

Marathon  
REALTY GROUP INC.

# LAND FOR SALE ROUTE 50 & FLEETWOOD RD.

Aldie, VA 20105

3.97 Acres available  
**\$ 1,750,000**



## Additional Info

Seller is in the final stages of obtaining the "Special Use Permit" that will allow for an early childhood learning and development use.

Located at the Northwest corner of John Mosby Highway (Route 50) and Fleetwood Road (Route 616), this property is designated for Transition Large Lot Neighborhood Residential Land Uses in the 2019 General Plan. This designation supports a mix of rural and suburban development, creating a buffer between suburban and rural areas. The proposed child care facility aligns with the Plan's goals by offering local educational and employment opportunities, making it a perfect fit for the area.

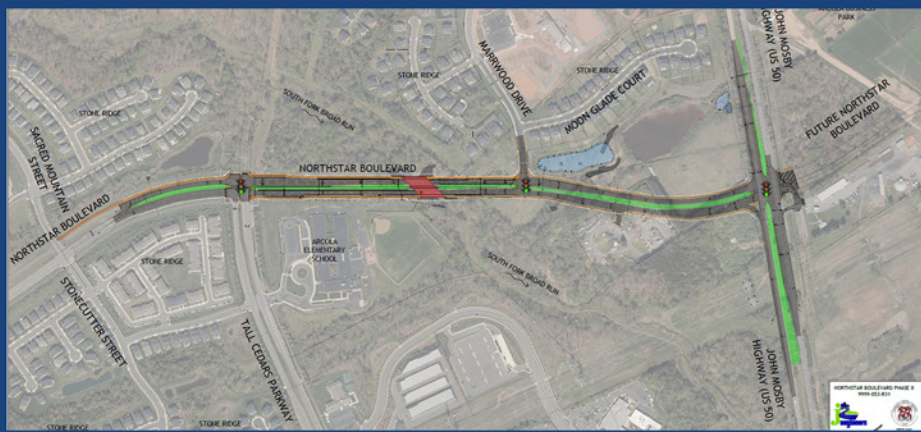
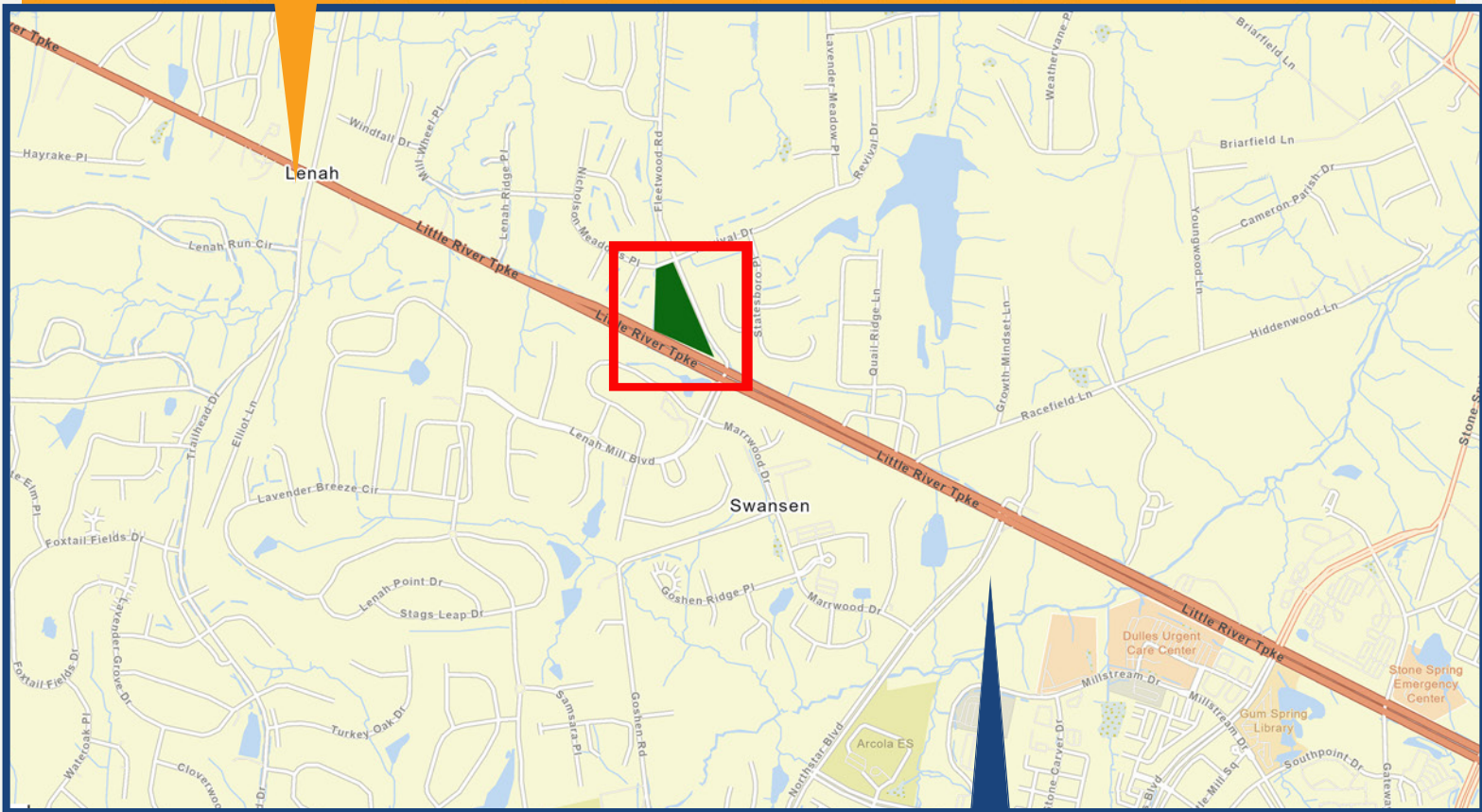
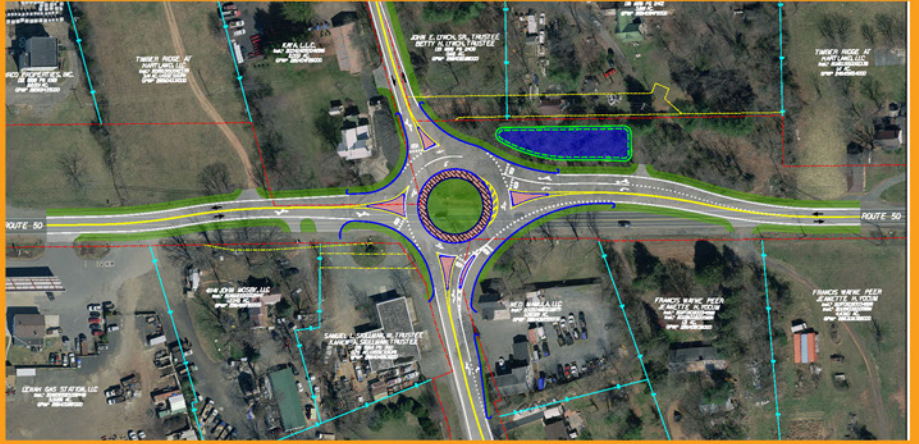


