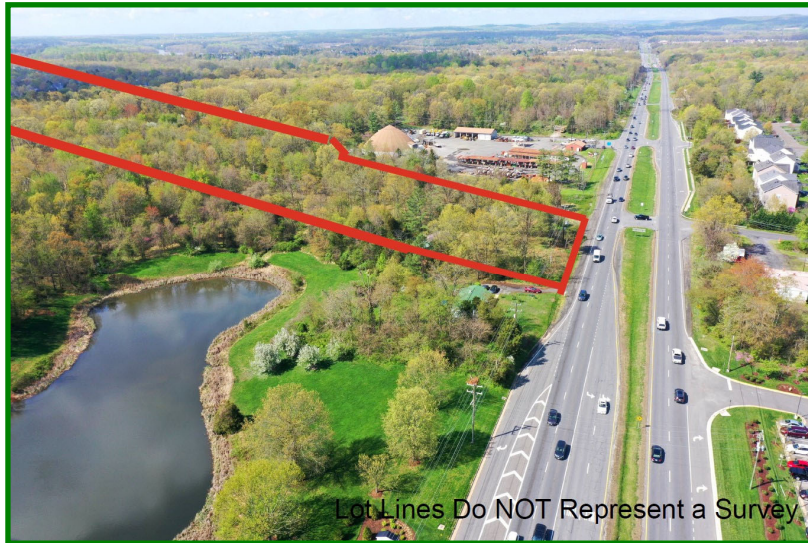


1-8 ACRES OF LAND WITH FRONTAGE ON US-29

14809; 14813 & 14815 Lee Hwy
Gainesville, VA 20155



1-8 Acres of land for sale in Gainesville on US-29 next to Lake Manassas and VDOT. Three lots zoned B-1 and A-1 in Prince William County. Comp planed RN-2 which allows 1-4 dwellings per acre. Approx. 340 ft of frontage on US-29 with over 50,000 cars driving by daily. Adjoins Robert Trent Jones Golf Course, a private golf club located on Lake Manassas.

Lots Available:

14809 Lee Hwy: GPIN#: 7397-01-2696- 1.1 Acre Zoned B-1 - \$825,000

14813 Lee Hwy: GPIN#: 7397-01-0986- 2.4 Acres Zoned B-1 - \$1,500,000 with closing in 90 Days

14815 Lee Hwy: GPIN#: 7397-01-1034- 4.4 Acres Zoned A-1 - \$1,325,000 with closing in 90 Days

Total Acreage: 8 Acres - \$2,825,000 with closing in 90 days

Subject to Site Plan and Rezoning for 1/4 acres lots: \$5,300,000 with closing in 30 months.

