

FOR SALE

LAND - PLANNED INDUSTRIAL

8032 DEVLIN ROAD BRISTOW, VA 20136



SALE PRICE **\$1,600,000**

OFFERING SUMMARY

Lot Size: 1.32 Acres
Zoning: A-1
Market: Washington DC
Submarket: Rt. 29/I-66 Corridor
Parcel ID: 7496-87-8145

PROPERTY OVERVIEW

This 1.3189-acre parcel offers a prime investment opportunity in one of Northern Virginia's most rapidly expanding commercial and industrial corridors. Currently zoned A1, with a long-term vision for I3 Industrial Tech/Flex Use, the site is well-positioned for future development. Situated adjacent to a Microsoft data center project, it presents significant potential for data center support, flex industrial, logistics, or tech-driven businesses. Additionally, the opportunity to assemble with a neighboring 6.4-acre parcel, for a total of 7.7 acres, further enhances its development potential for larger-scale industrial or tech-related projects.

LOCATION OVERVIEW

Located in a rapidly growing commercial and industrial hub in Prince William County, strategically positioned near major transportation routes, including Rt. 234 Bypass/Prince William Pkwy, Rt. 29, and I-66. This prime location offers seamless access to Washington, D.C., and key logistics corridors, making it ideal for industrial, tech, and flex developments. With the Microsoft data center project nearby and increasing demand for data center support, logistics, and industrial space, this property is perfectly positioned for investors and businesses looking to establish a presence in a booming market.

PRESENTED BY:

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

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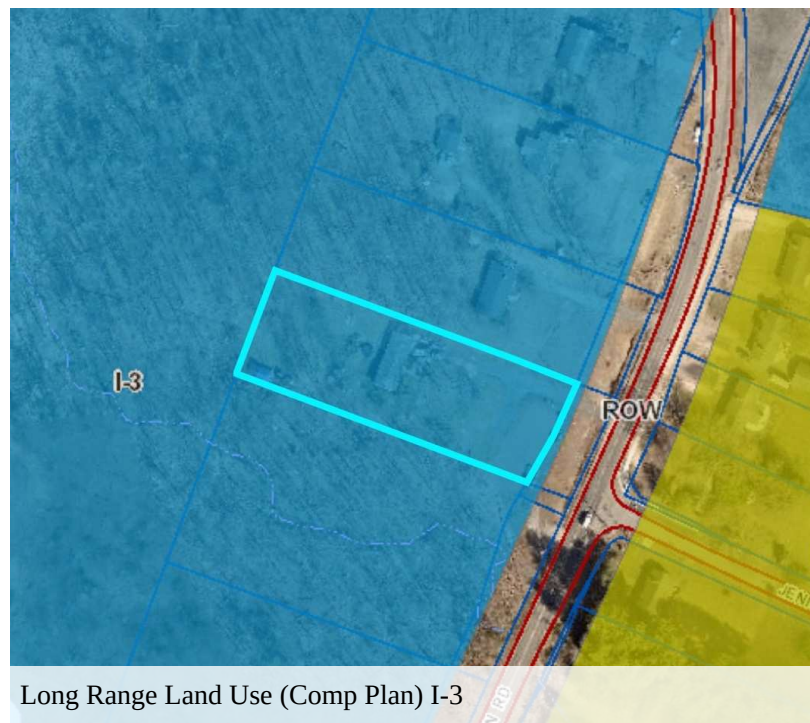
ADDITIONAL PHOTOS



Street View



Adjacent Lots



Long Range Land Use (Comp Plan) I-3

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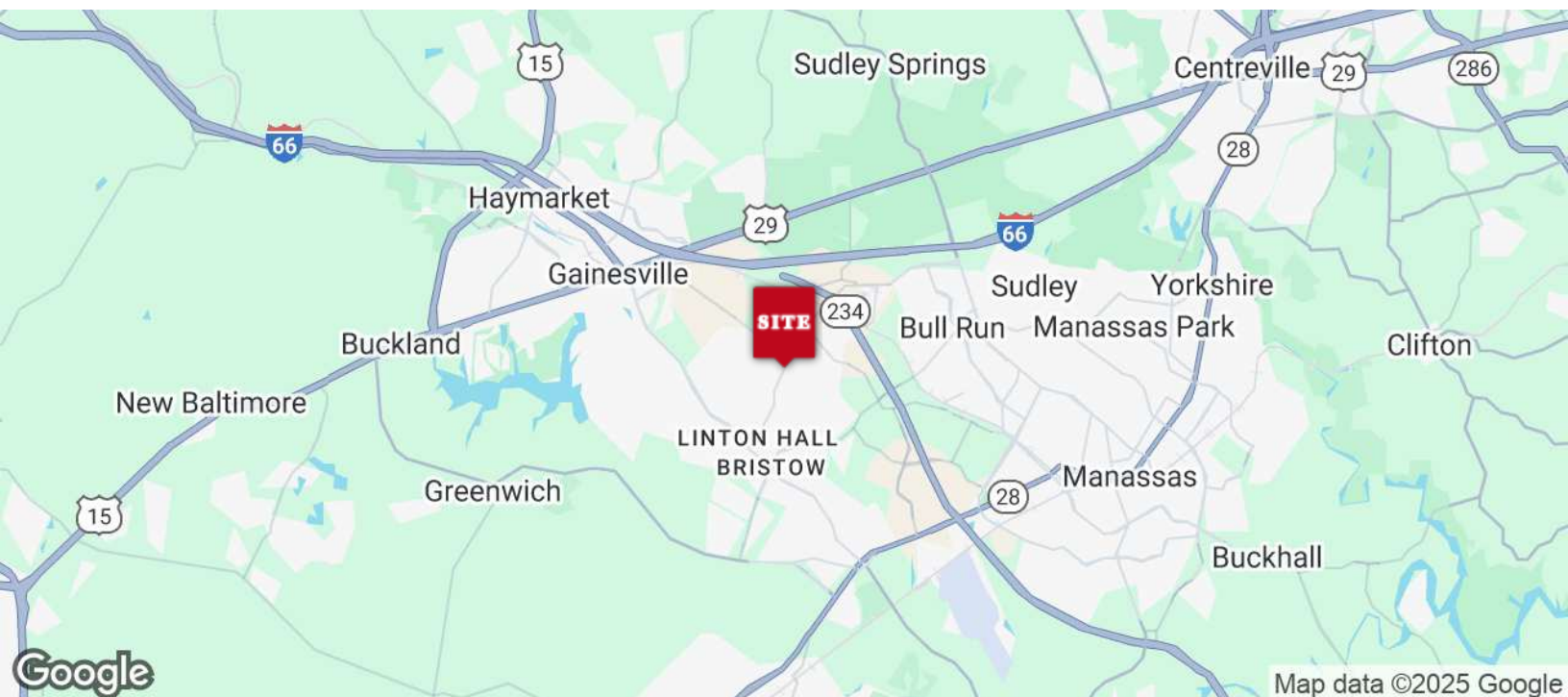
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LOCATION MAP



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