**PATTY I BROWN, CCIM**  
PRESIDENT / PRINCIPAL BROKER

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(703) 402 2433  
LICENSED IN VA | MD | D.C.

## Trailhead Drive Roundabout

The roundabout will be constructed as a hybrid roundabout, with the potential for future expansion. The scope includes two westbound lanes to provide for left turning and through/right turning traffic. The northbound approach from Trailhead Drive will include a bypass lane to eastbound Route 50.



## Route 50 to Tall Cedars Pkwy

The project constructed approximately 3,500 feet of four lane median divided minor arterial roadway, with turn lanes at the following intersecting roads: Route 50, Marrwood Drive, and Tall Cedars Parkway. The project also includes 10-foot-wide shared use paths on both sides of the road.



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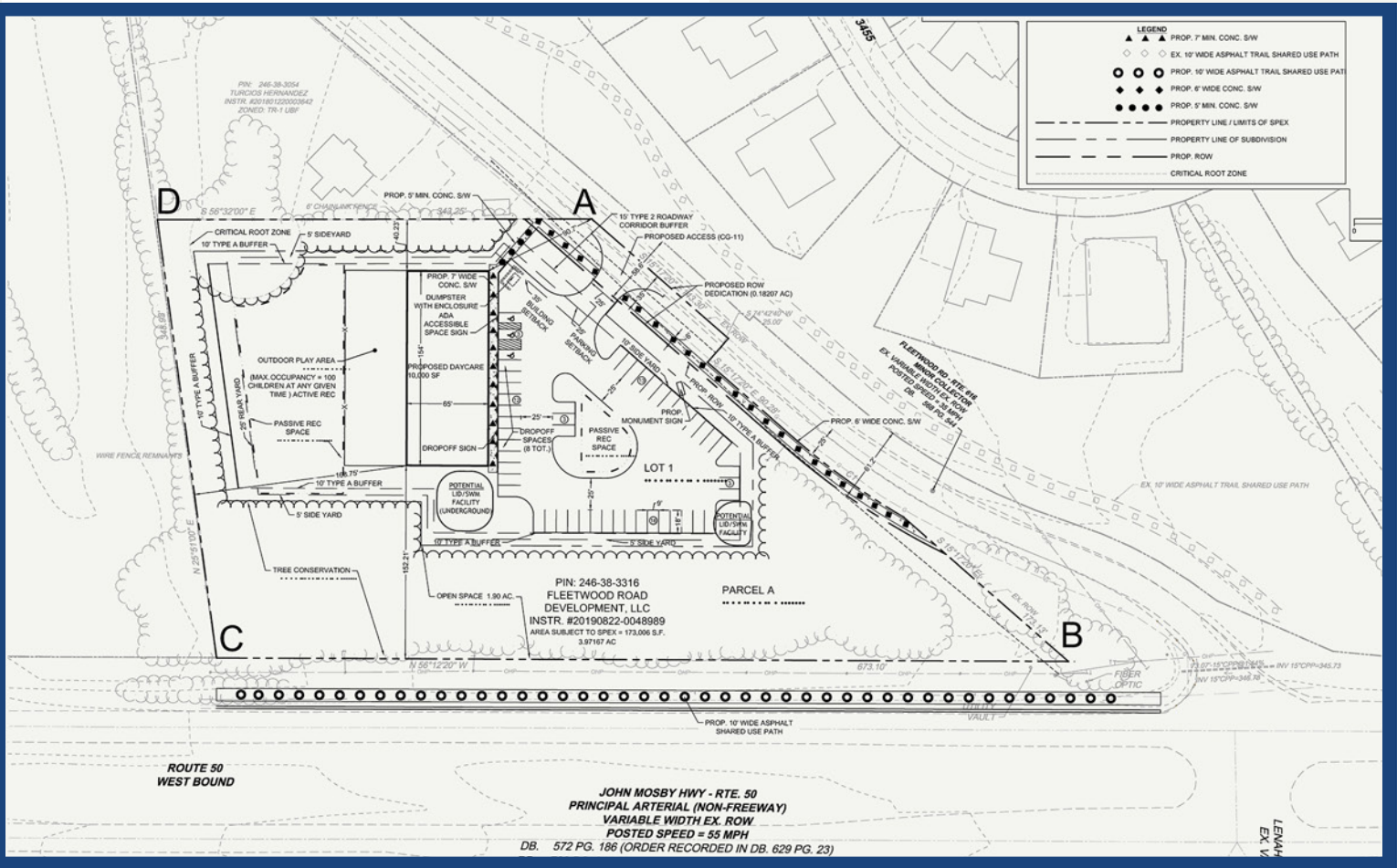
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## Location Spotlight

