

# FOR SALE: 81.47 Acres of Land



**ACREAGE:**  
81.47

**ZONING:**  
A-1 Agricultural and TR-3LBR

**SHOWING:**  
By Appointment Only

**ADDRESS:** 3401 Aldie Road, Catharpin, VA 20143

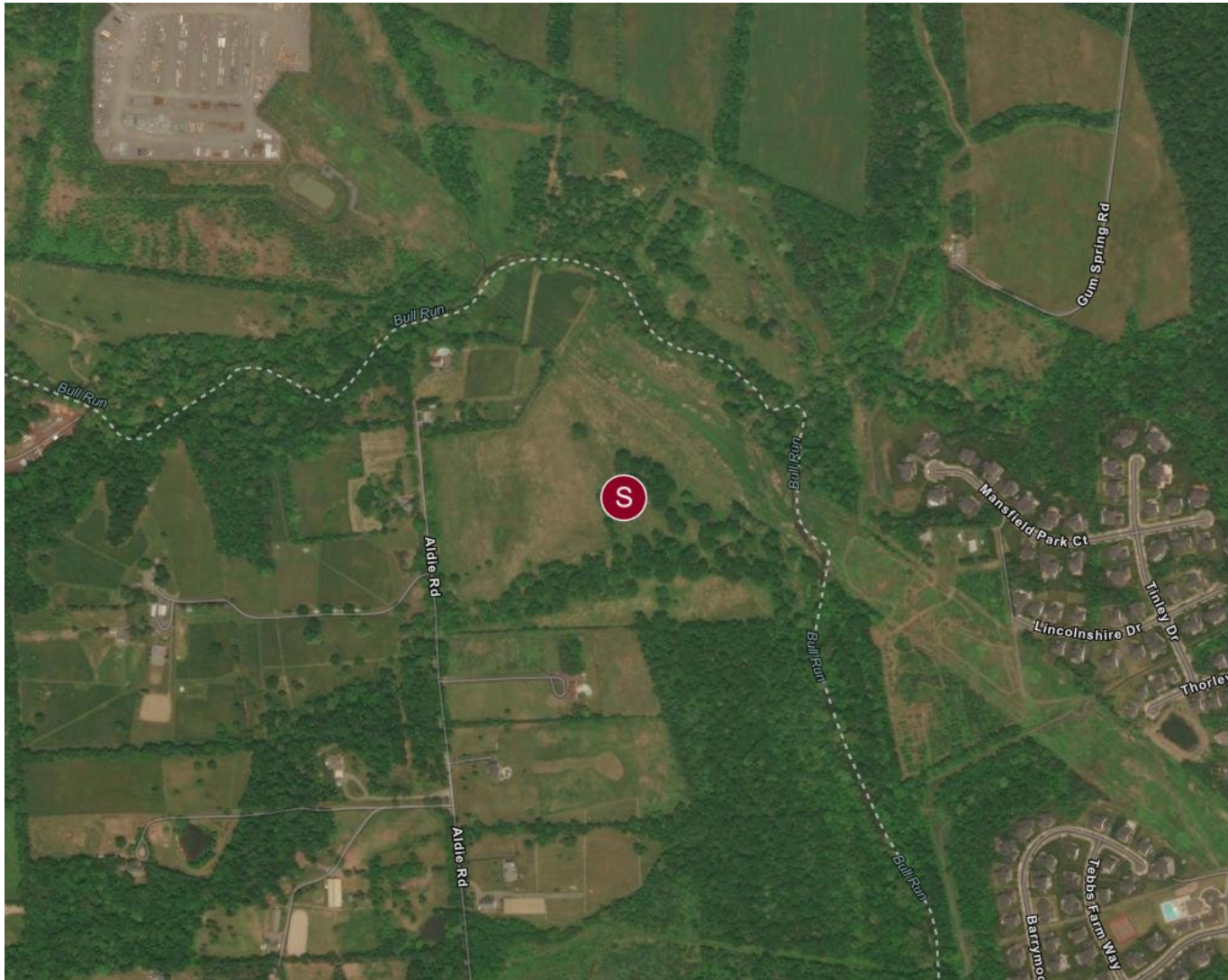
**SUMMARY:** This unique property is a prime location for a substation. The Dominion Power VEPCO substation and the NOVEC Arcola Substation are located northeast of the property. It would also make an ideal site for battery storage or gas turbine generators. 52.9 acres of the site are located in Prince William County and 28.57 acres are in Loudoun County. Please note that a majority of the site is in a flood plain due to the proximity to Bull Run Creek. The net usable/buildable area is approximately 31 acres.



