



John Mosby Highway | Loudoun County, VA

1.9 ACRES OF VACANT LAND

**BERKSHIRE
HATHAWAY** | PENFED
HOMESERVICES REALTY

COMMERCIAL DIVISION

FACTS & FIGURES (2024 ESTIMATE)

	1 Miles	3 Miles	5 Miles
Population	6,286	72,997	121,924
Daytime Population	2,735	11,998	37,898
Households	1977	22,171	36,979
Avg. HH Income	\$142K	\$196K	\$198K

Exclusive Listing Broker:

JOHN SABO Associate Broker

THE COMMERCIAL TEAM

703.216.8222

John@CommercialAndLand.com

In 2024, The Commercial Team
was ranked #2 in sales in the nation.

Marketing information contained herein is deemed accurate but not guaranteed. All information should be confirmed and verified by the prospective Purchaser.

Neither the Seller nor BHHS PenFed Realty, LLC makes any warranty or representation to the validity or accuracy of the information provided herein.

PROPERTY HIGHLIGHTS

BHHS Commercial exclusively presents this prime development parcel situated along John Mosby Highway west of Tall Cedars Pkwy and to the east of Poland Road. The property has strong demographics, adjacent to an Amazon Data Center site and located in one of the wealthiest counties in the country.

ZONING

CLI- Commercial/Light Industry: Mix of compatible light industrial uses and office uses, and related supportive commercial, retail, and service uses on minimum one acre lots. Only along Route 50 from Fairfax/Loudoun County line west to Route 659.



