



Childcare | Early Education Development Site
Marbury Estates Drive & Gumspring Road, Chantilly, VA 20152

This is an architectural rendering based on the concept plan. The property being sold is land only, and any structures depicted are for illustrative purposes and do not reflect existing buildings or improvements on the property.

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PROPERTY INFORMATION

Quinn's Spring Rd

EXECUTIVE SUMMARY



OFFERING SUMMARY

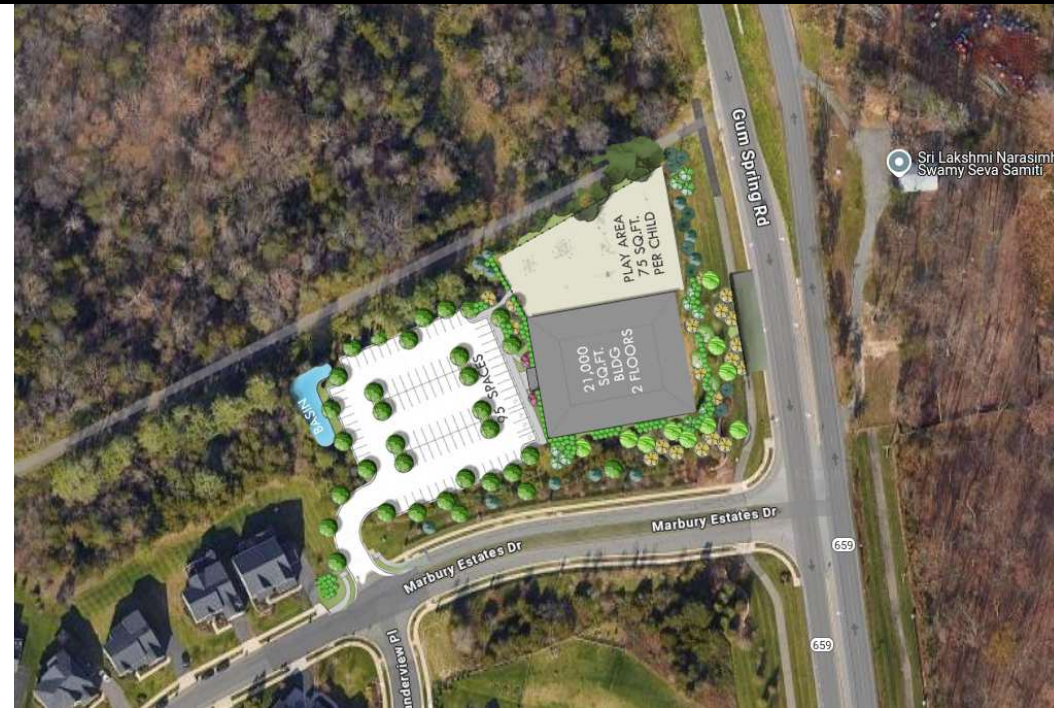
SALE PRICE:	\$1,800,000
LOT SIZE:	3.64 Acres
PRICE / ACRE:	\$494,505
ZONING:	PDH-3
MARKET:	Washington DC Metro
SUBMARKET:	South Riding/Stone Ridge

OVERVIEW

Serafin Real Estate has been exclusively retained to market and sell a prime development opportunity in Chantilly, Loudoun County, Virginia. This 3.63-acre land site, zoned PDH-3, is approved for the construction of a state-of-the-art childcare or early education center. The site offers flexibility allowing for tailored development to meet specific needs. Situated at the prominent corner of Marbury Estates Drive and Gumsprings Road, the property enjoys excellent visibility and accessibility in a high-demand residential area, making it an ideal location for a growing community.

HIGHLIGHTS

- **Strategic Location:** Prime corner site at Marbury Estates Drive and Gumsprings Road in Chantilly, Loudoun County, offering high visibility and easy accessibility.
- **Zoning & Flexibility:** Zoned PDH-3 and approved for a childcare/early education center with potential building sizes of 15,000 SF on one level or 21,000 SF on two levels.
- **Affluent Demographics:** Located in an area with high household income, providing strong demand for quality early education services.
- **Population Growth:** Situated in one of the fastest-growing regions in Northern Virginia, with a rapidly expanding population that supports the need for more childcare facilities.
- **Accessibility & Transportation:** Close proximity to Route 50 and other major roadways, ensuring easy access for families and employees.
- **Residential Demand:** Surrounded by established and new residential developments, ensuring a steady stream of potential clients for childcare services and future investment potential.



