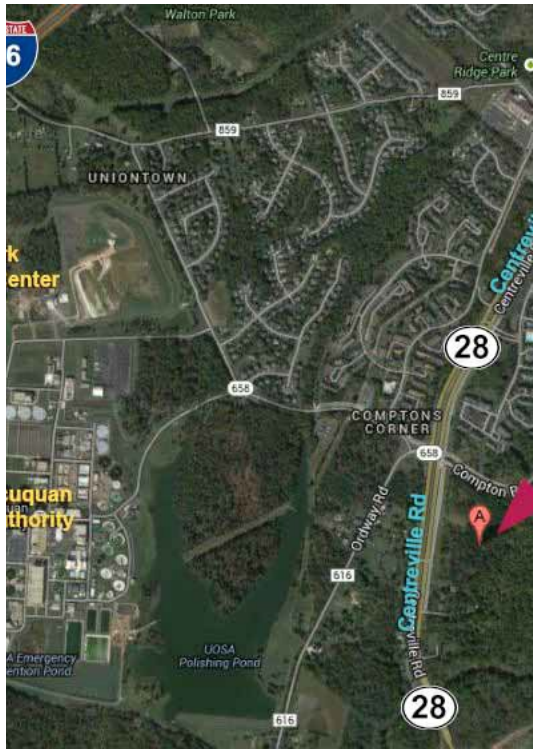




7015 Centreville Rd

7015 Centreville Rd, Centreville, VA 20121



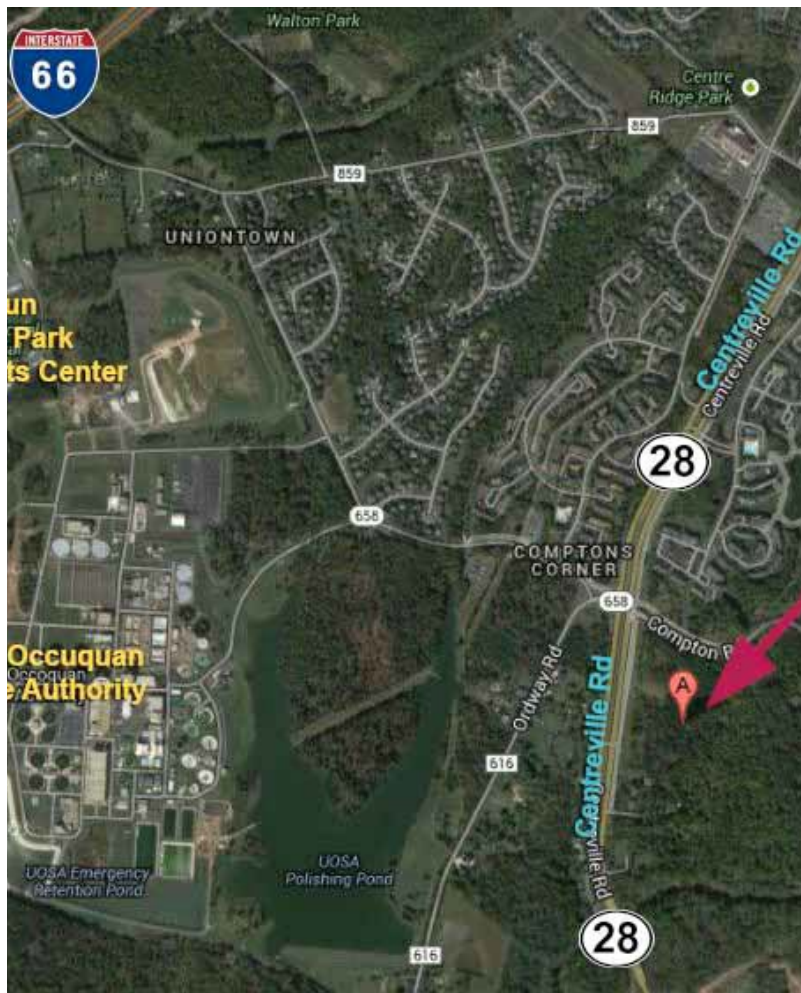
Danny Han

NBI Realty, LLC

8500 Executive Park Ave, Suite 306, Fairfax, VA 22031

danny4989@gmail.com

(703) 256-6247



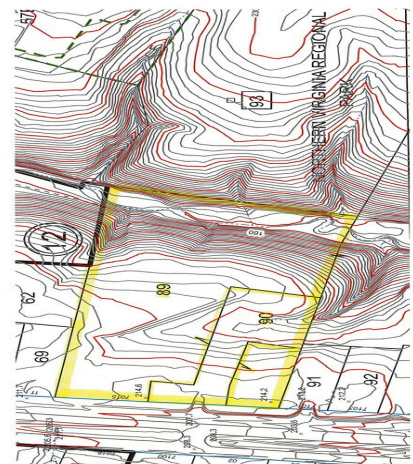
7015 Centreville Rd

\$UNPRICE

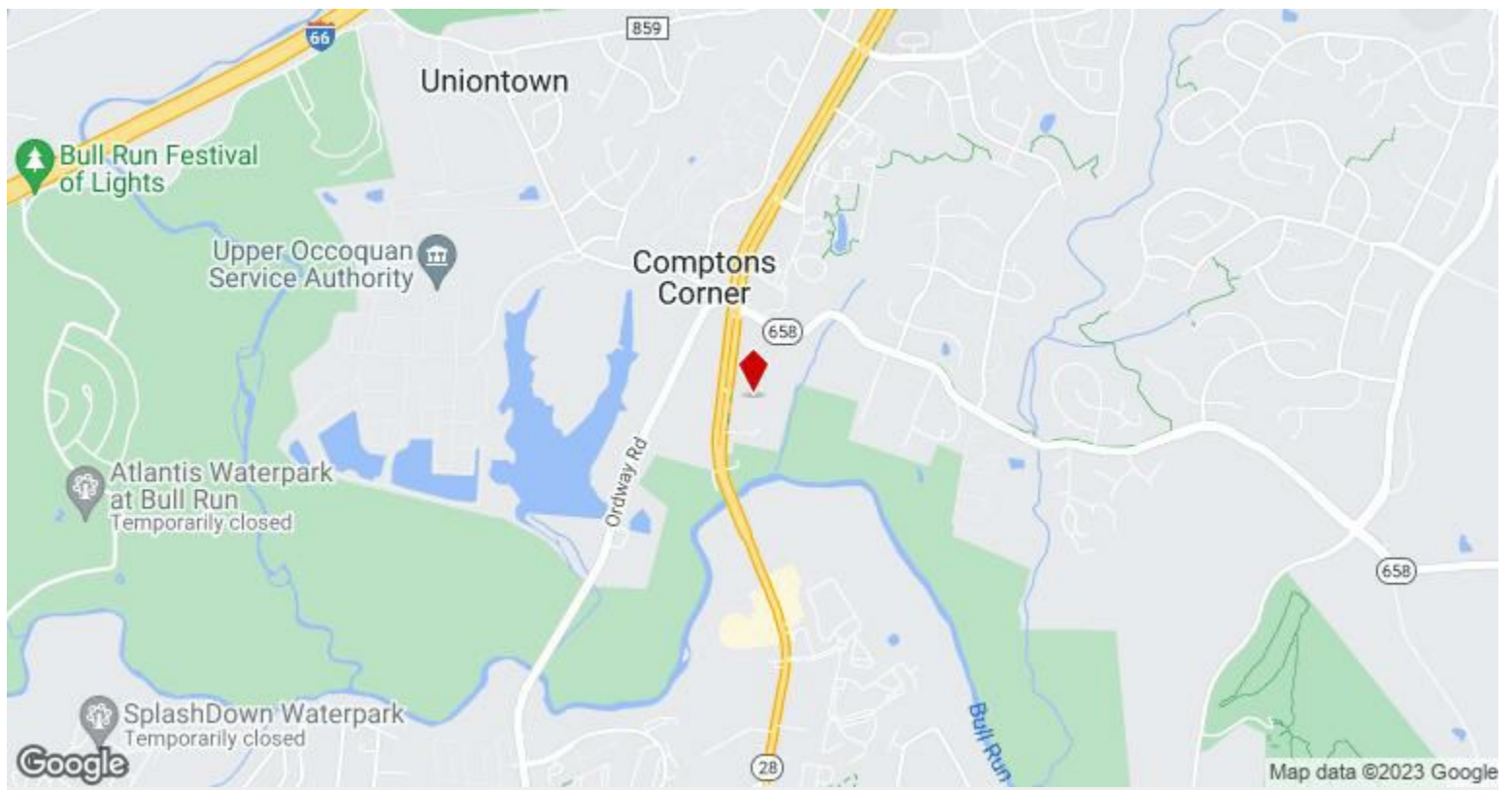
Introducing a prime real estate opportunity with excellent visibility and extensive frontage of 400 feet on R. 28/Centreville Rd. This expansive property spans across 8.64 acres, offering a wealth of possibilities. Currently zoned as RC (Residential Conservation) with a density of 1 dwelling unit per 5 acres, this remarkable parcel comprises two tax ID numbers: 0653010089 (7.21 acres) and 0653010090 (1.43 acres).