PRICE

**Call Broker
for guidance**



LOT SIZE

**82,263 SF +/-
or 1.89 acres**



CURRENT USE

Vacant



ENGINEERING

**Conceptual
layouts**



ZONING

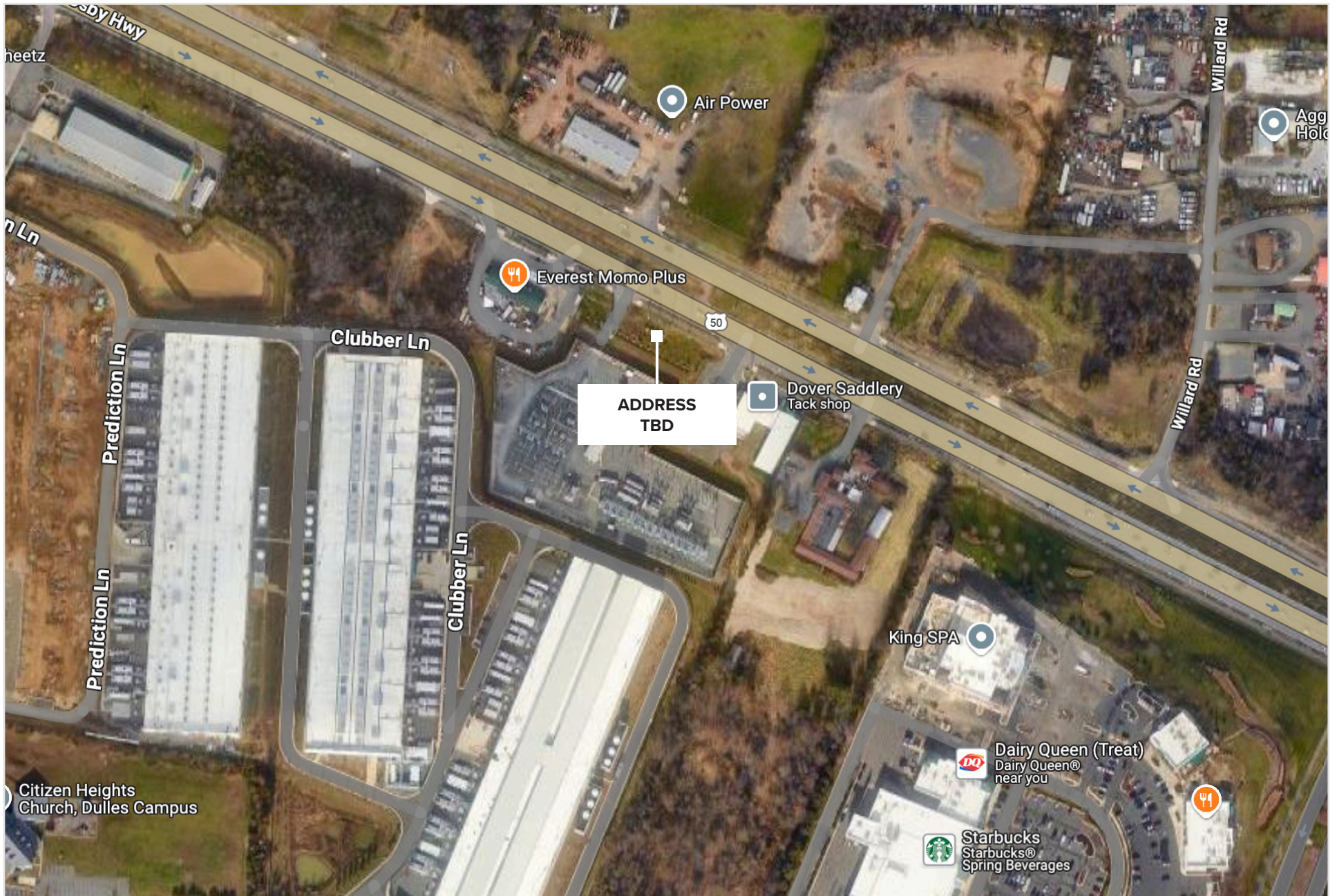
CLI



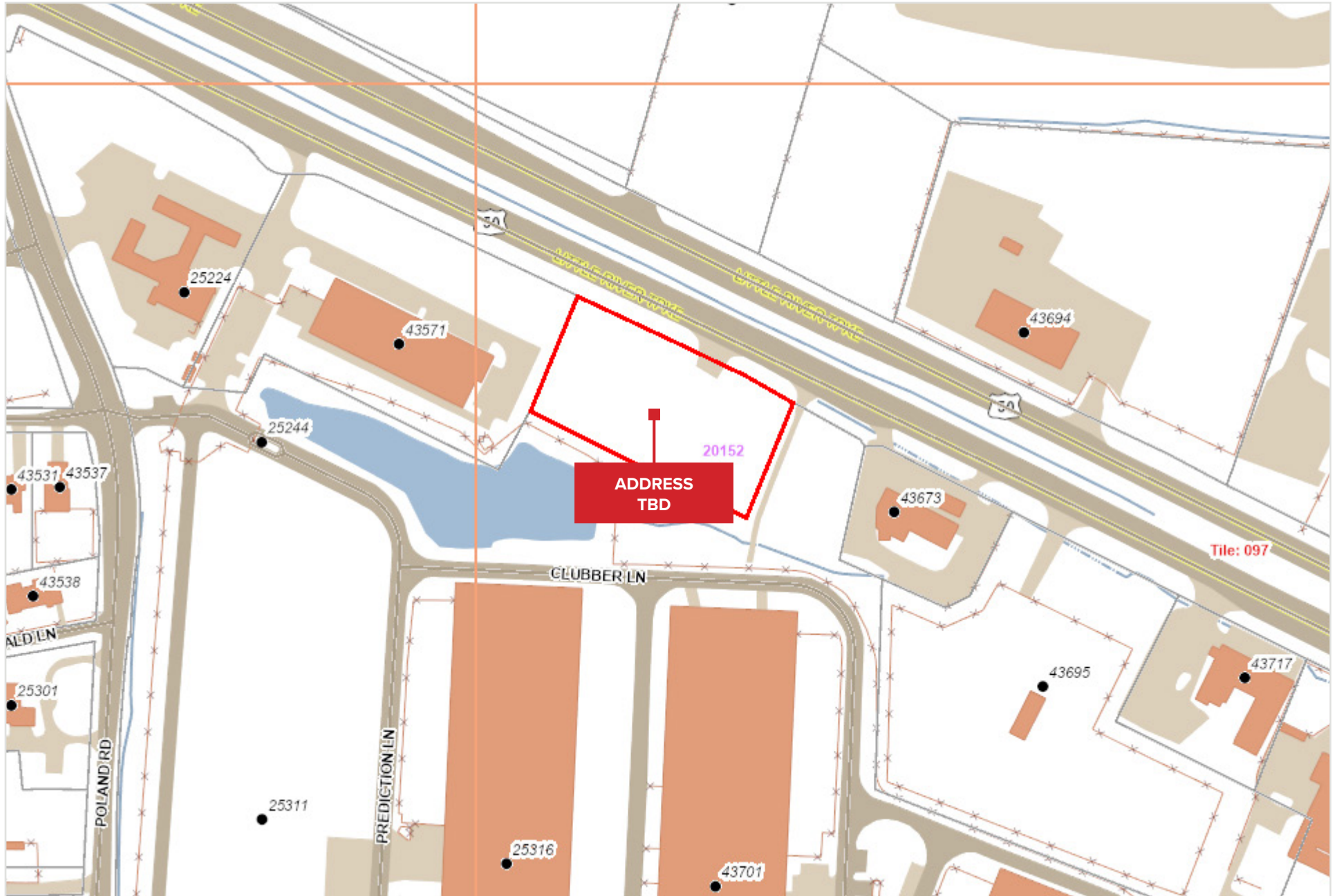
AADT

49,000

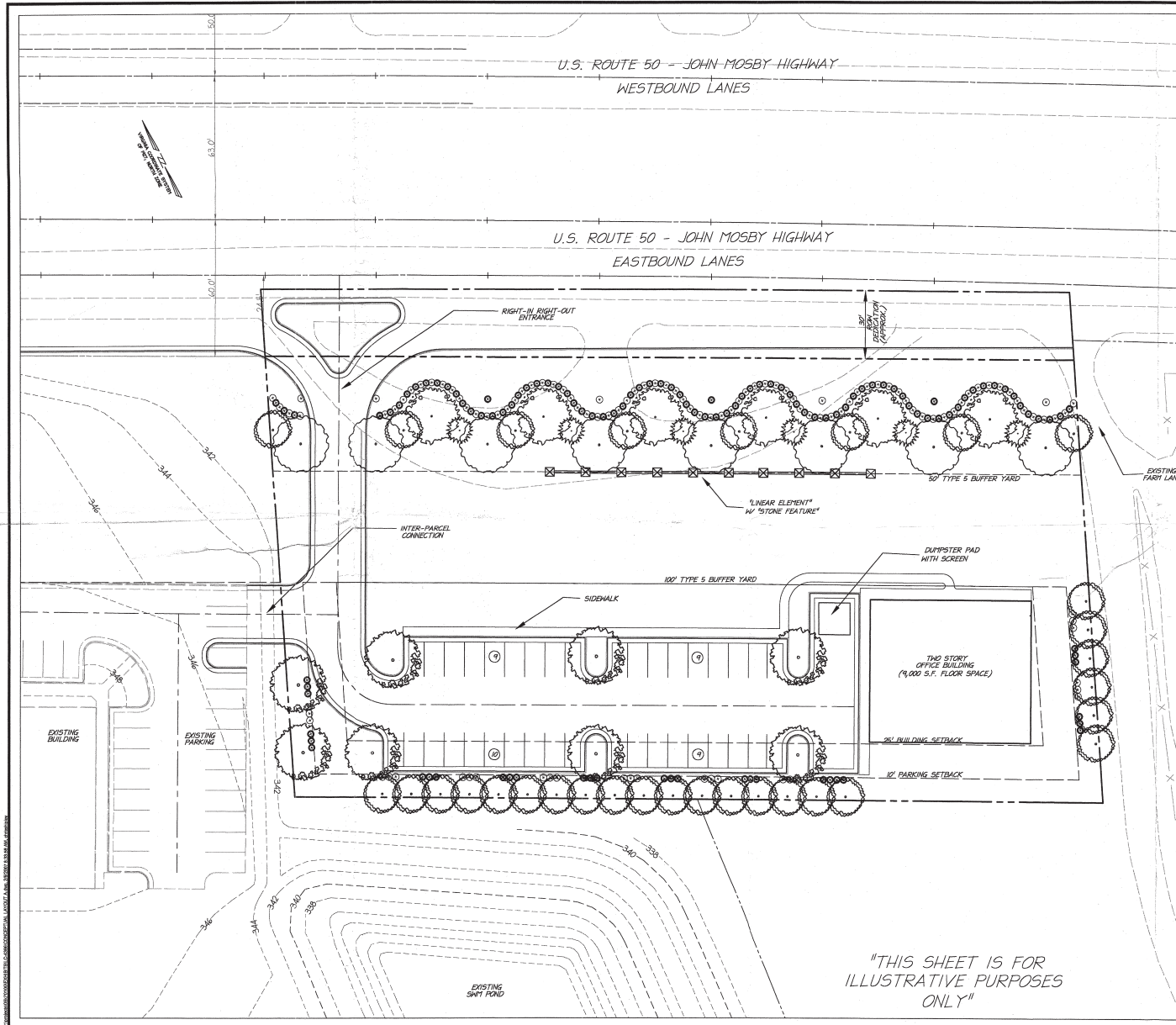
GEOGRAPHIC MAP



AERIAL MAP



CONCEPTUAL LAYOUT #1



"THIS SHEET IS FOR
ILLUSTRATIVE PURPOSES
ONLY"

No.	DESCRIPTION	DATE

BUILDING SIZE: 9,000 S.F.

LOT REQUIREMENTS

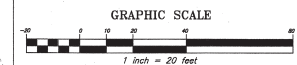