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PROPERTY DETAILS

SALE PRICE

\$1,800,000

LOCATION INFORMATION

BUILDING NAME

Childcare | Early Education
Development Site

STREET ADDRESS

Marbury Estates Drive &
Gumspring Road

CITY, STATE, ZIP

Chantilly, VA 20152

COUNTY

Loudoun

MARKET

Washington DC Metro

SUB-MARKET

South Riding/Stone Ridge

NEAREST HIGHWAY

Route 50

NEAREST AIRPORT

Dulles Airport

BUILDING INFORMATION

NUMBER OF LOTS

1

BEST USE

Childcare Center, Daycare, Early
Education Center

PROPERTY INFORMATION

PROPERTY TYPE

Childcare Development

PROPERTY SUBTYPE

Other

ZONING

PDH-3

LOT SIZE

3.64 Acres

APN #

209396144000

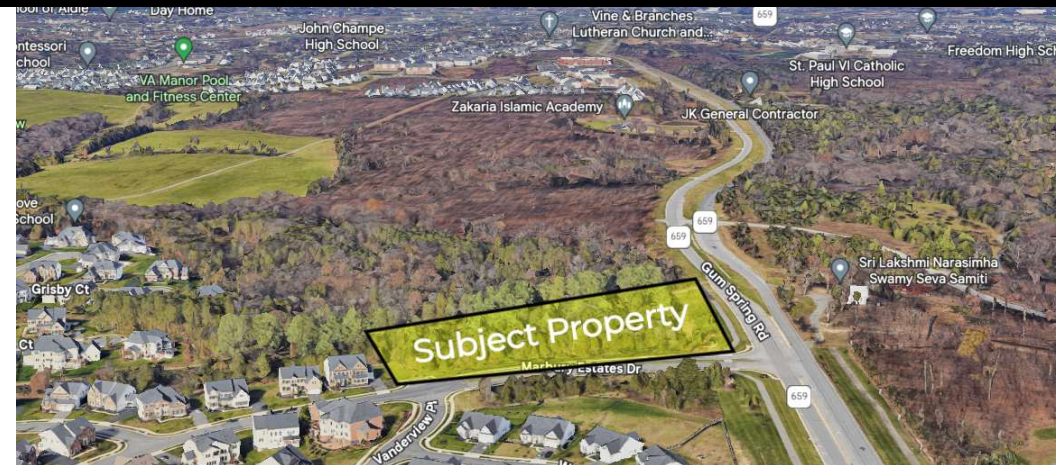
CORNER PROPERTY

Yes



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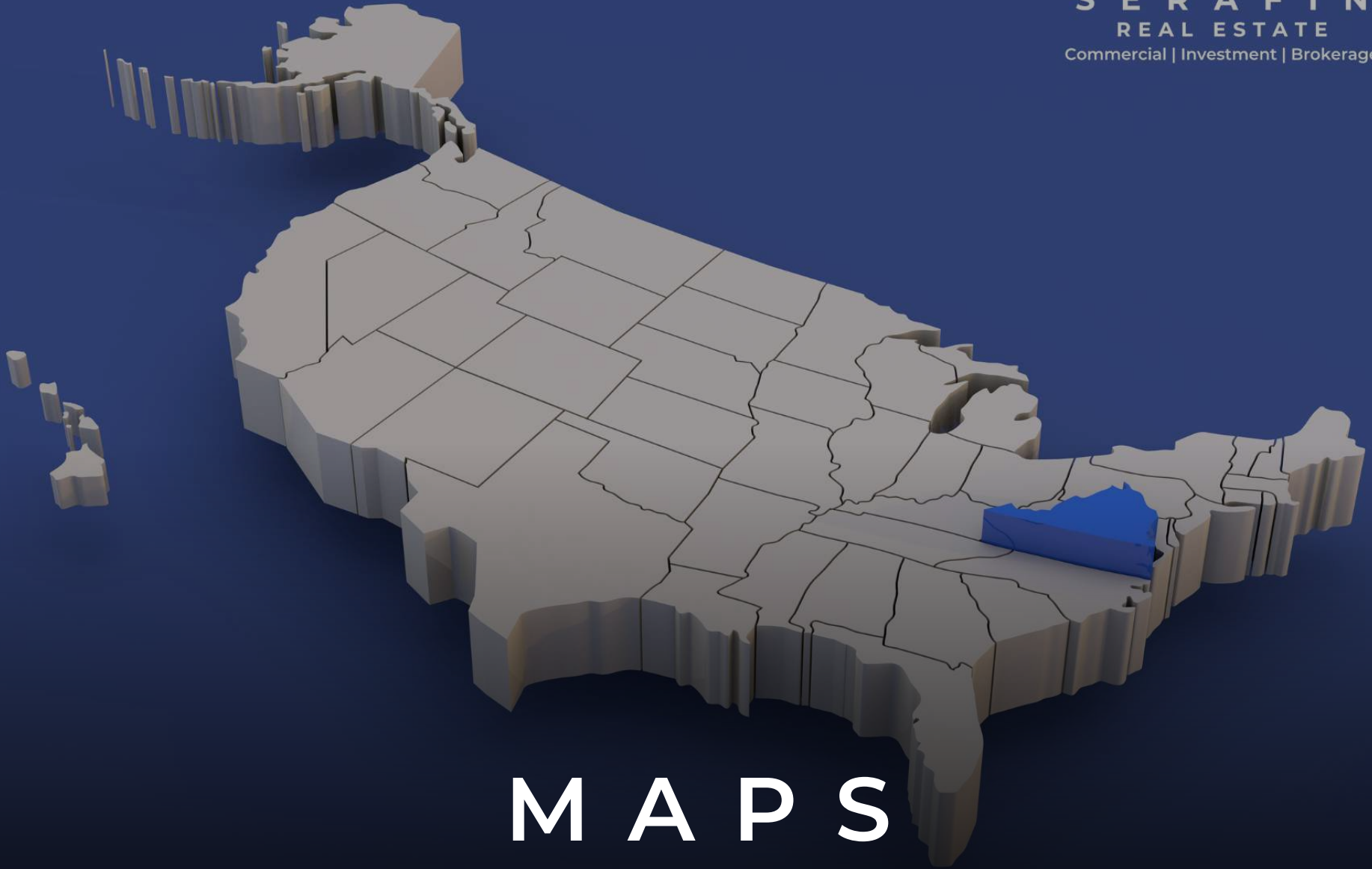
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

