

FOR SALE

4630 PRINCE WILLIAM PARKWAY & 4655 DAISY REID AVENUE,
WOODBIDGE, VA 22192

COMBINED ACREAGE:
2.75 ACRES

VACANT
LAND

FOR SALE PRICE:
\$3,600,000.00



PROPERTY HIGHLIGHTS



FOR SALE PRICE

\$3,600,000.00

SITE ACREAGE

PARCEL G: 2 ACRES

PARCEL E: 0.75 ACRES

COMBINED ACREAGE: 2.75 ACRES

PROPERTY HIGHLIGHTS

UTILITIES STUBBED AND
STORMWATER

VISIBILITY ON PRINCE WILLIAM
PARKWAY

PERMITTED USES

FINANCIAL INSTITUTIONS
FULL-SERVICE RESTAURANT

HOTEL

MEDICAL/DENTAL
OFFICE



SUMMARY



4630 PRINCE WILLIAM PARKWAY & 4655 DAISY REID AVENUE

The final 2-acre and 0.75-acre parcels offer an opportunity at one of Lake Ridge's most prominent and highly traveled intersections, Prince William Parkway and Greatbridge Road. With utilities already stubbed to the site and stormwater management infrastructure in place, the property is exceptionally well-positioned for a streamlined development experience.

Surrounded by strong economic and demographic fundamentals, Lake Ridge continues to benefit from the nearby Prince William County Government Center, home to more than 4,000 professionals and a consistent daytime population. Established high-density residential communities provide a reliable base of consumer demand, while premier recreational attractions welcome more than 240,000 visitors annually and contribute to sustained traffic patterns throughout the week.



LOCATION

Prime Woodbridge Location

Located at 4630 Prince William Parkway & 4655 Daisy Reid Avenue in Woodbridge, this property is positioned within one of Prince William County's most established and commercially active submarkets.

Strategic Corridor Positioning

Situated along Prince William Parkway, the site benefits from frontage on a major thoroughfare that supports strong visibility, consistent traffic exposure, and convenient access for both local and regional users.

Regional Connectivity

With close proximity to Interstate 95 and other primary commuter routes, the property offers excellent accessibility throughout Woodbridge, Dale City, Dumfries, and the broader Northern Virginia market.

Dense, Established Consumer Base

The surrounding area features a substantial residential population, established neighborhoods, and a broad mix of retail, service, and community uses, providing a stable foundation for long-term occupancy and customer demand.

Proximity to Major Retail Drivers

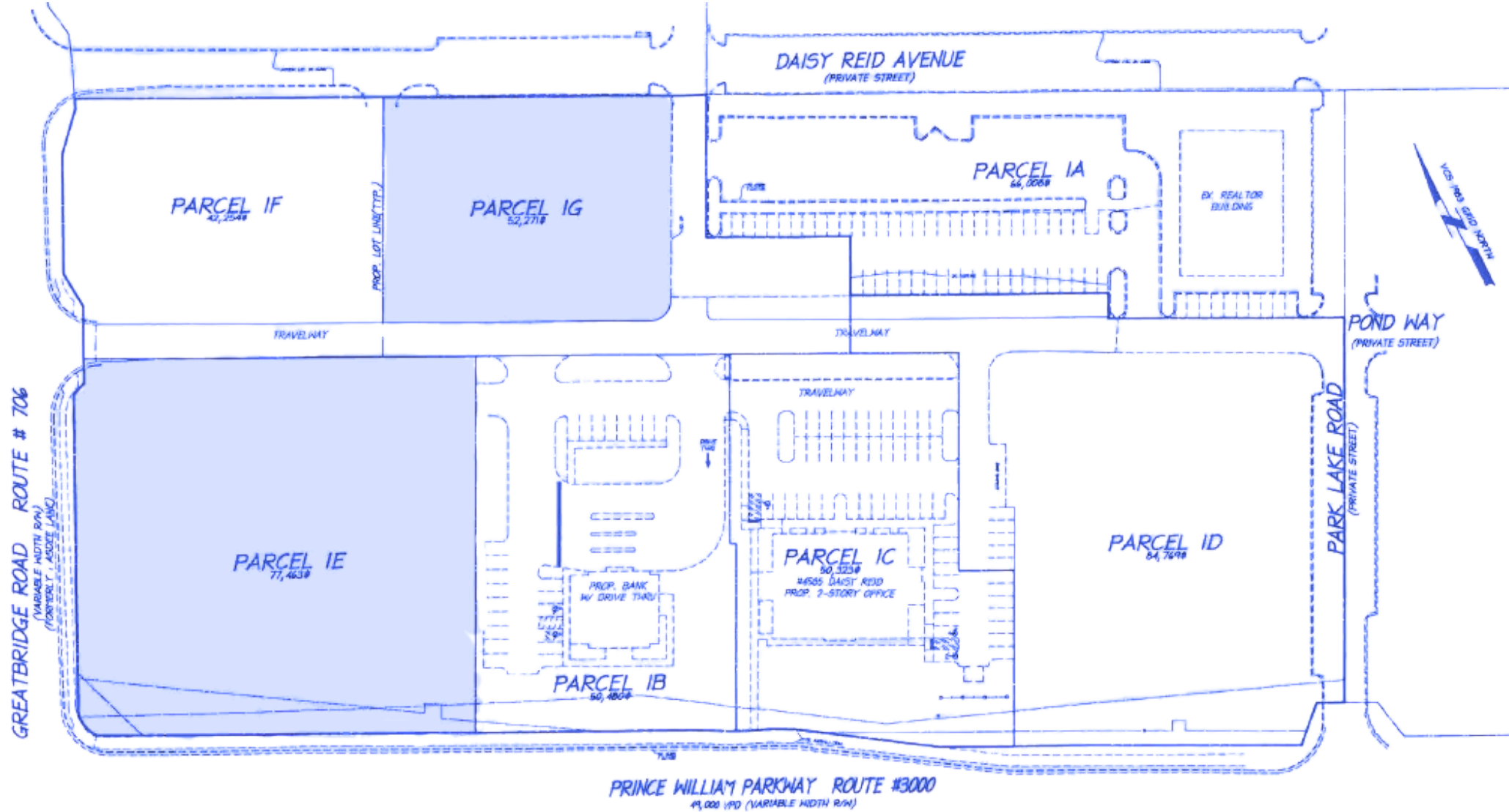
Located near some of Woodbridge's most active shopping and commercial destinations, the property benefits from its position within a mature trade area supported by strong consumer activity and daily traffic patterns.

