

DEVELOPMENT SITE

7.7 AC LAND FOR SALE

\$19,250,000



LAND FOR SALE

11202-11206 Balls Ford Rd, Manassas, VA 20109

Adjoining Microsoft and Aligned Data Centers

Zoned O(H) High-Rise Office

11202-11206 Balls Ford Rd, Manassas, VA 20109

GPIN: 7597-85-9877, 7597-95-3606

- ❖ In the **Data Center Opportunity Zone Overlay District**
- ❖ Close to Transform 66 Park & Ride Facility and Exit
- ❖ Anticipated traffic count 30,000+
- ❖ Frontage with Balls Ford Rd. widening
- ❖ Across from Blackburn Business Park's 128 acres single family, townhomes, retail and class A office development
- ❖ Zoning Approval for 115 Room Hotel Zoning and for two 36,000 SF Office Buildings



Arun Sareen

Principal Broker

Email: arun@sareenrealty.com

Office: (703) 366-3444 Ext. 217

Mobile: (703) 314-4799

Address: 10702 Vandor Ln, Manassas, VA 20109