

TWO B1 LOTS ON RT-29 TOTALING 2.1 ACRES

14203 Lee Hwy
Gainesville, VA 20155



Location, value and flexibility are truly outstanding for this 2.1 property zoned B-1 with exceptional visibility on Lee Highway, near I-66 and in the heart of Gainesville's commercial district. Offered at an unbeatable price for sale or as pad sites for lease ideal uses include urgent care, medical offices, child-care facility, hotel, retail, veterinary hospital, restaurant, assisted living facility and many more.

Sale Price: \$2,500,000

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 60 years and five generations of experience



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



**14203 LEE HWY
GAINESVILLE, VA**

LOT LINES DO NOT REPRESENT A SURVEY



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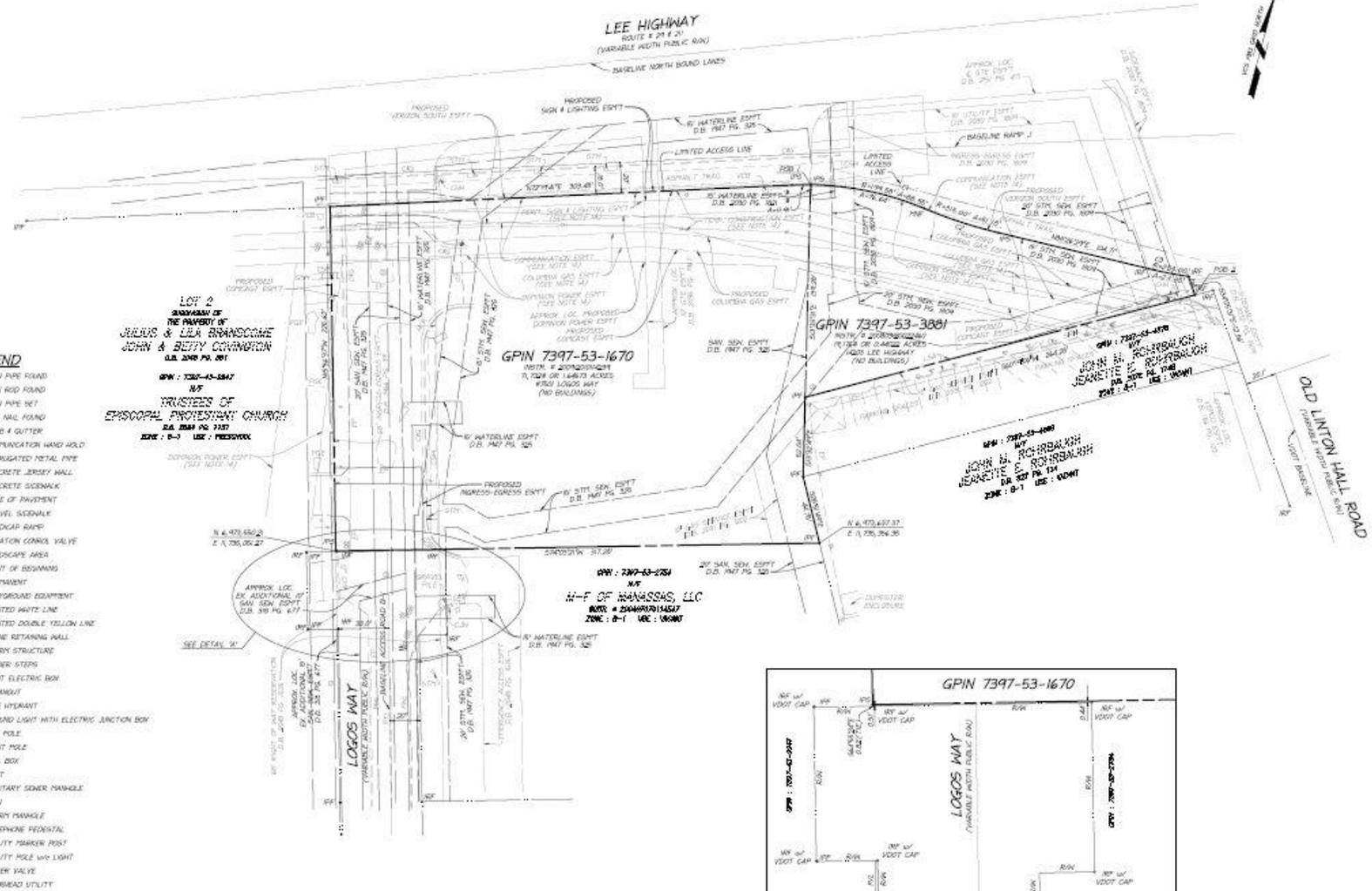
ALTAIRSPS LAND
TITLE SURVEY

