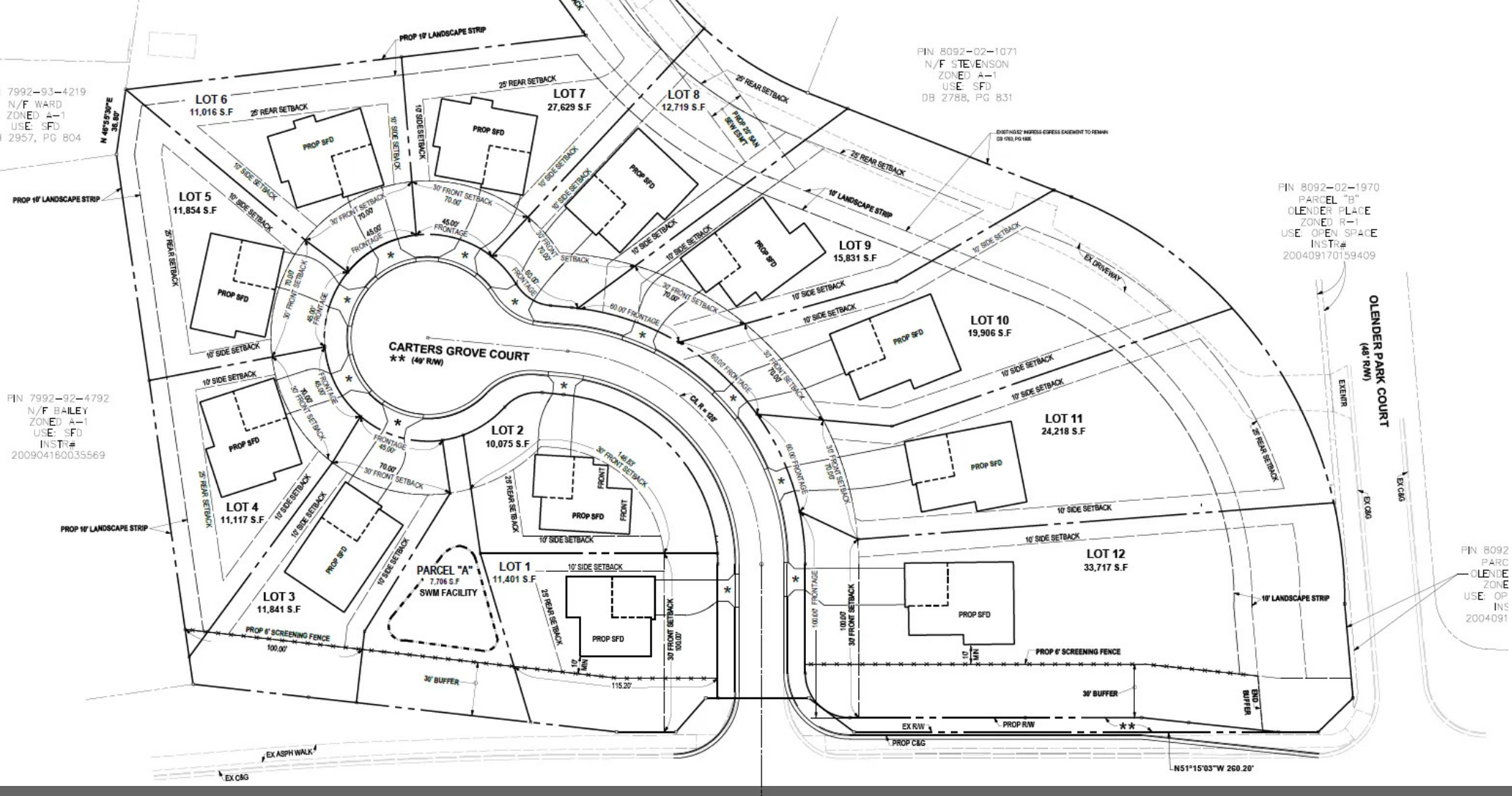




12 LOT SFH DEVELOPMENT

13817 Spriggs Rd, Manassas, VA 20112

FOR SALE

CONFIDENTIALITY & CONDITIONS

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Samson Properties/SRG Commercial and it should not be made available to any other person or entity without the written consent of Samson Properties/SRG Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Samson Properties/ SRG Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Samson Properties/SRG Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Samson Properties/SRG Commercial has not verified, and will not verify, any of the information contained herein, nor has Samson Properties/SRG Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

We Deliver.
You Thrive.

LISTED BY



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PROPERTY DESCRIPTION

A rare entitled residential development opportunity in the heart of Prince William County. The site carries approved residential zoning for a 12-lot single-family detached subdivision and is currently advancing through final site plan engineering, with county approval anticipated in late Q4 2026. The heavy lift of rezoning is already complete, and there are no offsite proffers. Public utilities are also on site. Single-family house footprints are currently being submitted for approval, with proposed footprints ranging from approximately 2,200 to 2,800 SF of footprint per lot, confirming product fit on each of the 12 lots and giving a builder a clear, lot-by-lot picture of the home sizes the plan supports.

