



COLDWELL BANKER
COMMERCIAL
ELITE

PRINCE WILLIAM
COUNTY
Government

Prince William Pkwy

SITE
7.1 AC

23,739 ADT

Marblestone Dr

Cavallo Way

FOR SALE: RARE COUNTY CENTER LAND

FOR SALE | 7.1 ACRES

12700 Marblestone Dr, Woodbridge, VA 22192
(And 4861, 4877 & 4885 Prince William Pkwy)

ASKING PRICE

Unpriced
Competitive Offers Encouraged

Positioned at one of the most strategic and rapidly evolving nodes in Eastern Prince William County, this **±7.1-acre assemblage at 12700 Marblestone Drive, Woodbridge, VA** represents a rare **opportunity to control one of the last remaining developable corner parcels** in the County Center submarket.

Located directly across from the expansive Prince William County Government Center—a **multi-building government campus encompassing hundreds of thousands of square feet** of administrative, judicial, and public service facilities—the property benefits from a **significant daytime population, strong employment drivers, and long-term institutional stability**.

The property is identified within the **Prince William County 2040 Comprehensive Plan** as part of the **Government Complex Activity Center**, with a future land use designation supporting **high-density residential and mixed-use development under the Mixed Use (MU) Transect Zone 4 classification**. Rezoning will be required, presenting a **clear and logical path to increased density** and allowing a developer to **unlock substantial value within a County-supported growth framework**.

Based on comparable **MU Transect Zone 4 planning guidance and nearby activity center development patterns**, the site is well-positioned to support an estimated **20–40+ dwelling units per acre**, equating to a potential yield of approximately **140 to 280+ residential units**, depending on final rezoning, product type, and design efficiency. A mixed-use configuration could further enhance density and value through **vertical integration of residential over ground-floor retail or service uses**.

With immediate access to **Prince William Parkway, Route 234, Route 1, and Interstate 95**, the site offers **exceptional regional connectivity to Northern Virginia, Washington, D.C., and major employment centers**. Surrounded by **ongoing residential expansion, infrastructure investment, and mixed-use development**, this assemblage is ideally positioned to capitalize on the **continued growth and densification of eastern Prince William County**.

KEY HIGHLIGHTS

- **±7.1-acre assemblage**—one of the **last remaining developable corner parcels** in eastern Prince William County
- Directly across from the Prince William County Government Center, a **major employment hub with a large-scale government campus**
- Located within the **Government Complex Activity Center** in the **Prince William County 2040 Comprehensive Plan**
- Planned for **Mixed-Use (MU) Transect Zone 4**, supporting **high-density residential and mixed-use redevelopment (rezoning required)**
- **Target Density:** approximately **20–40+ units per acre** consistent with activity center planning guidance
- **Potential Yield:** approximately **140 to 280+ units** across ±7.1 acres (subject to approvals and design)
- **MU Transect Zone 4** allows for **multifamily, townhomes, and vertically integrated mixed-use projects** with residential, retail, and office components
- **MU Transect Zone 4 framework** promotes **walkable, urban-style development with compact density and integrated land uses**
- **Immediate access to Prince William Parkway, Route 234, Route 1, and I-95**, providing **strong regional connectivity**
- Located in a **high-growth corridor with significant residential development, infrastructure investment, and expanding population base**
- Well-positioned for **multifamily, townhome, or mixed-use development** driven by **strong housing demand**
- **Limited supply of comparable land** creates **long-term appreciation potential and redevelopment upside**

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
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2024 Population	89,449	185,964	560,092
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HOUSEHOLDS	3-MILE	5-MILE	10-MILE
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2024 Households	27,710	58,761	180,346
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INCOME	3-MILE	5-MILE	10-MILE
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2024 Avg. Household Income	\$158,112	\$159,833	\$165,196
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Prince William Pkwy

