

Thank you for your interest in **294 & 276 Sunset Park Dr, Herndon, VA 20170**. We are selling this property on behalf of a court-appointed bankruptcy trustee. To assist you in preparing a contract, we provide the following documents:

1. Bankruptcy Addendum to Sales Contract
2. BrightMLS Client Full Listing
3. Property Cards/Tax Records (*for each condo, from both Fairfax County website and from BrightMLS*)
4. PD-B Zoning Description

- Seller is **Lauren Friend McKelvey, Trustee**. Do not list the owner shown on the tax record as the seller.
- Our team of experienced agents handles these legal sales as our regular daily business. We can explain the documents, timelines, and processes to help guide you to a successful settlement. We generally anticipate:
 - **a few days** - the trustee will ratify the offer with the best overall terms, expect some minor bankruptcy-specific edits
 - **3-4 weeks** - to get sale motion hearing scheduled with the bankruptcy court
 - **20 days** - Settlement must occur within 20 days after receipt of written court approval
- All buyer(s) names must be correctly spelled and included on the offer. The buyer name(s) will be used for court orders so there can be no substitutions, additions, or assignments prior to closing.
- Buyers are strongly encouraged to use seller's preferred title company, **RL Title & Escrow** (<https://www.rltitleandescrow.com/>). They handle all types of commercial and bankruptcy closings extremely well. They have completed a title search on the Property and are instrumental in helping us conduct a successful transaction. The buyer's choice of title company will be a material term in the seller's consideration of your offer.
- Include the **Bankruptcy Addendum** with your offer. This contract requires bankruptcy court approval and is being sold in "As Is" condition.
- Include a lender **Pre-Approval Letter** (if applicable) and/or **Proof of Funds**. Earnest Money Deposit (EMD) must be deposited at time of contract ratification and not after bankruptcy court approval. The terms of the pre-approval letter must match the terms of the offer (buyer's name(s), purchase price, loan amount, down payment, etc.) and reflect a current date.
- Submit your complete offer via email to Stephanie Young using email **stephanie@realmarkets.com**.

If you have any questions relating to status or contracts, please contact **Stephanie Young** with RealMarkets, a CENTURY 21 Commercial New Millennium Team, at 571-223-9775 or stephanie@realmarkets.com.

We look forward to working with you!

Sincerely,

Stephen Karbelk
Director/Partner
CENTURY 21 Commercial New Millennium
571-481-1037 or stephen@realmarkets.com

BANKRUPTCY ADDENDUM TO SALES CONTRACT

Dated _____ ("Contract")

Lauren Friend McKelvey, Trustee ("Seller") to

_____ ("Buyer") for the property:

294 Sunset Park Drive, Unit 11, Herndon, VA 20170 & 276 Sunset Park Drive, Suite 112, Herndon, VA
20170 ("Property")

The provisions of this addendum shall govern notwithstanding any other provision of the Contract.

1. Conveyance will be by SPECIAL WARRANTY OF TITLE.
2. The property, and any contents being conveyed herewith, is being sold "AS-IS, WHERE-IS CONDITION." The sale of the Property is subject higher and better offers and subject to the approval of the US Bankruptcy Court, Eastern District of Virginia, Alexandria Division (the "Court"). The Listing Agent will provide to the Selling Agent a copy of the Sale Motion that seeks approval of this Offer with the Court.
3. No Dual Agency and No Designated Representation.
 - (a) The Owner does not consent to designated representation thus Owner does not allow the Property to be shown to a buyer represented by the Broker through another designated representative associated with the Broker.
 - (b) The Owner does not consent to dual representation thus Owner does not allow the property to be shown to a buyer represented by the Broker through the same sales associate.
4. In addition to the commission provided in the listing agreement, the Broker shall be entitled to be reimbursed for advanced property management and maintenance expenses, such as Trustee approved repairs, utility bills, lawn maintenance, etc., subject to the approval of the US Bankruptcy Court.
5. Seller's Closing Costs. Thru the date of closing, the Seller shall pay: (a) pro-rata real estate taxes, (b) property owners association fees, (c) Grantor's Deed Recording Tax, (d) Regional Congestion Relief Fee, (e) brokerage listing pursuant to the Court approved listing agreement and (f) \$150.00 for the Settlement and/or Closing Fee due to the closing company. All other costs of closing, including any additional fees due to the closing company, shall be paid by the Buyer.
6. Title Company Incentive: If the Buyer agrees to have R.L. Title & Escrow of Vienna, Virginia conduct all aspects of the closing, then the Seller will pay an additional \$1,000.00 for Settlement and/or Closing Fee costs. If the Buyer is getting a closing cost credit from the Seller, then this credit shall be included in that credit.

This Addendum shall not alter, modify or change in any other represent the Agreement, and except as modified herein, all the terms and provisions of the Agreement are expressly ratified and confirmed and shall remain in full force and effect.

SELLER:

BUYER(S):

Lauren Friend McKelvey, Chapter 7 Trustee
Not individually but solely in her capacity
as the Trustee in Bankruptcy
In re: GMS Sunset LLC
Bankruptcy Case No: 25-11181-BFK

Date: _____

Date: _____

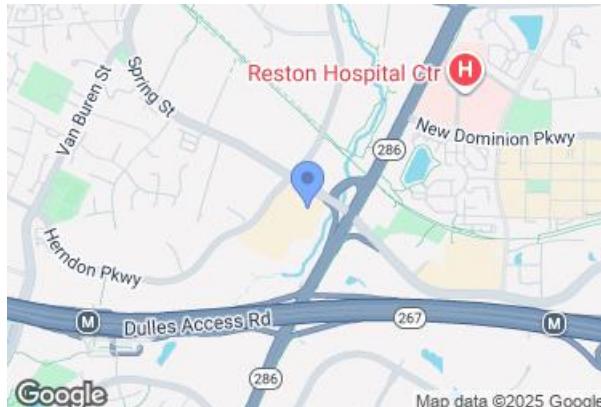
Agent Full

294 & 276 Sunset Park Dr #11 & 12, Herndon, VA 20170

Active

Commercial Sale

\$1,700,000



Recent Change: **12/02/2025 : New Active : ->ACT**

MLS #: VAFX2280970
Tax ID #: 0173 09 0011
Ownership Interest: Condominium
Unit Entry Floor: 1
Sub Type: Mixed Use
Waterfront: No