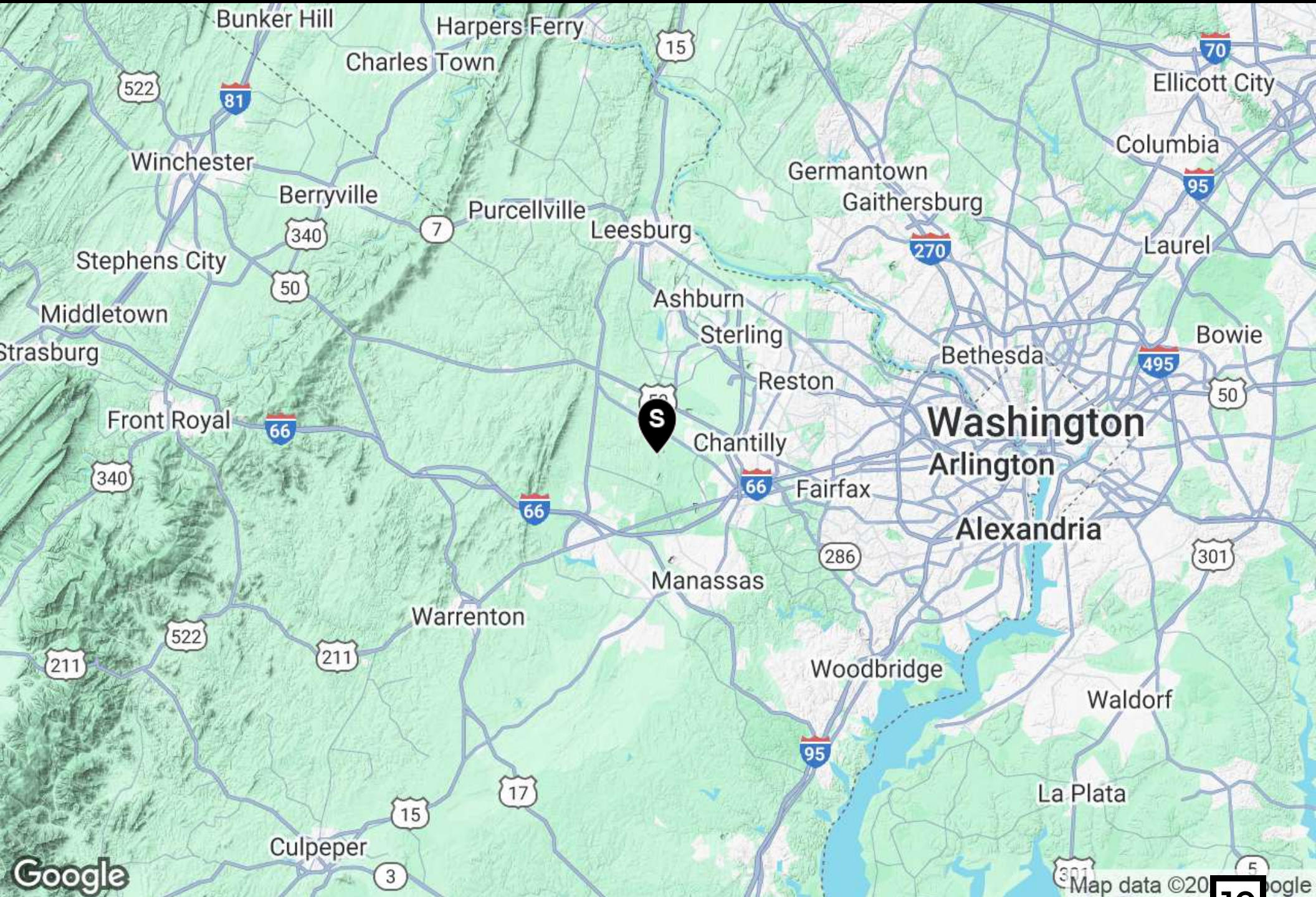


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MAPS

REGIONAL MAP



