

11909 Route 29 | Fairfax, VA

LAND ZONED FOR CHILDCARE CENTER

**BERKSHIRE
HATHAWAY** | PENFED
HOMESERVICES REALTY

COMMERCIAL DIVISION

FACTS & FIGURES (2024 ESTIMATE)

| | 1 Miles | 3 Miles | 5 Miles |
|-------------------|---------|---------|---------|
| Population | 15,707 | 88,994 | 250,387 |
| Households | 6,890 | 32,797 | 87,297 |
| Median Age | 36.4 | 37.8 | 39.1 |
| Avg. HH Income | \$133K | \$159K | \$167K |
| Median Home Value | \$675K | \$689K | \$682K |
| Median Year Built | 2000 | 1992 | 1986 |

Exclusive Listing Broker:

JOHN SABO Associate Broker

THE COMMERCIAL TEAM

703.216.8222

John@CommercialAndLand.com

In 2024, The Commercial Team
was ranked #2 in sales in the nation.

Marketing information contained herein is deemed accurate but not guaranteed. All information should be confirmed and verified by the prospective Purchaser.

Neither the Seller nor BHHS PenFed Realty, LLC makes any warranty or representation to the validity or accuracy of the information provided herein.

PROPERTY HIGHLIGHTS

Opportunity to purchase or ground lease for a childcare center approved for 150 students in the heart of Fairfax with strong demographics. Property currently occupied by single family homes. Landlord is flexible on terms.



