

FOR SALE

COMMERCIAL LAND

ELM FARM RD & PRINCE WILLIAM PKWY WOODBRIDGE, VA 22192



SALE PRICE **\$20.00 / SF**

OFFERING SUMMARY

Available Lot Size: 4.54 Acres
Zoning: O(M)
Market: Washington DC
Submarket: Woodbridge/I-95 Corridor
Parcel ID: 8192-85-3351, 8192-85-5526, & 8192-85-6677

PROPERTY OVERVIEW

Total of three parcels containing approximately 4.54 acres currently zoned O(M) Office Mid-Rise, available to purchase together or separately. Located at a traffic signal with direct access to the Prince William Parkway.

LOCATION OVERVIEW

Excellent location at signalized intersection with frontage on Prince William Parkway with 44,000 VPD. Approximately 3.5 miles from I-95 and 2 miles from Prince William County Government Center. This property is immediately adjacent to the proposed Quartz District mixed used development where Whole Foods will be locating its first store in Prince William County.

PRESENTED BY:

CARMELA PATRICK **COLEMAN RECTOR**
COMMERCIAL AGENT *PRINCIPAL BROKER*
703.330.1224 703.366.3189
carmela@weber-rector.com coleman@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

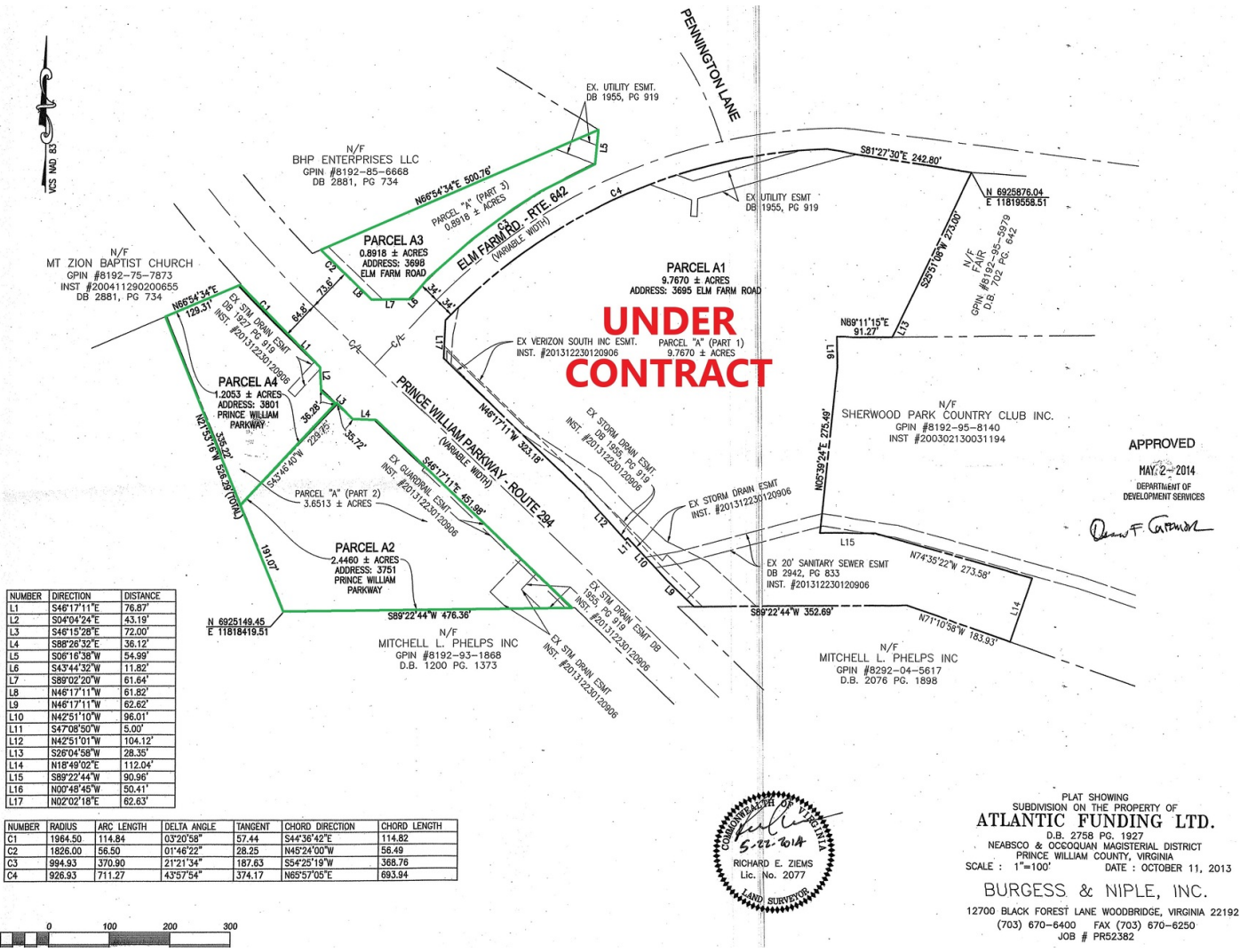
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LAND LOTS