Google

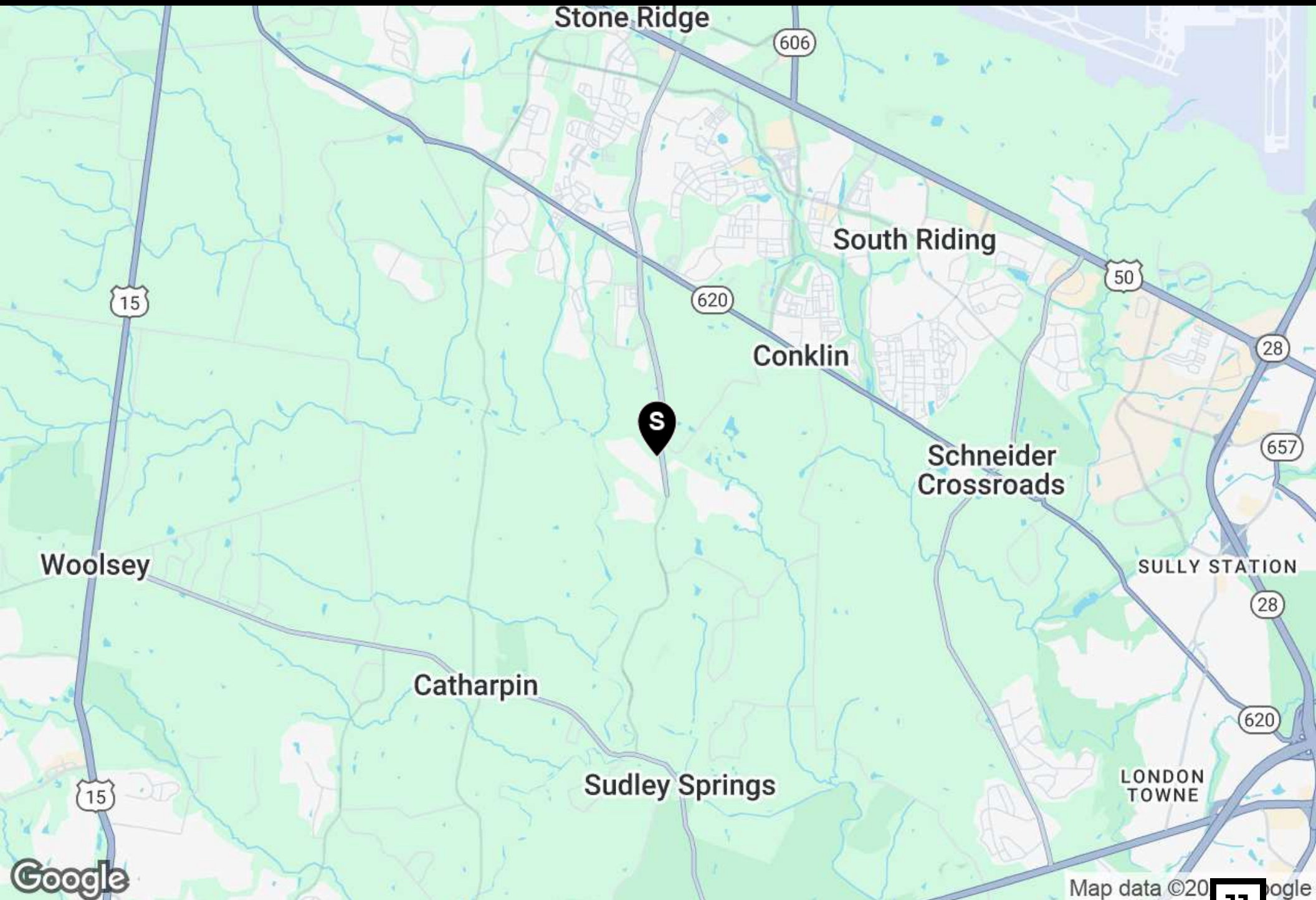
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LOCATION MAP