Available SqFt: 4,500.00
Price / Sq Ft: 377.78
Business Use: Flex, Other/General Retail
Year Built: 1984

Location

County: Fairfax, VA	School District: Fairfax County Public Schools
In City Limits: Yes	Cross Street: Herndon Pkwy And Spring St
Legal Subdivision: SUNSET BUSINESS	
Building Name: SUNSET BUSINESS	
Transportation: Airport less than 10 Miles, Metro/Subway Station 1 to 3 miles	

Association / Community Info

Prop Mgmt Company: Markey Management	Property Manager: Unknown Manager
Property Manager: Yes	

Taxes and Assessment

Tax Annual Amt / Year: \$19,804 / 2025	Tax Assessed Value: \$1,171,150 / 2025
County Tax: \$13,146 / Annually	Imprv. Assessed Value: \$936,920
City/Town Tax: \$3,163 / Annually	Land Assessed Value: \$234,230
Clean Green Assess: No	Special Assmt: \$3,496.00
Refuse Fee:	Land Use Code: 156

Zoning: PD-B
Zoning Description: Planned Development - Business
Tax Book: 173

Commercial Sale Information

Business Type: Flex, Other/General Retail	Potential Tenancy: Single
Possible Use: Commercial, Distribution, Flex Space, Food & Beverage, Industrial, Investment, Mixed, Office, Professional Service, Retail, Warehouse, Wholesale	Building Total SQFT: 4,500 / Estimated

Building Info

Building Total SQFT: 4,500 / Estimated	Construction Materials: Other
	Total Loading Docks: 0
	Total Levelers: 0
	Total Drive In Doors: 1

Lot

Location Type: Business Park

Parking

Car Parking Spaces 6	Features: Parking Lot, Paved Parking, Surface, Unassigned
Total Parking Spaces 6	

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: **IMPORTANT: Do not disrupt the operations of the existing bakery business. Do not speak with staff about the sale; they don't know anything about the sale and cannot answer any questions. We encourage you to patronize the bakery during normal business hours and buy yourself a coffee and pastry to enjoy on the upper-level mezzanine lounge. From there you have good visibility of the condos. Please review the marketing brochure in Documents section. Contact Listing Agent Stephanie Young at 571-223-9775 for any remaining questions about contracts or status. Our team of experienced agents handle these legal sales as**

our regular daily business and can explain every step of the process. Property is being sold "As Is, Where Is" and sale is subject to the approval of the US Bankruptcy Court, Eastern District of Virginia. Offered for sale on behalf of Lauren F. McKelvey, Chapter 7 Trustee.

Public: A unique opportunity to purchase two adjacent, fully connected commercial condominium units—294 & 276 Sunset Park Drive—located in the established and highly functional Sunset Business Park in Herndon, Virginia. Built in 1984 and offering 4,500 SF of combined space, these two units are being sold together. Per the Fairfax County tax records, Unit 276 is 2,270 SF and Unit 294 is 2,230 SF. The property is currently occupied and being used for food production, catering, and artisanal manufacturing. The front unit at 294 Sunset Park Dr is currently built out as a gourmet bakery, featuring an inviting retail storefront, customer counter, display areas, and attractive finishes that support a high-quality customer experience. The space benefits from excellent visibility within the business park, ample surface parking, and convenient access for patrons. Directly connected behind it, the rear unit at 276 Sunset Park Dr serves as a commercial kitchen designed for high-capacity production. This space includes extensive utility infrastructure, food-preparation areas, storage, and efficient workflow circulation. A rear entrance provides discreet access for deliveries and operations without impacting the customer-facing area. The tax and assessment values in this listing are for both units combined, and the condo fees are \$890/month total for both units (\$441 and \$449 for each unit). After over 20 years of occupancy, the tenant's lease has expired. The buyer is responsible for obtaining possession of the property and/or negotiating a new commercial lease with the existing occupant. The property is being sold strictly in as-is condition. All equipment and personal property is believed to belong to the tenant. This is a sale of the real estate only. Located within the PD-B (Planned Development – Business) zoning district, the property supports a wide range of business, service, light commercial, office, and specialty retail uses—making it a versatile investment for both owner-users and specialty operators. Located within established Sunset Business Park (built 1984), with ample parking for customers and staff and just minutes to the Dulles Toll Road, Herndon Parkway, Reston, Innovation Center Metro, and Dulles Airport. All sales are subject to the approval of the US Bankruptcy Court, Eastern District of Virginia. Lauren F. McKelvey, Chapter 7 Trustee.

Listing Office

Listing Agent:	Stephanie Young (3064904) (Lic# 0225212438)	(571) 223-9775
Listing Agent Email:	stephanie@realmarkets.com	
Responsible Broker:	Herb F Lisjak (130778) (Lic# 0225199274-VA)	
Listing Office:	CENTURY 21 New Millennium (CENT2007) (Lic# Unknown)	
Office Manager:	6631 Old Dominion Dr, McLean, VA 22101-4516	
Office Phone:	Central Support (3363179)	
Office Email:	(703) 556-4222	Office Fax:(703) 748-0741
Designated Rep:	wendy.dean@c21nm.com	
Co-Listing Agent:	No	
Co-Listing Agent Email:	Robert Walters (Lic# 0225055311)	(703) 401-5874

Showing

Appointment Phone:	(571) 223-9775	 - Schedule a showing
Showing Contact:	Showing Contact 1	
Contact Name:	Stephanie Young	Showing Provider:
Showing Requirements:	Do Not Contact Occupant, Drive By, Tenant Occupied	Lock Box Type:
Cross Street:	Herndon Pkwy And Spring St	ShowingTime
Showing Method:	In-Person Only	None
Directions:	Sunset Business Park is at the corner of Herndon Pkwy and Spring St, just off Fairfax County Pkwy (Route 286).	