0.49 AC
ZONING - MID
RISE OFFICE

0.229 AC
ZONING - MID RISE OFFICE

1.02 AC
ZONING - AG

4.986 AC
ZONING - PMD

Marblestone Dr

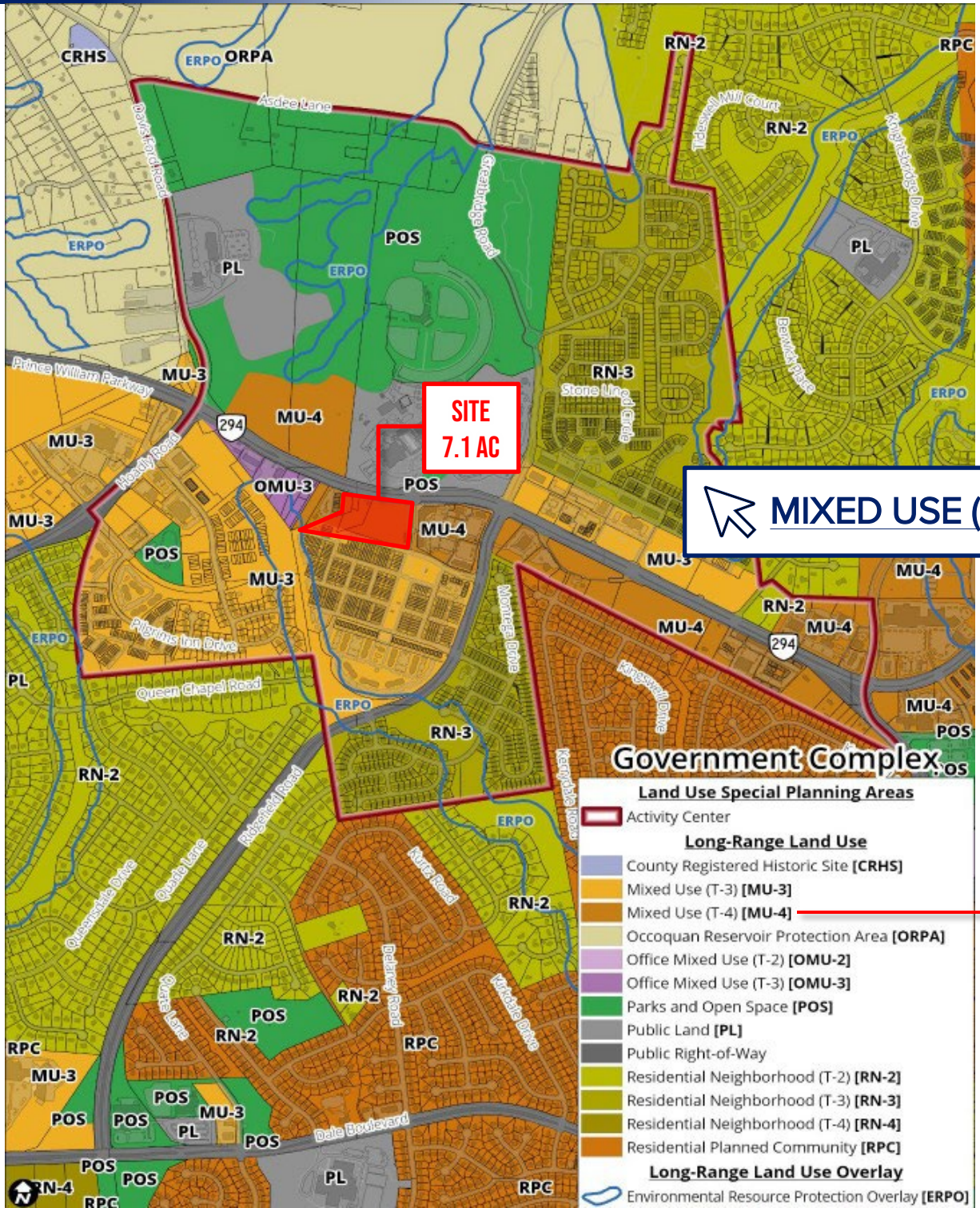
Cavallo Way 3

**7.1 ACRES
TOTAL**

- A. GOVT WAREHOUSE / OFFICE (LONG TERM)
- B. GOVT WAREHOUSE / OFFICE
- C. GOVT WAREHOUSE / OFFICE
- D. GOVT WAREHOUSE / OFFICE
- E. MULTI-FAMILY HOUSING/RETAIL
- F. MULTI-FAMILY HOUSING/PARKING STRUCTURE
- G. GOVT OFFICE, RETAIL
- H. GOVT OFFICE (2 LEVEL)
- I. GOVT OFFICE
- J. GOVT OFFICE (2 LEVEL)
- K. OFFICE
- L. MULTI-FAMILY HOUSING
- M. GOVT OFFICE/ PARKING STRUCTURE
- N. ENLARGED SW POND
- O. NEW MULTI-USE TURF FIELDS
- P. STADIUM RENOVATION (CONCOURSE, BOX SEATING, PICNIC AREA, AND ROOFTOP BARS)
- Q. SPLASH PAD/ PLAYGROUND
- R. FOOD TRUCK GARDEN/ PICNIC AREA
- S. PAVILLION/ ICE RINK
- T. INDOOR PRACTICE BUILDING
- U. RELOCATED MAINTENANCE BUILDING
- V. HIKING TRAIL
- W. TRANSIT DROP OFF/ PICK UP
- X. ARTIST'S MARKET
- Y. PARKING STRUCTURE
- Z. FUTURE BMX FIELD EXPANSION