Google

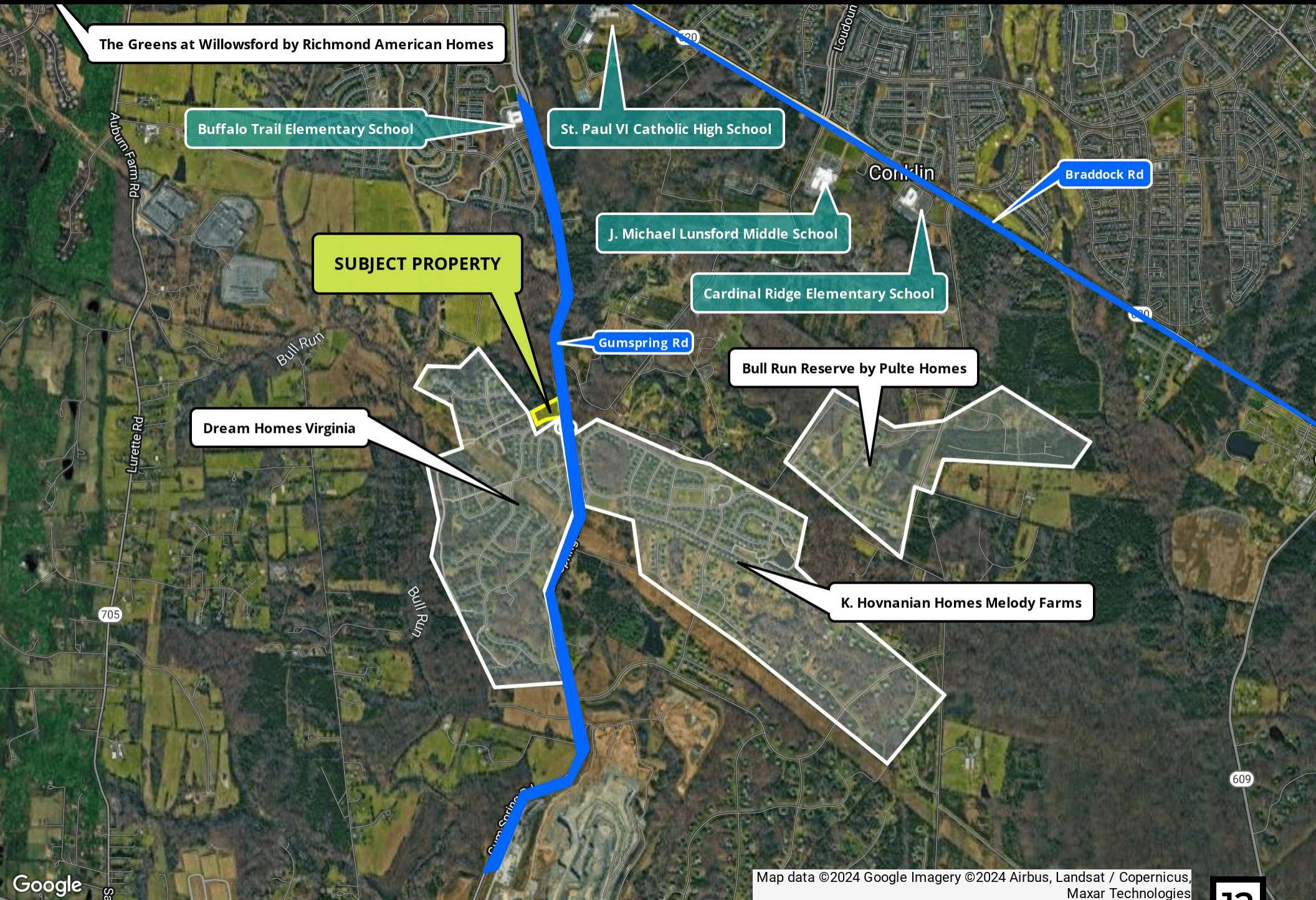
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NEARBY KEY LOCATIONS



