



Land For Sale

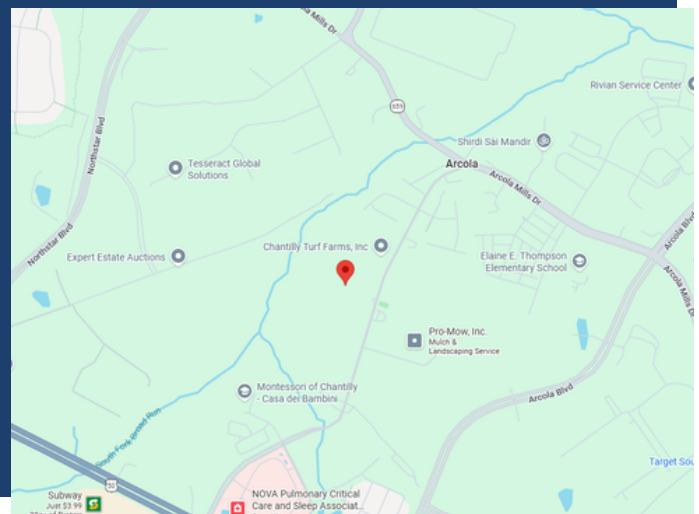
24259 Stone Springs Blvd,
Aldie, VA 20164

1.81 AC

\$3,000,000



Prime opportunity to secure a versatile small lot in the sought-after Aldie area. The property supports a wide range of commercial uses, offering exceptional flexibility for future development. Commercial lots in the Aldie market are difficult to find and the property's zoning allows an owner a variety of ways to utilize the property either as an investment opportunity or a new location for your business.



Patty I. Brown, CCIM
President / Principal Broker

pibrown@marathonrgi.com

703-402-2433

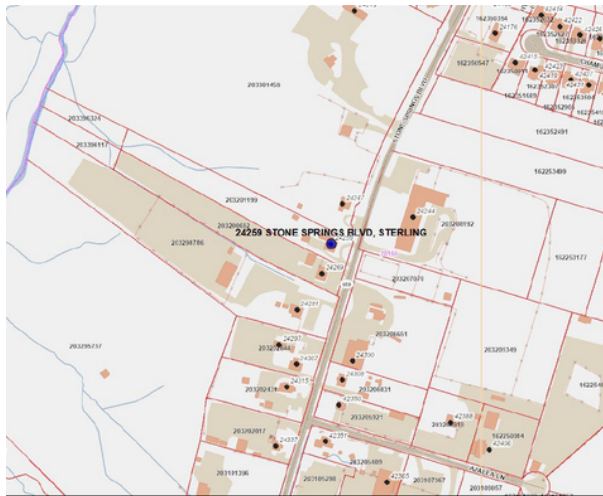
Licensed in VA | MD | D.C.



Land For Sale

1.81 AC

\$3,000,000



Additional Info

- Zoned RC with numerous legacy uses
- Easy access from Stone Springs Blvd
- Numerous amenities nearby
- Being sold in its As Is Condition
- Positioned near several planned developments