MULTI - FAMILY HOUSING



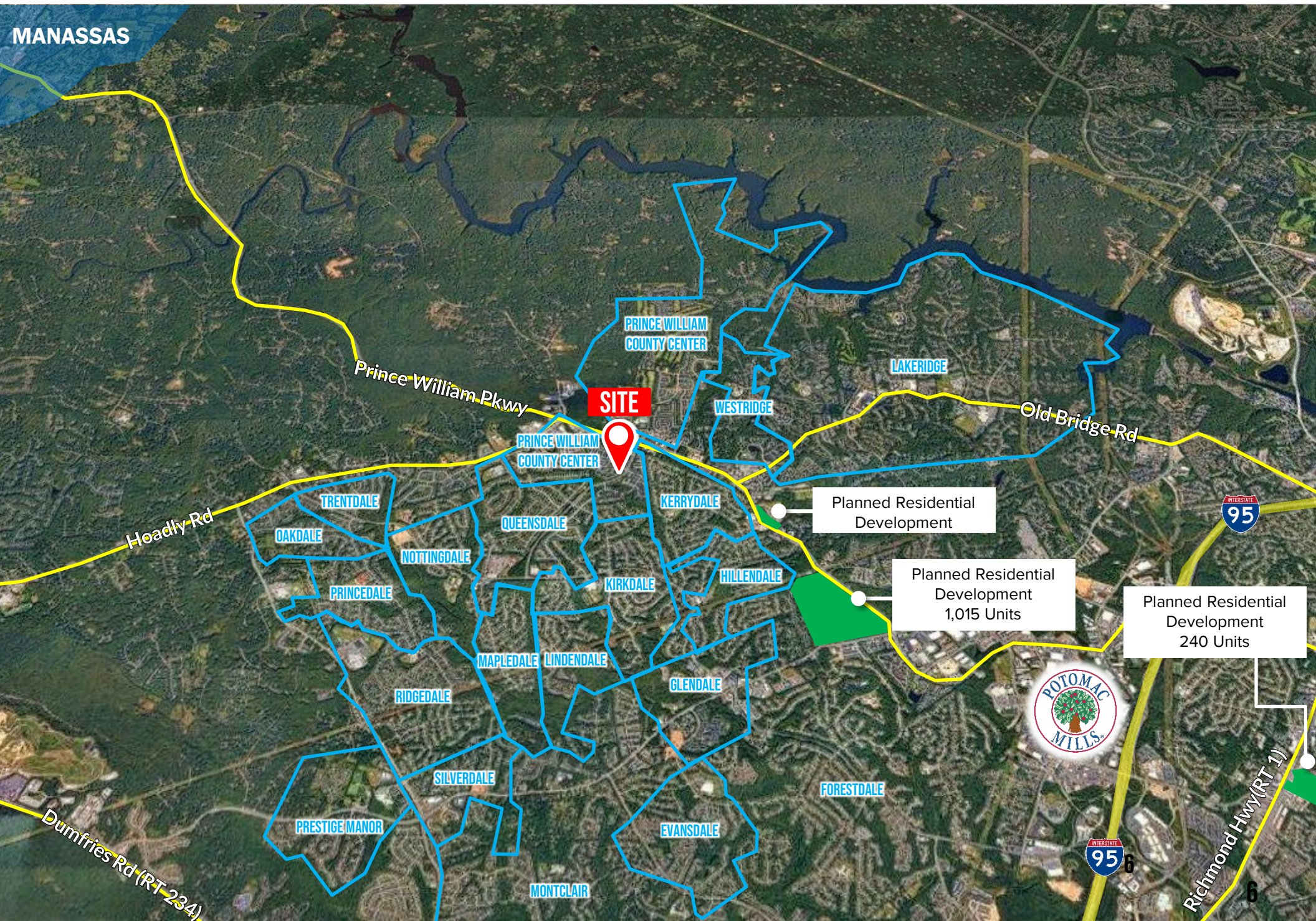


**SITE
7.1 AC**

MIXED USE (T-4) DESIGNATION

- Land Use Special Planning Areas**
- Activity Center
 - Long-Range Land Use**
 - County Registered Historic Site [CRHS]
 - Mixed Use (T-3) [MU-3]
 - Mixed Use (T-4) [MU-4]
 - Occoquan Reservoir Protection Area [ORPA]
 - Office Mixed Use (T-2) [OMU-2]
 - Office Mixed Use (T-3) [OMU-3]
 - Parks and Open Space [POS]
 - Public Land [PL]
 - Public Right-of-Way
 - Residential Neighborhood (T-2) [RN-2]
 - Residential Neighborhood (T-3) [RN-3]
 - Residential Neighborhood (T-4) [RN-4]
 - Residential Planned Community [RPC]
 - Long-Range Land Use Overlay**
 - Environmental Resource Protection Overlay [ERPO]

