

2.41 ACRE B1 LOT IN GAINESVILLE

7580 Huron Drive
Gainesville, VA 20155



2.4 acre B-1 Zoned lot for sale in Gainesville VA with signage and visibility on US29 Lee Highway with easy access to I-66, US 29, and RT 55. Approx. 2.09 acres are usable. B-1 allows, retail, medical, multi story self storage, hotel, auto sales and repair, vet clinic, daycare, office, garden center. E-commerce, religious uses, school, gym, sportsplex, contractor and many more. GPIN #: 7397-53-4352. Owner/Agent.

Environmental Note: This site formerly had a stormwater pond that was disabled, relocated, and drained by VDOT. The site is 100% usable, per DEQ, Army Corps of Engineers, and TNT Environmental. TNT reports you would need to file a permit to fill in the stream which is less than 300 linear feet and permissible.

Sale Price: \$1,450,000



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Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

An aerial photograph of a wooded property. A yellow line outlines the property, which is mostly covered in dense green trees. In the foreground, there is a grassy area with a small red barn and a white shed. A paved road runs along the right side of the property. In the background, there are various industrial buildings, including a large white warehouse with red accents, and a parking lot. The horizon shows rolling hills under a clear sky.

7580 HURON DR.
2.41 ACRES

LOT LINES DO NOT REPRESENT A SURVEY



An aerial photograph of a wooded property. A yellow line outlines the property, which is situated between a residential area with houses and trees to the west and a commercial area with a parking lot and a road to the east. The property is heavily wooded with green trees. In the foreground, there is a gravel lot with some green equipment. The text "7580 HURON DR." is written in white, and "2.41 ACRES" is written in yellow below it.

7580 HURON DR.
2.41 ACRES

LOT LINES Do **NOT** REPRESENT A SURVEY



TITLE COMMITMENT SCHEDULE B - SECTION 2

THIS SURVEY HAS BEEN COMPLETED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT AND SCHEDULE B - SECTION 2 ITEMS ARE OUTLINED AND ADVERTISED AS FOLLOWS:

TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 20-400 AND AN EFFECTIVE DATE OF 05/05/2020 AT 8:00 AM.

EXCEPTIONS: SCHEDULE B, PART A:

ITEMS 41-47: MAY PERTAIN TO THE SUBJECT PROPERTY BUT ARE NOT LAND SURVEY RELATED.

SPECIAL EXCEPTIONS: SCHEDULE B, PART A:

ITEMS 48: MAY PERTAIN TO THE SUBJECT PROPERTY BUT IS NOT LAND SURVEY RELATED.

ITEM 49: DEED BOOK 61 PAGE 79 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT DUE TO LIMITED MATHEMATICAL DATA AND NO VISIBLE EVIDENCE IN THE FIELD IT IS UNPLOCATABLE.

ITEM 50: DEED BOOK 64 PAGE 474 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT DUE TO LIMITED MATHEMATICAL DATA AND NO VISIBLE EVIDENCE IN THE FIELD IT IS UNPLOCATABLE.

ITEM 51: DEED BOOK 86 PAGE 46 - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM 52: DEED BOOK 38 PAGE 677 - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM 53: DEED BOOK 404 PAGE 627 - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM 54: DEED BOOK 516 PAGE 41 (PLAT BOOK 137 PAGE 102) - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM 55: DEED BOOK 1947 PAGE 320 (PLAT BOOK 185 PAGE 76) - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM 56: DEED BOOK 1947 PAGE 337 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT IS NOT LAND SURVEY RELATED.

ITEM 57: DEED BOOK 186 PAGE 31 (PLAT BOOK 137 PAGE 89) - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS A PREVIOUS SUBDIVISION OF PROPERTY.

ITEM 58: DEED BOOK 2007 PAGE 146 - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM 59: DEED BOOK 2018 PAGE 104 (PLAT BOOK 208 PAGE 40) - DOES NOT PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

ITEM 60: INSTRUMENT 2019004042 - APPEARS TO PERTAIN TO THE SUBJECT PROPERTY AS SHOWN.