The property is presently improved with two existing structures: a large permanent (modular) building that formerly operated as a daycare, and an older single-family home. Removal or disposition of both improvements is addressed under the approved Generalized Development Plan.

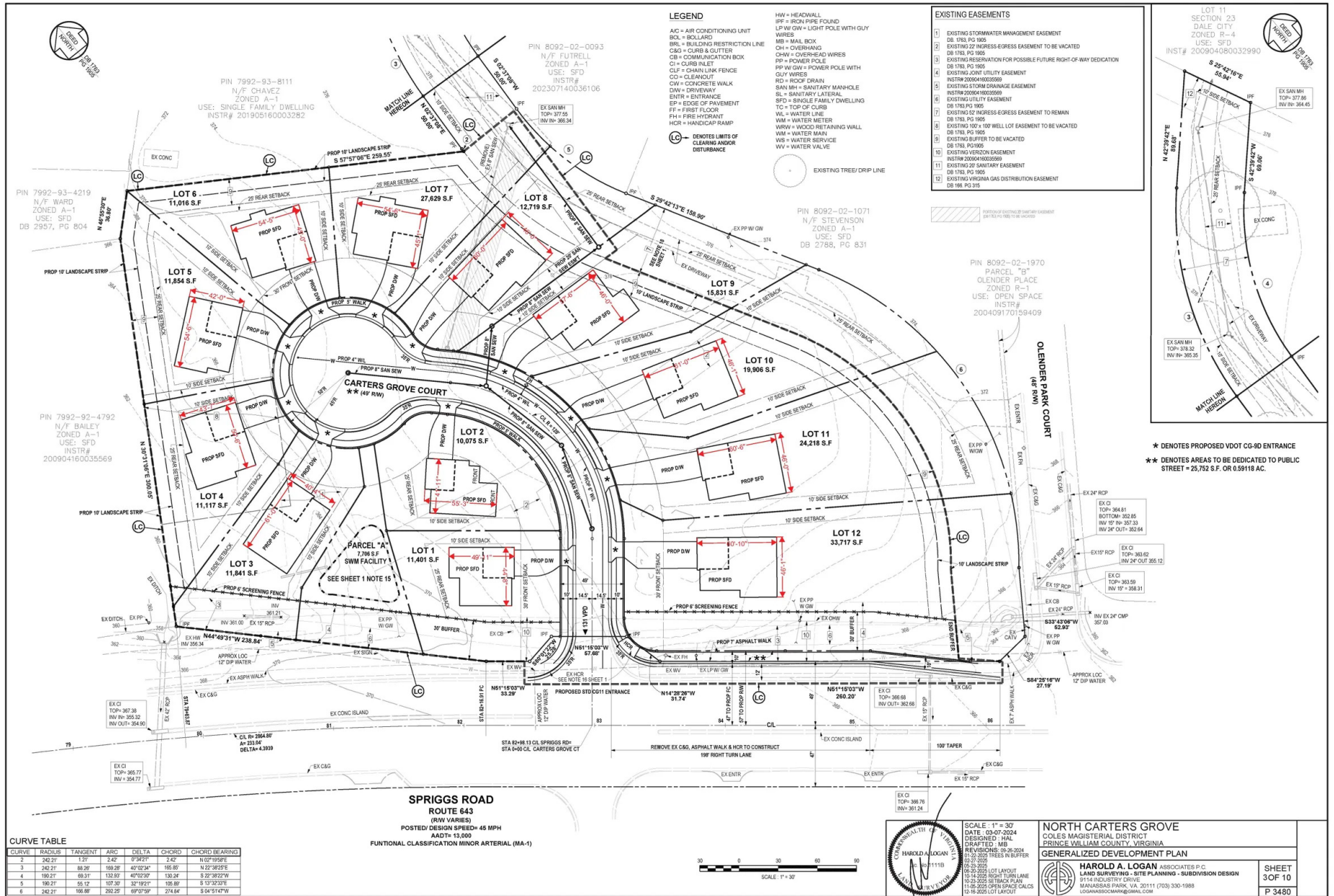
The property sits along the established Spriggs Road corridor within one of Northern Virginia's most consistently absorbing single-family submarkets. Prince William County continues to see durable end-user demand from buyers seeking new detached product within commuting distance of the I-95 and Route 234 employment corridors, Fort Belvoir, Quantico, and the broader DC metro job base. With a finite supply of shovel-ready, entitled lots across the county, a right-sized 12-lot infill subdivision offers a builder immediate, deliverable inventory in a proven location.