Listing Details

Original Price:	\$1,700,000	Owner Name:	Lauren F. McKelvey, Trustee
Listing Agmnt Type:	Exclusive Right	DOM / CDOM:	2 / 2
Prospects Excluded:	No	Listing Terms:	As is Condition, Special Addendum Required
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	No	Seller Concessions:	
Sale Type:	Bankruptcy, Third Party Approval		
Listing Term Begins:	12/02/2025		
Listing Entry Date:	12/02/2025		
Possession:	Negotiable, Settlement		
Disclosures:	Subject to Condo/HOA Docs		

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Printable page

MAP #: 0173 09 0011

GMS SUNSET LLC

294 SUNSET PARK DR

Owner

Name	GMS SUNSET LLC,
Mailing Address	1141 ELDEN ST STE 224 HERNDON VA 20170
Book	15066
Page	2144

Parcel

Property Location	294 SUNSET PARK DR STE 11 HERNDON VA 20170 5219
Map #	0173 09 0011
Tax District	HT0DW
District Name	DRANESVILLE TWN HRNDN TRANS DULLES RL W
Land Use Code	Whsle,wrhsing & stg (not in IP/in condo)
Land Area (acreage)	
Land Area (SQFT)	
Zoning Description	PD-B(Planned Dev-Business
Utilities	WATER CONNECTED SEWER CONNECTED
County Inventory of Historic Sites	NO
County Historic Overlay District	NO For further information about the Fairfax County Historic Overlay Districts, CLICK HERE For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	

Legal Description

Legal Description	SUNSET BUSINESS CONDO UN 11
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Sales History

Date	Amount	Seller	Buyer
09/03/2003	\$742,500	SUNSET BUSINESS CONDOMINIUM OWNER LLC	GMS SUNSET LLC
12/12/2002	\$9,165,510	SUNSET VENTURE	SUNSET BUSINESS

Sales

1 of 2

Date	09/03/2003
Amount	\$742,500
Seller	SUNSET BUSINESS CONDOMINIUM OWNER LLC
Buyer	GMS SUNSET LLC
Notes	Valid and verified multi-parcel sale
Deed Book and Page	15066-2144
Additional Notes	THIS PROPERTY WAS PART OF A MULTI-PARCEL SALE. THE PRICE DISPLAYED IS THE TOTAL PRICE FOR ALL PARCELS INCLUDED IN THE SALE.

Values

Tax Year	2025
Current Land	\$128,450
Current Building	\$513,790
Current Assessed Total	\$642,240
Tax Exempt	NO
Note	

Values History

Tax Year	Land	Building	Assessed Total	Tax Exempt
2024	\$128,450	\$513,790	\$642,240	NO
2023	\$128,450	\$513,790	\$642,240	NO
2022	\$128,450	\$513,790	\$642,240	NO
2021	\$128,450	\$513,790	\$642,240	NO
2020	\$128,450	\$513,790	\$642,240	NO
2019	\$128,450	\$513,790	\$642,240	NO
2018	\$91,430	\$365,720	\$457,150	NO
2017	\$91,430	\$365,720	\$457,150	NO
2016	\$78,050	\$312,200	\$390,250	NO

2015	\$78,050	\$312,200	\$390,250	NO
2014	\$66,900	\$267,600	\$334,500	NO
2013	\$60,210	\$240,840	\$301,050	NO
2012	\$84,740	\$338,960	\$423,700	NO
2011	\$110,160	\$440,650	\$550,810	NO
2010	\$110,160	\$440,650	\$550,810	NO
2009	\$122,650	\$490,600	\$613,250	NO
2008	\$122,650	\$490,600	\$613,250	NO
2007	\$111,500	\$446,000	\$557,500	NO
2006	\$82,510	\$330,040	\$412,550	NO
2005	\$149,900	\$599,380	\$749,280	NO
2004	\$75,820	\$303,280	\$379,100	NO
2003	\$75,310	\$301,240	\$376,550	NO
2002	\$44,300	\$177,200	\$221,500	NO
2001	\$44,300	\$177,200	\$221,500	NO
2000	\$44,300	\$177,200	\$221,500	NO

Commercial Condo

Property Name	SUNSET BUSINESS CONDO
Year Built	1984
Gross Floor Area	2230
Units (if applicable)	
Stories	1
Construction Type	Cinder Block/Concrete Block/Brickcrete
Exterior Walls	Metal
Roof	Tar/Gravel
Floor	Concrete

General Information

Need Help?

For questions and requests for information about the Real Estate site, call 703-222-8234 or [CLICK HERE](#)

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Last Refresh

Date

Data last refreshed: November 07, 2025

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Agent 360

294 Sunset Park Dr Unit #11, Herndon, VA
20170-5219

Herndon

Tax ID 0173 09 0011



Summary Information

Owner:	Gms Sunset Llc	Property Class:	Industrial
Owner Address:	1141 Elden St 224	Condo:	Yes
Owner City State:	HERNDON VA	Annual Tax:	\$10,860
Owner Zip+4:	20170-5572	Record Date:	09/03/03
Owner Carrier Rt:	C062	Book:	15066
		Page:	2144
		Tax Record Updated:	06/11/25