Located at an intersection with traffic lights on Route 50, providing easy and convenient drop-off and pick-up access. Positioned along a main corridor, it ensures high visibility for passing traffic while offering a safe, efficient route. Its strategic location makes it a perfect fit for families looking for a quick stop on their daily commute.

## TR-1 UBF zoning

Transitional Residential - 1  
 (Upper Broad Run and Upper Foley)  
 Sub-district of TR1 without central utilities.  
 Residential with cluster (50% open space)  
 1.0 du/acre



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Table 3.02.03-1.

Principal Use Table for Transition, Rural, and Joint Land Management Area (JLMA) Zoning Districts

Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Use-Specific Standard	Transition <sup>2</sup>						Rural <sup>3</sup>		JLMA <sup>4</sup>		
		TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
<b>Commercial</b>												
<b>Animal Services</b>												
Animal Care Business		P	P	P	P			P	P	P	P	P
Animal Hospital	4.04.01	S	S				S	P	P			S
Companion Animal/Pet Grooming		P	P			S	P	M	M			P
Kennel	4.04.16	P	S					S	S			S
Kennel, Indoor	4.04.16	P	P			S	P	M	M			P
Veterinary Service		P	P	P	S			P	P			P
<b>Day Care</b>												
Adult Day Care		S	S	S	P	P	P	S	S	S	S	S
Child Day Center	4.04.08	S	S	S	S	S	P	S	S	S	S	S
Child Day Home	4.04.08	P	P	P	P	P		P	P	P	P	P
<b>Financial Services</b>												
Bank or Financial Institution	4.04.12				S	S	P					
<b>Food and Beverage Sales/Service</b>												
Banquet/Event Facility	4.04.05	M	M					M	M			S
Craft Beverage Manufacturing	4.04.11											
Farmers Market <sup>1</sup>	4.04.14	P	P	P	P	P	P	P	P	P	P	P
Farmers Market (off-site production)	4.04.14				S	S	S			S	S	S
Food Preparation	4.04.06					S	S	P	P			
Restaurant	4.04.10					P	P				S	S
Restaurant, Rural	4.04.18							P/M	P/M			
<b>Office, Business, &amp; Professional</b>												
Office, Professional	4.04.17				S	S	P					
Small Business, Agricultural and Rural	4.04.19	P/S	P/S	P/S				P/M	P/M	P/S	P/S	P/S
<b>Personal/Business Services</b>												
Business Support Services	4.04.07						P					
Dry Cleaning Plant												
Farm Machinery Sales and Service	4.04.13	S						P	P	P/S	P/S	P/S
Maintenance and Repair Services												

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		TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
Personal Services						S	P					
Postal Services							P					
<b>Retail</b>												
Antiques, Art, and Crafts	4.04.02	S				S	P	P	P			
Auction	4.04.03							S	S			
Convenience Store							P					
Convenience Store (with Gasoline Sales)							S					
Feed and Farm Supply Center	4.04.15	S						P	P	S	S	S
Machinery and Equipment Sales and Services												
Nursery, Commercial	4.04.09	S	S					S	S	S	S	S
Retail, General	4.04.12	S				S	P					
<b>Automotive</b>												
Car Share	4.04.04											
Car Wash							S					
Vehicle Repair, Heavy	4.04.20											
Vehicle Repair, Light	4.04.21											
Vehicle Sales and/or Rental	4.04.23											
Vehicle Service Station							S					
Vehicle Wholesale Auction	4.04.22											
<b>Public/Civic/Institutional</b>												
<b>Assembly</b>												
Civic, Social, and Fraternal Meeting Place		S	S	S				S	S			S
Community Center	4.05.14	P	P	P	P/S	P/S	P			P/S	P/S	P/S
Convention or Exhibition Facility												
Religious Assembly	4.05.04	P/S	P/S	P/S	S	S	P	P/S	P/S	P/S	P/S	P/S
<b>Death Care Services</b>												
Cemetery	4.05.08	S	S	S	S	S	S	S	S	S	S	S
Crematorium		S	S	S			S	S	S	S	S	S
Funeral Home	4.05.08					S	S					

