



SUZANNE AGER



2 lots totaling  
1.64 acres

Brewster Lane

W&OD TRAIL

Magnolia's

Bia Kitchen

21st Street

## 2 Commercial Lots in Downtown Purcellville

*200 and 230 Brewster Lane | Purcellville, VA 20132*

*PurcellvilleLand.com*



**Rendering of Restaurant for site**

*Plans have been approved by Purcellville Board of Architectural Review*

## PROPERTY DESCRIPTION

Rare and amazing opportunity to build your business on a prime location in downtown historic Purcellville. Adjacent to the W&OD Trail near the trail head at 21st Street, these two lots offer a unique opportunity to target the local community and tourist markets. Zoned C-4, this could be a fabulous location for a brewery or winery, indoor pickle ball courts or other recreation facility, office space or many other types of businesses. Purcellville is a vibrant, affluent, fast-growing community, and Historic Downtown Purcellville is a popular Loudoun County destination. New exciting businesses populate Historic downtown including Bia Kitchen--a hugely successful European-inspired restaurant; Magnolia's at the Mill, Catoctin Creek Distilling, The Clothing Closet, and Nichols Hardware. Plans in the Town for new commercial and mixed-use businesses are in the works. Purcellville sits in the heart of Loudoun County wine country where the agri-tourism industry has exploded. Thousands of tourists visit and hundreds of weddings take place in Western Loudoun County every year, making this a wonderful opportunity for a business to serve tourists and locals alike. Local demand for additional entertainment and recreational options is very strong. Many commercial uses are permitted in C-4 including, but not limited to: school, recreation facility, personal services, retail, landscaping or construction supply sales/service, and many more.

The current owners had plans for a gorgeous restaurant/event space designed by Francisco Beltran. Those plans have been approved by the Purcellville Board of Architectural Review. These plans could be made available with an acceptable offer. Geotechnical report, Phase I and Phase II environmental have been done and are available.

Don't miss out on this rare opportunity for raw commercial land in Downtown Purcellville. Join the buzz and excitement happening in Purcellville by opening your own new business on these prime lots!

## OFFERING SUMMARY

<b>Property Type</b>	Commercial Land
<b>Sale Price</b>	Call for price
<b>Lot size</b>	1.64 acres total
<b>Number of Lots</b>	2 (200 & 230 Brewster Lane)
<b>Zoning</b>	PV:C4
<b>Parcel numbers</b>	488476706000, 488475010000
<b>Market</b>	Washington DC Metro
<b>Submarket</b>	Purcellville