Geographic Information

County:	Fairfax, VA	Sub Plot Page:	173
Municipality:	Herndon	Legal Unit:	11
High Sch Dist:	Fairfax County Public Schools	Legal Subdivision:	SUNSET BUSINESS
Tax ID:	0173 09 0011	Bldg/Complex Name:	SUNSET BUSINESS
Tax Map:	42782B		
Tax ID Alt:	0173 09 0011		
Old Tax ID:	17-3-9- -11		

Assessment & Tax Information

Tax Year:	2025	Annual Tax:	\$10,860	Taxable Total Asmt:	\$642,240
County Tax:	\$7,209	Taxable Land Asmt:	\$128,450	Special Tax:	\$1,917
Municipal Tax:	\$1,734	Taxable Bldg Asmt:	\$513,790		
Asmt As Of:	2025	State/County Tax:	\$7,209	Exempt Class:	00
				Class Code:	NON-EXEMPT

Lot Characteristics

Pavement Desc:	NA	Zoning:	850
		Zoning Desc:	PD-SC(PLANNED DEV SHOP CENTER)

Building Characteristics

Fireplace Total:	0	Elec:	Hooked-Up	Garage Type:	None
		Property Class	156	Water:	Connected
		Code:		Sewer:	Connected
				Total Garage SQFT:	0

Codes & Descriptions

Land Use:	156 Wholesale, Warehsg & Storage-condo Dev
County Legal Desc:	SUNSET BUSINESS CONDO UN 11
	Use Type: Industrial
Exempt Desc:	Exempt

MLS History

Annual Tax Amounts

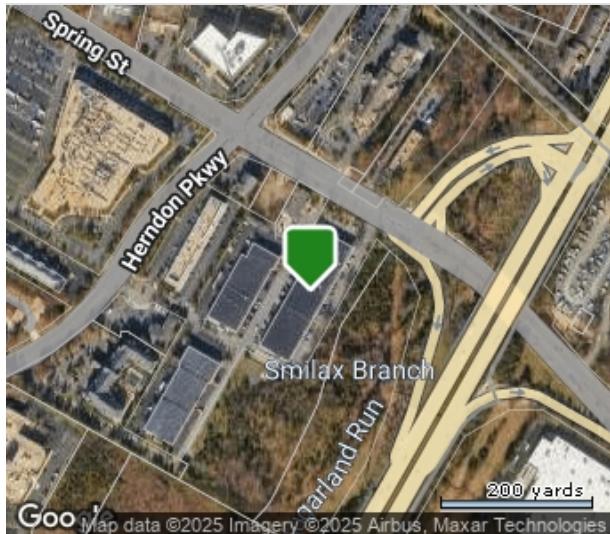
Year	County	Municipal	School	Annual
2025	\$7,209	\$1,734		\$10,860
2024	\$7,225	\$1,670		\$10,940
2023	\$7,033	\$1,670		\$10,876
2022	\$7,129	\$1,702		\$11,133
2021	\$7,322	\$1,430		\$11,053
2020	\$7,385	\$1,701		\$11,390
2019	\$7,385	\$1,701		\$11,390
2018	\$5,257	\$1,211		\$6,896
2017	\$5,165	\$1,211		\$8,004

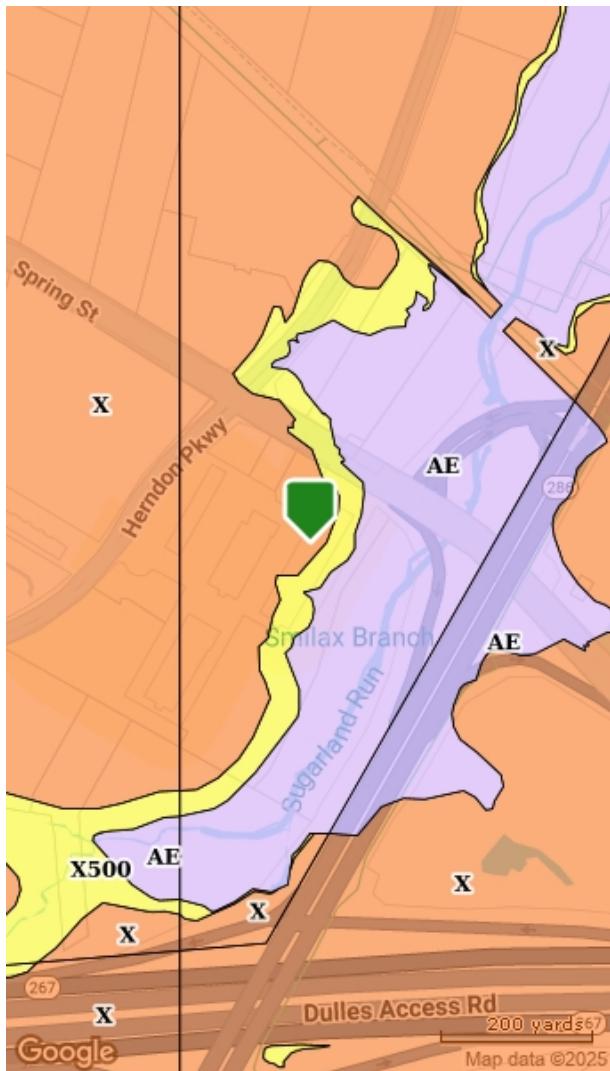
Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2025	\$128,450	\$513,790	\$642,240			
2024	\$128,450	\$513,790	\$642,240			
2023	\$128,450	\$513,790	\$642,240			
2022	\$128,450	\$513,790	\$642,240			
2021	\$128,450	\$513,790	\$642,240			
2020	\$128,450	\$513,790	\$642,240			
2019	\$128,450	\$513,790	\$642,240			
2018	\$91,430	\$365,720	\$457,150			
2017	\$91,430	\$365,720	\$457,150			
2016	\$78,050	\$312,200	\$390,250			

Record Date: 09/03/2003 Book: 15066
Settle Date: Page: 2144
Sales Amt: Doc Num:
Sale Remarks:
Owner Names: Gms Sunset Llc