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		TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
<b>Government</b>												
Government (General) (not otherwise listed)		S	S	S	S	S	S	S	S	S	S	S
Public Safety	4.05.15	S	S	S	S	S	S	P	P	S	S	S
School, Public	4.05.18	P	P	P	P	P		S	S	P	P	P
<b>Education</b>												
Agricultural Education or Research	4.05.03	S	S	S	S		S	P/M	P/M			
College or University	4.05.20	S	S	S								
Conference and Training Facility	4.05.06	S						P/M	P/M			
Library						S	P	S	S	S	S	S
Personal Instructional Services						S	P					
Rural Retreat	4.05.17	S						P	P			S
School, Private	4.05.19	P/M	P/M	P/M	P/M	P/M	S	S	S	P/M	P/M	P/M
School, Trade			S	S			P	S	S			
<b>Medical</b>												
Hospital	4.05.13											S
Medical Care Facility							S					
Medical Office	4.04.17						P					S
<b>Arts, Entertainment, and Recreation</b>												
Agricultural Cultural Center <sup>1</sup>							P	S	S			
Amphitheater	4.05.01				S	S	P					
Art Studio	4.04.02	P/S			S	P	P	P	P	S	S	S
Cultural Facility	4.05.05	P/S	P/S		S	S	P	P/S	P/S			S
Cultural Tourism	4.05.10	P	P	P	S			P	P	P	P	P
Dog Park		M	M	M	M	M		M	M	M	M	M
Entertainment Facility							S					
Health and Fitness Center	4.05.12						S					
Park, Community		S	S	S	S	S	S	S	S	S	S	S
Park, Passive		P	P	P	P	P	P	P	P	P	P	P
Park, Regional		S	S	S	S	S	S	S	S	S	S	S
Recreation, Indoor	4.05.16						S					
Recreation, Outdoor or Major	4.05.16	S	S	S	S	S	S	S	S	S	S	S

# Community Profile

41540-41544 John Mosby Hwy  
41540-41544 John Mosby Hwy, Aldie, Virginia, 20105  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 38.94829  
Longitude: -77.56686

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Median Household Income</b>			
2024	\$200,001	\$200,001	\$200,001
2029	\$200,001	\$200,001	\$200,001
<b>Median Home Value</b>			
2024	\$1,010,687	\$868,298	\$857,131
2029	\$1,080,596	\$918,727	\$901,144
<b>Per Capita Income</b>			
2024	\$75,748	\$73,956	\$74,171
2029	\$82,030	\$81,829	\$82,365
<b>Median Age</b>			
2010	38.6	31.6	33.3
2020	34.7	35.0	35.8
2024	36.5	36.4	36.8
2029	36.6	36.7	37.7
<b>2020 Population by Age</b>			
Total	4,750	51,996	56,090
0 - 4	9.5%	8.5%	6.9%
5 - 9	12.7%	10.8%	9.1%
10 - 14	10.8%	10.3%	10.3%
15 - 24	8.8%	10.2%	12.7%
25 - 34	8.7%	10.2%	9.7%
35 - 44	23.9%	22.4%	19.2%
45 - 54	14.0%	15.0%	17.5%
55 - 64	6.0%	7.1%	8.5%
65 - 74	4.0%	3.8%	4.1%
75 - 84	1.5%	1.4%	1.7%
85 +	0.3%	0.3%	0.4%
18 +	63.0%	65.7%	67.8%
<b>2024 Population by Age</b>			
Total	6,319	62,408	58,554
0 - 4	8.0%	7.7%	6.6%
5 - 9	10.5%	9.9%	8.7%
10 - 14	11.8%	10.5%	9.8%
15 - 24	12.0%	12.1%	13.3%
25 - 34	5.3%	7.5%	8.5%
35 - 44	20.2%	20.5%	19.2%
45 - 54	18.3%	17.9%	18.3%
55 - 64	7.2%	7.7%	8.7%
65 - 74	4.2%	4.0%	4.4%
75 - 84	2.0%	1.9%	2.0%
85 +	0.4%	0.4%	0.5%
18 +	64.2%	66.7%	69.5%
<b>2029 Population by Age</b>			
Total	7,036	68,934	61,637
0 - 4	7.6%	7.1%	6.3%
5 - 9	9.4%	8.9%	8.0%
10 - 14	10.6%	9.9%	9.5%
15 - 24	13.7%	13.2%	13.0%
25 - 34	7.0%	8.7%	9.2%
35 - 44	15.1%	15.5%	17.5%
45 - 54	19.9%	19.3%	18.7%
55 - 64	9.1%	9.9%	9.5%
65 - 74	4.5%	4.7%	5.1%
75 - 84	2.5%	2.3%	2.5%
85 +	0.6%	0.5%	0.6%
18 +	66.6%	68.7%	71.1%

