

**FOR SALE**

# POTENTIAL COMMERCIAL LAND

ELM FARM RD & PRINCE WILLIAM PKWY WOODBRIDGE, VA 22192



## OFFERING SUMMARY

Total Lot Size: 4.54 Acres  
Zoning: O(M)  
Market: Washington DC  
Submarket: Woodbridge/I-95 Corridor  
Parcel ID: 8192-85-3351, 8192-85-5526, & 8192-85-6677

## PROPERTY OVERVIEW

Three (O)M Office Mid Rise parcels available—purchase individually or as a portfolio.

- Lots 2 & 4: Adjacent to the new Quartz District (under construction)
- Lot 3: Frontage on Elm Farm Rd, across from the new Alexan apartments
- Zoning: By right uses include medical office, healthcare facilities, labs, hotels, educational and religious institutions
- Site Work: Lots 2 & 4 delivered with Corps permit for fill; buyer to purchase wetland credits. Fill and credits required prior to any zoning change.

## LOCATION OVERVIEW

The property has frontage on Prince William Parkway and Elm Farm Rd. and is located at a signalized intersection (just under 50,000 VPD). The site is surrounded by new residential development, with interchange improvements at Minnieville Rd. and Prince William Parkway anticipated to be completed by 2028. Lots 2 and 4 are adjacent to a portion of the Quartz District, a mixed-use development planned to include approximately 1,000 residential units, 374,000 SF of non-residential space, and a Whole Foods Market anchor tenant. The property is approximately 3.5 miles from I-95 and 2 miles from the Prince William County Government Center, providing convenient access to major commuter routes and government services.

## PRESENTED BY:

**CARMELA PATRICK, CCIM** **COLEMAN RECTOR**  
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9401 Battle Street Manassas, VA 20110

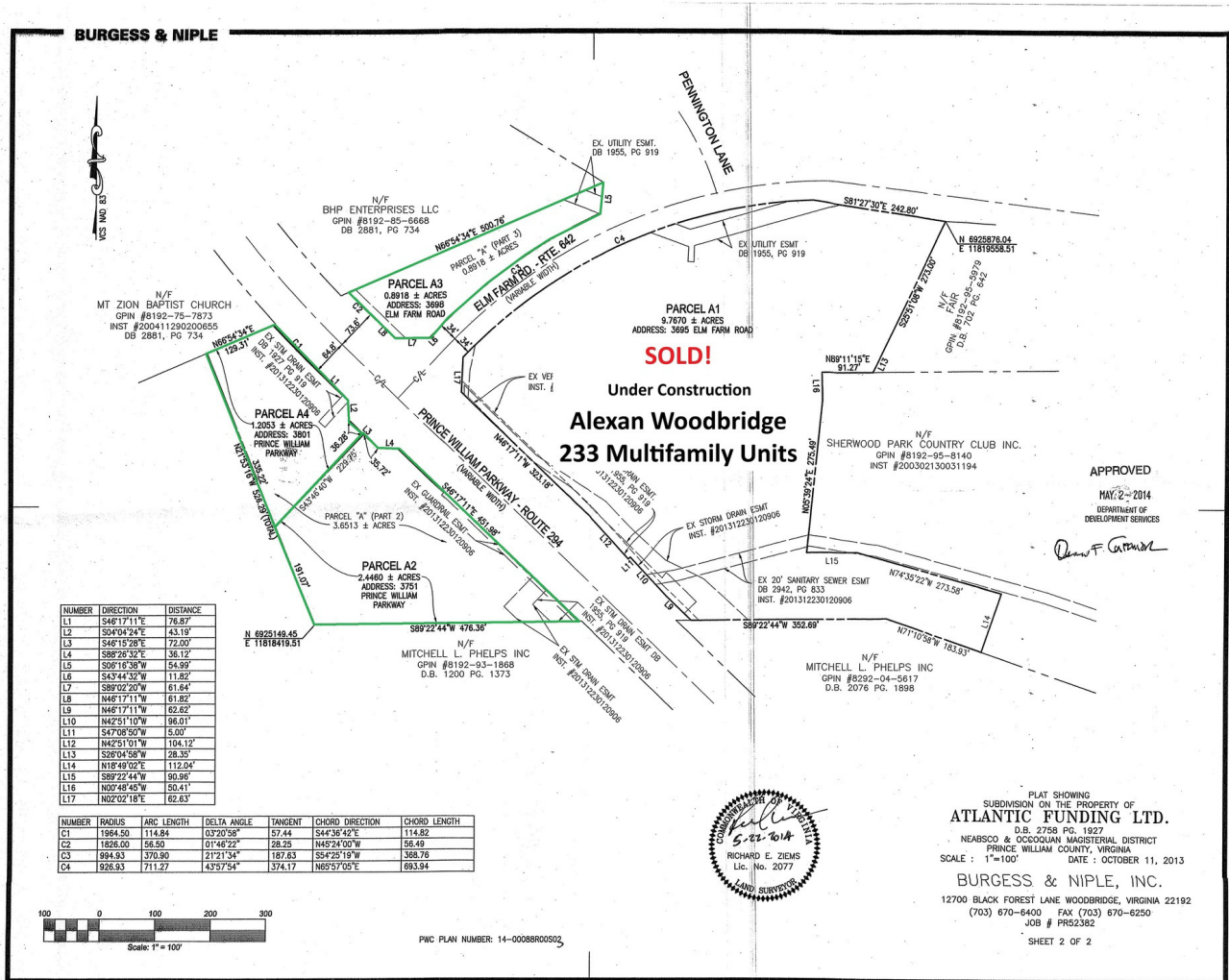
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## LAND LOTS