Record Date: 12/12/2002 Book: 0
Settle Date: Page: 0
Sales Amt: Doc Num:
Sale Remarks:
Owner Names: Sunset Business Condominium Ow





Coastal 100-Year Floodway

Coastal 100-year Floodplain

100-year Floodway **100-year Floodplain**

Undetermined

500-year Floodplain incl. levee protected area

Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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Printable page

MAP #: 0173 09 0012
GMS SUNSET LLC

276 SUNSET PARK DR

Owner

Name	GMS SUNSET LLC,
Mailing Address	1141 ELDEN ST STE 224 HERNDON VA 20170
Book	15066
Page	2144

Parcel

Property Location	276 SUNSET PARK DR STE 12 HERNDON VA 20170
Map #	0173 09 0012
Tax District	HT0DW
District Name	DRANESVILLE TWN HRNDN TRANS DULLES RL W
Land Use Code	Whsle,wrhsing & stg (not in IP/in condo)
Land Area (acreage)	
Land Area (SQFT)	
Zoning Description	PD-B(Planned Dev-Business
Utilities	WATER CONNECTED SEWER CONNECTED
County Inventory of Historic Sites	NO
County Historic Overlay District	NO For further information about the Fairfax County Historic Overlay Districts, CLICK HERE For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	

Legal Description

Legal Description	SUNSET BUSINESS CONDO UN 12
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Sales History

Date	Amount	Seller	Buyer
09/03/2003	\$742,500	SUNSET BUSINESS CONDOMINIUM OWNER LLC	GMS SUNSET LLC

Sales

Date	09/03/2003
Amount	\$742,500
Seller	SUNSET BUSINESS CONDOMINIUM OWNER LLC
Buyer	GMS SUNSET LLC
Notes	Valid and verified multi-parcel sale
Deed Book and Page	15066-2144
Additional Notes	THIS PROPERTY WAS PART OF A MULTI-PARCEL SALE. THE PRICE DISPLAYED IS THE TOTAL PRICE FOR ALL PARCELS INCLUDED IN THE SALE.

Values

Tax Year	2025
Current Land	\$105,780
Current Building	\$423,130
Current Assessed Total	\$528,910
Tax Exempt	NO
Note	

Values History

Tax Year	Land	Building	Assessed Total	Tax Exempt
2024	\$105,780	\$423,130	\$528,910	NO
2023	\$105,780	\$423,130	\$528,910	NO
2022	\$105,780	\$423,130	\$528,910	NO
2021	\$105,780	\$423,130	\$528,910	NO
2020	\$105,780	\$423,130	\$528,910	NO
2019	\$105,780	\$423,130	\$528,910	NO
2018	\$93,070	\$372,280	\$465,350	NO
2017	\$93,070	\$372,280	\$465,350	NO
2016	\$79,450	\$317,800	\$397,250	NO
2015	\$79,450	\$317,800	\$397,250	NO

2014	\$68,100	\$272,400	\$340,500	NO
2013	\$61,290	\$245,160	\$306,450	NO
2012	\$86,260	\$345,040	\$431,300	NO
2011	\$112,140	\$448,550	\$560,690	NO
2010	\$112,140	\$448,550	\$560,690	NO
2009	\$124,850	\$499,400	\$624,250	NO
2008	\$124,850	\$499,400	\$624,250	NO
2007	\$113,500	\$454,000	\$567,500	NO
2006	\$83,990	\$335,960	\$419,950	NO
2005	\$152,500	\$610,220	\$762,720	NO
2004	\$77,180	\$308,720	\$385,900	NO

Commercial Condo

Property Name	SUNSET BUSINESS CONDO
Year Built	1984
Gross Floor Area	2270
Units (if applicable)	
Stories	1
Construction Type	Cinder Block/Concrete Block/Brickcrete
Exterior Walls	Metal
Roof	Tar/Gravel
Floor	Concrete

General Information

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Last Refresh

Date

Data last refreshed: November 07, 2025

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Agent 360

276 Sunset Park Dr Unit #12, Herndon, VA
20170-5219

Herndon

Tax ID 0173 09 0012



Summary Information

Owner:	Gms Sunset Llc	Property Class:	Industrial
Owner Address:	1141 Elden St 224	Condo:	Yes
Owner City State:	HERNDON VA	Annual Tax:	\$8,944
Owner Zip+4:	20170-5572	Record Date:	09/03/03
Owner Carrier Rt:	C062	Book:	15066
		Page:	2144
		Tax Record Updated:	06/11/25

Geographic Information

County:	Fairfax, VA	Sub Plot Page:	173
Municipality:	Herndon	Legal Unit:	12
High Sch Dist:	Fairfax County Public Schools	Legal Subdivision:	SUNSET BUSINESS
Tax ID:	0173 09 0012	Bldg/Complex Name:	SUNSET BUSINESS
Tax Map:	42782B		
Tax ID Alt:	0173 09 0012		
Old Tax ID:	17-3-9- -12		

Assessment & Tax Information

Tax Year:	2025	Annual Tax:	\$8,944	Taxable Total Asmt:	\$528,910
County Tax:	\$5,937	Taxable Land Asmt:	\$105,780	Special Tax:	\$1,579
Municipal Tax:	\$1,429	Taxable Bldg Asmt:	\$423,130		
Asmt As Of:	2025	State/County Tax:	\$5,937	Exempt Class:	00
				Class Code:	NON-EXEMPT

Lot Characteristics

Pavement Desc:	NA	Zoning:	850
		Zoning Desc:	PD-SC(PLANNED DEV SHOP CENTER)

Building Characteristics

Fireplace Total:	0	Elec:	Hooked-Up	Garage Type:	None
		Property Class	156	Water:	Connected
		Code:		Sewer:	Connected
				Total Garage SQFT:	0