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years experience



Edward B. Wright, III

9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136

Fax: 703-368-7238

Email: ebw@wright-realty.com

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



Lot Lines Do NOT Represent Survey

INSTRUMENT #
200711270127574



LEE HIGHWAY - ROUTE 29

CENTERLINE NORTHBOUND LANE

2.4885 ACRES

7297-91-9580
FREDERICK BEALE
INSTRUMENT # 20110720059966

7397-01-0983
14815 LEE HIGHWAY LLC
(INSTR # 200804290040008)
14815 LEE HIGHWAY
ZONE A-1 USE VACANT

7397-01-2696
ALANNAH & NOEL SWEENEY
INSTRUMENT # 201512290106013

7297-91-7840
BRYAN S BURKE, ET AL
INSTRUMENT # 200805190046969

7297-91-7930
CLARENCE & MARY D BURKE
DEED BOOK 245 PAGE 263

7297-91-8120
ANGELA MAE BECKETT
INSTR # 201608300069204

7297-91-8306
ALLEN S BARBOUR JR & JOYCE D BURKE
INSTRUMENT # 200507260125067

7297-90-8589
VERNON JEROME McJORDAN, JR
INSTRUMENT # 200602140025514

1.4435 ACRE GAP
TO BE ADDED TO
7397-01-1034

PROPERTY LINE HEREBY VACATED

7397-01-1034
LOCUST SHADE LLC
(INSTR # 201005120040387)
14815 LEE HIGHWAY
ZONE A-1 USE VACANT

LOT 103
4.4271 ACRES
ADDRESS: 14815 LEE HIGHWAY

7397-00-5469
PRINCE WILLIAM H & R LIMITED PARTNERSHIP
INSTRUMENT # 201302260020350

7397-01-5257
STONECROFT VENTURE LLC
INSTRUMENT # 201312120118182

7397-01-5715
LAKE MANASSAS ASSISTED LIVING LLLP
INSTRUMENT # 201306070058571

7297-90-8368
LAKE MANASSAS RESIDENTIAL OWNERS ASSOC

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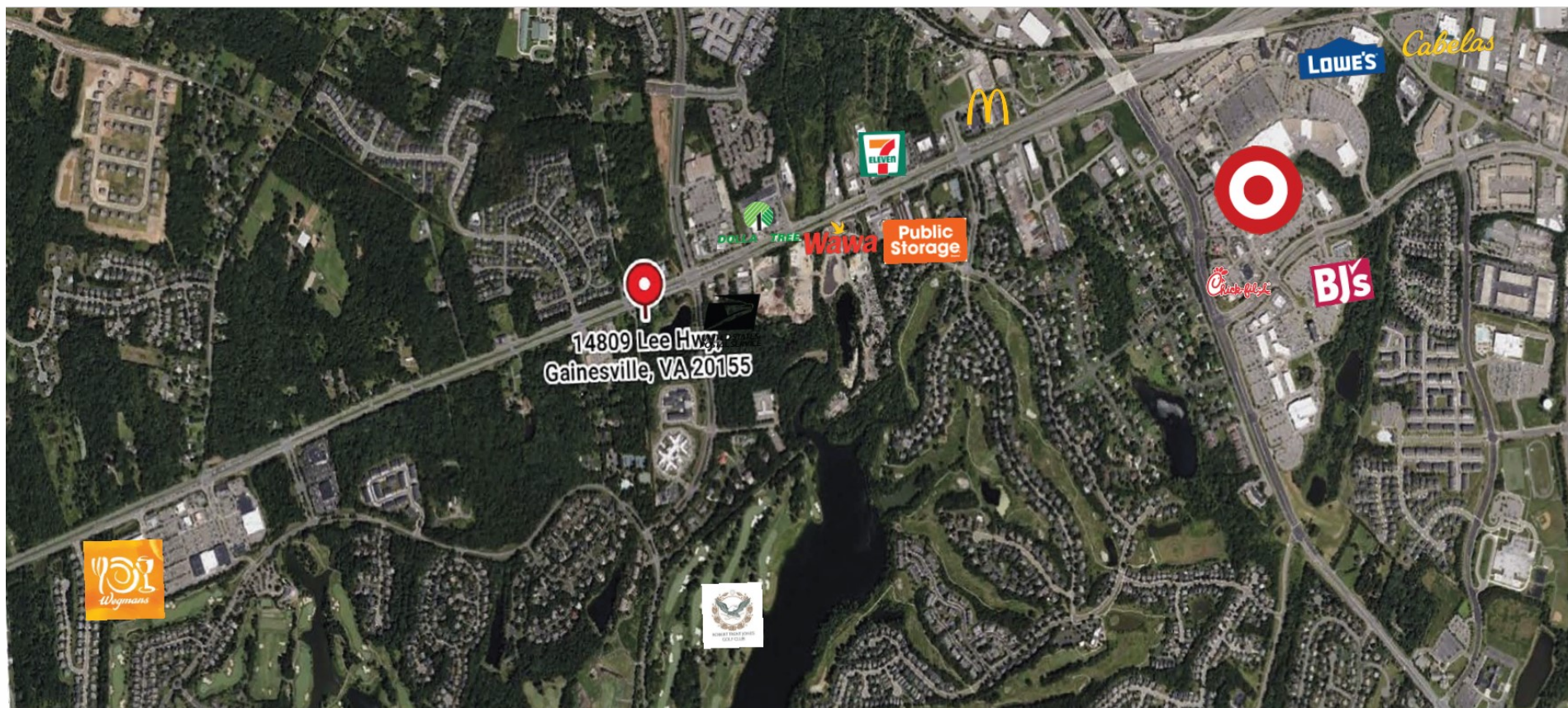
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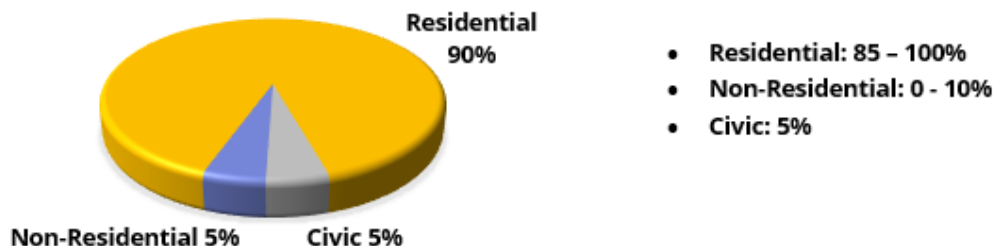
Residential Neighborhood (RN)	T-2	T-3
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Residential Neighborhoods (T-2, T-3) primarily accommodate single-family attached or detached homes arranged in small to medium sized lots as well as some multi-family residential. Connections and pedestrian amenities should still be a priority for development design. These areas should also include parks, trails and open space integrated into the development in appropriate locations. Small office or service uses may be appropriate. Affordable and work force housing is encouraged Countywide.

