

**FOR SALE**

# SITE PLAN APPROVED COMMERCIAL LAND

7800 BALTUSROL BLVD. GAINESVILLE, VA 20155



## OFFERING SUMMARY

Sale Price:	<b>Accepting Offers</b>
Lot Size:	6.19 Acres
Zoning:	RPC; Designated Commercial (B-1)
Market:	Washington DC
Submarket:	Rt 29/I-66 Corridor
Parcel ID:	7397-01-5257

## PROPERTY OVERVIEW

Approximately 6.2 acres of commercial land available for sale. The property is site plan approved for 53,500 SF including a 2-story, 30,000 SF office building, a 6,500 SF sit-down restaurant, a 5,000 SF bank, and a 12,000 SF daycare facility and a total of 293 parking spaces. Zoned RPC and designated Commercial, this site can accommodate the uses allowed under the B-1; General Commercial regulations.

## LOCATION OVERVIEW

Extremely well located site just off Rt. 29/Lee Hwy on the "going-to-work" side of traffic (44,000 VPD). Less than 2 miles from the Gainesville I-66 exit. Surrounded by both residential subdivisions & retail shopping centers.

### PRESENTED BY:

<b>COLEMAN RECTOR</b> PRINCIPAL BROKER 703.366.3189 coleman@weber-rector.com	<b>RYAN ARCHIBALD</b> COMMERCIAL AGENT 703.420.8267 ryan@weber-rector.com
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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

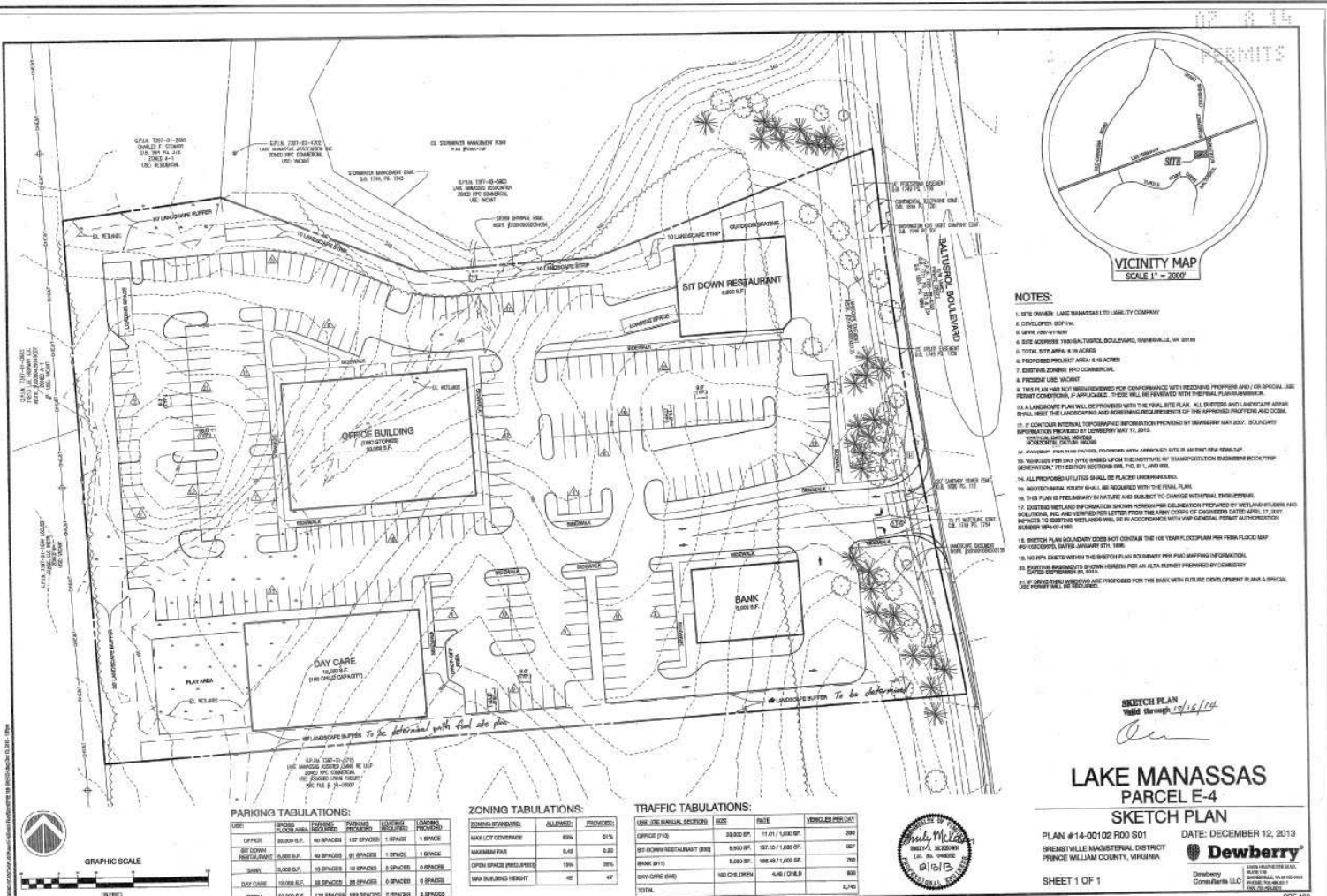
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## APPROVED SITE PLAN