11350 Random Hills Rd  
Suite 735  
Fairfax, VA 22030  
[www.farmsandacreageinc.com](http://www.farmsandacreageinc.com)

**Pete Ebert**  
Associate Broker  
571.330.2225 Mobile  
703.591.7020 Office  
[pete@farmsandacreageinc.com](mailto:pete@farmsandacreageinc.com)

# AERIAL MAP

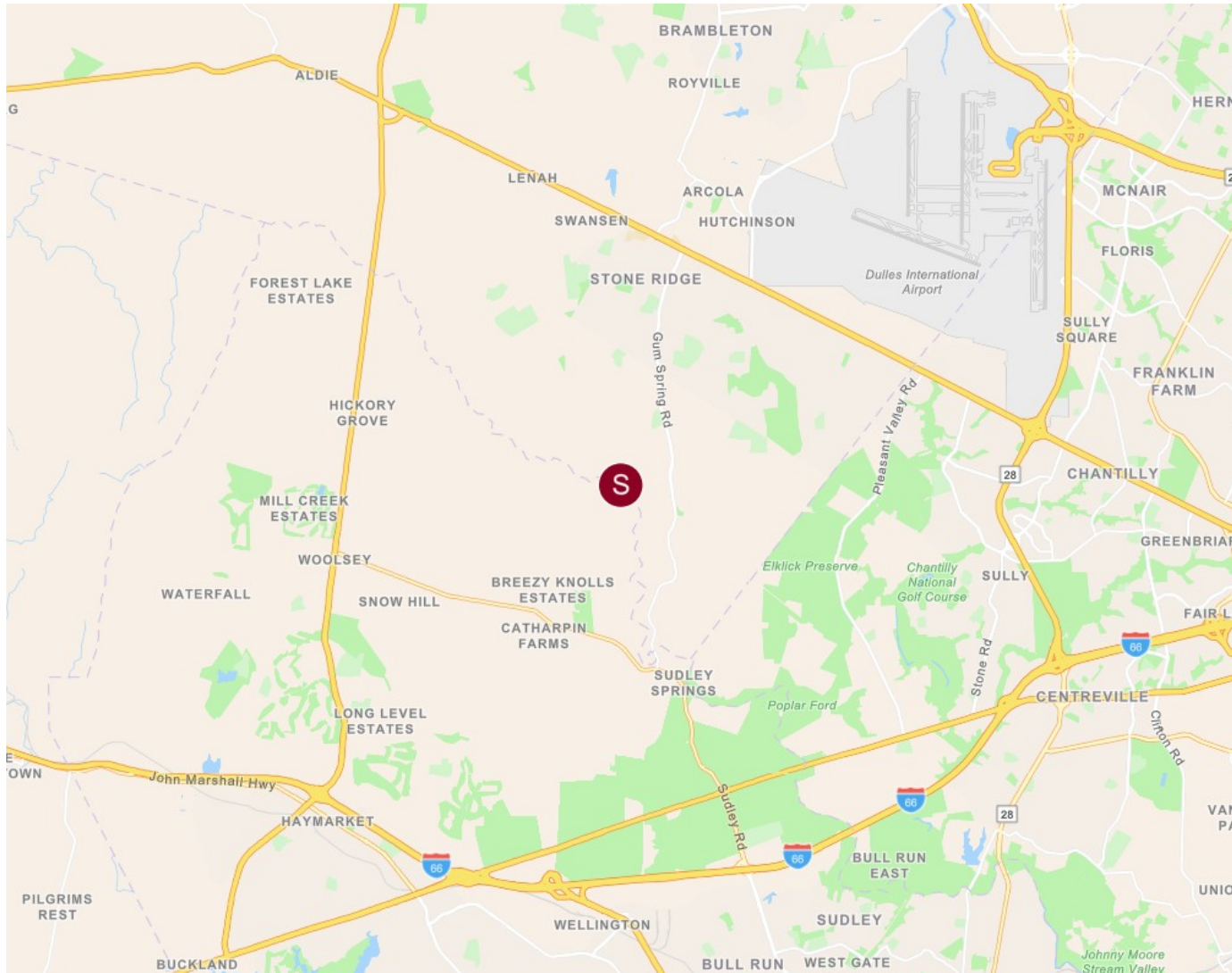


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# LOCATOR MAP



Farms AND Acreage, Inc.

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# PROPERTY DRONE PHOTO



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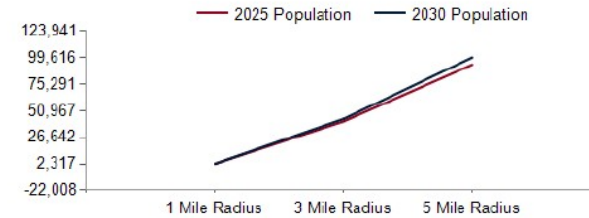
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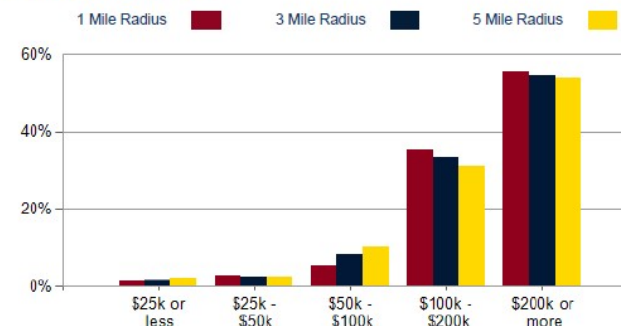
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	233	3,865	16,552
2010 Population	413	21,643	48,519