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Map



Base Maps



Listings



Sold Land



Mortgage



Insights



Layers



Boundary
Tools



Saved
Maps

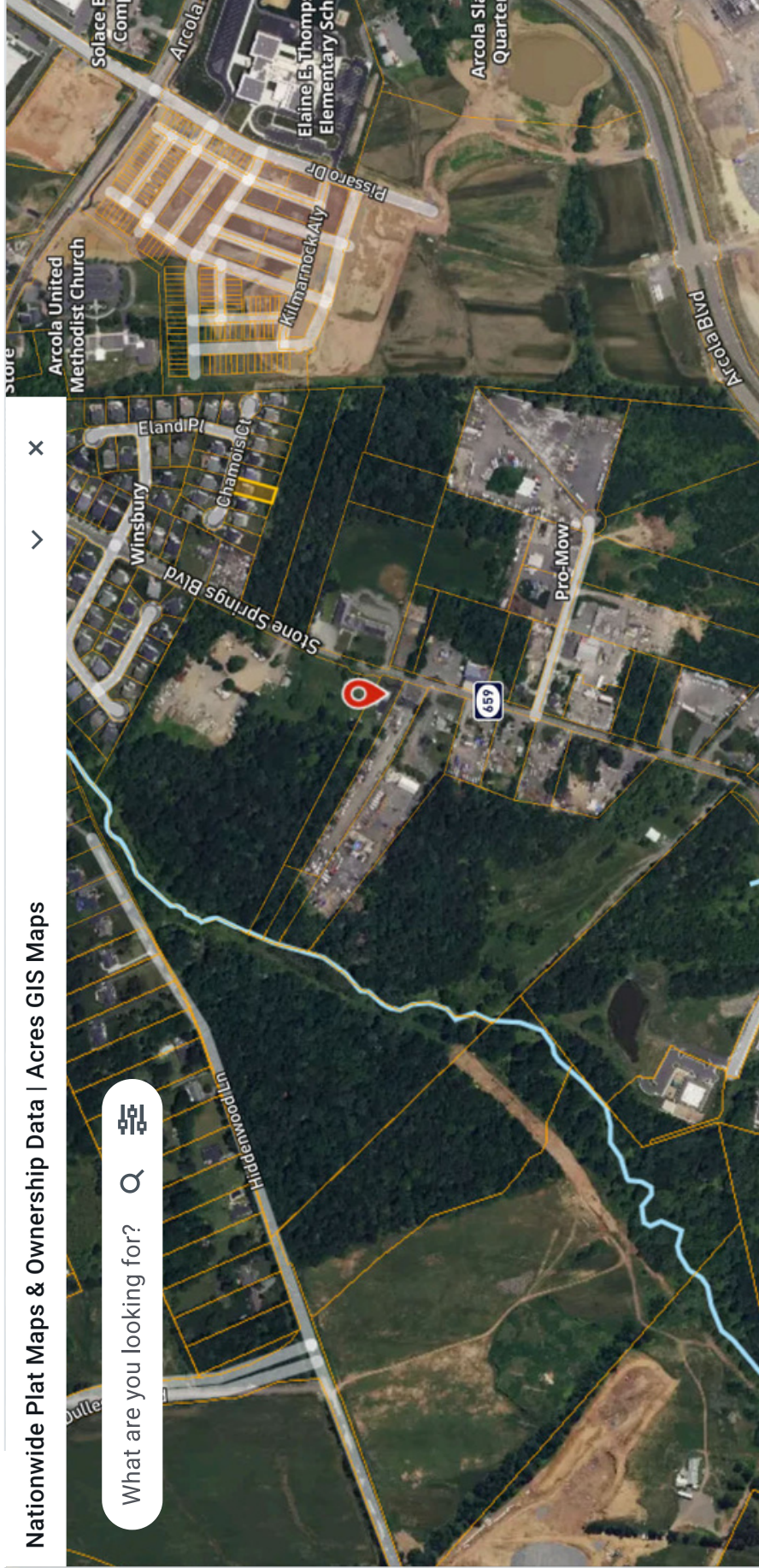
Nationwide Plat Maps & Ownership Data | Acres GIS Maps

What are you looking for?