REQUIREMENT	REQUIRED	PROVIDED
SITE AREA:	85,000 S.F.	80,263 S.F.
ROW DEDICATION:	11,775 S.F.	11,775 S.F.
NET SITE AREA:	85,000 S.F.	70,488 S.F.
LOT WIDTH:	200' MIN	362.43'
LOT DEPTH:	200' MIN	164.24'
LOT COVERAGE:	40% MAX	6.36%
BASE FLOOR AREA RATIO:	.30 MAX	0.13
PARKING REQUIREMENTS:	36	37
RATIO (SPACES/1,000 S.F.):	4.00	4.11

CLT -
By Right
gungshaffer@cc1-eng.com

Manuel Seigfried,
Asst. Zoning Admin.

NOTES

- (1) BOUNDARY LINES, TOPOGRAPHIC, AND SITE ELEMENTS TAKEN FROM COUNTY PCT TILES.
- (2) ALL AMOUNTS ARE APPROXIMATE.
- (3) THIS CONCEPT PLAN DOES NOT ANALYZE OR LOCATE STORMWATER MANAGEMENT BMP FACILITIES.



christopher consultants
engineering - surveying - land planning
christopher consultants, llc
1001 - 10th - 2nd floor, virginia
703-444-3707 - fax 703-444-5503



CONCEPTUAL
LAYOUT A
(100 FT SETBACK)

PLEASANT VALLEY
SCHOOL PROPERTY
CONCEPTUAL LAYOUTS
DALLAS ELECTION DISTRICT, LADSON COUNTY, VIRGINIA

PROJECT NO. 06070.00

SCALE: 1" = 20'