The property boasts a range of permitted uses including agricultural pursuits, farming activities, group housing, and single-family residences. Additionally, special exceptions can be obtained for a diverse array of purposes such as an animal shelter, athletic field, bed and breakfast, club or community center, cultural facility or museum, farm winery/brewery/distillery, golf course and/or country club, kennel, private school, solar facility, stables, utility...

- Prime Location and Visibility
- Versatile Zoning and Permitted Uses
- Expansion and Development Potential



Price:	\$UNPRICE
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Hold For Development
Sale Type:	Investment or Owner User
Total Lot Size:	8.64 AC
No. Lots:	1
Zoning Description:	RC
APN / Parcel ID:	0653-01-0089



7015 Centreville Rd, Centreville, VA 20121

3. Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

[illegible]

Group Living: uses characterized by residential occupancy by a group of persons who do not constitute a household

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standard NOTE: General Standard also applies	
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6		
Congregate Living Facility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE											4102.3.1	
Group Household			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP															4102.3.1	
Religious Group Living			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP	SP	SP	SP		SP	SP				4102.3.6	
Residence Hall			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE			4102.3.1	
PUBLIC, INSTITUTIONAL, AND COMMUNITY USES																														
Community, Cultural, and Educational Facilities: uses generally of a public, quasi-public, nonprofit, or charitable nature providing a local service (e.g., cultural, educational, recreational, counseling, training, religious) directly to people of the community																														
Adult Day Support Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	SE	4102.4.1
Alternate Use of Public Facility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	4102.4.1
Child Care Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	SE	4102.4.6 4102.1.6
Club, Service Organization, or Community Center		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P		SE	SE	SE	SE	SE	SE	4102.4.1
College or University			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P		SE	SE	SE				4102.4.1
Community Swim, Tennis, and Recreation Club		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	4102.4.1
Convention or Conference Center																														4102.4.6
Cultural Facility or Museum		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P		SE	SE	SE				
Public Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly		SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.1
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	SE	4102.4.1
School, Private		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	SE	4102.4.1
Specialized Instruction Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P		P	P	P	P	SE		4102.4.1
Funeral and Mortuary Services: establishments that provide services related to the death of a human being or an animal																														
Cemetery			SP	SP	SP	SP	SP																							4102.4.1
Crematory			SP	SP	SP	SP	SP																			P	P	P		4102.4.1