- NOTES:**
1. SITE OWNER: LAKE MANASSAS LTD LIABILITY COMPANY
  2. DEVELOPER: SVP INC.
  3. W.P.A. NO: 2007-1-001
  4. SITE ADDRESS: 7800 BALTUSROL BOULEVARD, GAINESVILLE, VA 20155
  5. TOTAL SITE AREA: 8.16 ACRES
  6. PROPOSED PROJECT AREA: 8.16 ACRES
  7. EXISTING ZONING: PDC-COMMERCE
  8. PROPOSED USE: MIXED
  9. THIS PLAN HAS NOT BEEN REVIEWED FOR CONFORMANCE WITH REGIONAL PERFORMANCE AND / OR SPECIAL USE PERMIT CONDITIONS, IF APPLICABLE. THESE WILL BE REQUIRED WITH THE FINAL PLAN SUBMISSION.
  10. A LANDSCAPE PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN. ALL BUFFERS AND LANDSCAPE AREAS SHALL MEET THE LANDSCAPE AND SCHEMATIC REQUIREMENTS OF THE APPLICABLE PROTECTIVE CODE.
  11. IF ANY OTHER SPECIAL TOPOGRAPHIC INFORMATION PROVIDED BY GEOTECHNICAL DATA IS REQUIRED, BOUNDARY INFORMATION PROVIDED BY GEOTECHNICAL DATA IS REQUIRED.
  12. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
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  15. VEHICLES PER DAY (VPD) BASED UPON THE RESULTS OF TRANSPORTATION BUSINESS BOOK "THE TRANSPORTATION BUSINESS BOOK" 7TH EDITION (2008) AND 10% OF VPD.
  16. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
  17. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
  18. THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITHOUT NOTICE.
  19. EXISTING METEOROLOGICAL RECORDS FROM THE NATIONAL WEATHER SERVICE (NWS) AT GAINESVILLE, VA, AND VERIFIED FOR LETTER FROM THE ARMY CORPS OF ENGINEERS DATED APRIL 15, 2007, INDICATE THAT THE WINDS WILL BE IN ACCORDANCE WITH VAP GENERAL PERMIT AUTHORIZATION NUMBER 09-00-1980.
  20. THE PROPOSED DEVELOPMENT DOES NOT EXCEED THE 100 YEAR FLOODPLAIN FROM FLOOD MAP 10050002000, DATED JANUARY 27th, 1988.
  21. NO FPA EXEMPTS WITHIN THE SITE PLAN DOCUMENT PER PROTECTIVE INFORMATION.
  22. EXISTING METEOROLOGICAL RECORDS FROM THE NATIONAL WEATHER SERVICE (NWS) AT GAINESVILLE, VA, AND VERIFIED FOR LETTER FROM THE ARMY CORPS OF ENGINEERS DATED APRIL 15, 2007, INDICATE THAT THE WINDS WILL BE IN ACCORDANCE WITH VAP GENERAL PERMIT AUTHORIZATION NUMBER 09-00-1980.
  23. THE PROPOSED DEVELOPMENT DOES NOT EXCEED THE 100 YEAR FLOODPLAIN FROM FLOOD MAP 10050002000, DATED JANUARY 27th, 1988.
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**PARKING TABULATIONS:**