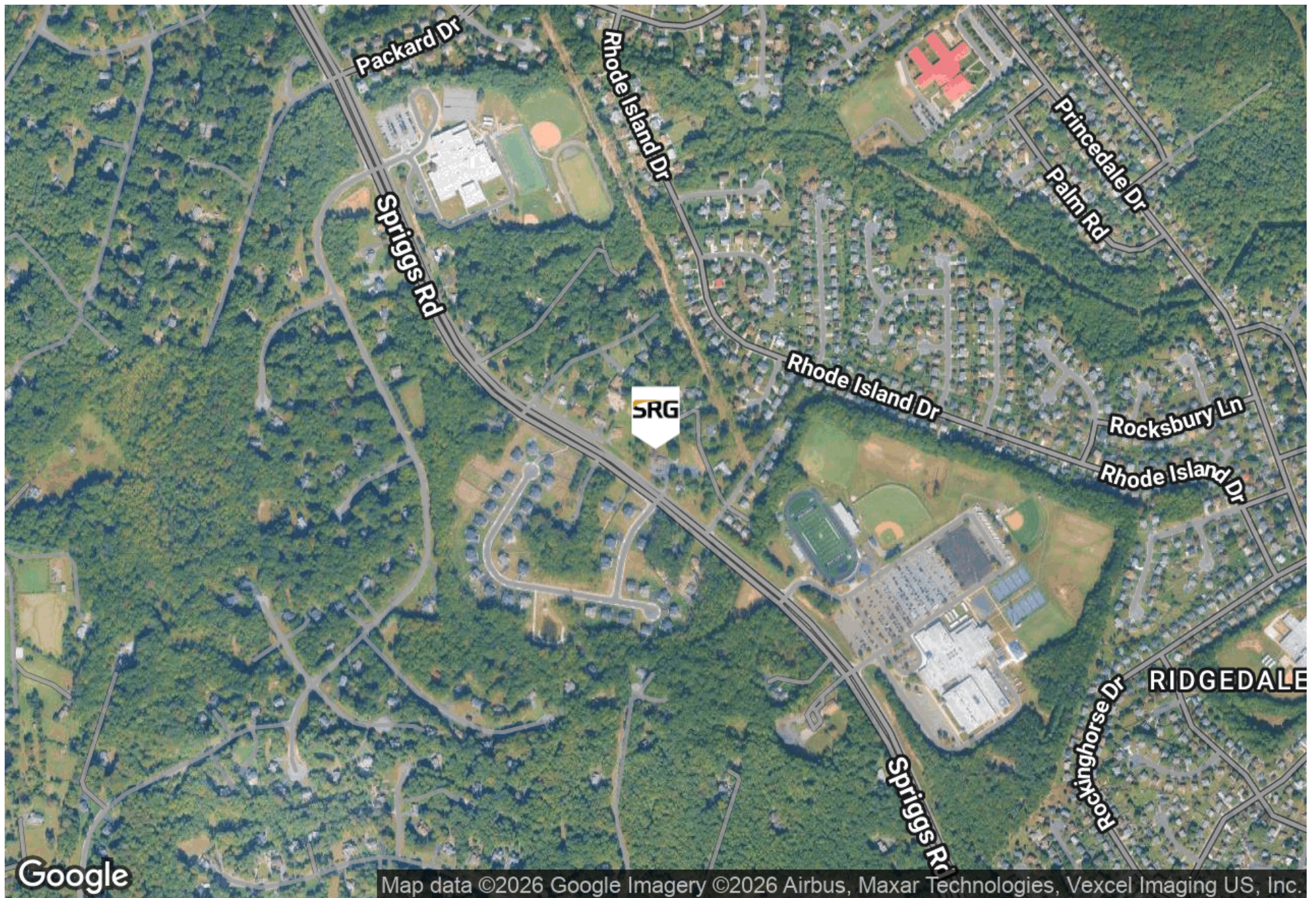


OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	5.236 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	183	672	2,408
Total Population	656	2,407	8,503
Average HH Income	\$168,387	\$168,877	\$165,976







Our Story

At SRG Commercial, we're not just brokers — we're builders of vision. We connect insight, opportunity, and people to create value in real estate that fuels growth, drives income, and leaves a lasting mark on the communities we serve.



Rooted in the DMV

Deep local insight across Northern Virginia, Maryland, and D.C. with the reach to uncover overlooked opportunities.



A Team of Builders

Leadership with backgrounds in IT, sales, M&A, and operations aligning strategy, structure, and execution.



Data-Driven, People-Centered

Every decision grounded in analytics and guided by relationships.



Powerful Network

leveraging a 6,000+ agent network at Samson Properties as their go-to CRE resource.



Connected Leadership

Active leadership roles in MOVE Business Chamber, MAREMA, and PWC EDA, with membership in NAIOP and NVBIA.

Our motto, **“We Deliver. You Thrive.”** reflects our commitment to personalized service and measurable impact. Backed by more than a decade of experience in Northern Virginia, our team brings expertise across all commercial asset classes, specializing in industrial and land development.

Contact Information



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