Create Report

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3D

FSA

Parcel

3.02.04 Legacy Transition, Rural, and JLMA Zoning Districts Use Table

Table 3.02.04-1. Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts <i>Note: P = Permitted S = Special Exception M = Minor Special Exception blank cell = Prohibited</i>													
	Use-Specific Standard	Tran-sition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
Residential													
Household Living													
Caretaker or Guard Residence													P
Dwelling, Accessory	4.02.01	P	P	P	P	P	P	P	P	P	P		P
Dwelling, Live/Work	4.02.03												
Dwelling, Multifamily	4.02.08								P				
Dwelling, Single-Family Attached	4.02.07								P		P		
Dwelling, Single-Family Detached	4.02.07	P	P	P	P	P	P	P	P	P	P		P
Dwelling, Tenant ²	4.02.09	P	P	P	P	P				P			P
Manufactured Home	4.02.04	P	P	P						P			P
Group Living													
Congregate Housing		S	S	S	S	S	S	S					
Continuing Care Facility	4.02.02	S		S	S	S					S	P/S	
Dormitory, Seasonal Labor	4.02.06	S	S	S	S	S							S
ReligiousHousing	4.02.05	S	S	S						P ³	S ³	P ³	
Roomingand Boarding	4.02.05												
Lodging													
Bed andBreakfast Homestay	4.03.01	P	P	P	P	P			P	P	P		P
Bed and Breakfast Inn	4.03.01	M	P	P	S	S	S		P		P	P	P
Camp, Day and Boarding	4.03.02		S	S	S								P/S
Campground	4.03.03		S	S	S								S
Country Inn	4.03.01		M/S	S	M/S	M/S	M/S	M/S	P			P	M/S
Hotel/Motel	4.03.04								P		S	S	
Rural Resort	4.03.01		S	S	S					S		S	S
Recreational Vehicle Park													

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Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts

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	Use-Specific Standard	Transition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
Short-Term Rental, Commercial Whole House	4.03.05	M	P	P	M	M	M	M	P	P	P		P
Commercial													
Animal Services													
Animal Care Business		P											P
Animal Hospital	4.04.01		S	S	S				P			S	S
Companion Animal/Pet Grooming			S	S	S								S
Kennel	4.04.16		S	S	S								S
Kennel, Indoor	4.04.16		S	S	S								S
Veterinary Service		P		S	S				P	P		P	P
Day Care													
Adult Day Care Child	DayCenter	ChildS	S	S	S	S	S	S	S	S	S	P	
DayHome	4.04.08	S	S	S	S	S	S	S	S	S	S	P	
Financial Services	4.04.08	P	P	P	P	P	P	P	P	P	P		
Bank or Financial Institution													
Food and Beverage Sales/Service													
Banquet/Event Facility	4.04.12								P			P	
Craft Beverage Manufacturing													
Farmers Market	4.04.05		M	M	S	S	S	S	P			S	M
Farmers Market (off-site production)	4.04.11								P/M				
Food Preparation Restaurant	4.04.14	P	S	S					P			P	P
Restaurant, Rural	4.04.14												
	4.04.06								P				
	4.04.10								P			P	S
	4.04.18												
Office, Business, and Professional													
Office, Professional	4.04.17								P		S	P/S	
Small Business, Agricultural and Rural	4.04.19	P/S	P/S	P/S						P/S			P/S
Personal/Business Services													
Business Support Services	4.04.07								P		S	P	

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		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
Dry Cleaning Plant													
Farm Machinery Sales and Service	4.04.13		P	P					P	P		S	P
Maintenance and Repair Services													
Personal Services									P		S	P	
Postal Services ³									P		S	P	
Retail													
Antiques, Art, and Crafts	4.04.02								P		S	S	
Auction	4.04.03			S					S				
Convenience Store									P			P	
Convenience Store (with Gasoline Sales)									S			S	
Feed and Farm Supply Center	4.04.15		P	P					P	P			
Machinery and Equipment Sales and Services													
Nursery, Commercial	4.04.09			S					P			S	P
Retail, General	4.04.12								P		S	P/S ¹	
Automotive													
Car Share													
Car Wash	4.04.04												
Vehicle Repair, Heavy	4.04.20											S	
Vehicle Repair, Light	4.04.21								S				
Vehicle Sales and/or Rental	4.04.23								S				
Vehicle Service Station									S			S	
Vehicle Wholesale													
Auction Public/Civic/Institutional	4.04.22												
Assembly													
Civic, Social, and Fraternal Meeting Place													
Community Center		S	S	S	S	S	S	S	S			S	
	4.05.14	P	S	S	S	S	S	S	P		S	P	

