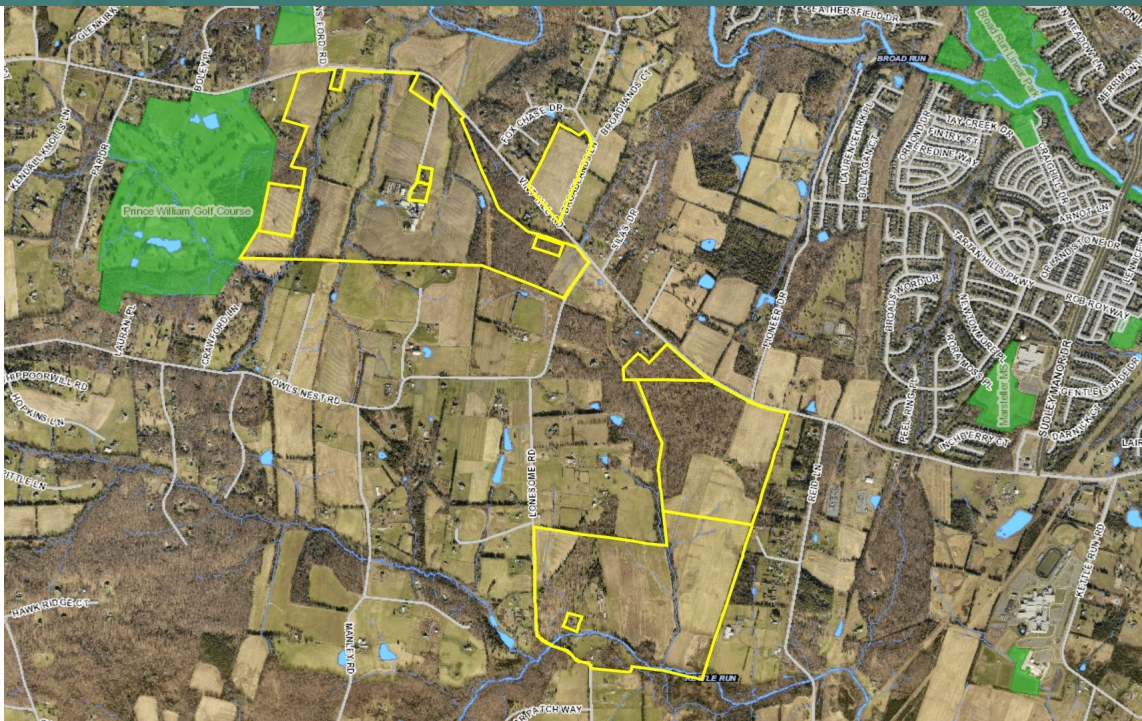


FOR SALE

LARGE POTENTIAL RESIDENTIAL DEVELOPMENT

VINT HILL RD., LONESOME RD. & BROADLANDS LN., NOKESVILLE, VA 20181



OFFERING SUMMARY

Sale Price:	To Be Determined
Lot Size:	590.0 Acres
Zoning:	A-1
Parcel ID:	Multiple

PROPERTY OVERVIEW

Approximately 590 acres available for sale. Currently zoned A-1; Agricultural. The majority of the property (570 acres) is designated Conservation Residential on the Pathway to 2040 Comprehensive Plan which allows for cluster development of 2 residential units per acre with 60% open space. The remaining land is designated Residential Neighborhood T-2 which allows 2-4 residential units per acre with 30-60% open space. Potential for a total of 1,200+ single family lots. Water & sewer nearby.

LOCATION OVERVIEW

Well located property in the heart of Prince William County. Frontage on Vint Hill Rd. across from Pioneer Dr. Two miles from Patriot High School and T. Clay Wood Elementary School. Just 2.5 miles from Rt. 28/Nokesville Rd.