The Greens at Willowsford by Richmond American Homes

Buffalo Trail Elementary School

St. Paul VI Catholic High School

J. Michael Lunsford Middle School

Cardinal Ridge Elementary School

Braddock Rd

SUBJECT PROPERTY

Gumspring Rd

Bull Run Reserve by Pulte Homes

Dream Homes Virginia

K. Hovnanian Homes Melody Farms

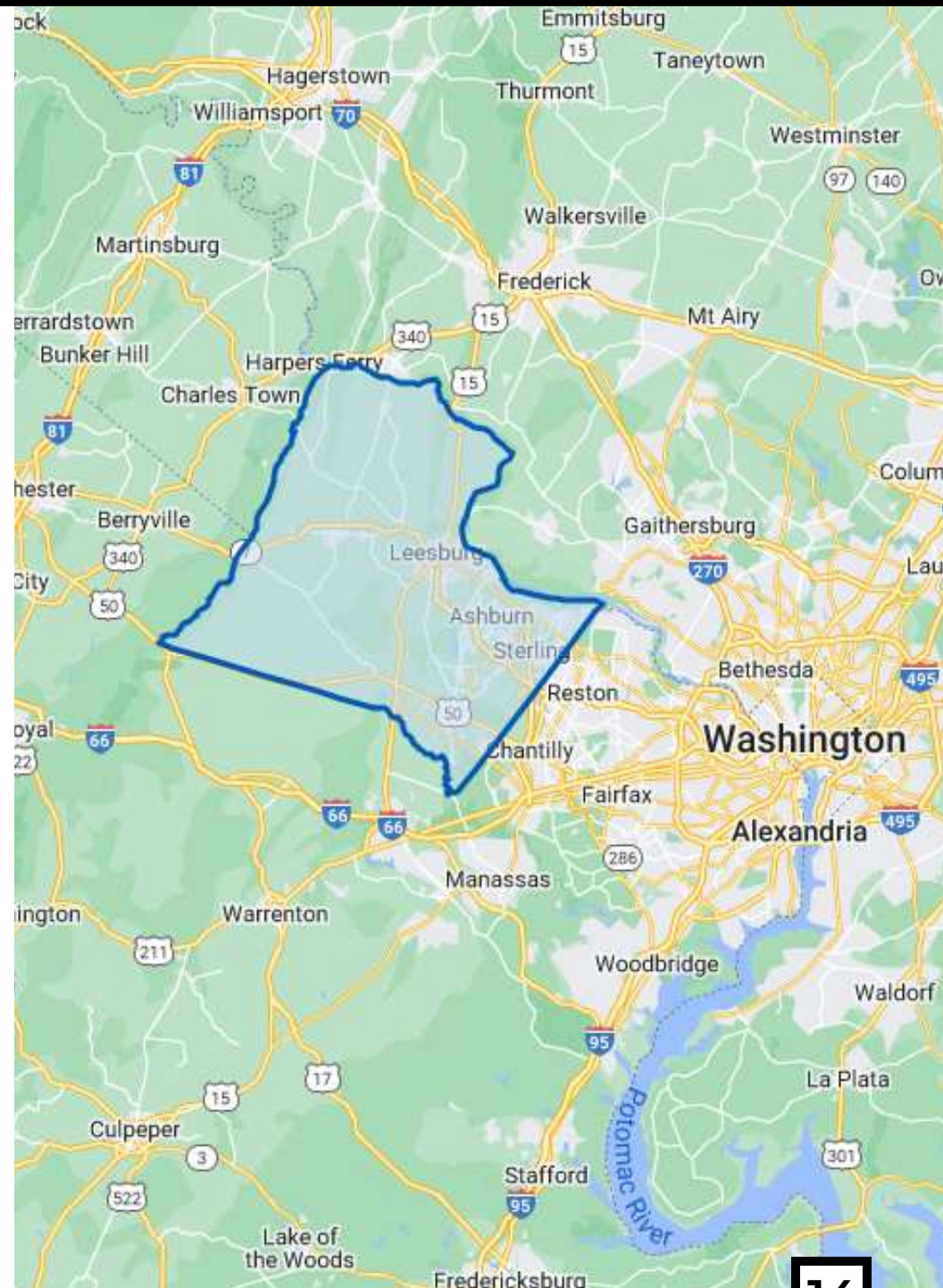


AREA OVERVIEW

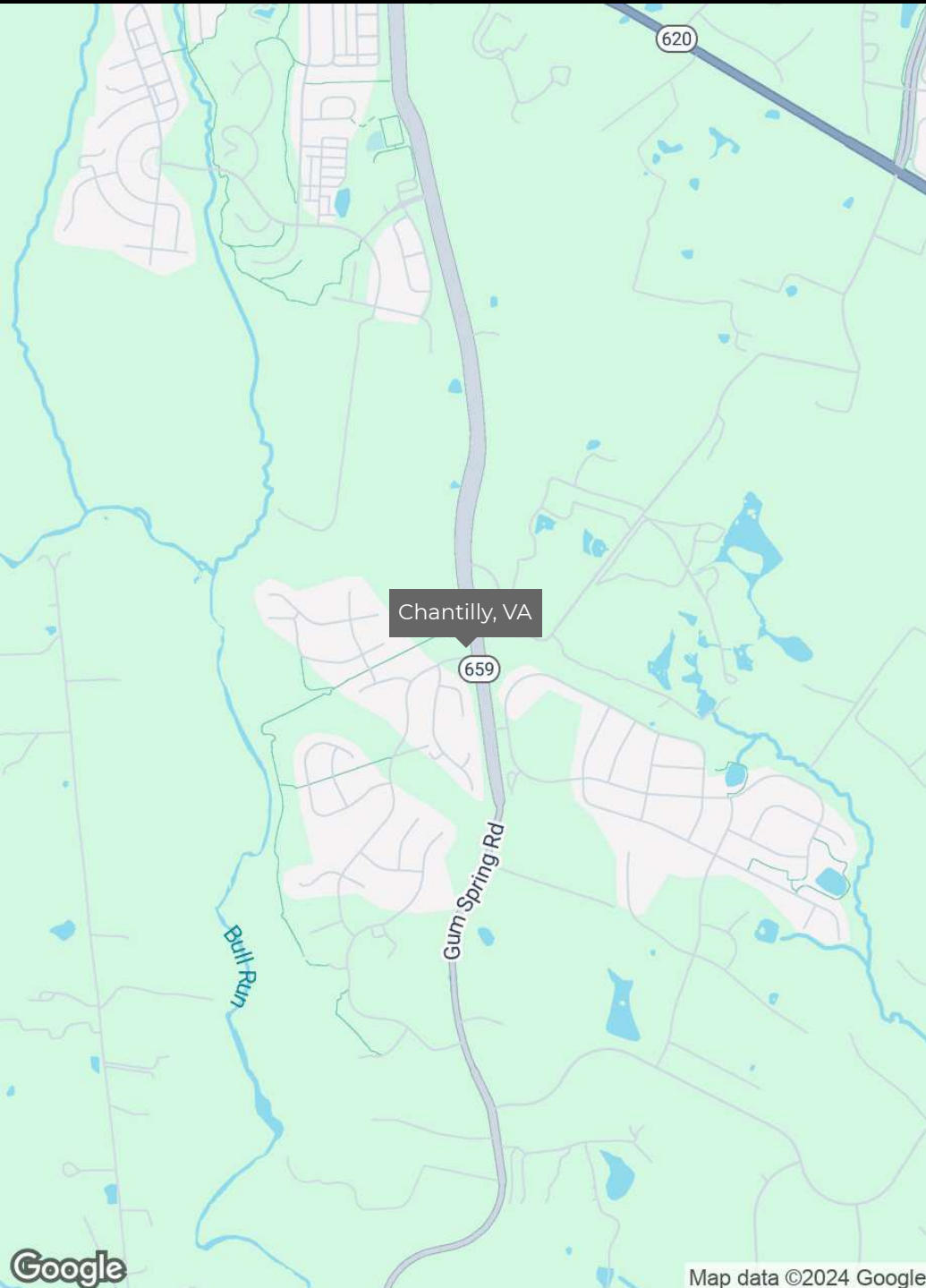
Gumspring Rd

LOUDOUN COUNTY

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- **Affluent Population:** Loudoun County consistently ranks as one of the wealthiest counties in the United States, with a median household income exceeding \$150,000. This high income level is driven by a well-educated workforce and the proximity to major economic hubs, such as Washington, D.C.
- **Wealthiest County in the U.S.:** Recognized as the wealthiest county in the nation, Loudoun has maintained this status for over a decade. The area's prosperity is fueled by high-paying jobs in technology, government contracting, and professional services sectors.
- **Positive Economic Indicators:** The county boasts one of the lowest unemployment rates in the region, supported by a thriving job market and a strong local economy. The high demand for both residential and commercial properties underscores a robust real estate market.
- **High Educational Attainment:** Loudoun's workforce is among the most highly educated in the country, with over 60% of adults holding a bachelor's degree or higher. This has created a talent pool that is attractive to businesses, particularly in technology and innovation sectors.
- **Growing Workforce:** The county's population and workforce have been steadily growing, with a notable increase in the number of high-skilled professionals. This growth has positioned Loudoun as a leading destination for both employers and job seekers.