Primary Uses	Secondary Uses	Implementing Zoning Districts
Multi-Family Residential Single Family Attached Single Family Detached Cluster in T-2	Civic, Cultural, Community Institutional Office Service Commercial	PMR RMH SR-1, R-2, R-4, R-6* in T-2 R-4, R-6, R-16* in T-3
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	T-3: 4 - 12 du/acre T-2: 1 - 4 du/acre	T-3: 0.23 - 0.57 FAR T-2: 0.02 - 0.23 FAR

TARGET LAND USE MIX



Target Building Height	Minimum Open Space
T-3: 3 - 5 stories T-2: 1 - 3 stories	30% of site

*Can be considered compatible where workforce or affordable housing can be appropriately buffered from adjacent lower density development through proffered conditions during the conditional zoning process.

Sec. 32-401.10. - B-1, General Business District; purpose and intent.

The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 District is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12)

Sec. 32-401.11. - Uses permitted by right.

The following uses shall be permitted by right in the B-1 District:

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted living facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Business school.
7. Cafeteria/lunchroom/snack bar/automat.
8. Catering—Commercial (off premises).
9. Catering—Commercial (on or off premises).
10. Child-care facility.
11. Civic club.
12. College, university or seminary.
13. Commercial artist or photographer's studio.
14. Commercial bus station.
15. Computer and network services.
16. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
17. Cultural arts center.
18. Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
19. Dry cleaning pick-up facility.
20. Event center/meeting hall.

21. Financial institution.
22. Garden center.
23. Greenhouse or nursery.
24. Hospital.
25. Hotel or motel.
26. Household equipment and appliance service.
27. Institute for special education and training.
28. Interior design and decorating shop.
29. Laundromat.
30. Lawn mower service.
31. Locksmith.
32. Medical or dental laboratory.
33. Medical or dental office and clinic.
34. Mortuary, funeral home (except in shopping centers or shopping malls).
35. Motor vehicle parts, retail.
36. Neighborhood retail and fulfillment center, up to 30,000 square feet in gross floor area.
37. Nursing or convalescent care facility.
38. Office.
39. Office equipment sales, lease, and service.
40. Optical and eye care facility.
41. Pet store, in accordance with the provisions of section 32-400.24.
42. Photographic processing laboratory.
43. Place of religious worship or assembly.
44. Private school (no boarding).
45. Quick service food store.
46. Radio or TV broadcasting station.
47. Recording studio.
48. Recreation facility, commercial (indoor).
49. Recycling collection points, subject to the standards in section 32-250.84.
50. Religious institution.
51. Restaurant.
52. Restaurant, carry-out.