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

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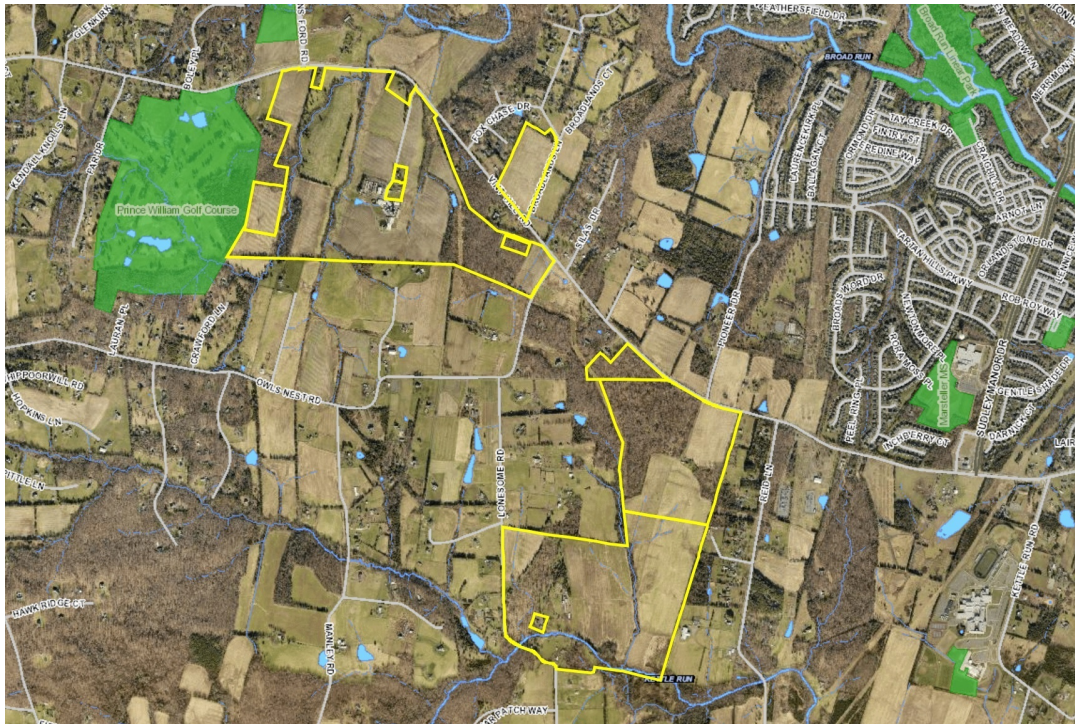
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FOR SALE

LARGE POTENTIAL RESIDENTIAL DEVELOPMENT

VINT HILL RD., LONESOME RD. & BROADLANDS LN., NOKESVILLE, VA 20181

LAND LOTS



ADDRESS	APN	SIZE
13605 Vint Hill Rd.	7395-91-4884	100 Acres
13705 Vint Hill Rd.	7395-93-0223	11.417 Acres
10705 Lonesome Rd.	7394-88-6498	176.949 Acres
14301 Vint Hill Rd.	7395-45-9158	265.205 Acres
14309 Vint Hill Rd.	7395-56-0961	1 Acres
14305 Vint Hill Rd.	7395-56-0528	2 Acres
14451 Vint Hill Rd.	7395-26-6905	10.918 Acres
9600 Broadlands Ln.	7395-76-3775	21.733 Acres
13977 Vint Hill Rd.	7395-75-1434	2.186 Acres
10687 Lonesome Rd.	7394-78-5665	1.515 Acres