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>2020 Population by Relationship and Household Type</b>			
Total	4,750	51,996	56,090
In Households	100.0%	100.0%	100.0%
Householder	27.3%	29.9%	30.3%
Opposite-Sex Spouse	23.4%	22.3%	22.3%
Same-Sex Spouse	0.1%	0.1%	0.1%
Opposite-Sex Unmarried Partner	0.6%	0.9%	0.9%
Same-Sex Unmarried Partner	0.0%	0.0%	0.1%
Biological Child	40.8%	38.5%	37.8%
Adopted Child	0.5%	0.5%	0.5%
Stepchild	0.7%	0.8%	0.8%
Grandchild	0.4%	0.5%	0.6%
Brother or Sister	0.7%	0.9%	0.8%
Parent	2.1%	2.2%	2.1%
Parent-in-law	1.2%	0.9%	0.9%
Son-in-law or Daughter-in-law	0.2%	0.2%	0.2%
Other Relatives	1.0%	1.1%	1.1%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	0.9%	1.3%	1.6%
In Group Quarters	0.0%	0.0%	0.0%
Institutionalized	0.0%	0.0%	0.0%
Noninstitutionalized	0.0%	0.0%	0.0%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	3,643	37,330	36,057
Less than 9th Grade	1.0%	1.1%	2.3%
9th - 12th Grade, No Diploma	2.3%	1.4%	1.3%
High School Graduate	2.3%	6.3%	8.1%
GED/Alternative Credential	0.3%	1.1%	1.0%
Some College, No Degree	7.9%	9.4%	8.7%
Associate Degree	5.8%	5.4%	5.0%
Bachelor's Degree	42.3%	37.7%	37.4%
Graduate/Professional Degree	38.1%	37.5%	36.1%
<b>2024 Population 15+ by Marital Status</b>			
Total	4,402	44,875	43,869
Never Married	18.1%	20.6%	24.6%
Married	76.9%	72.0%	68.3%
Widowed	2.8%	2.4%	1.8%
Divorced	2.2%	5.0%	5.3%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	3,181	34,421	33,197
Population 16+ Employed	98.2%	98.1%	97.2%
Population 16+ Unemployment rate	1.8%	1.9%	2.8%
Population 16-24 Employed	7.8%	9.3%	10.5%
Population 16-24 Unemployment rate	6.8%	4.3%	8.1%
Population 25-54 Employed	78.0%	76.2%	73.2%
Population 25-54 Unemployment rate	0.8%	1.3%	2.2%
Population 55-64 Employed	11.9%	11.5%	12.5%
Population 55-64 Unemployment rate	4.9%	4.4%	2.7%
Population 65+ Employed	2.3%	2.9%	3.8%
Population 65+ Unemployment rate	0.0%	0.0%	0.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 12, 2024



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>2024 Employed Population 16+ by Industry</b>			
Total	3,123	33,765	32,264
Agriculture/Mining	0.2%	0.1%	0.3%
Construction	6.1%	4.3%	3.0%
Manufacturing	3.4%	3.3%	3.7%
Wholesale Trade	0.9%	1.2%	0.9%
Retail Trade	8.1%	6.5%	6.6%
Transportation/Utilities	3.1%	3.3%	3.3%
Information	3.1%	3.0%	3.9%
Finance/Insurance/Real Estate	9.3%	8.6%	9.5%
Services	56.4%	58.9%	59.7%
Public Administration	9.4%	10.8%	9.2%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	3,122	33,763	32,264
White Collar	85.1%	86.0%	85.3%
Management/Business/Financial	32.3%	32.6%	28.1%
Professional	39.5%	41.9%	44.5%
Sales	7.0%	5.6%	5.6%
Administrative Support	6.3%	6.0%	7.1%
Services	7.9%	7.6%	9.5%
Blue Collar	7.0%	6.3%	5.3%
Farming/Forestry/Fishing	0.1%	0.0%	0.2%
Construction/Extraction	2.6%	1.8%	0.8%
Installation/Maintenance/Repair	1.7%	1.0%	1.1%
Production	0.8%	1.3%	1.3%
Transportation/Material Moving	1.8%	2.3%	1.8%
<b>2020 Households by Type</b>			
Total	1,225	15,539	17,050
Married Couple Households	85.6%	75.0%	73.9%
With Own Children <18	65.1%	53.7%	50.2%
Without Own Children <18	20.6%	21.3%	23.7%
Cohabiting Couple Households	2.5%	3.1%	3.2%
With Own Children <18	1.2%	1.2%	1.1%
Without Own Children <18	1.3%	1.9%	2.1%
Male Householder, No Spouse/Partner	4.7%	8.5%	9.3%
Living Alone	2.3%	4.7%	5.2%
65 Years and over	0.5%	0.7%	0.8%
With Own Children <18	1.1%	1.7%	1.7%
Without Own Children <18, With Relatives	0.9%	1.4%	1.6%
No Relatives Present	0.5%	0.6%	0.7%
Female Householder, No Spouse/Partner	7.2%	13.4%	13.6%
Living Alone	2.1%	5.7%	6.2%
65 Years and over	0.7%	1.6%	1.6%
With Own Children <18	2.6%	4.1%	4.0%
Without Own Children <18, With Relatives	2.0%	3.1%	3.0%
No Relatives Present	0.5%	0.5%	0.5%
<b>2020 Households by Size</b>			
Total	1,225	15,539	17,050
1 Person Household	4.4%	10.4%	11.4%
2 Person Household	16.6%	20.3%	20.6%
3 Person Household	20.3%	21.0%	20.9%
4 Person Household	36.7%	30.9%	30.7%
5 Person Household	14.0%	11.1%	10.5%
6 Person Household	5.5%	4.1%	4.1%
7 + Person Household	2.4%	2.1%	1.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