PROPERTY OF
COMMONWEALTH OF VIRGINIA
INSTRUMENT # 20090120022460
INSTRUMENT # 2009020014239
BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA



SHEET
2
OF
2

DATE
DEPT. L 2009
INSTR. 2009
DCA KDU
FILE NUMBER
2009-1-0-80



LEGEND

- IPY IRON PIPE ROAD
- IRP IRON ROD ROAD
- IPS IRON PIPE NET
- IPR IRON RAIL ROAD
- CAG CURB & GUTTER
- CHV COMMUNICATION HAND HOLD
- CHP CORRUGATED METAL PIPE
- CSH CONCRETE JERSEY WALL
- CSN CONCRETE SIDEWALK
- EP EDGE OF PAVEMENT
- GSW GRAVEL SIDEWALK
- HCR HANDICAP RAMP
- ICV IRRIGATION CONTROL VALVE
- LSA LANDSCAPE AREA
- FOB POINT OF BEGINNING
- PERM PERMANENT
- PGE PLAYGROUND EQUIPMENT
- PHL PAINTED WHITE LINE
- PFL PAINTED DOUBLE YELLOW LINE
- SRK STONE RETAINING WALL
- STY STORY STRUCTURE
- TSP TYPED STEPS
- VED VEGETATION BOX
- CLEA/CUT
- FIRE HYDRANT
- GROUND LIGHT WITH ELECTRIC JUNCTION BOX
- GUP GUY POLE
- LIP LIGHT POLE
- MAL MAIL BOX
- POST
- SSA SANITARY SEWER MANHOLE
- SGW
- STORY MANHOLE
- TELEPHONE PEDestal
- UTILITY MARKER POST
- UTILITY POLE WITH LIGHT
- WATER VALVE
- OVERHEAD UTILITY
- GUARD RAIL
- SPLIT RAIL FENCE
- WOOD FENCE
- APPROXIMATE LOCATION UNDERGROUND ELECTRIC LINE (RED PAINT MARKS)
- APPROXIMATE LOCATION UNDERGROUND TELECOMMUNICATION LINE (ORANGE PAINT MARKS)
- APPROXIMATE LOCATION UNDERGROUND WATERLINE (BLUE PAINT MARKS)

LOT 2
SUBDIVISION OF
THE PROPERTY OF
JULIUS & LENA BRANSKOME
JOHN & BETTY COMPTON
D.E. 2008 PG. 001

OWN: 1327-45-2847
M-F
TRUSTEES OF
EPISCOPAL PROTESTANT CHURCH
D.E. 2004 PG. 7357
ZONE: B-1 USE: RESIDENTIAL

GPIN 7397-53-1670
NOTE: 4.201202020202
7.7000 OR LARGER ACRES
7.7000 LOGS MAY
(NO BUILDINGS)

GPIN 7397-53-3081
NOTE: 2.201202020202
7.7000 OR LARGER ACRES
7.7000 LOGS MAY
(NO BUILDINGS)

OWN: 2009-03-1000
M-F
JOHN H. ROHRBACH
JEANETTE E. ROHRBACH
D.E. 2007 PG. 0114
ZONE: B-1 USE: MGMT

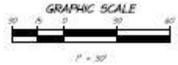
OWN: 2307-03-2251
M-F
M-F OF MANASSAS, LLC
NOTE: 4.20040010154517
ZONE: B-1 USE: MGMT

CURVE DATA

NO.	CHORD	ARC LEN.	ANG.	TANGENT	CHORD BEARING	ARC BEARING
1	199.00	252.2171	88.51	45.24	S 87.63° E	S 87.63° E
2	135.00	175.8511	61.81	20.24	S 87.63° E	S 87.63° E
3	224.00	317.7707	82.84	1.66	S 87.63° E	S 87.63° E



DETAIL 'A'
NO SCALE



11/17/2007 2:08:11 - 5 LOGOS WAY & LEE HIGHWAY SURVEY PLATFORM - BOUNDARY 20090120022460



HILLWOOD DR

JOHN MARSHALL HWY E OF
LEE HWY

LEE HWY

29

29

LEE HWY

LEE HWY E OF

LOGOS WAY

CHAVIS AVE

OLD UNION FALLS RD

Feet