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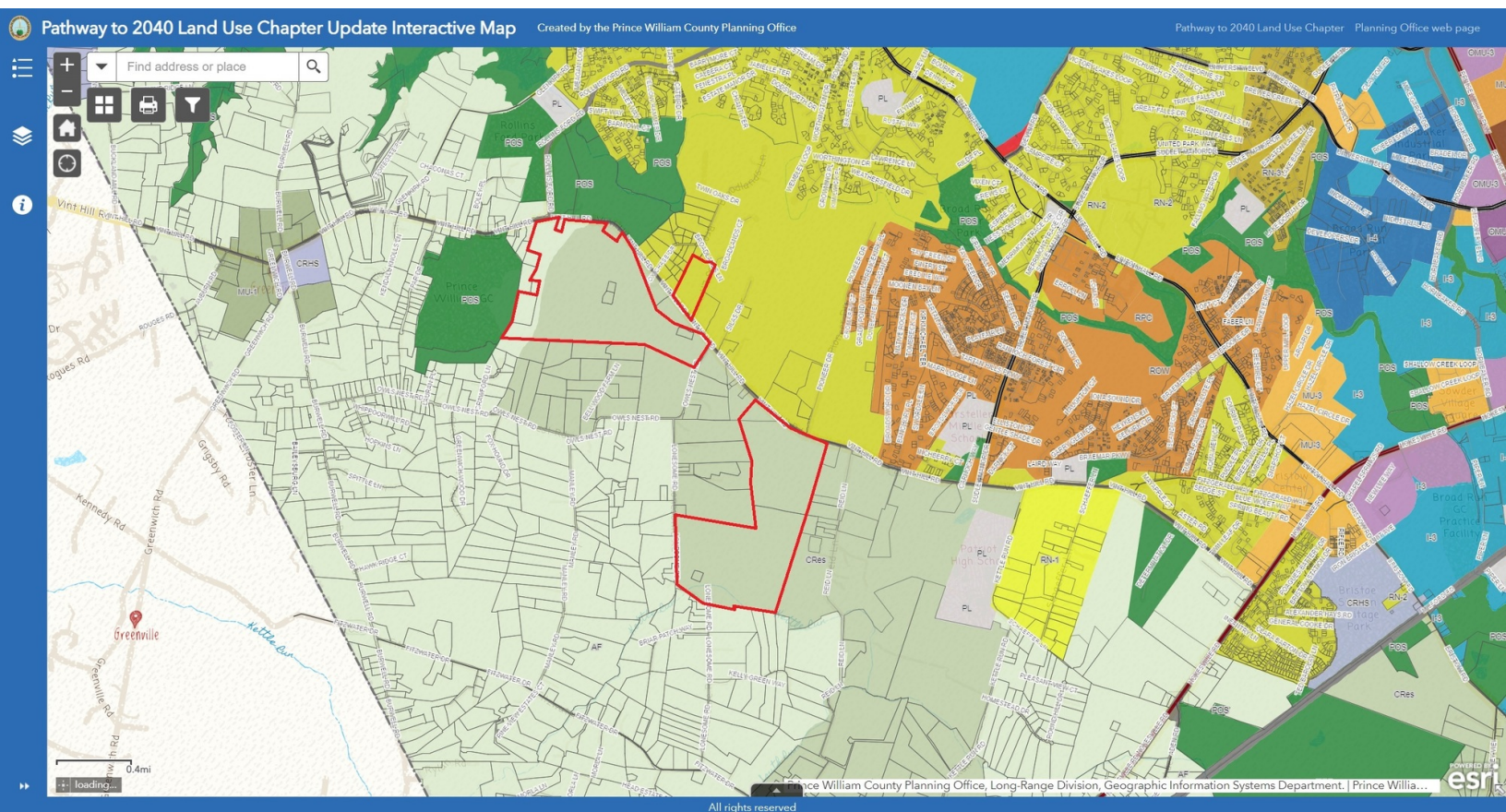
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FOR SALE

