

FOR SALE

RESIDENTIAL LAND

12711 MAPLE BRANCH LN BRISTOW, VA 20136



SALE PRICE **\$750,000**

OFFERING SUMMARY

Lot Size:	1.08 Acres
Zoning:	A-1
Comp Plan:	RN-2
Market:	Washington DC
Submarket:	Rt. 29/I-66 Corridor
Price / SF:	\$15.97
Parcel ID:	7495-79-0212

PROPERTY OVERVIEW

This 1.08 acre parcel is currently zoned A-1 and is well-suited for a single residential homesite. While the property cannot be further subdivided under its existing zoning, it is designated RN-2 in the comprehensive plan, which may allow for future rezoning. If approved, the site could potentially yield up to 4 residential lots, offering an additional consideration for buyers exploring longer-term development possibilities.

LOCATION OVERVIEW

Located in Bristow, this property sits at the intersection of Maple Branch Ln. and Linton Hall Rd. within an established residential area. The site offers convenient access to Rt. 28, Rt. 234, and I-66, and is just a short drive to the Gainesville and Rt. 29 corridor, providing access to major retail, dining, and everyday amenities. The surrounding area continues to see steady demand driven by its commuter accessibility and suburban setting.

PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
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

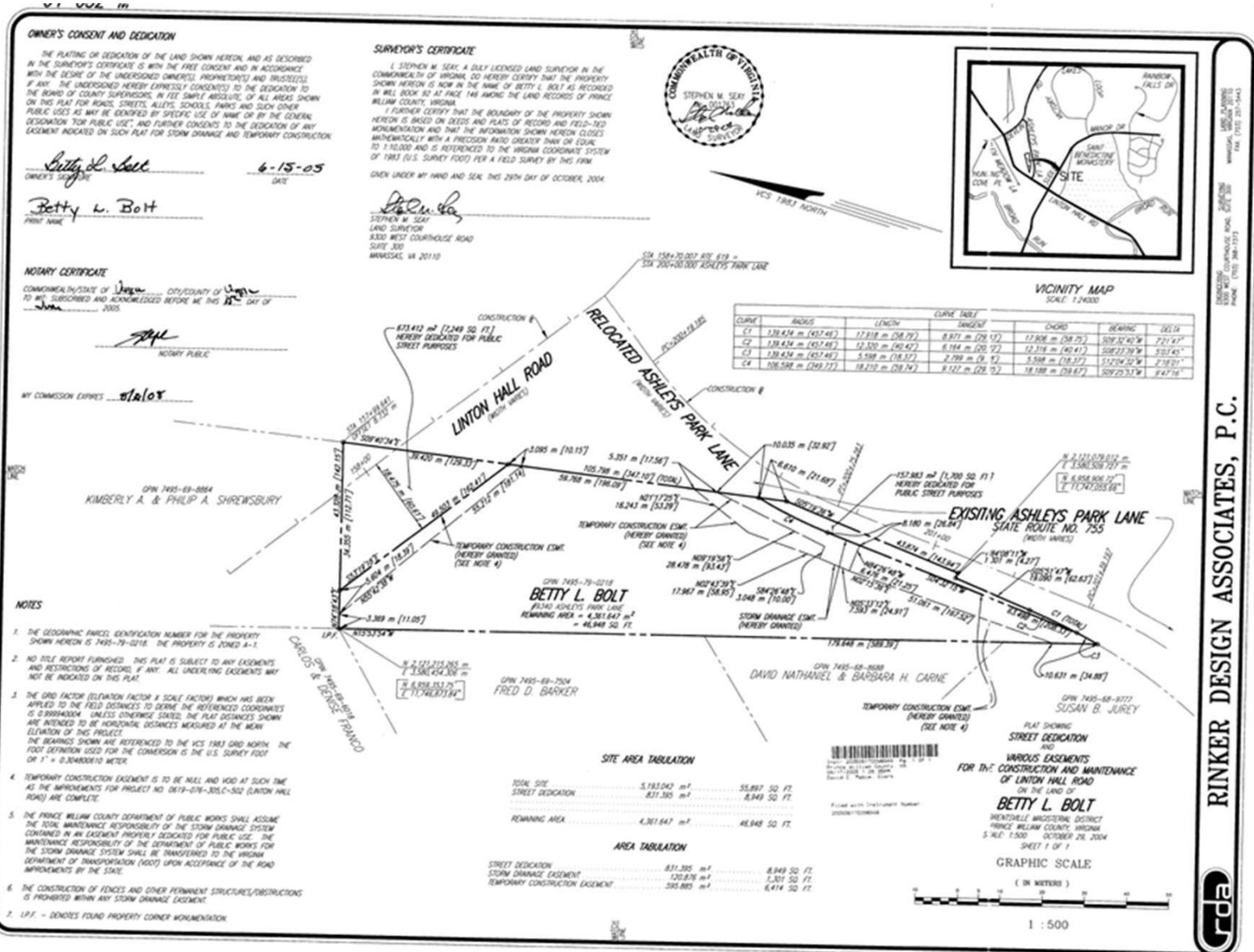
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RECORDED PLAT