USE	SPACE	MINIMUM	MINIMUM	MINIMUM	MINIMUM
	FLOOR AREA	SPACES	SPACERS	SPACERS	SPACERS
OFFICE	18,000 S.F.	60 SPACES	127 SPACERS	1 SPACER	1 SPACER
DAY CARE	18,000 S.F.	40 SPACES	81 SPACERS	1 SPACER	1 SPACER
BANK	18,000 S.F.	30 SPACES	60 SPACERS	0 SPACERS	0 SPACERS
DAY CARE	18,000 S.F.	30 SPACES	60 SPACERS	0 SPACERS	0 SPACERS
TOTAL	18,000 S.F.	170 SPACES	308 SPACERS	2 SPACERS	2 SPACERS

**ZONING TABULATIONS:**

ZONING	ALLOWED	PROHIBITED
MAX LOT COVERAGE	80%	0%
MAXIMUM FUR	5.0'	0.0'
OPEN SPACE REQUIREMENT	10%	0%
MIN. BUILDING HEIGHT	4'	4'

**TRAFFIC TABULATIONS:**

USE	SPACE	MINIMUM	MINIMUM	MINIMUM
	FLOOR AREA	SPACES	SPACERS	SPACERS
OFFICE	18,000 S.F.	60 SPACES	127 SPACERS	1 SPACER
DAY CARE	18,000 S.F.	40 SPACES	81 SPACERS	1 SPACER
BANK	18,000 S.F.	30 SPACES	60 SPACERS	0 SPACERS
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TOTAL	18,000 S.F.	170 SPACES	308 SPACERS	2 SPACERS

**LAKE MANASSAS PARCEL E-4 SKETCH PLAN**

PLAN #14-00102 R00 S01 DATE: DECEMBER 12, 2013  
 GREENVILLE INDUSTRIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

**Dewberry**

SHEET 1 OF 1

FOR INFORMATION ONLY!! NOT TO SCALE

**Dewberry**  
 10000 WOODBRIDGE BLVD., SUITE 100  
 GREENVILLE, VA 22040  
 TEL: 703.841.1000  
 WWW.DEBERRY.COM

APPROVED SKETCH PLAN

LAKE MANASSAS PARCEL E-4

Prince William County, Virginia

Plan Number: 14-00102  
 Created By: [Signature]  
 Designed By: [Signature]  
 Checked By: [Signature]  
 Date: 12/02/2013  
 Scale: N/A  
 Sheet: 29 of 29  
 File Number: SP-608

PRESENTED BY:

**COLEMAN RECTOR**     **RYAN ARCHIBALD**  
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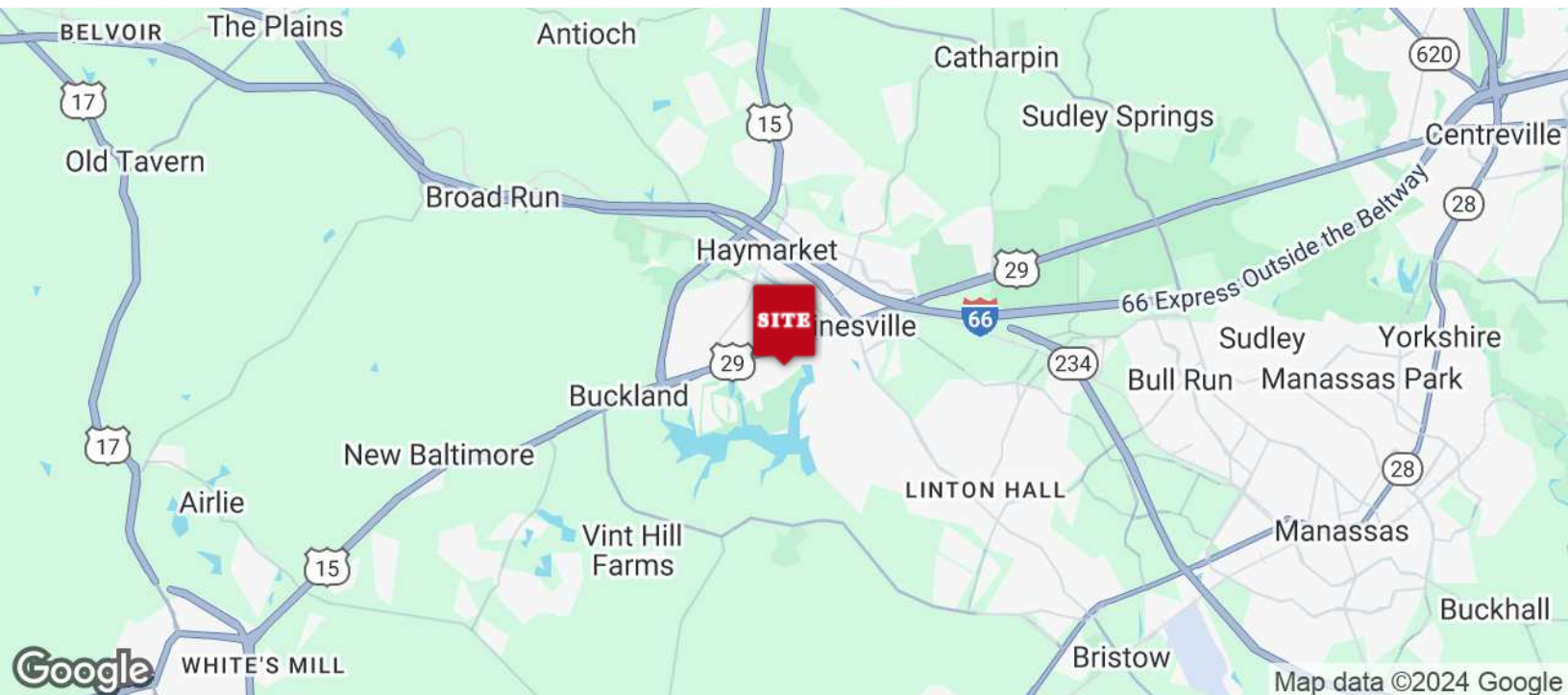