LARGE POTENTIAL RESIDENTIAL DEVELOPMENT

VINT HILL RD., LONESOME RD. & BROADLANDS LN., NOKESVILLE, VA 20181

PATHWAY TO 2040



Light Green - Conservation Residential
Mustard/Yellow - Residential Neighborhood

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**WEBER
RECTOR**

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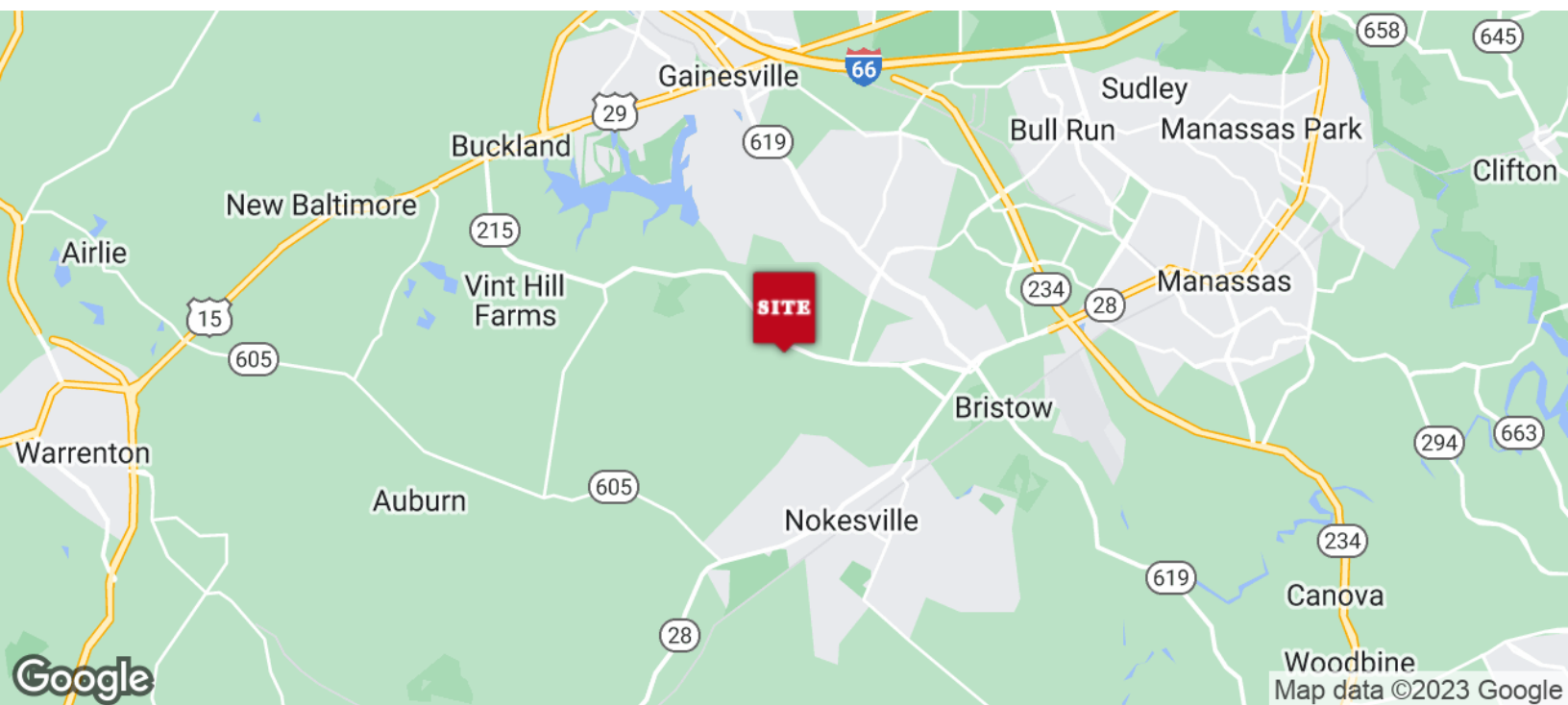
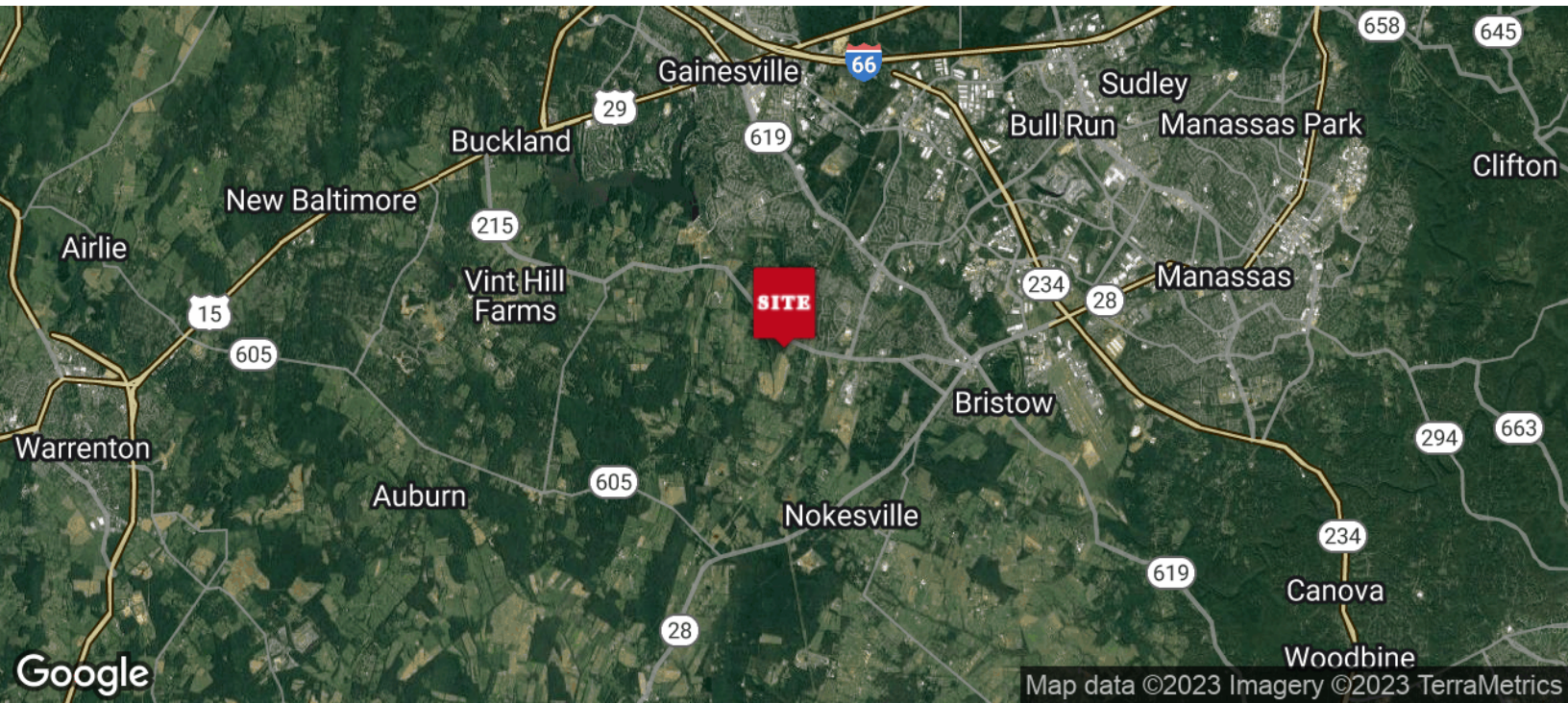
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LOCATION MAPS