RINKER DESIGN ASSOCIATES, P.C.



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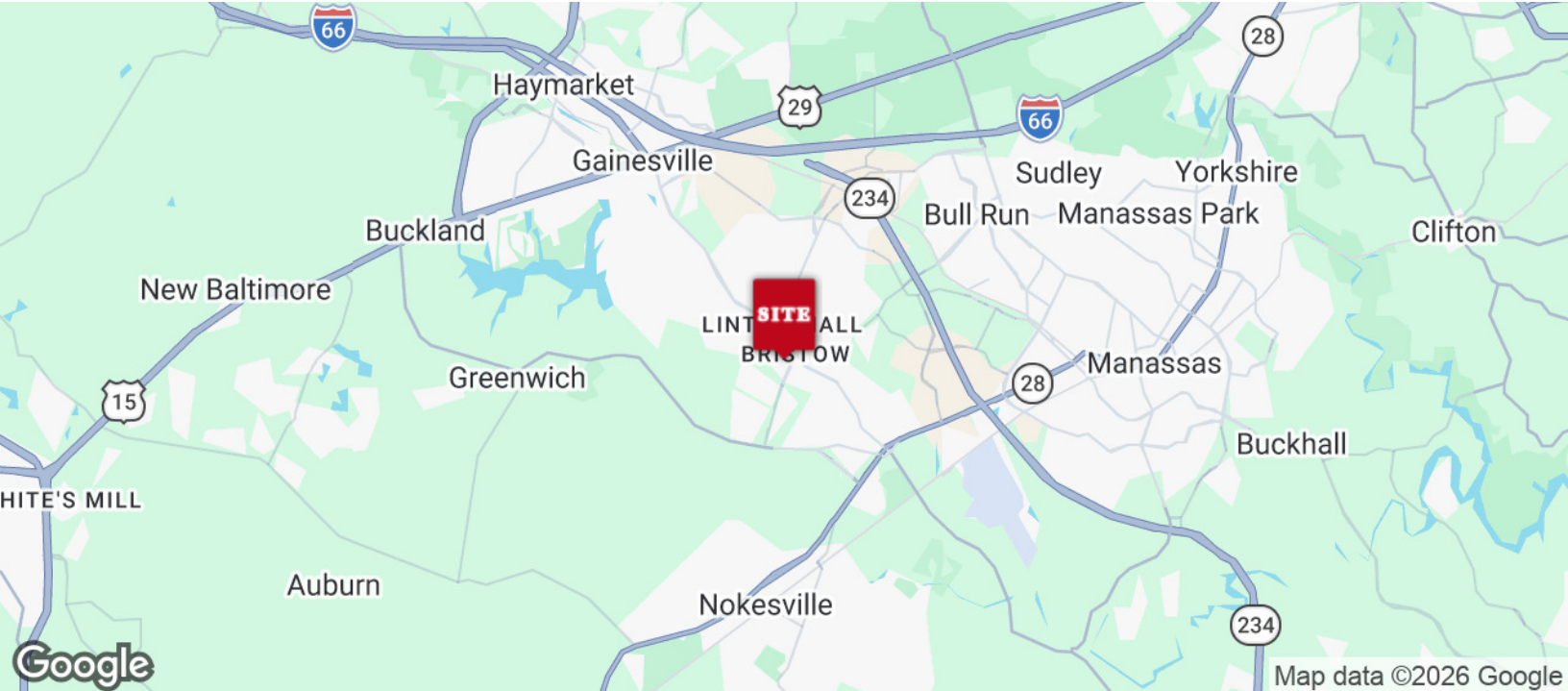
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LOCATION MAP