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		TR-2	A-10	A-3	CR-1	CR-2	CR-CR-3	CR-4	RC	PD-RV	PD-RV	PD-RV	JLMA-20 ⁶
Convention or Exhibition Facility													
Religious Assembly ³	4.05.04	P/S	S	S	S	S	S	S	P		S	P	P/S
Death Care Services													
Cemetery	4.05.08	S	S	S	S	S	S	S		S			S
Crematorium			S	S	S				S				S
Funeral Home	4.05.08								S				
Government													
Government (General) (not otherwise listed) ³		S	S	S	S	S	S	S			S	P	S
Public Safety	4.05.15	S	S	S	S	S	S	S	S			P	S
School, Public ³	4.05.18	P		P	P	P	P	P	M	M	M	M	P
Education													
Agricultural													
Education or Research	4.05.03												P
College or University													
Conference and Training Facility	4.05.20	S	S	S									
Library ³	4.05.06								S				S
Personal Instructional Services					S	S	S	S	P		S	P	
Rural Retreat									P				
School, Private	4.05.17		P/S	P/S						S		S	S
School, Trade	4.05.19	P/M		P/M	P/M	P/M	P/M	P/M	M	M	M	M	P/M
Medical													
Hospital													
MedicalCare Facility	4.05.13			S									
MedicalOffice													
	4.04.17								P			P	
Arts, Entertainment, and Recreation													
Agricultural Cultural Center													
Amphitheater	4.05.01												
Art Studio	4.04.02								P		P	P	
Cultural Facility ³	4.05.05		P/S	P/S	P/S	P/S	P/S	P/S		P	S	P	P/S
Cultural Tourism	4.05.10	P											P
Dog Park		M	M	M	M	M	M	M			M		M

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Entertainment Facility													
Health and Fitness Center	4.05.12												
Park, Community		S	S	S	S	S	S	S	P				S
Park, Passive		P	P	P	P	P	P	P	P	P	P	P	P
Park, Regional		S	S	S	S	S	S	S		S			S
Recreation, Indoor	4.05.16			S					S				
Recreation, Outdoor or Major	4.05.16	S	S	S	S	S	S	S	S	S			P/S
Shooting Range, Indoor													
Theater ³	4.05.21								P		S	P	
Urban Deck													
Zoo													
Industrial/Production													
Manufacturing and Employment													
Contractor Data Center	4.06.01								P			P	
Flex Building Manufacturing	4.06.02												
General	4.06.03												
Manufacturing, Intensive	4.06.04												
Research and Development	4.06.05											S	
Sawmill	4.06.11												
Slaughterhouse													
Wood, Metal and	4.06.08												
Stone Crafts	4.06.09		S	S									S
Warehousing, Storage, and Distribution													
			S	S									
												S	
Building and Landscaping Materials Supplier	4.06.07												
Industrial Storage	4.06.07												
Mini-Warehouse	4.06.06											S	
Moving and Storage													
Outdoor Storage	4.06.07											S	

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		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
Outdoor Storage, Vehicles	4.06.07											S	
Vehicle Storage and Impoundment	4.06.07												
Wholesale	4.06.07												
Distribution, Warehousing and Storage	4.06.10											S	
Transportation/Parking													
Airport/Landing Strip													
Ground Passenger Transportation (e.g. Taxi, Charter bus)	4.07.01		S	S									S
Heliport or Helistop													
Marina													
Parking Facility													
Transit Facility				S									
Utilities	4.07.03	P	P/S	P/S	P/S	P/S	P/S	P/S	P	P			
Electric Generating Plant and Transmission	4.07.10								S				
Facility/Utility Generating Plant or Transmission Facility													
Energy Storage, Utility Scale													
Public Service Center, with													
Outdoor Storage	4.07.02												S
Public Service Center, without													
Outdoor Storage	4.06.07	S		S	S								S
Solar Facility, Utility Scale													
Utility, Minor		P							P				
Utility, Major													
	4.07.06												
	4.07.11	P	P	P	P	P	P	P	P	P	P	S	P
	4.07.04	S	S	S	S	S	S	S	S	S			S
Communications Facilities													
Recording Studio													
Telecommunications Facility	4.07.08	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S	P