# Childhood and Female Equity

41540-41544 John Mosby Hwy  
Ring band of 0 - 1 miles



**\$1,010,687** ↑

Median Home Value

59% higher than **Virginia** which is  
**\$415,172**



**\$200,001**

Median Household  
Income



**2.6%**

HHs on Food  
Stamps/SNAP



**78**

Housing  
Affordability Index

Age <18 **2,263**

Age 18-64 **3,640**

Age 65+ **415**

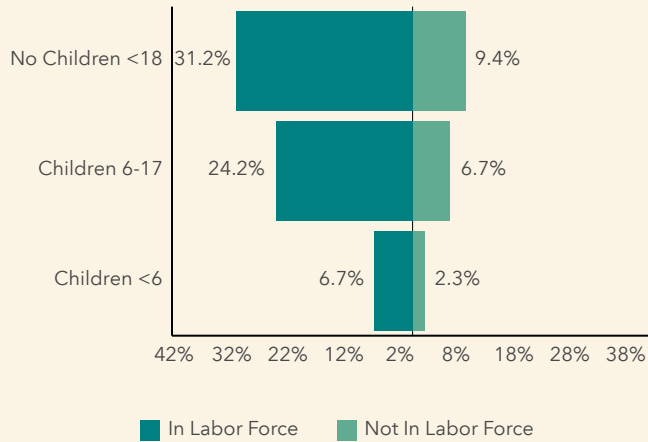
Total Pop  
**6,318**

Pop Growth  
**6.94%**

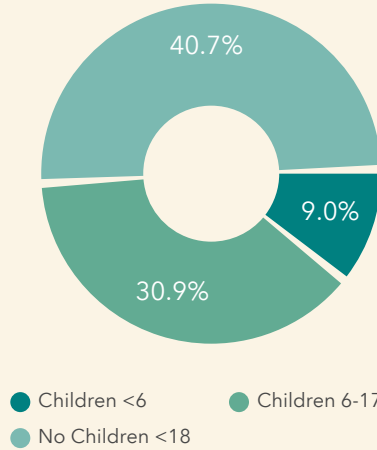
Average HH Size  
**3.92**

Median Net Worth  
**\$1,259,950**

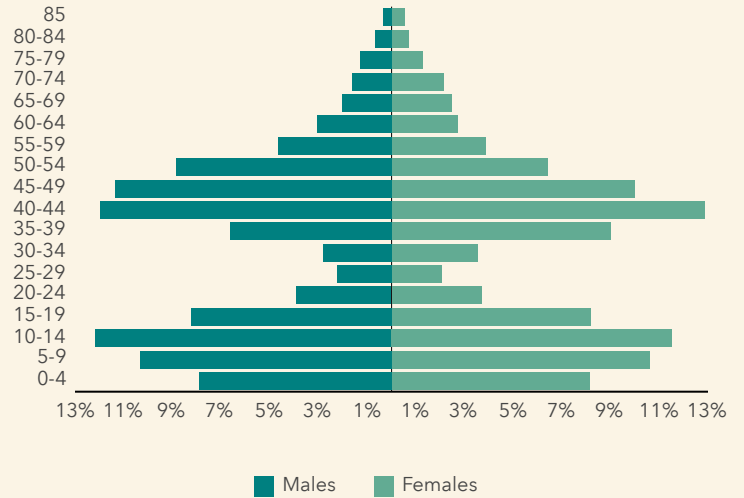
## Working Status



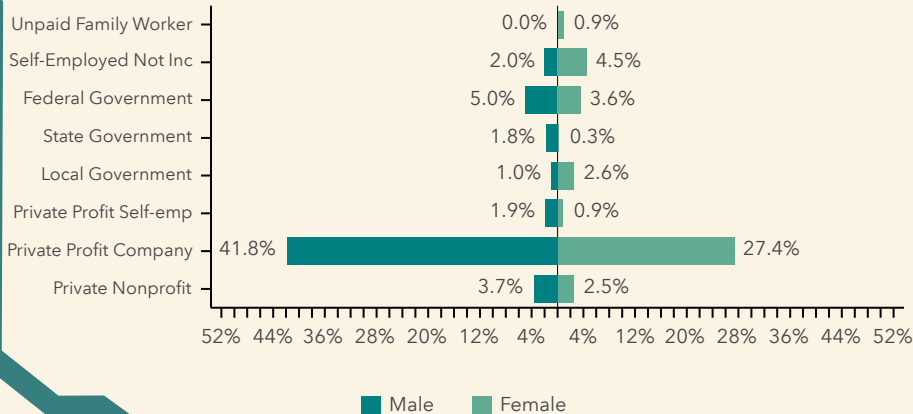
## Females Aged 20-64



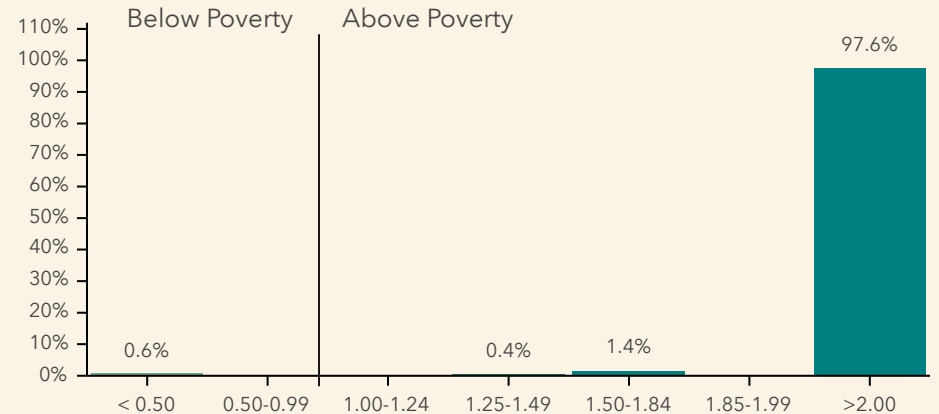