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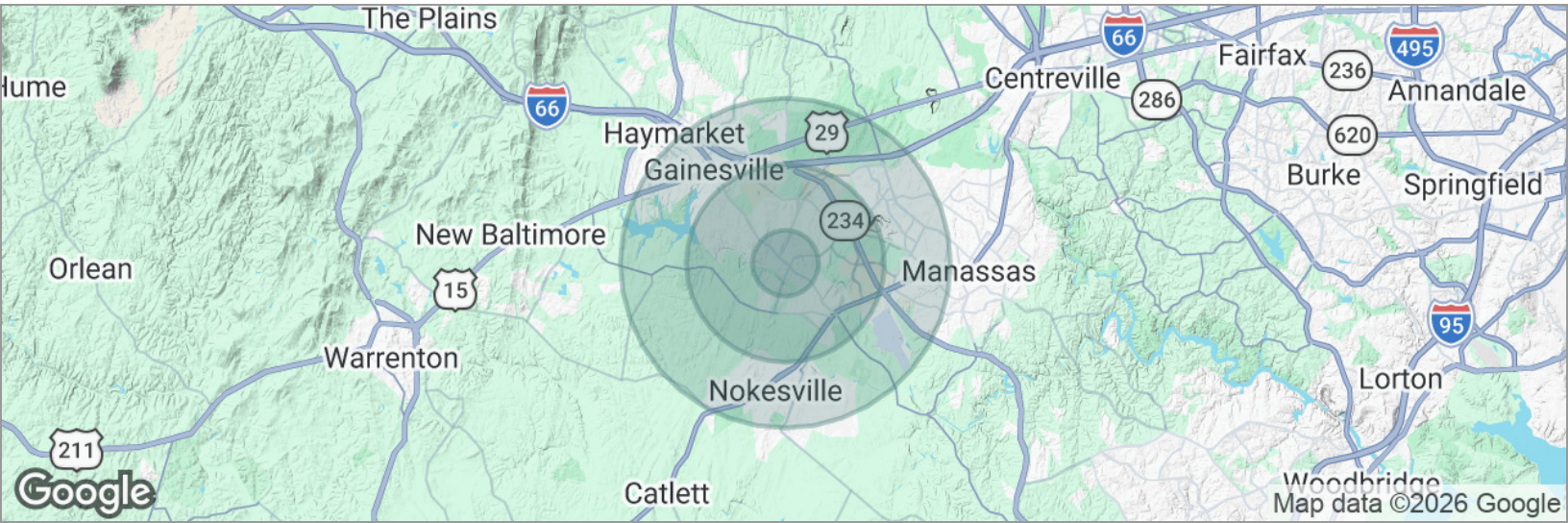
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,536	51,049	120,794
Median age	33.8	35.4	36.5
Median age (male)	29.2	33.2	35.0
Median age (Female)	38.4	37.4	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,896	15,348	39,036
# of persons per HH	3.6	3.3	3.1
Average HH income	\$207,882	\$180,095	\$150,299
Average house value	\$596,340	\$601,751	\$557,355