Codes & Descriptions

Land Use:	156 Wholesale, Warehsg & Storage-condo Dev
County Legal Desc:	SUNSET BUSINESS CONDO UN 12
	Use Type: Industrial
Exempt Desc:	Exempt

MLS History

Annual Tax Amounts

Year	County	Municipal	School	Annual
2025	\$5,937	\$1,429		\$8,944
2024	\$5,951	\$1,376		\$9,010
2023	\$5,792	\$1,376		\$8,957
2022	\$5,871	\$1,402		\$9,169
2021	\$6,030	\$1,178		\$9,103
2020	\$6,082	\$1,401		\$9,380
2019	\$6,082	\$1,401		\$9,380
2018	\$5,351	\$1,233		\$7,019
2017	\$5,258	\$1,233		\$8,148

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2025	\$105,780	\$423,130	\$528,910			
2024	\$105,780	\$423,130	\$528,910			
2023	\$105,780	\$423,130	\$528,910			
2022	\$105,780	\$423,130	\$528,910			
2021	\$105,780	\$423,130	\$528,910			
2020	\$105,780	\$423,130	\$528,910			
2019	\$105,780	\$423,130	\$528,910			
2018	\$93,070	\$372,280	\$465,350			
2017	\$93,070	\$372,280	\$465,350			
2016	\$79,450	\$317,800	\$397,250			

Record Date: 09/03/2003

Book: 15066

Settle Date:

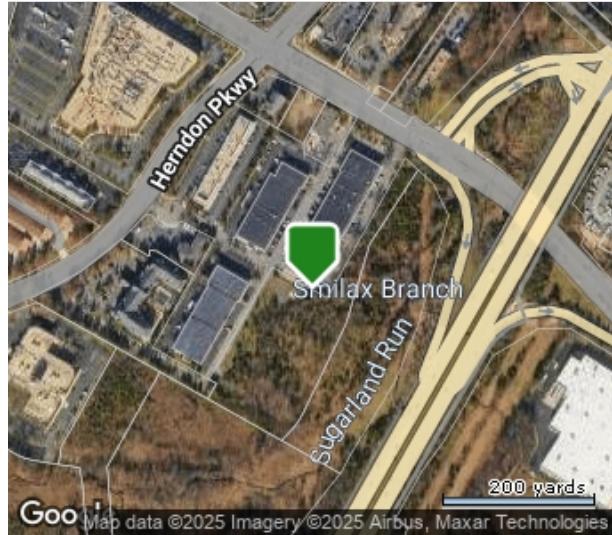
Page: 2144

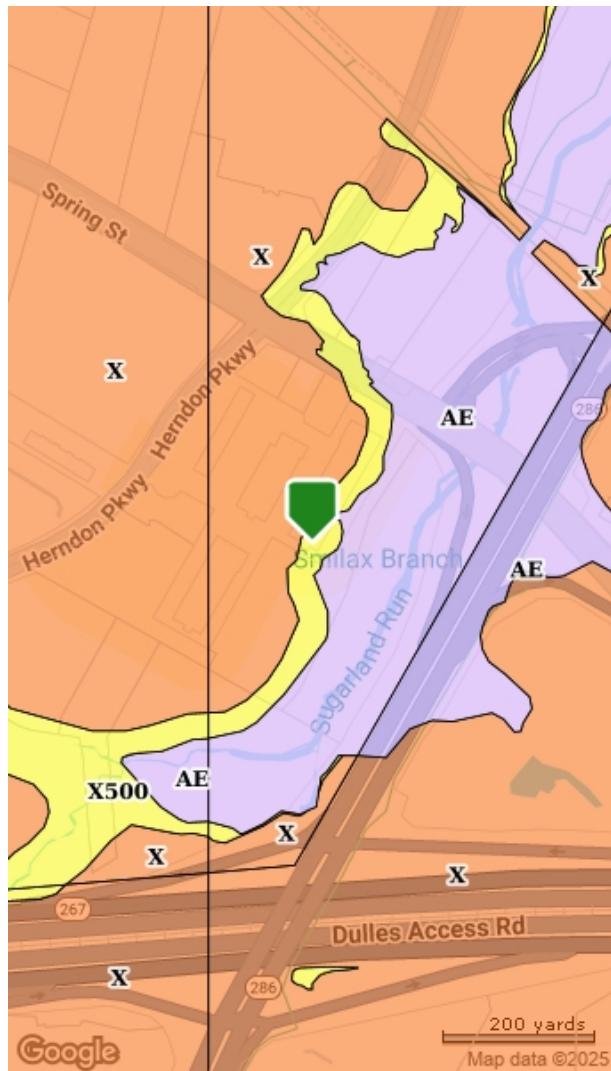
Sales Amt:

Doc Num:

Sale Remarks:

Owner Names: Gms Sunset Llc





Coastal 100-Year Floodway

Coastal 100-year Floodplain

100-year Floodway **100-year Floodplain**

Undetermined

500-year Floodplain incl. levee protected area

Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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Sec. 78-50.5. - PD-B - Planned development business district.