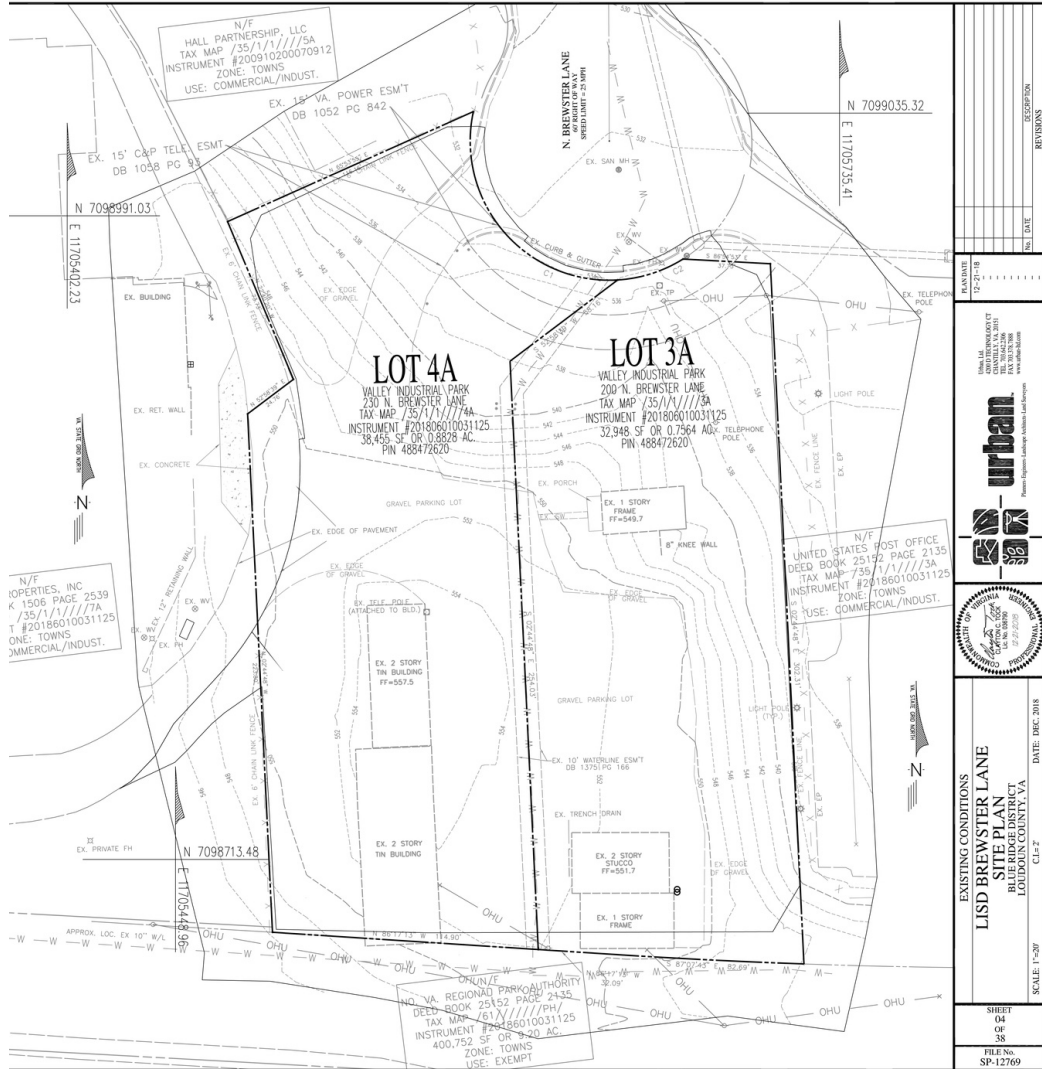
## PROPERTY HIGHLIGHTS

- Outstanding historic Downtown Purcellville Location
- Two contiguous parcels totaling 1.64 acres
- Sale includes: 200 Brewster Lane (.76 acres); and 230 Brewster Lane (.88 acres)
- Property abuts W&OD trail, very close to the trail head
- Zoned C-4: Purcellville Town Zoning
- Elevated building site offers views of mountains
- Geotechnical, Phase I and Phase II environmental assessments available
- Plans for luxury, high-end restaurant designed by Francisco Beltran have been approved for the site by Purcellville Board of Architectural Review, but purchaser is not obligated to build a restaurant nor use the approved plans.





# SITE PLANS



Survey of Property. Old buildings pictured here have been removed



Site plan rendering for proposed restaurant

# DEMOGRAPHIC SUMMARY

Source: Demographics and trends data from Esri using RPR Trade Area Report (March 2024)

## PURCELLVILLE, VA

### Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2022, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



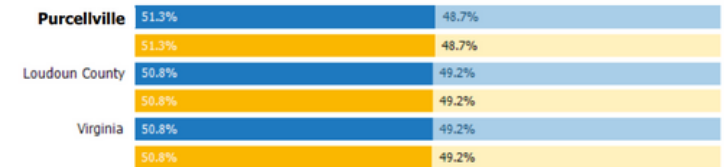
### Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ Women 2022  
■ Men 2022  
■ Women 2027 (Projected)  
■ Men 2027 (Projected)



# ECONOMIC COMPARISON

Source: Demographics and trends data from Esri using RPR Trade Area Report (March 2024)

## PURCELLVILLE, VA

### Average Household Income

This chart shows the average household income in an area, compared with other geographies.  
Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Median Household Income

This chart shows the median household income in an area, compared with other geographies.  
Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Per Capita Income

This chart shows per capita income in an area, compared with other geographies.  
Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Average Disposable Income

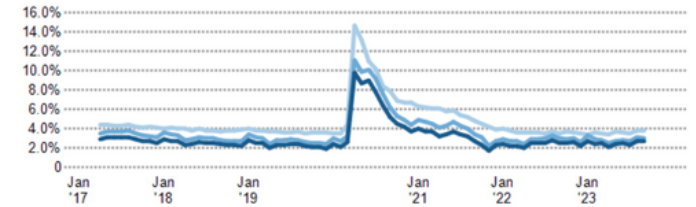
This chart shows the average disposable income in an area, compared with other geographies.  
Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually



### Unemployment Rate

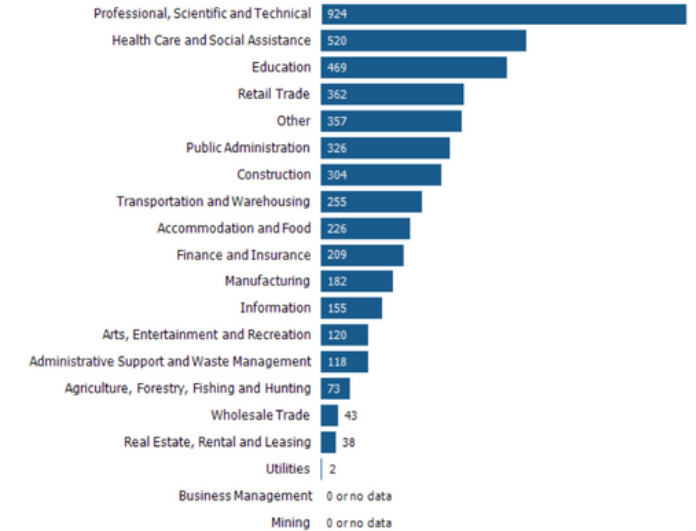
This chart shows the unemployment trend in an area, compared with other geographies.  
Data Source: Bureau of Labor Statistics via PolicyMap  
Update Frequency: Monthly