STATUS	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	3801 Prince William Pkwy	8192-85-3351	Office	1.205 Acres	\$20.00 / SF	O(M)
Available	3751 Prince William Pkwy	8192-85-5526	Office	2.446 Acres	\$20.00 / SF	O(M)
Available	3698 Elm Farm Rd.	8192-85-6677	Office	0.892 Acres	\$20.00 / SF	O(M)

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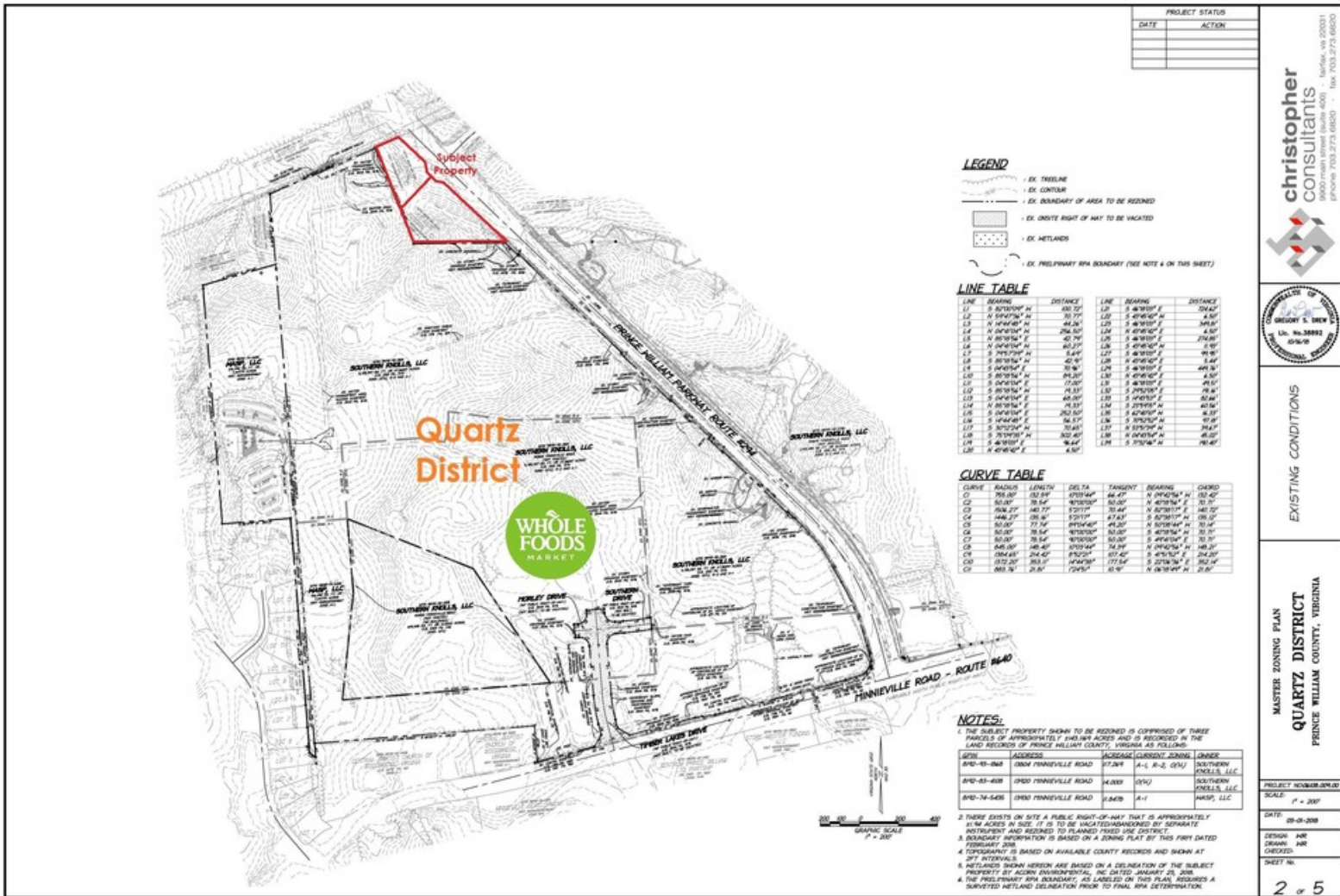
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QUARTZ DISTRICT PLAN