MIXED USE (T-4)





PRINCE WILLIAM COUNTY
Police Department

PRINCE WILLIAM COUNTY
Government

MERCHANT PLAZA
Panera Bread, Safeway, UPS, Walgreens, Five Guys, McDonald's, Smoothie King, MezeH

SHOPS AT COUNTY CENTER
Planet Fitness, Chase, IHOP, Harris Teeter, Subway, Tropical Smoothie Cafe, Great Clips, Moes

DOLLAR TREE
Porchetta, ExtraSpace Storage

Starbucks Coffee, PWC Employees Credit Union

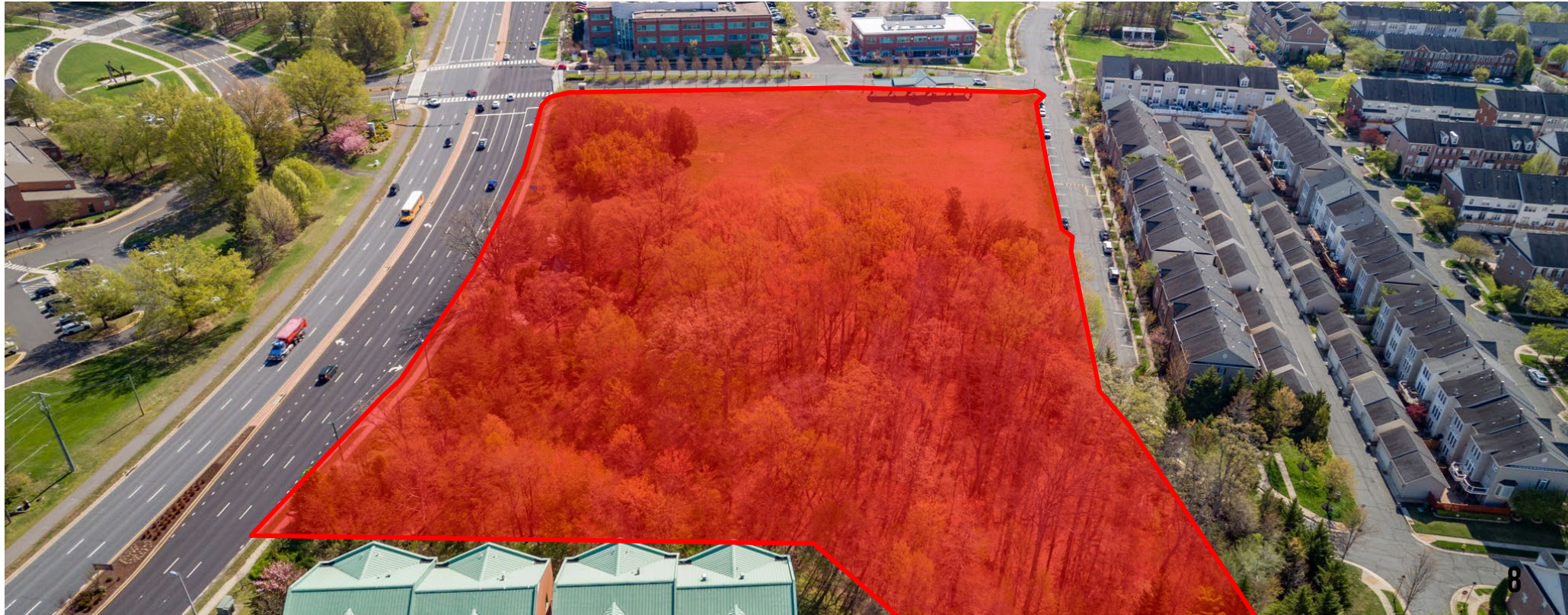
CVS pharmacy, Exxon

PARKWAY EAST
Wells Fargo, Anytime Fitness, State Farm, Ruby Tuesday, Greater Washington Endodontics, Parkway Smiles Dentistry, John Marshall Bank, Fitzwater & Dean, Compton & Duling Attorneys At Law

Chick-fil-A, Capple, Chesterbrook Academy

MAPLEDALE PLAZA
Giant, Sheetz, Truist, McDonald's, Domino's, Subway, Hair Cuttery

SHEETZ



OFFERING MEMORANDUM

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FOR MORE INFORMATION PLEASE CONTACT:



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