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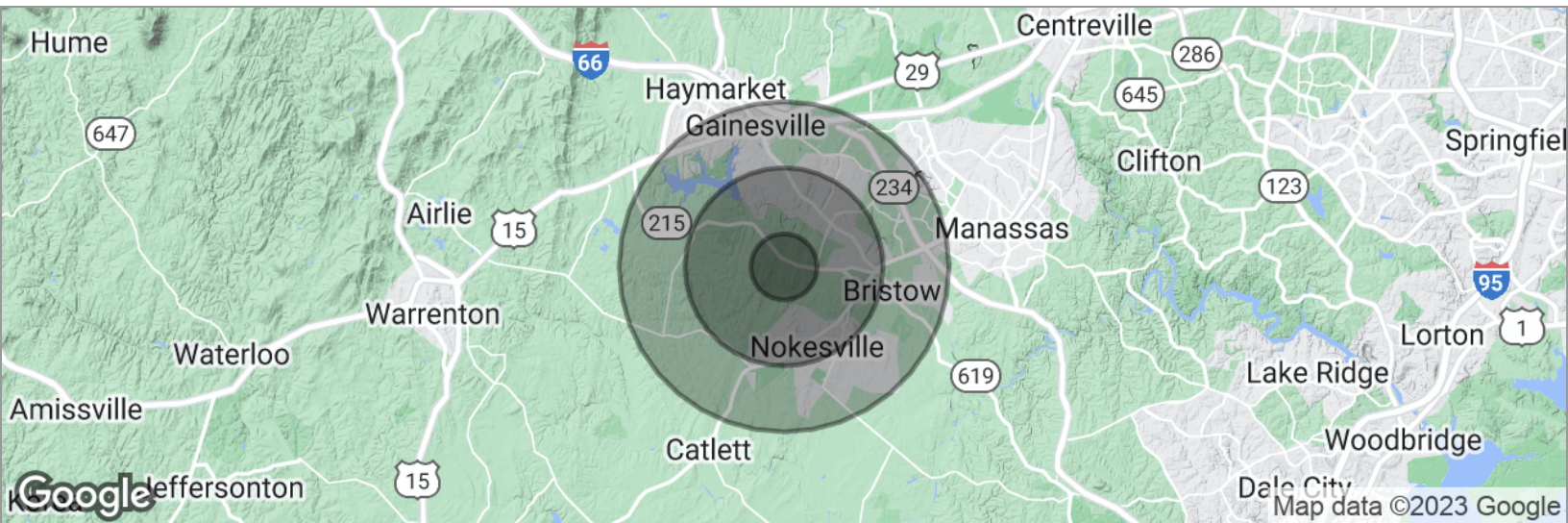
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DEMOGRAPHICS MAP