- (a) *Purpose and intent.* The intent of the PD-B district is to provide opportunities for retail, offices, high tech, research and development and other light industrial uses. All commercial and industrial planned development districts existing at the time of adoption of this chapter are eligible for rezoning to PD-B. It is intended that lands in any PD-B district be designed and located in a way that is consistent with and complements surrounding uses.
- (b) *Locations permitted.* A PD-B district may only be established on lands with any commercial or industrial zoning designation except those lands in the downtown overlay of the Herndon 2030 Comprehensive Plan (adopted August 12, 2008), as may be amended.
- (c) *Principal uses.* Table 78-55(c)(4) lists uses permitted and allowed in the PD-B district as principal uses. There may be additional regulations in this chapter and in the Herndon Town Code that apply to specific principal uses in the PD-B district. It is the applicant's responsibility to ensure that all published rules, regulations and standards have been addressed in any application submitted for development approval. Definitions for uses and terms in this section may be found in Article XVIII. Other uses not listed on the following table are not allowed in the PD-B district unless determined by the zoning administrator to be similar to a permitted use in accordance with provisions for unlisted uses, [section 78-70.1\(f\)](#).
 - (1) *"P" permitted uses.* A "P" in a cell indicates that a use category or use type is permitted by right in the respective zoning district, subject to compliance with the use-specific standards set forth in the final column of the table of principal permitted and allowed uses in PD-B district, if any. Permitted uses are subject to all other applicable regulations of this chapter, including those set forth in Article XI, Development Standards, and Article VII, Use Regulations.
 - (2) *"S" special exception uses.* An "S" in a cell indicates that a use type is permitted by special exception in the respective zoning district, subject to compliance with the use-specific standards listed in the final column, of the table of principal permitted and allowed uses in PD-B district, if any. Allowed uses are subject to all other applicable regulations of this chapter, including those set forth in Article XI, Development Standards, and Article VII, Use Regulations.
 - (3) *"Z" allowed uses.* A "Z" in a cell indicates that a use type is an allowed use in the respective planned development district, subject to approval as part of a zoning map amendment for a planned development district. (See [section 78-155.1](#).)
 - (4) *Table of principal permitted and allowed uses in the PD-B district.*

Table 78-50.5(c)(4): Principal Permitted and Allowed Uses PD-B

KEY: P = Use Permitted By Right; S=Use Allowed Subject to Special Exception Approval; Z = Use Allowed Subject to Zoning Map Amendment Approval

Uses may be subject to use specific standards as noted in the last column

USE CATEGORY	USE TYPE	PD-B	See Supplemental Regulations
Education	Childcare Center, Daycare Center or Preschool	Z	<u>§78-71.2</u>
	Post-Secondary Education and Career Schools	Z	<u>§78-71.2</u>
	School, Public or Private (K-12)	Z	<u>§78-71.2</u>
Government Facilities	Government Buildings, Facilities and Uses not Otherwise Categorized	Z	<u>§78-71.3</u>
Institutional and Community Service Uses	Community Centers	Z	<u>§78-71.4</u>
	Convalescent Home	Z	<u>§78-71.4</u>
	Hospital	Z	<u>§78-71.4</u>
	Library	Z	<u>§78-71.4</u>
	Museum, Fine Arts Center	Z	<u>§78-71.4</u>
	Religious Institution (with a capacity of 300 or fewer persons) gathered for religious observance in, with or without any accessory schools, daycare centers, or recreational facilities	Z	<u>§78-71.4</u>

	Religious Institution (with a capacity of more than 300 persons) gathered for religious observance, with or without accessory schools, daycare centers, or recreational facilities	Z	<u>§78-71.4</u>
	Senior Center	Z	<u>§78-71.4</u>
Alcohol Production Facilities, Small	Craft Breweries, Micro-Distilleries, Micro-Cideries, Micro wineries (without on-site vineyard)	P	<u>§78-71.5</u>
	Brewpubs (eating establishment where food is prepared and served but also to produce alcoholic beverages on a small scale.)	P	<u>§78-71.5</u>
Eating Establishments	Restaurant	Z	<u>§78-71.5</u>
Entertainment, Indoor	Commercial Recreation/Entertainment, Indoor	Z	<u>§78-71.5</u>
Entertainment, Outdoor	Commercial Recreation/Entertainment, Outdoor	Z	<u>§78-71.9</u>
Lodging Businesses	Conference center, hotel, motel, inn, boarding house, rooming house	Z	<u>§78-71.2</u>
Offices	All Office Uses (excluding any medical or health related services - see "health care facility")	Z	<u>§78-71.7</u>

Personal Services and Retail Sales	Animal Hospital, Kennel, Pet Daycare, Animal Shelter, and Veterinary Clinic	Z	<u>§78-71.10</u>
	Artist's Studio or Gallery	Z	<u>§78-71.10</u>
	Dry-Cleaning/Laundry, Laundromats	Z	<u>§78-71.10</u>
	Durable Goods Sales	Z	<u>§78-71.10</u>
	Financial Institution	Z	<u>§78-71.10</u>
	Health Care Facility	Z	<u>§78-71.10</u>
	Health Care Laboratory	Z	<u>§78-71.10</u>
	Mailing and Packing Service	Z	<u>§78-71.10</u>
	Personal Services, General	Z	<u>§78-71.10</u>
	Pharmacy	Z	<u>§78-71.10</u>
	Product Repair and Services	Z	<u>§78-71.10</u>
	Retail Sales	Z	<u>§78-71.10</u>
Commercial Utilities	School of Special Instruction	Z	<u>§78-71.10</u>
	Other Personal Services and Retail Sales	Z	<u>§78-71.10</u>
	Uses		
Commercial Utilities	Commercial Communication Tower, Freestanding	Z	<u>§78-71.13</u>
	Electrical Substation	Z	<u>§78-71.13</u>
	Telecommunication Switching Station	Z	<u>§78-71.13</u>

Industrial Service	Scientific Research and Scientific Development	Z	<u>§78-71.14</u>
	All other Industrial Service Uses	Z	<u>§78-71.14</u>
Light Manufacturing	All other Light Manufacturing Uses	Z	<u>§78-71.15</u>
Self-Service Storage	Self-Service Storage Uses	Z	<u>§78-71.16</u>
Transportation and Parking	Parking Facility, Commercial or Public, Permanent	Z	<u>§78-71.17</u>
Warehousing	Electronic Warehouse	Z	<u>§78-71.18</u>
Wholesale Sales	Contractor's Materials	Z	<u>§78-71.19</u>
	Wholesale Establishment	Z	<u>§78-71.19</u>

* See also section XVIII, Definitions. Drive-in (not drive-through) window service is a term used to describe an establishment designed to be operated to serve a patron while seated in an automobile parked in an off-street parking space.