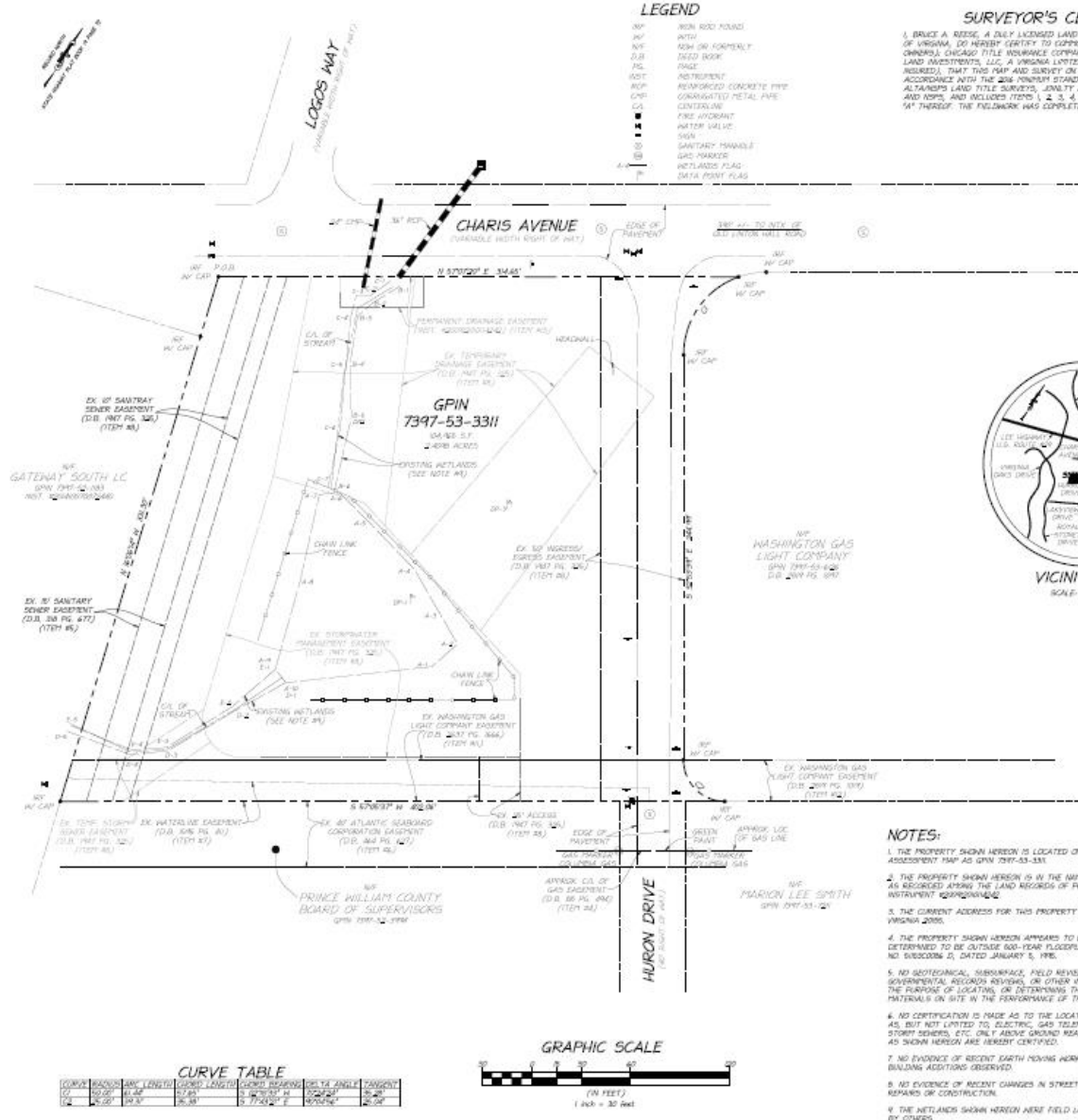
ITEM 61: EASEMENT RESERVED IN OUTLAIN DEED DATED 11/20/19 AND RECORDED AS INSTRUMENT 1911004042.

OTHER EASEMENTS OF RECORD, OTHER ENCUMBRANCES AND VARIOUS RIGHTS-OF-WAY MAY EXIST.