POPULATION

1 MILE

3 MILES

5 MILES

Total population	1,798	27,896	57,643
Median age	34.9	33.6	34.0
Median age (male)	34.3	32.7	33.5
Median age (Female)	35.4	34.2	34.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	618	8,398	17,595
# of persons per HH	2.9	3.3	3.3
Average HH income	\$116,633	\$123,745	\$124,375
Average house value	\$471,457	\$482,718	\$500,174

* Demographic data derived from 2020 ACS - US Census

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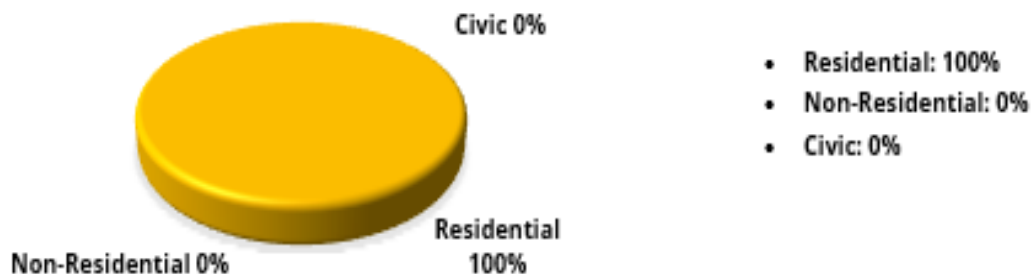
Conservation Residential (CRes)	T-1B	T-1C
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Conservation Residential areas are residential developments characterized by compact development patterns. These areas offer a range of housing types that are smaller than conventional rural and suburban homes and are located on smaller lots. Residential Cluster development concentrates development on a limited footprint within a site at higher densities, while permanently conserving surrounding natural resources, cultural resources, and open space.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Single Family Detached 	N/A	<ul style="list-style-type: none"> SR-1 SR-3 SR-5 R-2
Use Pattern	Target Residential Density	Target Non-Residential FAR
	T-1B: 1 du/2 acres T-1C: 2 du/1 acres	N/A

TARGET LAND USE MIX



Target Building Height	Minimum Open Space
T-1B: 1 - 3 stories T-1C: 1 - 3 stories	60% of site

Residential Neighborhood (RN)



Residential Neighborhoods are an opportunity to develop a variety of housing options throughout the County. The higher density, mixed-use residential should be close to transit (VRE) or town centers. The middle transects can include both single family attached and detached as well as multifamily units. In the lower transects, residential areas primarily accommodates single-family homes arranged in cluster or medium sized lots. In all transects, connections and pedestrian amenities should still be a priority for development design including trails and open space integrated into the development in appropriate locations. Affordable and work force housing is encouraged Countywide.

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