STATUS	LOT #	ADDRESS	APN	SIZE	PRICE	ZONING
Available	A4	3801 Prince William Pkwy	8192-85-3351	1.205 Acres	\$25.00 / SF	O(M)
Available	A2	3751 Prince William Pkwy	8192-85-5526	2.446 Acres	\$25.00 / SF	O(M)
Available	A3	3698 Elm Farm Rd.	8192-85-6677	0.892 Acres	\$20.00 / SF	O(M)

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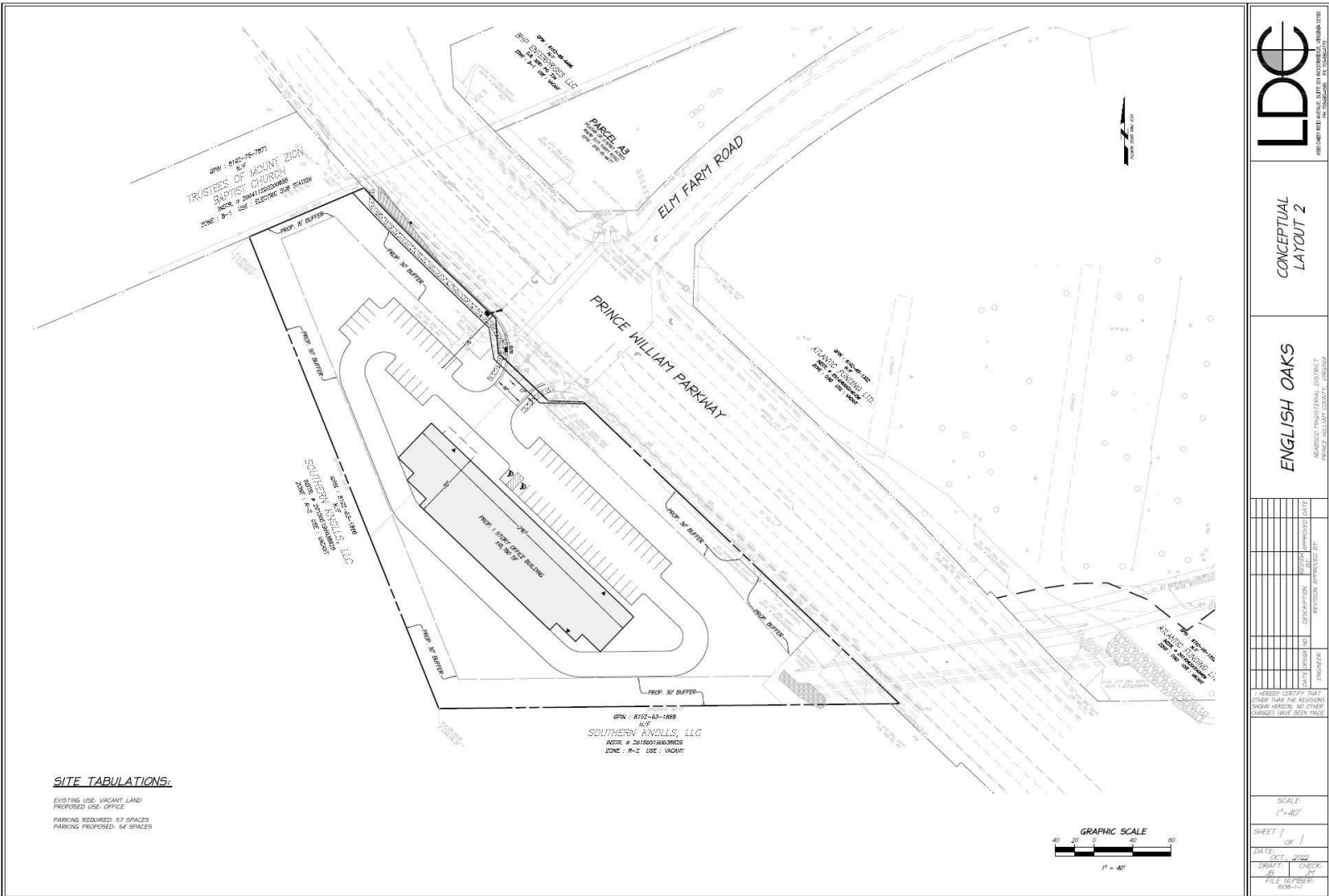
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## CONCEPTUAL LAYOUT



**LDC**  
LAND DEVELOPMENT CONSULTANTS, INC. WASHINGTON, DC 20004

CONCEPTUAL LAYOUT 2

ENGLISH OAKS  
MANASSAS INDUSTRIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/1/2022
2	REVISION	10/1/2022
3	REVISION	10/1/2022
4	REVISION	10/1/2022
5	REVISION	10/1/2022
6	REVISION	10/1/2022
7	REVISION	10/1/2022
8	REVISION	10/1/2022
9	REVISION	10/1/2022
10	REVISION	10/1/2022
11	REVISION	10/1/2022
12	REVISION	10/1/2022
13	REVISION	10/1/2022
14	REVISION	10/1/2022
15	REVISION	10/1/2022
16	REVISION	10/1/2022
17	REVISION	10/1/2022
18	REVISION	10/1/2022
19	REVISION	10/1/2022
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23	REVISION	10/1/2022
24	REVISION	10/1/2022
25	REVISION	10/1/2022
26	REVISION	10/1/2022
27	REVISION	10/1/2022
28	REVISION	10/1/2022
29	REVISION	10/1/2022
30	REVISION	10/1/2022

SCALE  
1" = 40'

SHEET 1 OF 1

DATE: OCT 2022

DRAWN BY: [Name] CHECKED BY: [Name]

FILE: 10-2022-008-1-1

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## QUARTZ DISTRICT PLAN



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## ZONING INFORMATION

Sec. 32-402.31 By Right Uses: O(M)	
Alarm systems operations, office.	Business school.
College, university or seminary.	Cultural arts center.
Computer and network services.	Data Center (within the Data Center Overlay District).
Event center/meeting hall.	Financial institution.
Hotel, motel, or short-term lodging.	Institute for special education and training.
Medical care facility, specialized.	Medical or dental laboratory.
Medical or dental office and clinic.	Neighborhood retail and fulfillment center, up to 30k SF.
Office.	Private school (no boarding).
Religious institution with related facilities (excluding cemeteries).	Recycling collection points, subject to the standards in section 32-250.84.
Research and development (non-HAZMAT).	Trade or convention center.
Trade, technical or vocational school.	