2025 Population	2,317	41,136	93,006
2030 Population	2,418	43,412	99,616
2025 African American	192	3,303	7,240
2025 American Indian	8	98	256
2025 Asian	995	16,634	34,044
2025 Hispanic	187	3,323	7,575
2025 Other Race	65	999	2,505
2025 White	827	15,993	39,721
2025 Multiracial	228	4,079	9,181
2025-2030: Population: Growth Rate	4.30%	5.40%	6.90%

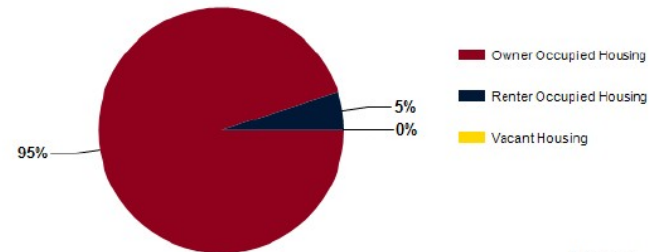
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3	38	355
\$15,000-\$24,999	5	131	281
\$25,000-\$34,999	6	130	352
\$35,000-\$49,999	11	177	376
\$50,000-\$74,999	8	324	1,114
\$75,000-\$99,999	26	645	1,696
\$100,000-\$149,999	94	1,862	3,902
\$150,000-\$199,999	135	2,075	4,800
\$200,000 or greater	361	6,396	15,052
Median HH Income	\$214,382	\$212,510	\$209,945
Average HH Income	\$264,841	\$255,863	\$246,094