- **Investment Opportunities:** With significant investment in infrastructure, business parks, and tech corridors, Loudoun County is a prime location for new businesses and investors. The presence of data centers, advanced manufacturing, and biotech companies highlights its strategic economic development initiatives.
- **Vibrant Business Community:** Loudoun is home to a diverse range of businesses, from Fortune 500 companies to innovative startups. The county offers a supportive environment for entrepreneurship and business expansion, backed by resources from the Loudoun County Economic Development department.
- **Quality of Life:** The high quality of life in Loudoun County, including top-rated schools, recreational opportunities, and beautiful suburban communities, attracts affluent families and contributes to a high-spending consumer base.
- **Strategic Location:** Located just 25 miles from Washington, D.C., and home to Washington Dulles International Airport, Loudoun County offers unparalleled access to national and international markets, making it a prime location for business and commerce.



CITY INFORMATION



LOCATION DESCRIPTION

Located in the heart of the vibrant Washington DC Metro market, the area surrounding the property at Marbury Estates Drive & Gumspring Road, Chantilly, VA, 20152, offers a strategic and dynamic setting for businesses. The location provides convenient access to nearby points of interest such as the Dulles International Airport, just a short drive away. With its proximity to major highways and thoroughfares, tenants and investors can easily connect with the entire metropolitan area while enjoying the tranquility of the surrounding suburban landscape. This prime business destination also benefits from a range of nearby amenities, including dining, retail, and recreational facilities, making it an ideal choice for office occupants and investors alike.