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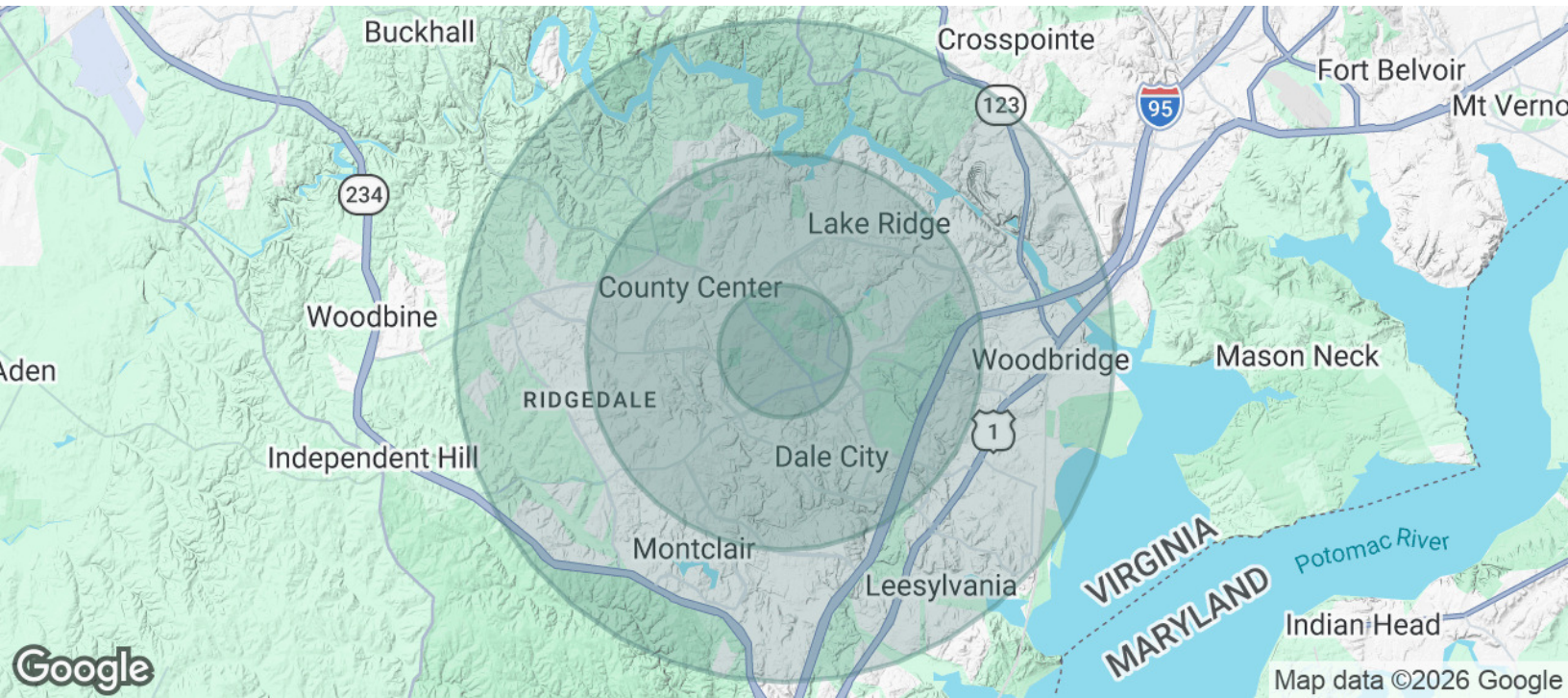
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,384	122,123	238,262
Average Age	35.9	35.6	36.3
Average Age (Male)	34.8	35.5	36.0
Average Age (Female)	37.6	35.8	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,791	38,145	76,315
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$142,231	\$143,456	\$149,357
Average House Value	\$447,105	\$453,538	\$493,885

2023 American Community Survey (ACS)

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