53. Retail store, less than 80,000 square feet.
54. School of special instruction.
55. Shoe repair.
56. Shopping center A, B, C or D (See Part 100).
57. Tailor, seamstress shop.
58. Theater (drive-in).
59. Theater (indoor).
60. Tool and equipment rental (minor).
61. Trade, conference or convention center.
62. Trade, technical and vocational school.
63. Travel agency.
64. Veterinary hospital.
65. Wedding Chapel (except in shopping centers or shopping malls).

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 21-55, Attch., 10-5-21)

Sec. 32-401.12. - Secondary uses.

The following uses shall be permitted by right in the B-1 District only in conjunction with and secondary to a permitted principal use, either existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Fraternity, sorority, secondary to college, university or seminary (on campus only).
2. Helistop.
3. Watchman's dwelling.
4. Live entertainment in accordance with the provisions of section 32-400.15.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-401.13. - Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit:

1. Ambulance service, maintenance facility.
2. Boarding/kenneling of pets accessory to a pet store.
3. Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.

4. Car wash (manned or self-service).
5. Commercial kennel.
6. Commercial parking.
7. Company vehicle service facility.
8. Continuing care retirement community.
9. Crematory, secondary to a hospital, mortuary, or funeral home.
10. Data Center.
11. Donated materials collection center.
12. Farmer's market.
13. Flea market.
14. Heliport.
15. Marina.
16. Medical care facility, specialized.
17. Mobile home or office sales, lease or service.
18. Motorcycle sales, rental or lease, service or repair.
19. Motor vehicle fuel station, retail.
20. Motor vehicle impoundment yard.
21. Motor vehicle parts, with service.
22. Motor vehicle repair, machine shop.
23. Motor vehicle sales, rental or lease (limited).
24. Motor vehicle sales, rental or lease (recreational).
25. Motor vehicle service.
26. Motor vehicle towing.
27. Neighborhood retail and fulfillment center, greater than 30,000 square feet in gross floor area, in accordance with county code section 32-400.27.
28. Pet care facility, in accordance with the provisions of section 32-400.24.
29. Racetrack (equestrian).
30. Racetrack (motorized vehicles).
31. Railroad passenger station.
32. Range, shooting (indoor).
33. Recreation facility, commercial (outdoor); paintball facilities prohibited.
34. Restaurant, drive-in/drive-up, or drive-through, except as provided in Sec. 32.400.07.
- 35.

Recreational vehicle park/camp ground.

36. Retail use exceeding 80,000 square feet of gross floor area.
37. Self-storage center; in accordance with the provisions of section 32-400.16.
38. Solar energy facility.
39. Stadium or arena, indoor or outdoor.
40. Taxi or limousine dispatching or service facility.
41. Truck stop with related facilities.
42. Water transportation facility.

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 17-84, Attch., 10-17-17; Ord. No. 18-15, Attch., 4-10-18; Ord. No. 21-55, Attch., 10-5-21)

Sec. 32-401.14. - Development standards.

The following standards shall apply in the B-1 District:

1. There shall be no minimum lot size.
2. There shall be no minimum lot width or depth.
3. The maximum lot coverage shall be 85 percent, with 15 percent required minimum open space.
4. The maximum floor area ratio (FAR) shall be 0.40, except as permitted pursuant to section 32-400.04.
5. The maximum height for all structures shall be 45 feet, except as permitted pursuant to section 32-400.03.

(Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-401.14 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-46 enacted Apr. 21, 1992, Ord. No. 92-68 enacted June 23, 1992, Ord. No. 94-76 enacted Nov. 1, 1994, Ord. No. 98-30 enacted Apr. 21, 1998, Ord. No. 98-62 enacted July 7, 1998, Ord. No. 99-50 enacted July 6, 1999 and Ord. No. 00-78, enacted Oct. 17, 2000, and pertained to provisional uses in the B-1 District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-401.15 and 32-401.16 have been renumbered accordingly.

Sec. 32-401.15. - Setbacks.

1. All buildings and structures shall be set back at least 20 feet from any street right-of-way, except when specifically otherwise provided for. In the event the provisions of subsection 32-400.03(5) operate to impose a greater setback than this section, they shall prevail.
2. Except where other provisions of this chapter operate to impose a greater setback, a minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-1 District abuts an agricultural or residential district.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-401.16 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

Sec. 32-301.01. - A-1, Agricultural, Zoning District; purpose and intent.

The A-1, Agricultural Zoning District is intended to implement the agricultural or estate classification of the Comprehensive Plan. The district is designed to encourage conservation and proper use of large tracts of real property in order to assure available sources of agricultural products, to assure open spaces within reach of concentrations of population, to conserve natural resources, prevent erosion, and protect the environment; and to assure adequate water supplies. The intent is to encourage private land owners to protect these values and thereby create an environment favorable for the continuation farming and other agricultural pursuits; to preserve prime agricultural land, forest land and/or open space; and to reduce the demand for costly public facilities and services that are inconsistent with the character of the rural areas within Prince William County.

(Ord. No. 99-26, 4-20-99; Ord. No. 11-30, Attch., 7-19-11)

Sec. 32-301.02. - Uses permitted by right.

The following uses shall be permitted by right in the A-1 district:

1. Except for the keeping of domestic fowl as regulated in Part 508, agricultural uses, the keeping of livestock, and fishery uses, farm wineries and breweries with limited brewery licenses in accordance with section 32-300.07.10, on lots two acres or greater. For lots principally used for agricultural purposes, the limits on the number of horses and other domestic equines provided in subsection 32-300.02.6. shall not apply for lots ten acres or larger in size. Accessory structures such as, but not limited to, barns, sheds, and stables shall be permitted as required for bona fide agricultural uses.
2. Group home, as defined by Code of Virginia, § 15.2-2291, including group residences for ambulatory elderly persons, whether or not special accommodations are required, but shall not include nursing homes or hospitals.
3. Home employment, subject to standards in section 32-300.16.
4. Home occupation, subject to standards in section 32-300.07.2.
5. Home sales office, subject to standards in section 32-300.07.1.
6. Lodging house, on lots ten acres or greater in size.
7. Noncommercial keeping or breeding of exotic birds and miniature animals (other than dogs), pursuant to the standards of section 32-300.02.8.
8. Nursery, greenhouse, selling only produce, flowers or other plant life raised to a mature state for harvest or through several growing seasons, on lots ten acres or greater in size; limited retail sales of incidental products and the storage and use of equipment to maintain plant life shall be permitted, however, landscaping businesses and garden centers shall be permitted only by a Special Use Permit.
9. Stables, private or commercial; for lots principally used as stables, the limits for the number of horses and other domesticated equines established by subsection 32-300.02.6. shall not apply provided such lots are ten acres or greater in size.
10. Temporary sawmill.
11. One-family dwelling, and manufactured homes on a permanent foundation and subject to all requirements of this chapter applicable to one-family dwellings, one per lot. One-family dwellings and manufactured homes on nonconforming lots, including those allowed by subsection 12. following, shall be governed by the provisions of subsections 32-601.33.2. and 32-601.40.2. of this chapter.
12. One-family dwelling, and manufactured homes on a permanent foundation and subject to all

requirements of this chapter applicable to one-family dwellings, (one per lot) on a lot created under the provisions of section 25-6 of the Prince William County Code.