Asking Price
For Sale or Lease



Lot Size
126,836 SF or 2.92 acres



School Building Size
Approved for 12,145 SF

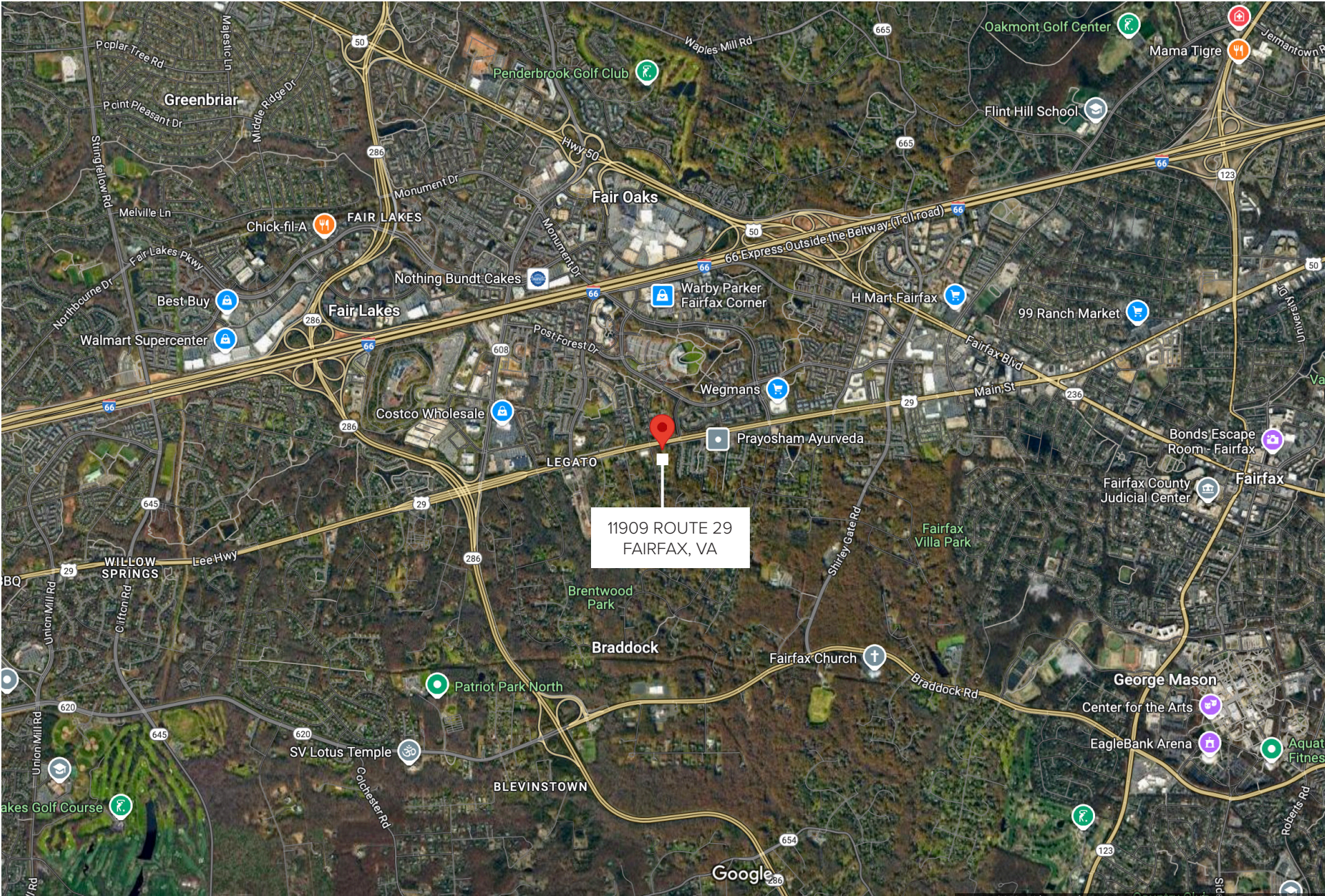


Plan Status
Approved Special Exception

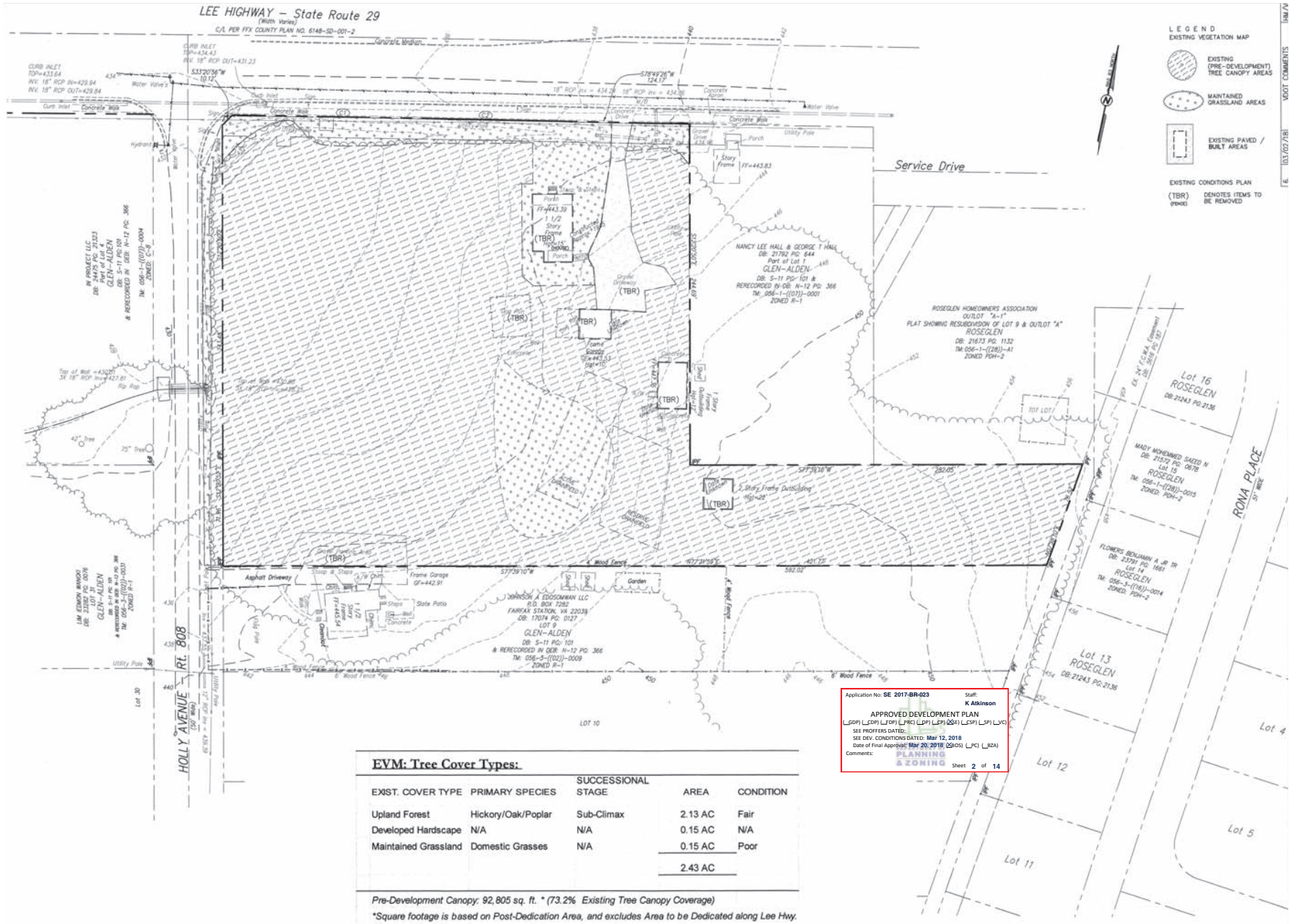


Zoning
R-1

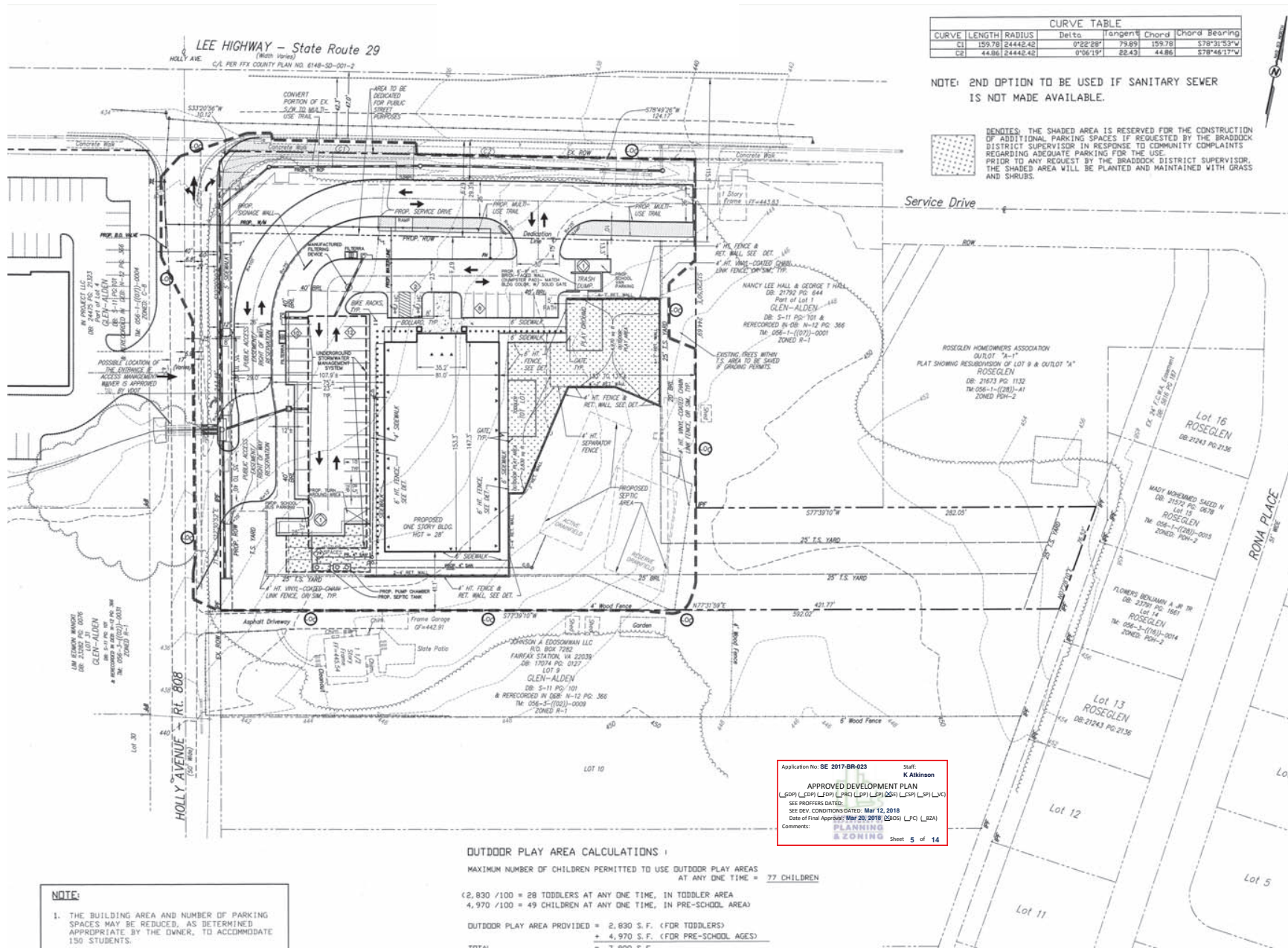
GENERAL AREA MAP



SPECIAL EXCEPTION PLAT



EXCEPTION PLAT - 2ND OPTION



| CURVE TABLE | | | | | | |
|-------------|--------|----------|----------|---------|--------|---------------|
| CURVE | LENGTH | RADIUS | Delta | Tangent | Chord | Chord Bearing |
| CE | 159.78 | 24442.42 | 0°06'28" | 79.89 | 159.78 | S78°31'53"W |
| CE | 44.86 | 24442.42 | 0°06'19" | 22.43 | 44.86 | S78°46'17"W |

NOTE: 2ND OPTION TO BE USED IF SANITARY SEWER IS NOT MADE AVAILABLE.