DATE: 02/04/07

DESIGN: CRS

DRAWING: CRS

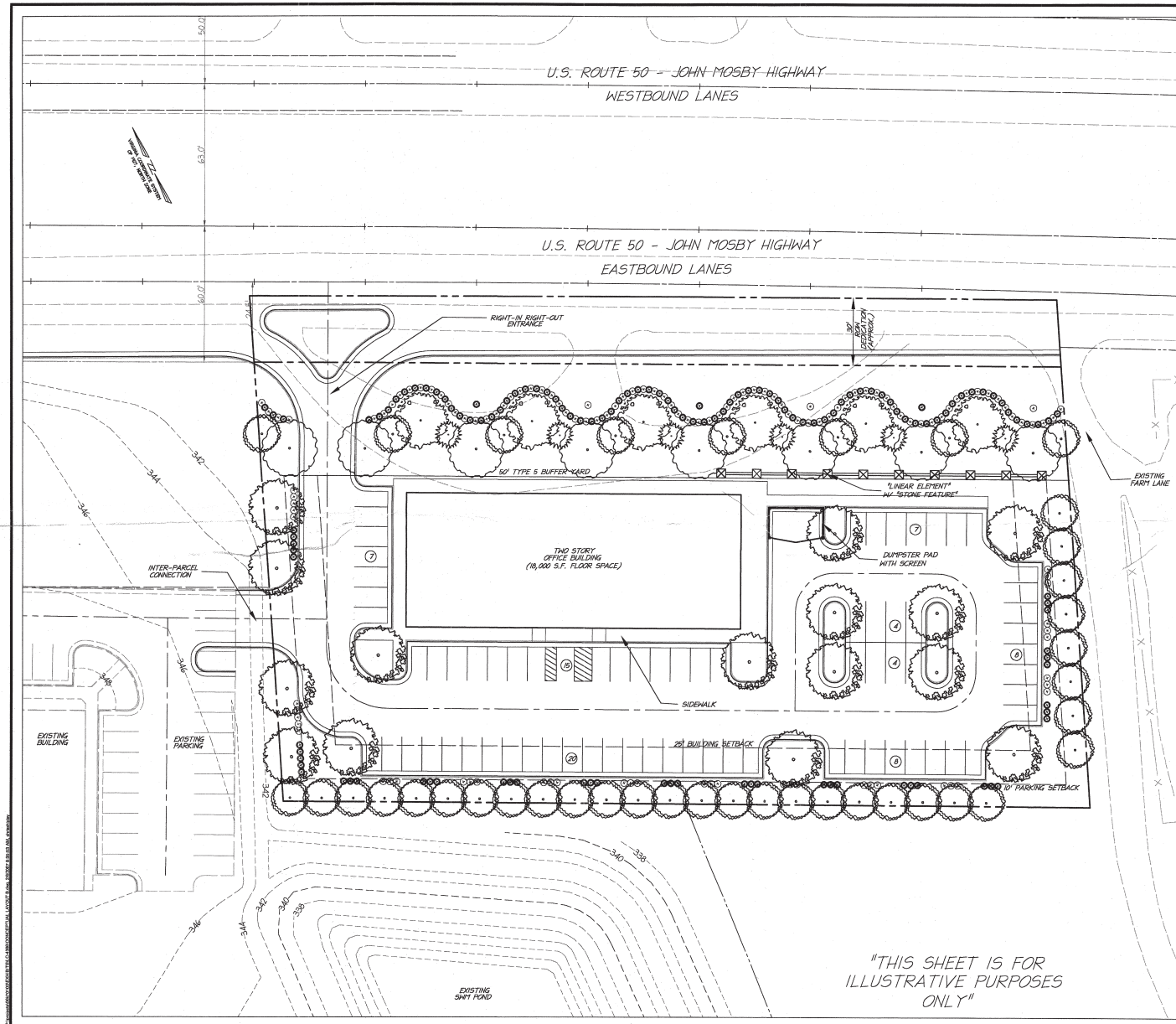
CHECKED: GDS

SHEET No.

1 OF 4

LC- 4386

CONCEPTUAL LAYOUT #2



No.	DESCRIPTION	DATE

BUILDING SIZE: 18,000 S.F.