13. Rural cluster developments, with lots of less than ten acres, created under the provisions of sections 32-300.40 et seq.
14. Timbering, subject to the restrictions contained in Part 504, sections 32-250.53 et seq., and any other applicable provisions of this chapter.

(Ord. No. 94-1, 1-11-94; Ord. No. 95-76, 9-5-95; Ord. No. 99-26, 4-20-99; Ord. No. 99-64, 9-7-99; Ord. No. 04-78, 12-21-04; Ord. No. 11-22, 4-19-11; Ord. No. 14-60, Attc., 11-18-14)

Sec. 32-301.03. - Secondary uses.

The following uses shall be permitted by right in the A-1 district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

1. Community operated parks, clubhouses, swimming pools, racquet ball and tennis courts, health and fitness facilities, and other recreational or civic facilities, as secondary uses to a principal residential development for the exclusive use of the residents of the development and their guests.
2. Dwelling unit for farm employees. One dwelling unit shall be permitted as an accessory use for every ten acres of lot area, for lots ten acres or greater in size.
3. Satellite parking, secondary to a religious institution or place of religious worship only, with a Special Use Permit, subject to standards in section 32-300.07.8.
4. Tack shop, secondary to a stable use only.

Editor's note— Section 301-03 adopted Dec. 21, 2004, pursuant to Ord. No. 04-78, and includes provisions relocated from §§ 32-300.02 and 32-300.07. Former §§ 32-301.03—32-301.06 renumbered accordingly.

Sec. 32-301.04. - Special uses.

The following uses shall be permitted in the A-1 district on existing lots of any size with a Special Use Permit:

1. Adaptive reuse of a historic building, subject to the standards of section 32-300.07.
2. Adult day care facility.
3. Airport, heliport, private airstrip.
4. Bed and breakfast, subject to the standards of section 32-300.15.
5. Cemetery.
6. Child care facility.
7. Civic club.
8. Commercial kennels.
9. Commercial recreation facility, outdoor, excluding laser tag facilities.
10. Commercial riding facility, equestrian center, polo club, or recurring horse show or equestrian events.
11. Community operated parks, clubhouses, swimming pools, racquet ball and tennis courts, health and fitness facilities, and other recreational or civic facilities, as secondary uses to a principal residential development, for the use of the residents of the development and others.
12. Country club.
13. Extraction of mineral resources (mining, quarrying, etc.).

14. Farmer's market/flea market.
15. Garden center.
16. Horse racetrack (excluding training tracks for horses, which are permitted by right).
17. Home business
18. Landscaping service.
19. Lodging house (on lots smaller than ten acres in size).
20. Mortuary, funeral home, crematory accessory to a cemetery which is a minimum size of 20 acres and which is operated as a commercial enterprise or associated with a religious institution.
21. Paintball facilities, including all land devoted to shooting ranges, as well as any accessory buildings or structures, shall be permitted in the A-1 district with a Special Use Permit, and shall meet the following minimum standards:
 - (a) Facilities shall be located entirely within areas designated AE, Agricultural or Estate in the Comprehensive Plan.
 - (b) Minimum lot size for the use shall be 50 acres.
 - (c) Facilities shall not be located within 500 feet of any occupied dwelling.
22. Petting farm.
23. Private camp.
24. Private school.
25. Recovery home, subject to the standards of section 32-300.07.9.
26. Religious institution or place of religious worship, subject to the standards of section 32-300.07.7.
27. Retail sales/breeding of exotic birds and miniature animals (other than dogs)
28. Rifle, pistol, skeet, trap, archery range, turkey shoots; indoor shooting ranges.
29. Rural home business, subject to the standards of section 32-300.14.
30. Satellite parking lot for religious institution subject to the standards of section 32-300.07.8.*
31. Shelters for the homeless.
32. Storage or disposal of nonagricultural excavation material, if the excavation material is not generated on the farm, shall require a Special Use Permit when the proposed or actual number of dump truck deliveries of stored or disposed nonagricultural excavation material transported to the property exceeds 15 deliveries on any day. A Special Use Permit shall also be required when the total proposed or actual number of dump truck deliveries exceeds 300 over a one-year period, regardless of the number of dump truck deliveries per day. Nonagricultural excavation material shall include only soil and rock. Nothing herein shall be deemed to allow dump heaps or the storage or disposal of waste or construction debris.
33. Travel trailer and camp park.
34. Veterinary hospital.