## Age Pyramid



## Class of Worker



## Poverty Ratio



# Childhood and Female Equity

41540-41544 John Mosby Hwy  
Ring band of 1 - 3 miles



**\$868,298** ↑

Median Home Value

52% higher than **Virginia** which is **\$415,172**



**\$200,001**

Median Household Income



**2.1%**

HHs on Food Stamps/SNAP



**90**

Housing Affordability Index

Age <18 **20,782**

Age 18-64 **37,734**

Age 65+ **3,894**

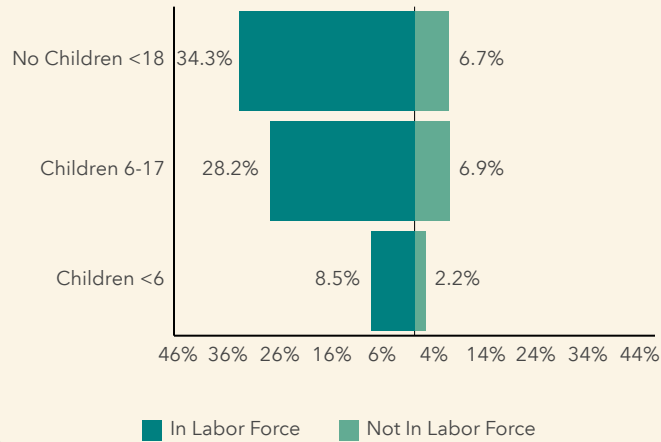
Total Pop **62,410**

Pop Growth **4.39%**

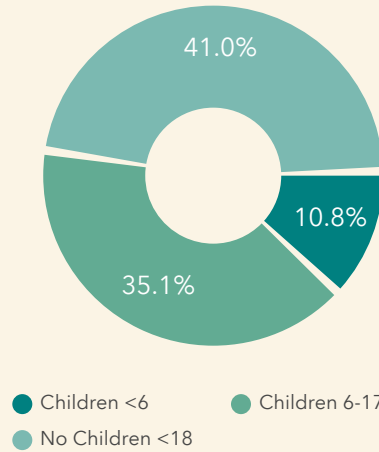
Average HH Size **3.36**

Median Net Worth **\$1,075,838**

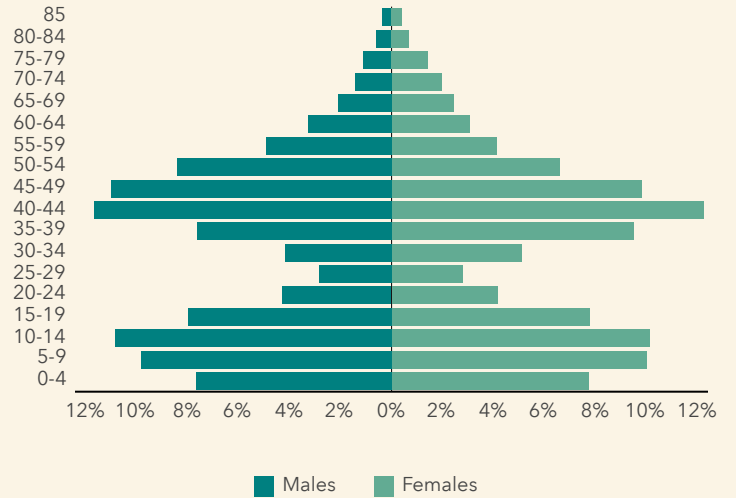
## Working Status



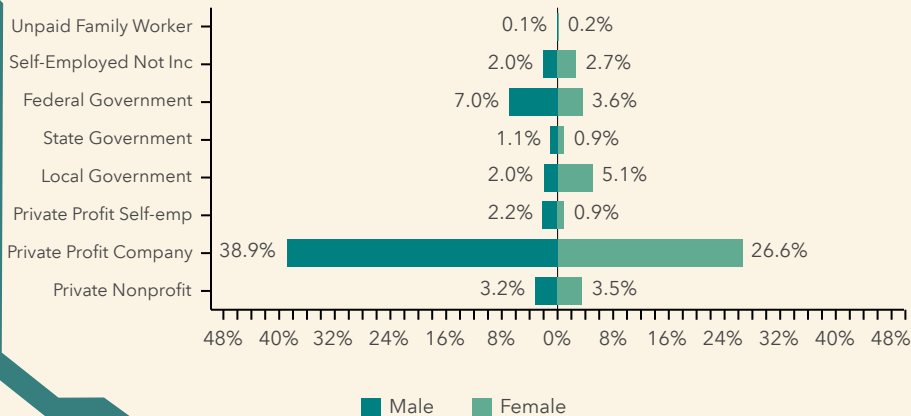
## Females Aged 20-64



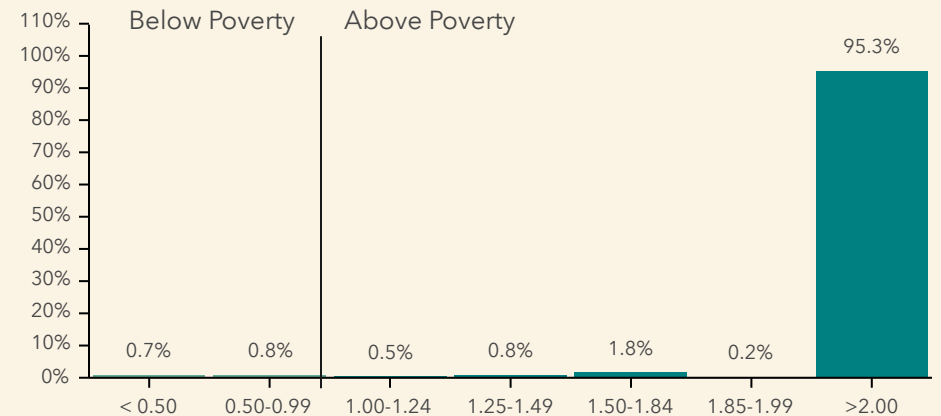