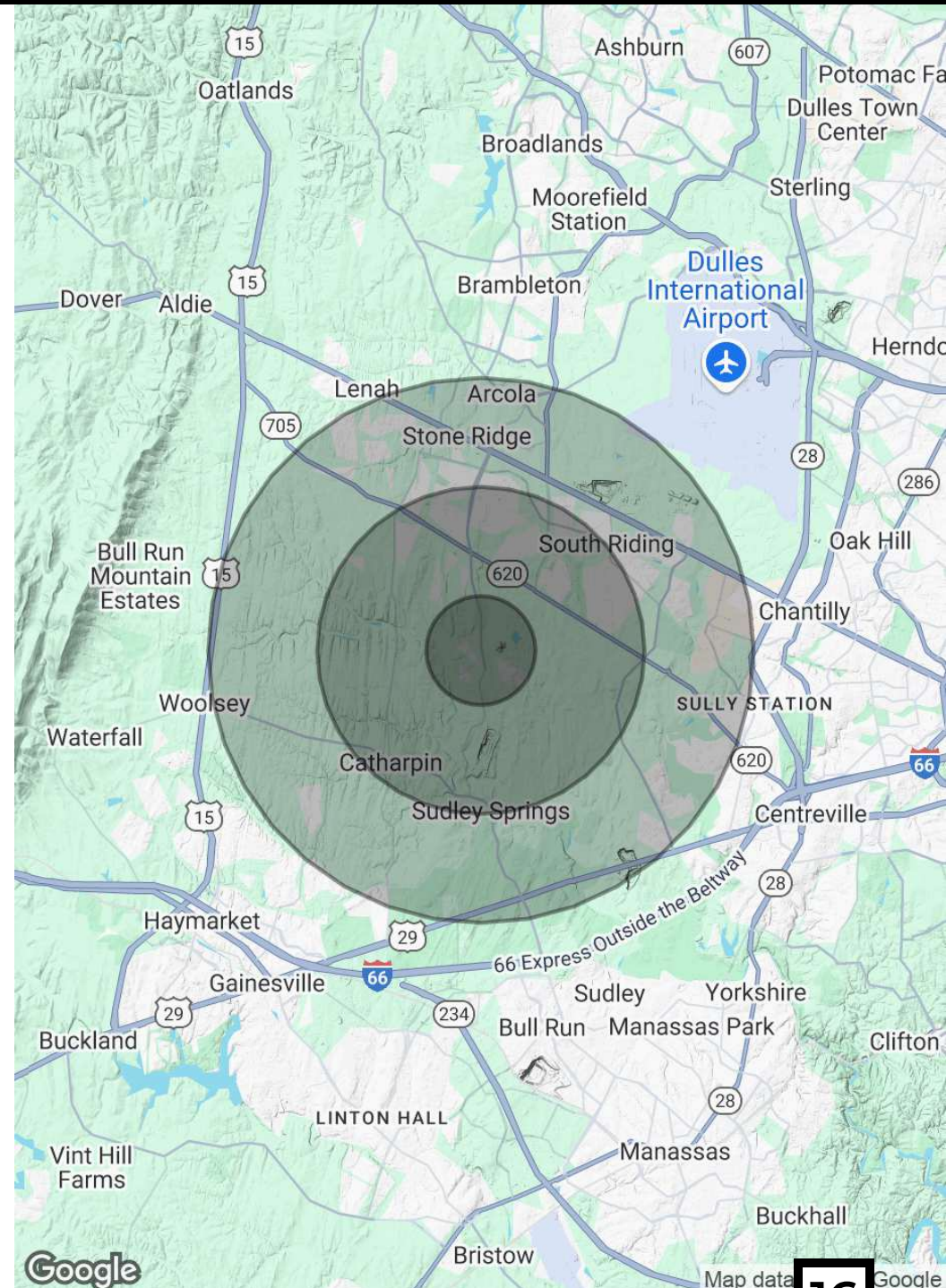
LOCATION DETAILS

MARKET	Washington DC Metro
SUB MARKET	South Riding/Stone Ridge
COUNTY	Loudoun
NEAREST HIGHWAY	Route 50
NEAREST AIRPORT	Dulles Airport

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,904	46,203	91,398
AVERAGE AGE	34	35	35
AVERAGE AGE (MALE)	34	34	35
AVERAGE AGE (FEMALE)	33	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	764	13,194	26,933
# OF PERSONS PER HH	3.8	3.5	3.4
AVERAGE HH INCOME	\$285,178	\$244,567	\$241,609
AVERAGE HOUSE VALUE	\$1,044,887	\$834,403	\$820,617

Demographics data derived from AlphaMap



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2022
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

2023
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

2024
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

A B O U T U S

MEET THE TEAM



JOE SERAFIN
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Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.



SEAN KLINE
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Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
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Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



JENNIFER CUPITT
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Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.