LEGEND: THE SHADED AREA IS RESERVED FOR THE CONSTRUCTION OF ADDITIONAL PARKING SPACES IF REQUESTED BY THE BRADDOCK DISTRICT SUPERVISOR IN RESPONSE TO COMMUNITY COMPLAINTS REGARDING ADEQUATE PARKING FOR THE USE. PRIOR TO ANY REQUEST BY THE BRADDOCK DISTRICT SUPERVISOR, THE SHADED AREA WILL BE PLANTED AND MAINTAINED WITH GRASS AND SHRUBS.

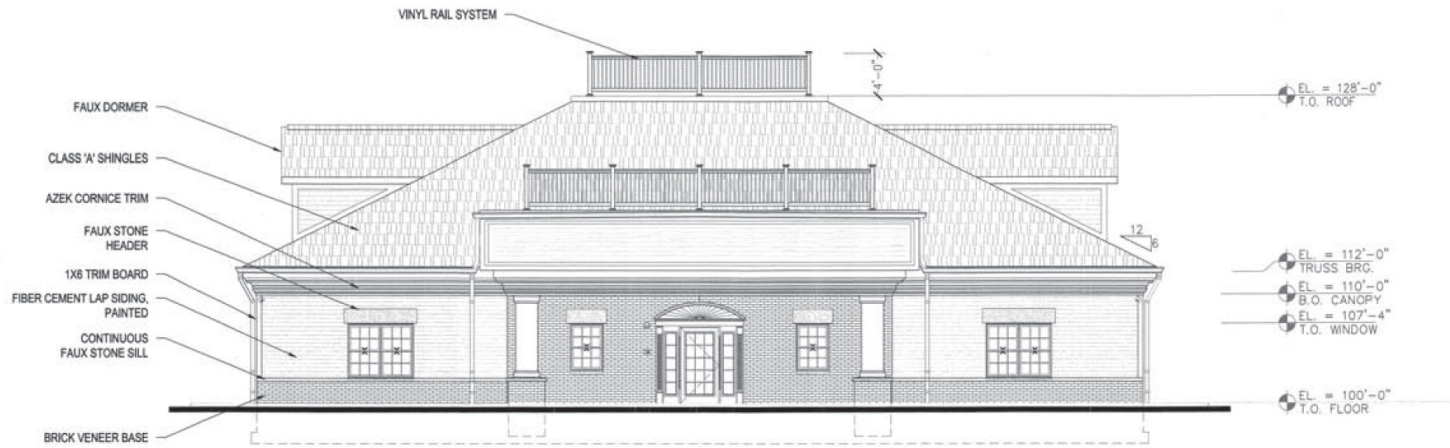


NOTE:
1. THE BUILDING AREA AND NUMBER OF PARKING SPACES MAY BE REDUCED, AS DETERMINED APPROPRIATE BY THE OWNER, TO ACCOMMODATE 150 STUDENTS.

OUTDOOR PLAY AREA CALCULATIONS
 MAXIMUM NUMBER OF CHILDREN PERMITTED TO USE OUTDOOR PLAY AREAS AT ANY ONE TIME = 77 CHILDREN
 (2,830 / 100 = 28 TODDLERS AT ANY ONE TIME, IN TODDLER AREA
 4,970 / 100 = 49 CHILDREN AT ANY ONE TIME, IN PRE-SCHOOL AREA)
 OUTDOOR PLAY AREA PROVIDED = 2,830 S.F. (FOR TODDLERS)
 + 4,970 S.F. (FOR PRE-SCHOOL AGES)
 TOTAL = 7,800 S.F.

Application No: SE 2017-BR-023
 Staff: K Atkinson
APPROVED DEVELOPMENT PLAN
 SEE PROFESSIONAL SEAL
 SEE PROFESSIONAL DATE:
 SEE DEV. CONDITIONS DATED: Mar 12, 2018
 Date of final Approval: Mar 20, 2018
 Comments:
 PLANNING & ZONING
 Sheet 5 of 14

SAMPLE CONCEPT PLAN



① LEE HIGHWAY ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

Application No: SE 2017-BR-023 Staff: K. Atkinson
 APPROVED DEVELOPMENT PLAN
 (L_SDP) (L_SFI) (L_FPI) (L_PIC) (L_PL) (C_S) (L_CSP) (L_SF) (L_V)
 SEE PROFFERS DATED:
 SEE DEV. CONDITIONS DATED: May 12, 2018
 Date of Final Approval: May 20, 2018 (C805) (L_PC) (L_B2)
 Comments: PLANNING & ZONING Sheet 12 of 14



② HOLLY AVE. ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

**BERKSHIRE
HATHAWAY**
HOMESERVICES | PENFED
REALTY

COMMERCIAL DIVISION

Maximum Exposure | Respected Berkshire Hathaway Brand | Expansive Global Network | Experienced Team Approach

COMMERCIAL.PENFEDREALTY.COM

#**2** COMMERCIAL TEAM
NATIONALLY IN 2024