Long-Term Market Appeal

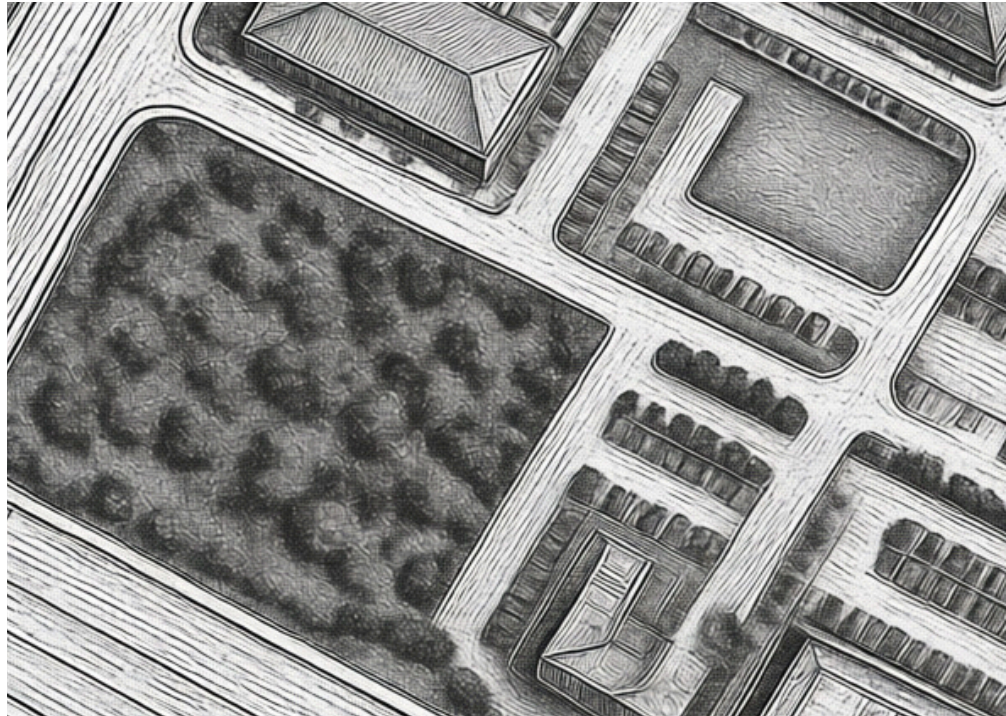
Set within a growing and highly utilized part of Prince William County, this location offers the combination of visibility, accessibility, and surrounding density that investors typically seek in durable suburban commercial real estate.



SITE PLAN



4630 PRINCE WILLIAM PARKWAY
& 4655 DAISY REID AVENUE



FOR MORE INFORMATION
PLEASE CONTACT

Guy Travers, Principal Broker
Rachel Travers
Paige Travers
703.339.0100



R.L. Travers & Associates, Inc.

Post Office Box 686 - Springfield, Virginia 22150 - P: 703.339.0100 - www.rftinc.net