LOT REQUIREMENTS

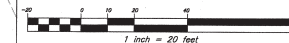
REQUIREMENT	REQUIRED	PROVIDED
SITE AREA	86,520 S.F.	82,263 S.F.
ROW DEDICATION	11,775 S.F.	11,775 S.F.
NET SITE AREA	74,745 S.F.	70,488 S.F.
LOT WIDTH	200' MIN	362.43'
LOT DEPTH	200' MIN	164.24'
LOT COVERAGE	45% MAX	52.73%
BASE FLOOR AREA RATIO	30 MAX	0.26
PARKING REQUIREMENTS	72	73
RATIO (SPACES/1,000 S.F.)	4.00	4.06

Modification
of buffer
restored: buffer
reduces value of
property

NOTES

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GRAPHIC SCALE



christopher consultants
engineering - surveying - land planning
christopher consultants, llc 100 Spring Valley
703-444-5707 fax 703-444-5250



CONCEPTUAL
LAYOUT B
(50 FT SETBACK)

PLEASANT VALLEY
SCHOOL PROPERTY
CONCEPTUAL LAYOUTS
DALLAS ELECTION DISTRICT, LADON COUNTY, VIRGINIA

PROJECT NO. 06/07/00

SCALE 1" = 20'

DATE 02/04/07

DESIGN CRS

DRAWING CRS

CHECKED: GDS

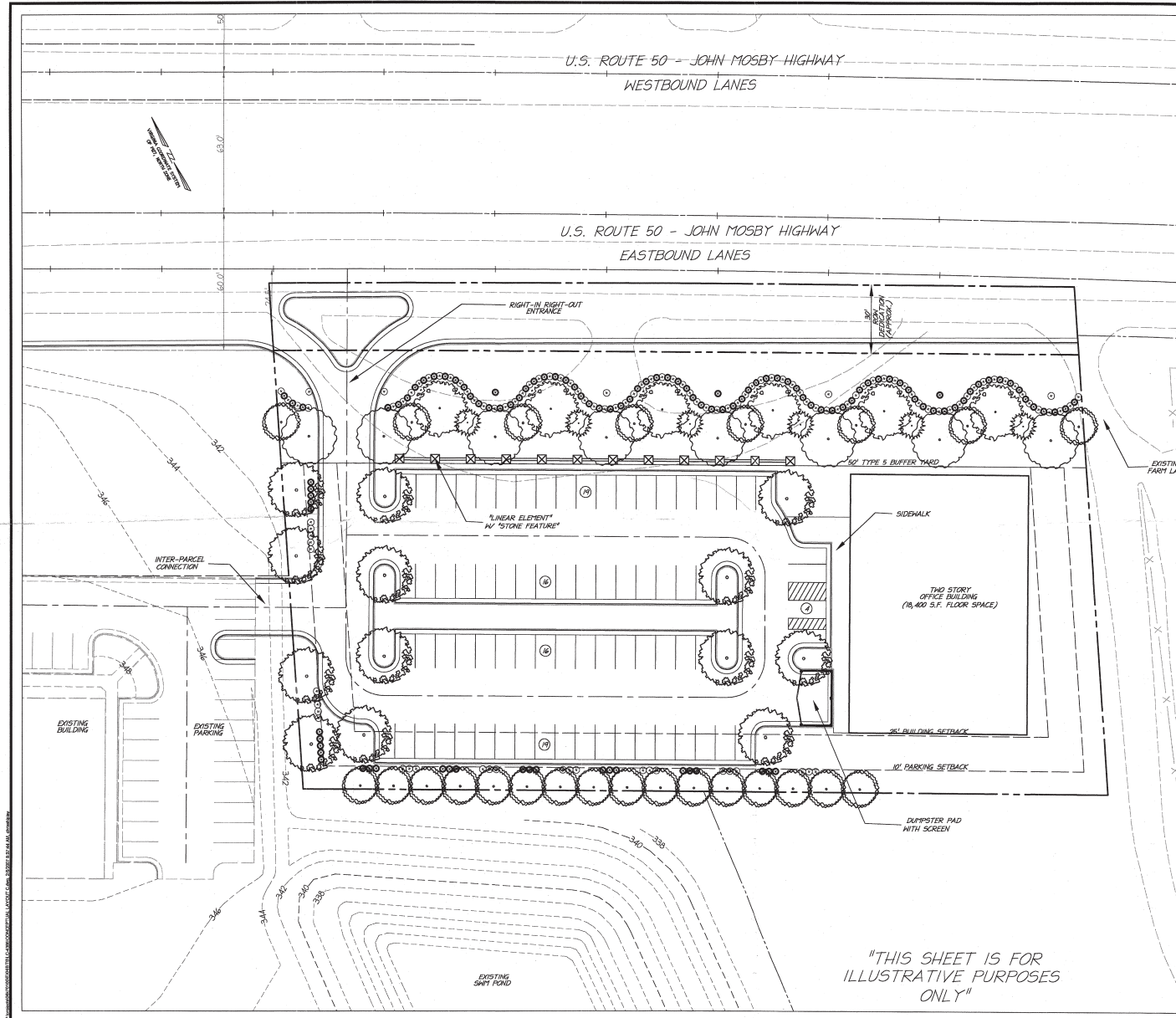
SHEET No.