## Age Pyramid



## Class of Worker



## Poverty Ratio



# Childhood and Female Equity

41540-41544 John Mosby Hwy  
Ring band of 3 - 5 miles



**\$857,131** ↑

Median Home Value

52% higher than **Virginia** which is **\$415,172**



**\$200,001**

Median Household Income



**3.2%**

HHs on Food Stamps/SNAP



**92**

Housing Affordability Index

Age <18 **17,841**

Age 18-64 **36,665**

Age 65+ **4,047**

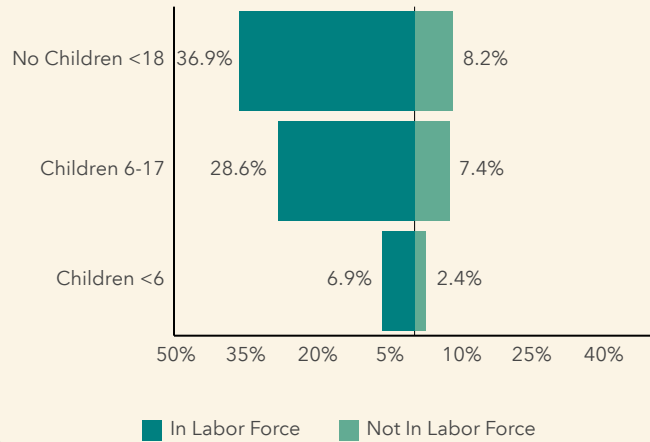
Total Pop **58,554**

Pop Growth **1.02%**

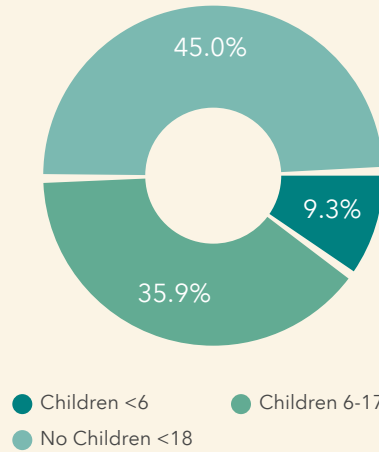
Average HH Size **3.27**

Median Net Worth **\$1,074,020**

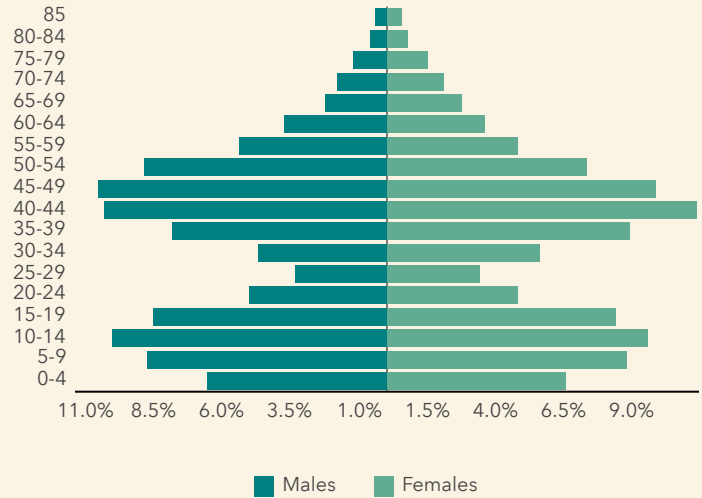
## Working Status



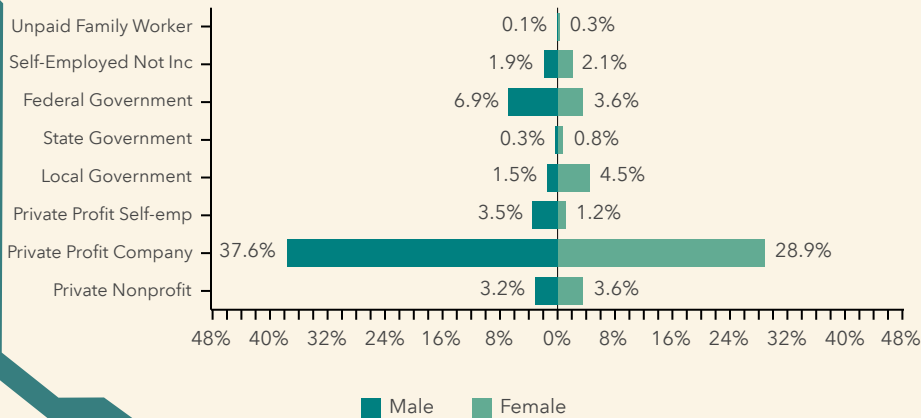
## Females Aged 20-64



## Age Pyramid



## Class of Worker



## Poverty Ratio