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Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6	
Funeral Home			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			P	P	P	P	P	P		P	P	P	P	P	4102.4.1
Health Care: uses providing health care services, including surgical or other intensive care and treatment, various types of medical treatment and nursing care																													
Adult Day Care Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.0
Continuing Care Facility																													4102.4.1
Independent Living Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE											4102.4.0
Medical Care Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.4.1
Transportation: uses associated with the operation of airplanes, trains, and buses																													
Airport				SE																	SE		SE	SE	SE	SE	SE	SE	4102.4.1 4102.4.7
Helipad			SE	SE													SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.1
Transit Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	4102.4.1 4102.4.1	
Utilities: uses including heavy utilities (infrastructure services that provide regional or community-wide service), light utilities (infrastructure services that need to be located in or near where the service is provided), solar power facilities, and wireless facilities																													
Solar Power Facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	4102.4.Y
Utility Facility, Heavy		SE	SE	SE	SE																		SE	SE	SE	SE	P SE	P	4102.4.V
Utility Facility, Light	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P	P	P	4102.4.Y
Wireless Facility			See standards in 4102.4.Y for different permissions.																										4102.4.Y
COMMERCIAL USES																													
Animal-Related Services: uses related to the provision of medical services, general care, and boarding services for household pets and domestic animals																													
Animal Shelter	SE	SE	SE	SE														P SE	P SE	P SE	P SE								4102.5.Y
Kennel	SE	SE	SE	SE														P SE	P SE	P SE	P SE			P SE	P SE	P SE	P SE		4102.5.Y
Pet Grooming Establishment																		P	P	P	P								4102.5.1
Veterinary Hospital	SE	SE	SE	SE													P	P	P SE	P SE	P SE	P SE			P SE	P SE	P SE	P SE	4102.5.0
Food and Lodging: establishments primarily engaged in the preparation and serving of food or beverages for on or off premises consumption, or providing lodging units or rooms for transient stays of 30 days or less																													
Bed and Breakfast	P	P SE	P SE	P SE	SE																								4102.5.1
Catering																	P	P	P	P	P	P			P	P	P	P	4102.5.1
Hotel or Motel																	P	P		SE	P	P		SE	SE	SE	SE		4102.5.1
Restaurant												A+	A+		A+	SE A+	P	P	P	P	P	P		SE A+	SE A+	SE A+	SE A+	SE A+	4102.5.0 4102.1.0
Restaurant, Carryout															A+	SE A+	P	P	P	P	P	P		A+	A+	A+	SE A+	SE A+	4102.5.1 4102.1.0
Restaurant with Drive-Through																			SE	SE	SE	SE					SE	SE	4102.5.1

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Retreat Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE			SE	SE	SE			4102.5.1
Office and Financial Institutions: buildings housing activities conducted in an office setting, generally focusing on the provision of professional services (e.g., lawyers, accountants, engineers, architects), financial services (e.g., banks, lenders, brokerage houses, tax preparers), research and development, and medical and dental services																													
Alternative Lending Institution																					P	P							4102.5.1
Drive-Through Financial Institution																SE	SE	SE	P SE	P SE	P SE	P SE			SE	SE	SE	SE	4102.5.1
Financial Institution															P	P	P	P	P	P	P	P		P	P	P	P	P	
Office															P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P	P	P	P	P	P	4102.5.1
Office in a Residential District				SE	SE	SE	SE	SE	SE				SE																4102.5.1
Personal and Business Services: businesses that primarily provide routine business support functions for the day-to-day operations of other businesses or frequent or recurrent needed services of a personal nature to individuals																													
Business Service															A+	A+	A+	A+	P	P	P	P		A+	A+	A+	A+	A+	4102.1.0
Household Repair and Rental Service																			P	P	P	P							
Massage Therapy Establishment															P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.5.0
Personal Service												A+	A+		A+	A+	A+	A+	P	P	P	P		A+	A+	A+	A+	A+	4102.5.1 4102.1.0
Recreation and Entertainment: uses providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members																													
Banquet or Reception Hall															SE	SE	SE	SE	P	P	P	P							
Campground		SP	SP	SP																									4102.5.0
Commercial Recreation, Indoor																	P SP SE	P SP SE	P	P	P	P		SP SE	SP SE	SP SE	SP SE	SP SE	4102.5.1
Commercial Recreation, Outdoor		SP SE	SP SE	SP SE													SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.5.1
Entertainment, Adult																					SP								4102.5.7
Entertainment, Public																			SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.5.1
Golf Course or Country Club		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE							4102.5.1
Health and Exercise Facility, Large																	P SP	P SP	P	P	P	P			SP	SP	SP	SP	4102.5.1

