectors—technology, data centers, federal contracting, and the Dulles airport corridor—all of which bring a deep pool of skilled and high-income residents. As home to the globally recognized “Dulles Technology Corridor,” Loudoun sees immense data center investment; in fact, data centers generated hundreds of millions in tax revenue in 2024 alone, directly funding infrastructure, schools, and reducing homeowner tax burdens. That translates to better roads, top-tier schools, and rising property values—essential ingredients for long-term ROI.

Additionally, Western Loudoun's rural charm, equestrian culture, and agricultural heritage (with two-thirds of the county's land in rural use under active economic strategy) add valuable diversification and appeal. Places like Purcellville and Wheatland Farm benefit from a dual identity: high-access to metro amenities and a premium lifestyle setting—a combination highly prized by both owner-occupiers and commercial tenants. Between high incomes, population growth, and county budget strength (supported by a AAA bond rating and tax base heavily weighted toward property and data-center revenues), acquiring Wheatland Farm is analytical gold for any investor seeking appreciation, income generation, and infrastructure-backed resiliency.

In short, Wheatland Farm isn't just a luxury property—it's a strategically positioned, income-generating commercial asset nestled in the nation's wealthiest, fastest-growing county.



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WINNER

2023
BEST OF
LOUDOUN
— Loudoun Times-Mirror —

WINNER

2024
BEST OF
LOUDOUN
— Loudoun Times-Mirror —

WINNER

A B O U T U S



\$653M
in Sold Transaction
Volume



1.35M
Total SF Sold




\$130M
in Active Listing
Inventory

#1
in Loudoun County
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$650 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

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MEET THE TEAM



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Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



JENNIFER CUPITT
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Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



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Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



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Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.