2 OF 4

LC- 4386

"THIS SHEET IS FOR
ILLUSTRATIVE PURPOSES
ONLY"

CONCEPTUAL LAYOUT #3



"THIS SHEET IS FOR
ILLUSTRATIVE PURPOSES
ONLY"

No	DESCRIPTION	DATE

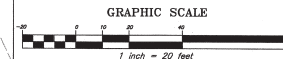
BUILDING SIZE: 18,400 S.F.


LOT REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
SITE AREA	86,120 S.F.	86,263 S.F.
NON DEDICATION	10,775 S.F.	10,775 S.F.
NET SITE AREA	75,345 S.F.	75,488 S.F.
LOT WIDTH	200' MIN	362' 43"
LOT DEPTH	200' MIN	144' 24"
LOT COVERAGE	40% MAX	13.05%
BASE FLOOR AREA RATIO	30% MAX	0.26%
PARKING REQUIREMENTS:		
41,000 SF OF GFA	74	74
RATIO (SPACES/1,000 S.F.):	4.00	4.02

Minor modification

- NOTES
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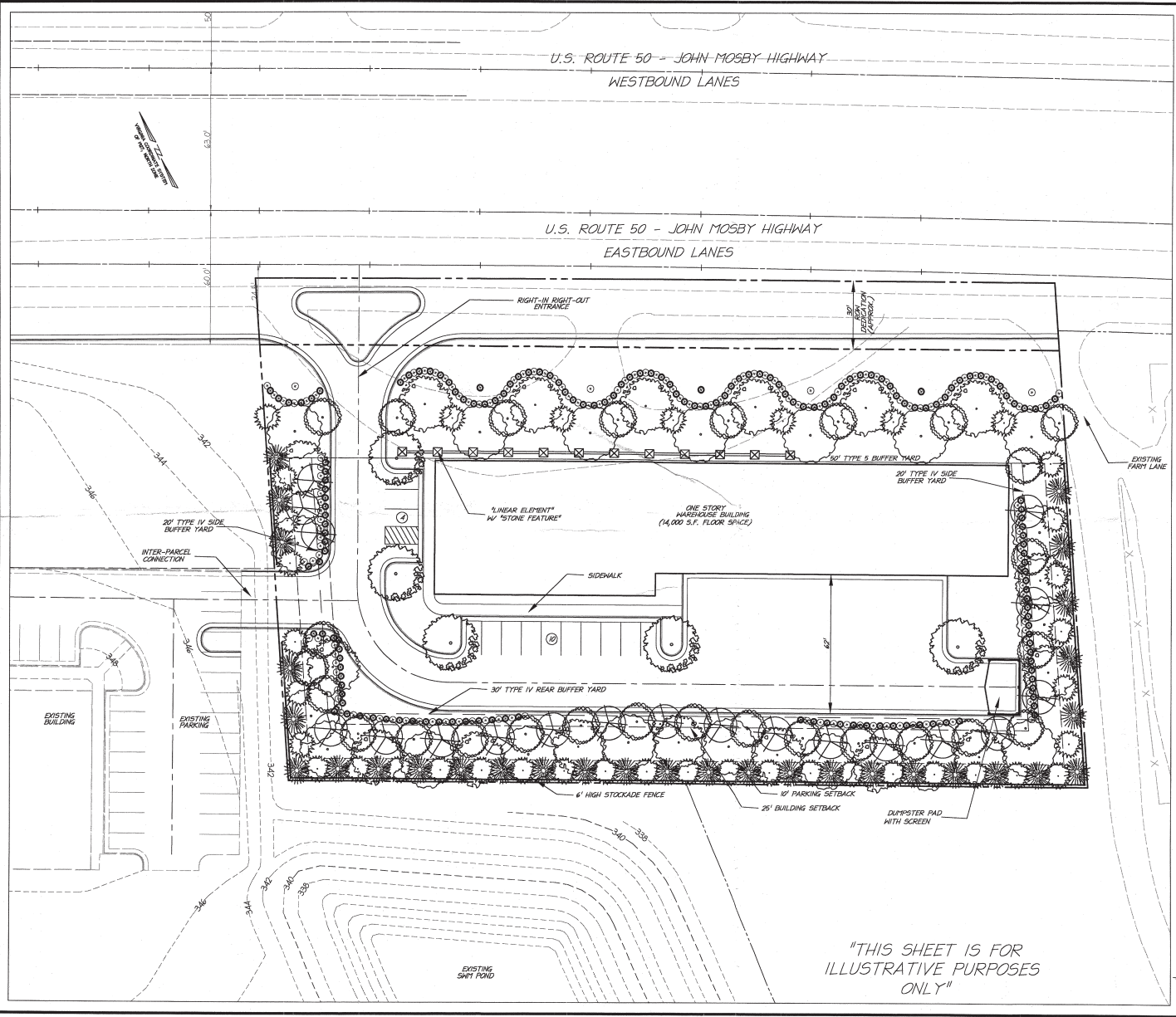
christopher consultants
engineering · surveying · land planning
christopher consultants, llc
10000 W. 10th Street, Suite 200
Dallas, Texas 75244-3707 · Tel: 972.444.5293