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Health and Exercise Facility, Small															P	P	P	P	P	P	P	P		P	P	P	P		
Marina, Commercial		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE					SE	SE	SE	SE		SE	SE	SE		4102.5.A	
Marina, Private Noncommercial		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP	SP	SP	SP		SP	SP	SP		4102.5.A	
Quasi-Public Park, Playground, or Athletic Field	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE		P SE	P SE	P SE	P SE	P SE	4102.5.A
Smoking Lounge																			P	P	P	P		SP SE	SP SE	SP SE	SP SE	SP SE	4102.5.A
Stadium or Arena																					SE	SE		SE	SE	SE	SE	SE	
Zoo or Aquarium			SP	SP																	SP	SP							4102.5.B
Retail Sales: uses involved in the sale, rental, and incidental servicing of goods and commodities that are generally delivered or provided on premises to a consumer																													
Convenience Store											A+	A+			A+	A+	A+	A+	P SE	P SE	P SE	P SE		A+	A+	A+	SE A+	SE A+	4102.5.C 4102.1.C
Drive-Through, Other																			SE	SE	SE	P SE							4102.5.D
Drive-Through Pharmacy																			P SE	P SE	P SE	P SE							4102.5.E
Drug Paraphernalia Establishment																					SE								4102.5.F
Garden Center			SE	SE	SE														P	P	P	P							4102.5.G
Pawnshop																				SE	SE	SE							
Retail Sales, General																			P	P	P	P	A			SE	SE	SE	4102.5.H
Retail Sales, Large																				P SE	P SE	P SE							4102.5.I
Vehicle-Related Uses: uses for the maintenance, sale, or rental of motor vehicles and related equipment																													
Car Wash																			SE	SE	SE	SE			SE	SE	SE	SE	4102.5.J
Commercial Off-Street Parking																	SE	P	P	P	P	P		SE	SE	SE	SE	SE	4102.5.K
New Vehicle Storage																	P	P		P	P	P			P	P	P	P	4102.5.L
Truck Rental Establishment																			SE	SE	SE	SE				SE	P	P	4102.5.M
Vehicle Fueling Station																	SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	4102.5.N
Vehicle Repair and Maintenance, Heavy																						SE					P	P	

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Vehicle Repair and Maintenance, Light																			SE	P SE	P SE	P SE					P SE	P SE	4102.5.O
Vehicle Sales, Rental, and Service																	P SE	P SE		P SE	P SE	P SE			SE	SE	SE		4102.5.P
Vehicle Transportation Service																				P SE	P SE	P SE				P	P	P	4102.5.Q

INDUSTRIAL USES

Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.

Data Center																P SE	P SE							P SE	P SE	P	P	P	4102.6.J
Freight Distribution Hub																										P	P	P	
Goods Distribution Hub																	P SE	P SE	P SE	P SE	P SE	P SE							4102.6.I
Self-Storage Warehouse																						SE			P	P	P	P	4102.6.K
Wholesale Facility																									SE A	P	P	P	4102.6.L

Industrial Services and Extraction of Materials: uses involving the repair or servicing of industrial, business, or consumer machinery equipment or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the general public come to the site.

Building Materials Storage and Sales																												P	P				
Contractor's Office and Shop																					P					P	P	P	P	4102.6.I			
Extraction Activity	Allowed as a SP use only in a Natural Resource Overlay Districts as established in subsection 3103.1.																											4102.6.C					
Petroleum Products Storage Facility																													SE	4102.6.I			
Specialized Equipment and Heavy Vehicle Sale, Rental, or Service																													P	P			
Storage Yard																													SE	SE	P	P	4102.6.
Vehicle Storage or Impoundment Yard																														P	P	P	4102.6..

Production of Goods: uses involving the manufacturing, processing, production, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, transfer to other industrial operations, or for order by businesses or consumers.

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[illegible]

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Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standard NOTE: General Standard also applies	
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6		
Sawmilling	SP		SP	SP																									4102.7.M	
Short-Term Lodging		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP															4102.1. 4102.7.I	
Solar Collection System	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4102.7.C	
TEMPORARY USES																														
Community Garden	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP			A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	4102.1. 4102.8.I	
Construction Site Office and Storage		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP			AP	AP	AP	AP	AP	4102.1. 4102.8.C
Farmers Market	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP			AP	AP	AP	AP	AP	4102.1. 4102.8.I
Food Truck	AP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	4102.1. 4102.8.I	
Interim Off-Street Parking in Metro Station Area			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	4102.8.I
Model Home Sales or Leasing Office		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP															4102.1. 4102.8.C	
Portable Storage Container	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP			A AP	A AP	A AP	A AP	A AP	4102.1. 4102.8.I
Special Event	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP			AP SP	AP SP	AP SP	AP SP	AP SP	4102.1. 4102.8.I
Temporary Dwelling or Manufactured Home		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP			AP	AP	AP	AP	AP	4102.1. 4102.8.I
OTHER USES																														
Alternative Use of Historic Building	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	4102.1.I