LEGAL DESCRIPTION

ALL OF THAT CERTAIN LOT OR PARCELS OF LAND WITH IMPROVEMENTS THEREON, LYING AND BEING IN PRINCE WILLIAM COUNTY, VIRGINIA, REFERENCED AS GPIN 7397-53-33II, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING AN IRON ROD FOUND WITH A CAP, BEING ON THE EASTERN VARIABLE NORTH RIGHT-OF-WAY LINE OF CHAVIS AVENUE, THENCE RUNNING WITH THE EASTERN RIGHT-OF-WAY LINE OF SAID CHAVIS AVENUE N 87°02'21" E A DISTANCE OF 344.61' TO AN IRON ROD FOUND WITH A CAP, SAID POINT BEING A CORNER OF THE 1004 OR FORMERLY WASHINGTON GAS LIGHT COMPANY, REFERENCED AS GPIN 47997-53-62N, THENCE, DEPARTING SAID CHAVIS AVENUE AND RUNNING ALONG THE WESTERN PROPERTY LINE OF GPIN 47997-53-62N THE FOLLOWING COURSES: 41.44' ALONG THE ARC OF A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 60.99' AND A CHORD BEING 5.92'59" N, A DISTANCE OF 57.89' TO AN IRON ROD FOUND WITH A CAP, THENCE, S 32°53'09" E A DISTANCE OF 264.99' TO AN IRON ROD FOUND WITH A CAP, THENCE, 34.31' ALONG THE ARC OF A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 26.05' AND A CHORD BEING 5.7742" E A DISTANCE OF 35.30' TO AN IRON ROD FOUND WITH A CAP, SAID POINT BEING ON THE LINE OF THE 1004 OR FORMERLY MARION LEE SMITH, REFERENCED AS GPIN 47997-53-52I, THENCE, DEPARTING THE SAID GPIN 47997-53-62N AND RUNNING WITH GPIN 47997-53-52I, AND WITH THE SAME LINE EXTENDED, WITH THE TERMINUS OF HURON DRIVE, HAVING A 45° RIGHT OF WAY, AND THE PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS, REFERENCED AS GPIN 47997-52-39M, S 57°03'37" E A DISTANCE OF 402.90' TO AN IRON ROD FOUND WITH A CAP, SAID POINT BEING ON THE LINE OF GATEWAY SOUTH LC, REFERENCED AS GPIN 47997-52-10B, THENCE, DEPARTING THE SAID GPIN 47997-52-39M AND RUNNING WITH SAID GPIN 47997-52-10B N 50°54'14" E A DISTANCE OF 33.35' TO THE POINT OF BEGINNING, CONTAINING 2.409 ACRES OR 104,945 SQUARE FEET OF LAND, MORE OR LESS.



LEGEND

- IRON ROD FOUND
- W/ 10' EASEMENT
- DEED BOOK
- PAGE
- INSTRUMENT
- REINFORCED CONCRETE PIPE
- CONCRETE METAL PIPE
- CONTROLLING
- WATER VALVE
- W/ 10' EASEMENT
- SANITARY TRENCH
- GAS PIPING
- INCLUDED FLAG
- DATA POINT FLAG

SURVEYOR'S CERTIFICATE

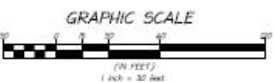
I, BRUCE A. REESE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO THE COMMONWEALTH OF VIRGINIA, PROPERTY OWNERS, CHICAGO TITLE INSURANCE COMPANY (TITLE COMPANY), GANESVILLE LAND INVESTMENTS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (PROPOSED REDEVELOPER), THAT THIS MAP AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTIMETERS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDED ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 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NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON THE PRINCE WILLIAM COUNTY TAX ASSESSMENT MAP AS GPIN 7397-53-33II.
2. THE PROPERTY SHOWN HEREON IS IN THE MAPS OF THE COMMONWEALTH OF VIRGINIA, AS RECORDED AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA, IN INSTRUMENT 2019004042.
3. THE CURRENT ADDRESS FOR THIS PROPERTY IS 7800 HURON DRIVE, GANESVILLE, VIRGINIA 22065.
4. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE 1% (AREAS DETERMINED TO BE OUTSIDE 600-YEAR FLOODPLAIN) AS SHOWN ON FEMA FIRM MAP NO. 2200002A, DATED JANUARY 5, 1996.
5. NO GEOTECHNICAL, SUBSURFACE, FIELD REVISIONS, RESEARCH, AGENCY OF GOVERNMENTAL RECORDS REVISIONS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS ON SITE IN THE PERFORMANCE OF THIS BOUNDARY SURVEY.
6. NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE, WATER, SANITARY AND STORM SEWERS, ETC., ONLY ABOVE GROUND READILY-OBSERVABLE FEATURES AS SHOWN HEREON ARE HEREBY CERTIFIED.
7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
8. NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT-OF-WAY LINES OR SIDEWALK REPAIRS OR CONSTRUCTION.
9. THE NETLANDS SHOWN HEREON WERE FIELD LOCATED BY THIS FIRM, AS DELIVERED BY OTHERS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
1	60.99'	57.89'	5.92'59"	S 32°53'09" E	34.31'	5.7742"
2	26.05'	35.30'	5.7742"	S 32°53'09" E	34.31'	5.7742"



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540.370.0000 (F)

ALTIMETERS LAND TITLE SURVEY
ON THE SUBJECT OF
GPIN 7397-53-33II
STATE INDEMNITY PLAT BOOK 19 PAGE 2
GANESVILLE MAGNETICAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE: 10/20/20
SCALE: 1" = 30'
SHEET: 1 OF 1

**SALE OF REAL ESTATE EXHIBIT
SOUTHWEST OF ROUTE 29 AND
OLD LINTON HALL ROAD
PRINCE WILLIAM, VIRGINIA**

REAL ESTATE FOR SALE ■
**PROPOSED PERMANENT
DRAINAGE EASEMENT** ■