PROJECT STATUS	
DATE	ACTION

LEGEND

- - - EX. TREELINE
- - - EX. CONTOUR
- - - EX. BOUNDARY OF AREA TO BE RECORDED
- - - EX. ONSTE RIGHT OF WAY TO BE VACATED
- - - EX. NETLANDS
- - - EX. PRELIMINARY RPA BOUNDARY (SEE NOTE 4 ON THIS SHEET)

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 87°02'00" W	89.72'	L20	S 47°01'00" E	70.44'
L2	N 50°42'00" W	30.77'	L21	S 47°01'00" E	4.50'
L3	N 48°04'00" W	46.24'	L22	S 47°01'00" E	34.81'
L4	N 50°42'00" W	254.50'	L23	N 47°01'00" E	4.50'
L5	N 48°04'00" W	42.79'	L24	S 47°01'00" E	276.81'
L6	N 50°42'00" W	80.27'	L25	S 47°01'00" E	3.90'
L7	S 70°12'00" W	12.44'	L26	S 47°01'00" E	7.46'
L8	S 80°18'00" W	42.91'	L27	N 47°01'00" E	7.46'
L9	S 47°01'00" E	76.94'	L28	N 47°01'00" E	44.51'
L10	S 47°01'00" E	242.20'	L29	S 47°01'00" E	44.51'
L11	S 47°01'00" E	17.00'	L30	S 47°01'00" E	49.10'
L12	S 47°01'00" E	71.00'	L31	S 47°01'00" E	76.84'
L13	S 47°01'00" E	48.00'	L32	S 47°01'00" E	82.66'
L14	S 47°01'00" E	48.00'	L33	S 47°01'00" E	82.66'
L15	S 47°01'00" E	282.50'	L34	S 47°01'00" E	8.33'
L16	S 47°01'00" E	58.00'	L35	S 47°01'00" E	50.00'
L17	S 50°12'00" W	70.85'	L36	N 47°01'00" E	74.47'
L18	S 47°01'00" E	302.45'	L37	N 47°01'00" E	48.00'
L19	S 47°01'00" E	94.47'	L38	N 47°01'00" E	78.47'
L20	S 47°01'00" E	4.50'			

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	78.00'	32.00'	87°01'44"	66.47'	N 47°01'00" E	53.42'
C2	50.00'	78.00'	92°03'00"	30.00'	N 47°01'00" E	70.71'
C3	78.00'	143.77'	57°11'14"	70.44'	N 47°01'00" E	140.25'
C4	146.25'	286.45'	57°11'14"	140.88'	S 47°01'00" E	280.50'
C5	50.00'	77.74'	87°01'44"	49.20'	N 47°01'00" E	70.71'
C6	50.00'	78.00'	87°01'44"	50.00'	S 47°01'00" E	70.71'
C7	50.00'	78.00'	87°01'44"	50.00'	S 47°01'00" E	70.71'
C8	78.00'	143.77'	57°11'14"	70.44'	N 47°01'00" E	140.25'
C9	78.00'	143.77'	57°11'14"	70.44'	N 47°01'00" E	140.25'
C10	272.20'	286.45'	87°01'44"	177.54'	S 47°01'00" E	562.00'
C11	78.00'	143.77'	57°11'14"	70.44'	N 47°01'00" E	140.25'

NOTES:

- THE SUBJECT PROPERTY SHOWN TO BE RECORDED IS COMPRISED OF THREE PARCELS OF APPROXIMATELY 148.89 ACRES AND IS RECORDED IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA AS FOLLOWS:

SECT.	ADDRESS	ACRES	CURRENT ZONING	OWNER
84D-03-048	0380 PINNIEVILLE ROAD	97.289	A-1, A-1.5, O-10	SOUTHERN PINES, LLC
84D-03-049	0380 PINNIEVILLE ROAD	41.800	10-10	SOUTHERN PINES, LLC
84D-03-046	0380 PINNIEVILLE ROAD	9.809	A-1	WASP, LLC
- THERE EXISTS ON SITE A PUBLIC RIGHT-OF-WAY THAT IS APPROXIMATELY 41.80 ACRES IN SIZE IT IS TO BE VACATED/ABANDONED BY SEPARATE INSTRUMENT AND RECORDED TO PLANNED FUTURE USE DISTRICT.
- BOUNDARY INFORMATION IS BASED ON A ZONING PLAN BY THIS FIRM DATED FEBRUARY 2016.
- TOPOGRAPHY IS BASED ON AVAILABLE COUNTY RECORDS AND SHOWN AT 2 FT. INTERVALS.
- NETLANDS SHOWN HEREON ARE BASED ON A DELINEATION OF THE SUBJECT PROPERTY BY AGRICULTURAL ENVIRONMENTAL, INC. DATED JANUARY 20, 2006.
- THE PRELIMINARY RPA BOUNDARY, AS LABELED ON THIS PLAN, REQUIRES A SURVEYED NETLAND DELINEATION PRIOR TO FINAL RPA DETERMINATION.