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



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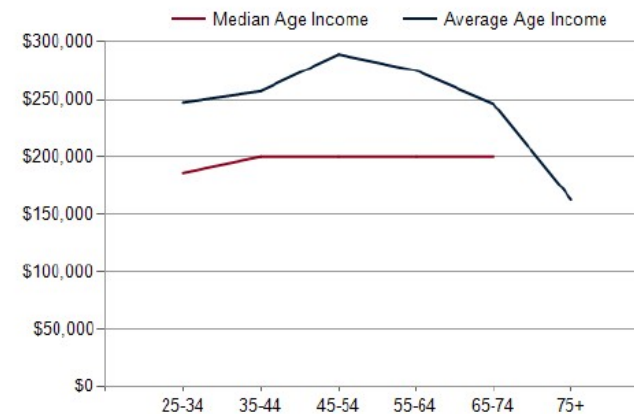
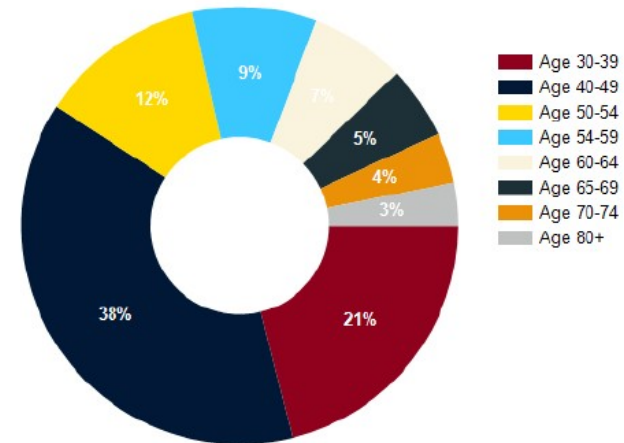
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# DEMOGRAPHICS CONT.

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	100	1,941	4,499
2025 Population Age 35-39	167	2,896	6,614
2025 Population Age 40-44	261	3,847	8,565
2025 Population Age 45-49	220	3,919	8,276
2025 Population Age 50-54	156	3,488	7,388
2025 Population Age 55-59	116	2,449	5,582
2025 Population Age 60-64	89	1,711	4,355
2025 Population Age 65-69	68	1,222	3,182
2025 Population Age 70-74	47	808	2,291
2025 Population Age 75-79	40	602	1,693
2025 Population Age 80-84	20	383	984
2025 Population Age 85+	14	200	555
2025 Population Age 18+	1,542	28,675	65,692
2025 Median Age	36	37	37
2030 Median Age	36	37	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$186,066	\$175,459	\$177,127
Average Household Income 25-34	\$247,683	\$228,468	\$221,760
Median Household Income 35-44	\$200,001	\$200,001	\$200,001
Average Household Income 35-44	\$257,441	\$255,438	\$250,832
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$289,242	\$279,297	\$275,912
Median Household Income 55-64	\$200,001	\$200,001	\$200,001
Average Household Income 55-64	\$275,211	\$269,563	\$263,438
Median Household Income 65-74	\$200,001	\$162,977	\$151,947
Average Household Income 65-74	\$246,122	\$213,929	\$197,319
Average Household Income 75+	\$162,583	\$141,046	\$129,323

Population By Age



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## **Prince William County Zoning Information**

### **A-1—Agricultural**

The agricultural district allows for one detached single-family dwelling per 10 acres, promoting farming, crop cultivation, and animal husbandry. Other permitted uses include schools, churches, offices, and some commercial services like feed stores, as long as they maintain the agricultural character of the area. The primary purpose is to protect agricultural activities and natural resources while also accommodating low-density residential development.

## **Loudoun County Zoning Information**

### **TR-3LBR—Transitional Residential—3 (Lower Bull Run)**

Provide for low density development with the TR-10, TR-3, and TR-1 Zoning Districts that creates a visual and spatial transition between the suburban and rural areas of the County.