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	Use-Specific Standard	Transition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-CR-CR-2	3	4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
Waste-Related													
Composting Facility			S	S									
Junkyard	4.07.05												
Material Recovery Facility	4.07.05												
Recycling Collection Center	4.07.05	P	P	P	P	P	P	P	P	P			P
Solid Waste Facility	4.07.05												
Stockpiling	4.07.07												
Vegetative Waste Management Facility	4.07.05		S	S									
Agriculture													
Agricultural Processing	4.08.12		P	P					P				P
Agriculture ²	4.08.02	P	P	P	P	P	P	P	P	P			P
Agritainment	4.08.03												P
Animal Husbandry ²	4.08.02	P											P
Auction Facility, Livestock	4.08.11								S				
Brewery, Limited	4.08.05		P	P									
Community Garden ²													
Equestrian Event Facility	4.08.10												P
Farm Co-ops ²	4.08.03	P											P
Farm Distribution Hub	4.08.04												
Feedlot	4.08.03												P
Horticulture ²	4.08.02	P	P	P	P	P	P	P	P	P			P
Mill, Feed and Grain			S	S					P				
Nursery, Production ²			P	P	P					P			
Pet Farm ²	4.08.09	P	P	P	P	P	P	P					P
Stable, Livery ²	4.08.06	P	P	P	P					P			P
Stable, Private ²		P	P	P	P					P			P
Wayside Stand ²	4.08.07	P	P	P	P				P	P			P
Winery, Commercial	4.08.08												S
Winery, Farm			P	P									P
Miscellaneous													
Adaptive Reuse	4.09	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P	P

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	Use-Specific Standard	Tran-sition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶

TABLE KEY:

PD-RV Con = Village Conservancy and Satellite Conservancy Subdistricts

PD-RV Res = Village Center - Residential Area

PD-RV Work = Village Center - Commercial and Workplace Areas

TABLE NOTES:

¹PD-RV Village Center - Commercial and Workplace Areas refer to Section 2.04.03.05.B.

²Use permitted in required Open Space in the TR-2 Zoning District.

³Use permitted on a Civic Lot in the Village Center of a PD-RV Zoning District.

⁴See Section 2.03.05 for Transitional Residential-2 (TR-2) Legacy Zoning District regulations.

⁵See Section 2.04.03 for Agricultural-10 (A-10), Agricultural/Residential-3 (A-3), Countryside Residential-1, -2, -3, -4 (CR-1, -2, -3, -4), Rural Commercial (RC), and Planned Development-Rural Village (PD-RV) Legacy Zoning Districts regulations.

⁶See Section 2.05.02 for Joint Land Management Area-20 (JLMA-20) Legacy Zoning District regulations.

3.02.05 Office and Industrial Zoning Districts Use Table

Table 3.02.05-1.

Principal Use Table for Office and Industrial Zoning Districts

Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Use-Specific Standard	Office and Industrial ¹			
		OP	IP	GI	MR-HI
Residential					
Household Living					
Caretaker or GuardResidence			P		P
Dwelling, Accessory	4.02.01				
Dwelling, Live/Work	4.02.03				
Dwelling, Multifamily	4.02.08				
Dwelling, Single-Family Attached	4.02.07				
Dwelling, Single-Family Detached	4.02.07				
Dwelling, Tenant	4.02.09				
ManufacturedHome	4.02.04				
Group Living					
Continuing Care Facility	4.02.02				
Congregate Housing					
Dormitory, Seasonal Labor	4.02.06				
ReligiousHousing	4.02.05				
Roomingand Boarding	4.02.05				
Lodging					
Bed andBreakfast Homestay	4.03.01				
Bed andBreakfast Inn	4.03.01				
Camp, Day and Boarding	4.03.02		S		