EXISTING CONDITIONS

MASTER ZONING PLAN
QUARTZ DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NUMBER: 2016-010
SCALE: 1" = 200'
DATE: 09-09-2016
DESIGN: HJR
DRAWN: HJR
CHECKED: HJR
SHEET NO. 2 OF 5
108127

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ZONING INFORMATION

Sec. 32-402.31 By Right Uses: O(M)	
Alarm systems operations, office.	Business school.
College, university or seminary.	Cultural arts center.
Computer and network services.	Data Center (within the Data Center Overlay District).
Event center/meeting hall.	Financial institution.
Hotel, motel, or short-term lodging.	Institute for special education and training.
Medical care facility, specialized.	Medical or dental laboratory.
Medical or dental office and clinic.	Neighborhood retail and fulfillment center, up to 30k SF.
Office.	Private school (no boarding).
Religious institution with related facilities (excluding cemeteries).	Recycling collection points, subject to the standards in section 32-250.84.
Research and development (non-HAZMAT).	Trade or convention center.
Trade, technical or vocational school.	

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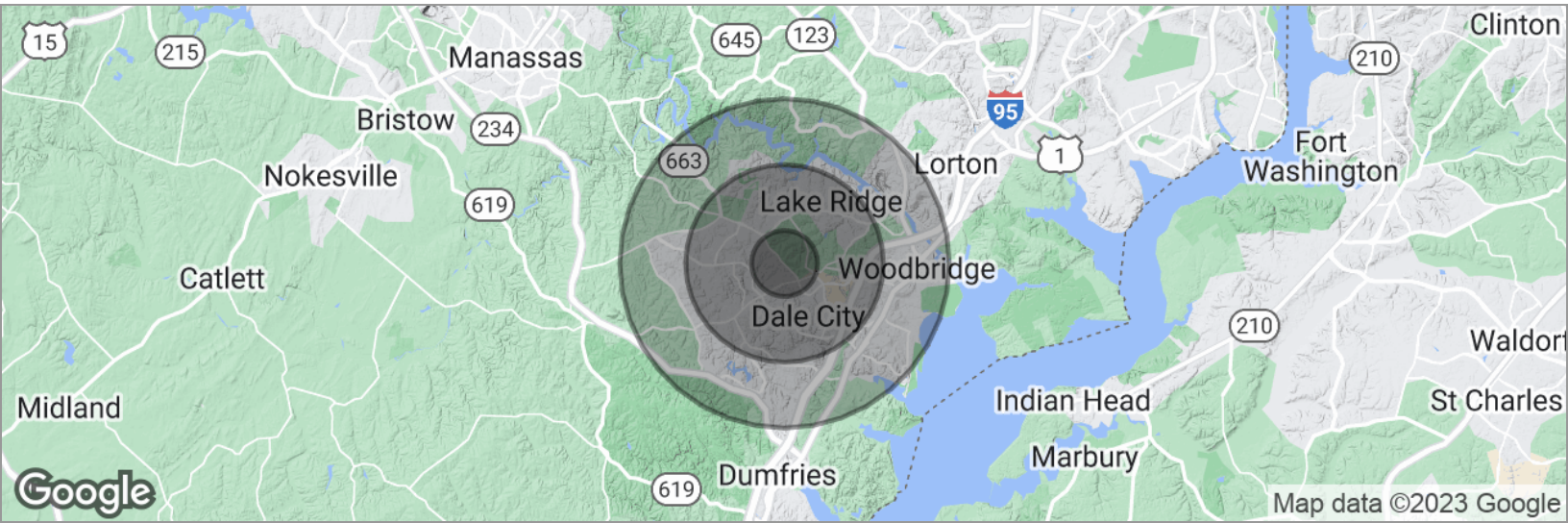
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,644	120,977	233,919
Median age	35.6	34.7	36.1
Median age (male)	32.8	34.5	35.7
Median age (Female)	37.0	35.0	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,818	37,564	75,778
# of persons per HH	3.0	3.2	3.1
Average HH income	\$114,089	\$118,982	\$121,612
Average house value	\$338,700	\$338,798	\$361,656

* Demographic data derived from 2020 ACS - US Census

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