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## LOCATION MAP BALTUSROL



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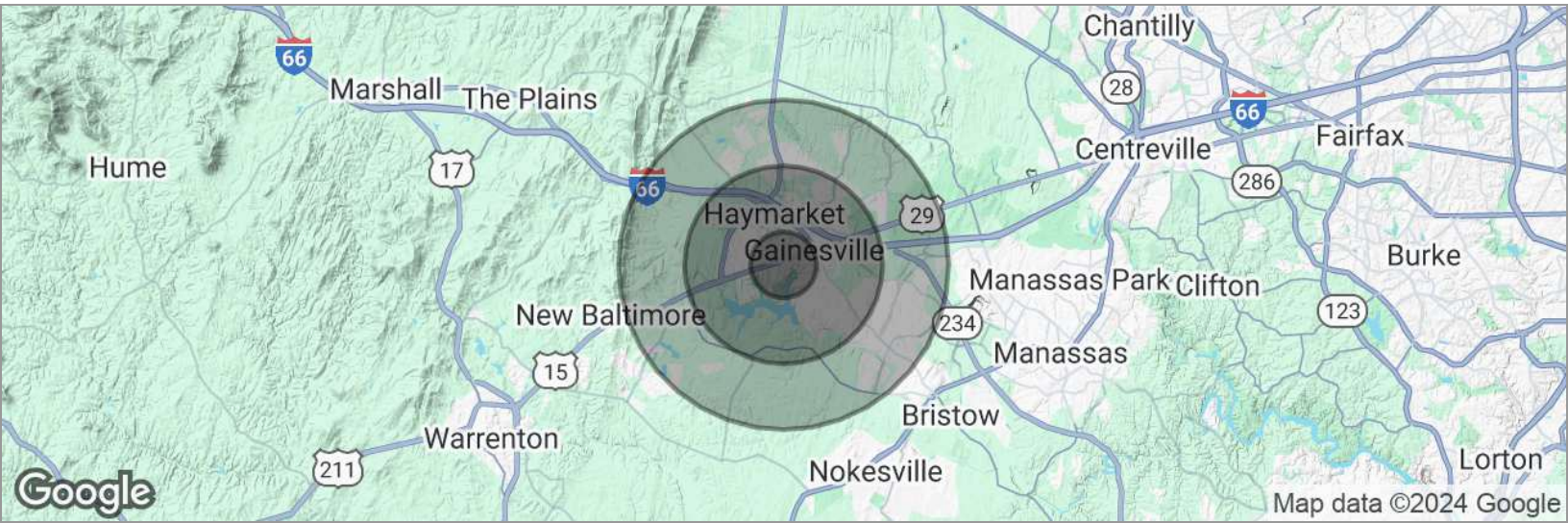


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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,007	51,251	91,064
Median age	38	38	39
Median age (male)	37	38	38
Median age (Female)	39	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,298	16,235	28,914
# of persons per HH	3	3.2	3.1
Average HH income	\$175,434	\$189,019	\$198,781
Average house value	\$701,435	\$674,483	\$686,228

\* Demographic data derived from 2020 ACS - US Census

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## ZONING INFORMATION

Prince William County B-1 By Right Uses	
Adult day-care facility	Mortuary, funeral home (except in shopping centers or shopping malls)
Alarm systems operations, office	Motor vehicle parts, retail
Ambulance service (commercial)	Nursing or convalescent care facility
Assisted living facility	Office
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only)	Office equipment sales, lease and service
Business school	Optical and eye care facility
Cafeteria/lunchroom/snack bar/automat	Package, telecommunications and courier service
Catering—Commercial (off premises)	Pet store, in accordance with the provisions of section 32-400.24
Catering—Commercial (on or off premises)	Photographic processing laboratory
Child-care facility	Place of religious worship or assembly
Civic club	Private school (no boarding)
College, university or seminary	Quick service food store
Commercial artist or photographer's studio	Radio or TV broadcasting station
Commercial bus station	Recording studio
Computer and network services	Recreation facility, commercial (indoor)
Craft brewery (not to exceed production of 10,000 barrels per year, May or may not be associated with a restaurant)	Recycling collection points, subject to the standards in section 32-250.84
Cultural arts center	Religious institution
Dry cleaning/garment processing facility, retail, less than 3,000 square feet	Restaurant
Dry cleaning pick-up facility	Restaurant, carry-out
Event center/meeting hall	Retail store, less than 80,000 square feet
Financial institution	School of special instruction
Garden center	Shoe repair
Greenhouse or nursery	Shopping center A, B, C or D (See Part 100)
Hospital	Tailor, seamstress shop
Hotel or motel	Theater (drive-in)
Household equipment and appliance service	Theater (indoor)
Institute for special education and training	Tool and equipment rental (minor)
Interior design and decorating shop	Trade, conference or convention center
Laundromat	Trade, technical and vocational school
Lawn mower service	Travel agency
Locksmith	Veterinary hospital
Medical or dental laboratory	Wedding Chapel (except in shopping centers or shopping malls)
Medical or dental office and clinic	

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