CONCEPTUAL
LAYOUT C
(50 FT SETBACK)

PLEASANT VALLEY
SCHOOL PROPERTY
CONCEPTUAL LAYOUTS
DALLAS ELECTION DISTRICT, LARSON COUNTY, VIRGINIA

PROJECT NO. 06/07/01
SCALE: 1" = 20'
DATE: 02/06/07
DESIGN: CES
DRAWING: CES
CHECKED: GDS
SHEET No.
3 of **4**
LC- 4386

CONCEPTUAL LAYOUT #4



No	DESCRIPTION	DATE

BUILDING SIZE: 14,000 S.F.
WAREHOUSE SPACE: 12,500 S.F.
OFFICE SPACE: 1,500 S.F.

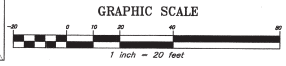
LOT REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
SITE AREA	85,282 S.F.	82,263 S.F.
RON DEDICATION		11,775 S.F.
NET SITE AREA	85,282 S.F.	70,488 S.F.
LOT WIDTH	300' MIN	347.43'
LOT DEPTH	200' MIN	194.24'
LOT COVERAGE	45% MAX	41.86%
BASE FLOOR AREA RATIO	30' MAX	0.20
PARKING REQUIREMENTS		
WAREHOUSE (50,000 SF OF GFA)	7	7
OFFICE (10,000 SF OF GFA)	6	7
RATIO (SPACES/1,000 S.F.)		1.00

*By right warehouse
Reduction/modification
type S buffer*

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CONCEPTUAL
LAYOUT D
(50 FT SETBACK)

PLEASANT VALLEY
SCHOOL PROPERTY
CONCEPTUAL LAYOUTS
DALLAS ELECTION DISTRICT, TARRANT COUNTY, TEXAS

PROJECT NO. 060701.00
SCALE 1" = 20'
DATE 02/04/07
DESIGN: CRS
DRAWING: CRS
CHECKED: GDS
SHEET No.
4 of 4
LC- 4386



COMMERCIAL DIVISION

Maximum Exposure | Respected Berkshire Hathaway Brand | Expansive Global Network | Experienced Team Approach

COMMERCIAL.PENFEDREALTY.COM

#2 COMMERCIAL TEAM
NATIONALLY IN 2024