* Demographic data derived from 2020 ACS - US Census

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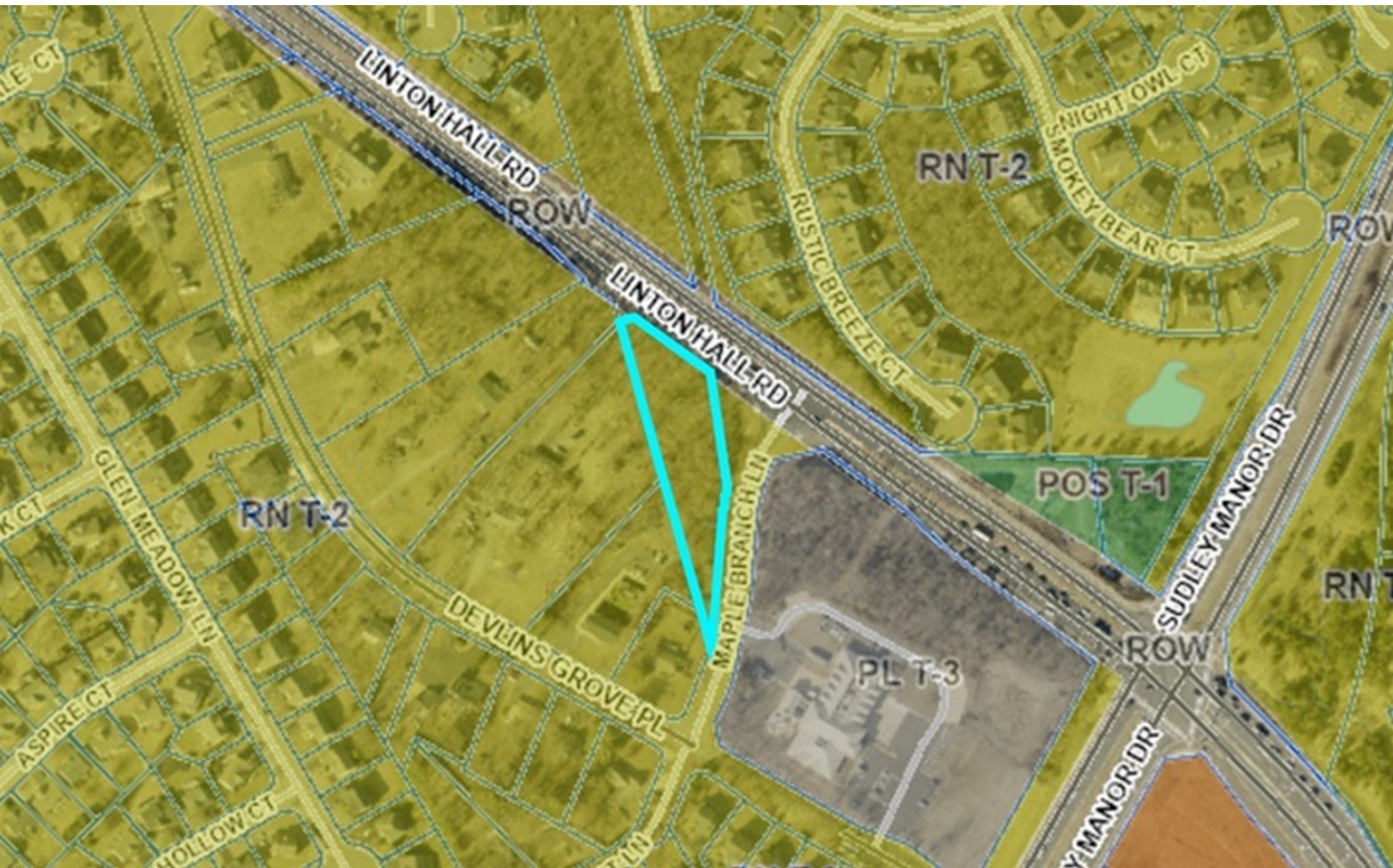
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COMP PLAN (RN-2)



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LAND USE CHAPTER

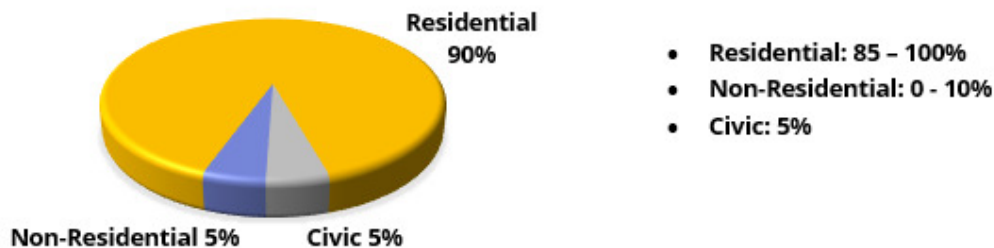
Residential Neighborhood (RN)	T-2	T-3
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Residential Neighborhoods (T-2, T-3) primarily accommodate single-family attached or detached homes arranged in small to medium sized lots as well as some multi-family residential. Connections and pedestrian amenities 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.