* The requirement for an SUP is set out in section 32-300.07. It is repeated here for ease of reference and consistency with all other special uses indicated in section 32-300.07.

(Ord. No. 92-70, 7-7-92; Ord. No. 94-1, 1-11-94; Ord. No. 94-41, 7-5-94; Ord. No. 98-49, 6-2-98; Ord. No. 99-64, 9-7-99; Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 05-65, 9-6-05; Ord. No. 09-30, 5-19-09; Ord. No. 11-30, Attch., 7-19-11; Ord. No. 13-53, Attch., 11-19-13)

Editor's note— Former § 32-301.03 entitled "Special Uses" was renumbered as § 32-301.04 pursuant to Ord. 04-78, adopted Dec. 21-2004, and includes uses relocated from section 32-300.07.

Sec. 32-301.05. - Development standards.

1. Minimum lot size for new lots shall be ten acres, except that for a lot created under the provisions of section 25-6 of the Prince William County Code, the minimum lot size shall be one acre and except as otherwise provided for in section 32-300.40 or Part 301.
2. Lots shall have a minimum lot width of 100 feet or shall have at least 100 feet of width at the setback line and be served by a private road. Lots created after November 21, 1991, shall have access to a street via an exclusive and unobstructed easement not less than 18 feet in width unless served by a public or private road. If served by a private road, the following conditions shall be met:
 - (a) The road shall be of a width and design as required by the Design and Construction Standards Manual.
 - (b) The road shall be used only to serve permitted A-1 uses and the road right-of-way shall be zoned A-1. In the event such road is accepted by the state for maintenance, the provisions of this subsection shall not apply, provided that such road is consistent with the Comprehensive Plan.
3. The height limitations identified in section 32-300.05 shall not apply to structures for secondary uses to bona fide agricultural uses on lots ten acres or greater.

(Ord. No. 94-1, 1-11-94; Ord. No. 94-67, 10-4-94; Ord. No. 99-26, 4-20-99; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-301.04 entitled "Development Standards" renumbered as § 32-301.05 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

Sec. 32-301.06. - Setbacks.

1. All buildings, including accessory structures, shall be set back at least 35 feet from the front lot line, all streets, and all private access easements or rights-of-way.
2. An agriculturally-related accessory structure shall be located no closer than five feet from the right-of-way on lots greater than three acres. The lot shall be within the rural area as defined by the Comprehensive Plan and the right-of-way shall be a category I or II residential local street per Section 600 of the Design and Construction Standards Manual. Additionally, the structure shall not be permitted unless adequate sight distances are met in accordance with Section 600 of the Design and Construction Standards Manual.
3. The minimum rear setback shall be 25 feet.
4. The minimum side setback shall be 15 feet, except the side setback may be reduced to ten feet when properties of similar acreage within the vicinity have a ten-foot sideyard setback.

(Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 05-65, 9-6-05; Ord. No. 06-50, 5-2-06)

Editor's note— Former § 32-301.05 entitled "Yards and Setbacks" amended and was renumbered as § 32-301.06 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

Sec. 32-301.07. - Site plans required for commercial uses.

No commercial use, except for agricultural, fishery or forestry uses, shall be commenced in the A-1 district without approval of a site plan therefor, in accordance with the requirements of Part 800 of this chapter.

(Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-301.05 entitled "Yards and Setbacks" amended and renumbered as § 32-301.06 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.