■ Loudoun County  
■ Virginia  
■ USA



### Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.  
Data Source: Bureau of Labor Statistics via Esri, 2022  
Update Frequency: Annually





# HOME VALUE COMPARISON

Source: MLS sources, and public records using RPR Trade Area Report (March 2024)

## PURCELLVILLE, VA

### Purcellville, VA 20132: Home Value Comparison

#### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



#### 12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



#### Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly

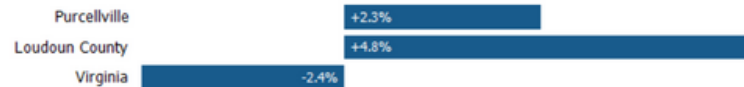


#### 12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

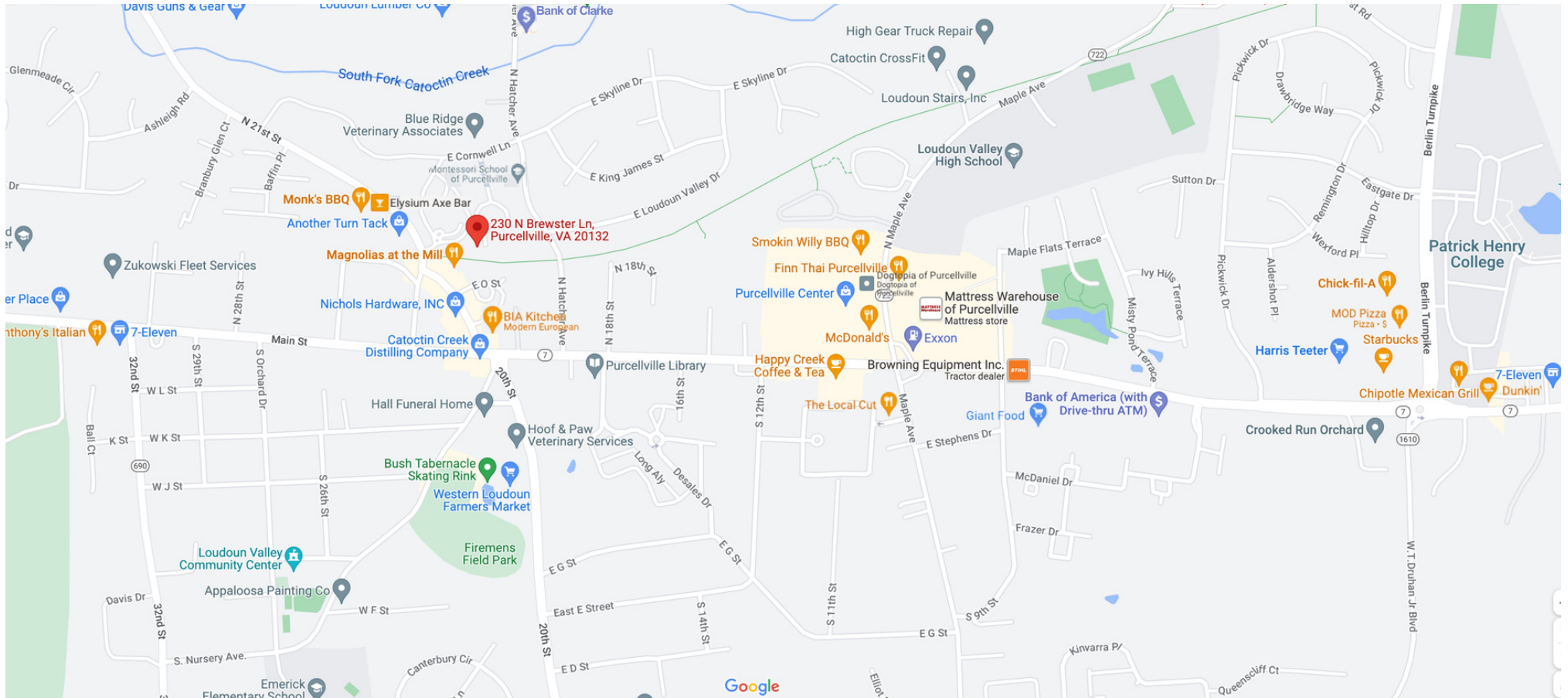
Update Frequency: Monthly



# RETAIL MAP

Source: Google Maps

## PURCELLVILLE, VA





FOR MORE LISTING  
INFORMATION GO TO  
[PURCELLVILLELAND.COM](http://PURCELLVILLELAND.COM)

OR TO SCHEDULE A  
SHOWING, CONTACT:



## SUZANNE AGER

REALTOR®, *Licensed in VA*  
McEneaney Associates | Atoka Properties  
M 571.252.9293 | O 703.777.1170  
[suzanne@suzanneager.com](mailto:suzanne@suzanneager.com)  
458 Harrison Street | Leesburg, VA 20175  
[suzanneager.com](http://suzanneager.com)

**SUZANNEAGER.COM**

MCENEARNEY ASSOCIATES | ATOKA PROPERTIES LEESBURG: 458 HARRISON STREET | LEESBURG, VA 20175 | 703.777.1170