(d) *Accessory uses and structures.* Table 78-50.5(d)(4) lists uses permitted and allowed in the PD-B district as accessory uses. There may be additional regulations in this chapter and in the Herndon Town Code that apply to specific accessory uses and structures in the PD-B district. It is the applicant's responsibility to ensure that all published rules, regulations and standards have been addressed in any application submitted for development approval. Definitions for uses and terms in this section may be found in Article XVIII. Other accessory uses not listed on the following table are not allowed in the PD-B district unless determined by the zoning administrator to be similar to a permitted use in accordance with provisions for unlisted uses, section 78-70.1(f).

(1) *"P" permitted uses.* A "P" in a cell indicates that an accessory use category or use type is

permitted by right in the respective zoning district, subject to compliance with the use-specific standards set forth in the final column of the table of permitted and allowed accessory uses in PD-B district, if any. Permitted accessory uses are subject to all other applicable regulations of this chapter, including those set forth in Article XI, Development Standards and Article VIII Accessory Use Regulations.

- (2) *"S" special exception uses.* An "S" in a cell indicates that an accessory use type is permitted by special exception in the respective zoning district, subject to compliance with the use-specific standards listed in the final column of the table of permitted and allowed accessory uses in PD-B district, if any. Allowed accessory uses are subject to all other applicable regulations of this chapter, including those set forth in Article XI, Development Standards, and Article VIII, Accessory Use Regulations.
- (3) *"Z" allowed uses.* A "Z" in a cell indicates that an Accessory Use type is an allowed use in the respective planned development district, subject to approval as part of a zoning map amendment ([section 78-155.1](#)).
- (4) *Table of permitted and allowed accessory uses in the PD-B district.*

Table 78-50.5(d)(4): Permitted and Allowed Accessory Uses PD-B

**KEY: P=Use Permitted By Right; S=Use Allowed Subject to Special Exception Approval;
Z=Use Allowed Subject to Zoning Map Amendment Approval**

Uses may be subject to use specific standards as noted in the last column

ACCESSORY USE	PD-B	Supplemental Use Regulations
Accessory Food Preparation - Wet Bar	P	§78-80.4(b)
Antennae co-location	P	§78-80.4(c)
Car/Vehicle Rental	S	§78-80.4(f)
Commercial Communication Towers, Freestanding	Z	§78-71.13
Daycare Center, Childcare Center or Pre-School	Z	§78-80.4(i)
Drive-Through Service	Z	§78-80.4(j)

Financial Institutions, Accessory	Z	<u>§78-80.4(k)</u>
Minor Utilities	Z	<u>§78-80.4(m)</u>
Mobile Food Unit Preparer, Full Service	P	<u>§78-80.4(t)</u>
Outdoor Restaurant Seating	Z	<u>§78-80.4(n)</u>
Parapets, Penthouses for Equipment and Other Roof Structures	Z	<u>§78-80.3(d)</u>
School Uses in Conjunction with, and on the same site as, Religious Institutions	Z	<u>§78-80.4(r)</u>
Small cell facilities on a utility distribution or transmission pole	P	<u>§78-71.13</u>
Features such as fences, walls, retaining walls, gate houses, trash enclosures, refuse containers, screening enclosures, storage sheds, and swimming pools	Z	<u>§78-80.3(c)</u> <u>§78-21(f)</u>

(5) *Accessory structures in the PD-B district.* Accessory structures within the PD-B district shall conform to Article VIII.

(e) *Prohibited and restricted uses.* The commercial display and sale of vehicles is generally prohibited in the PD-B district but the sale of individually owned vehicles may be permitted pursuant to section 78-80.4(p).

(f) *Dimensional standards.* The PD-B district shall be subject to the following dimensional standards:

- (1) *Minimum area.* PD-B district may only be applied to lands that comprise a minimum of two acres.
- (2) *Density and height.* Lots in the PD-B district shall have a maximum floor area ratio of 0.4. The height of structures in the PD-B district shall not exceed 45 feet. The town council may,

as part of the review of the PD-B district, permit an increase the height of structures by up to 50 percent, and the floor area ratio by up to 100 percent, if the PD-B development includes all of the following:

- a. Additional open space (common or dedicated) above that required by section 78-50.5(g), open space and community/recreation uses, in proportion to the requested increase in dwelling unit density.
- b. Special attention to enhancing both the site perimeter buffer and landscape features on the interior of the site.
- c. The provision of unique features and amenities such as, but not limited to, terraces, sculpture, reflecting pools and fountains.
- d. The provision of structured or underground parking facilities to better enable the provision of open space, efficient transportation, and design features.
- e. Provision of transportation demand management techniques such as commitments for on-site employees to van pool, subsidies for employees to use public transit, options for telecommuting and flexible work hours that avoid peak traffic periods.
- f. Exceptional exterior building design that includes pedestrian-friendly features; attention to architectural details such as molding, pitched roofs or decorative window and door treatments; varied color, design and texture of siding; and high-quality materials to be used on all facades of the building.
- g. Floodplain areas on the subject property may be dedicated to the town and count toward the required open space and green space if meeting applicable standards.

(3) *Additional building height limitations.* The height of structures in the PD-B district shall not exceed 45 feet unless the town council has approved a building height increase in accordance with section 78-50.7(f)(2). The following additional height standards shall apply to all structures even when a height increase has been approved by the town council:

- a. No structure shall exceed 30 feet at the right-of way line, and the height of the structure shall increase no more than one foot of additional height for each foot of horizontal distance from the ROW line, or the height of the structure shall not exceed the distance between the structure and any abutting land that is in a single-family detached zoning district.
- b. The height of buildings located within 100 feet of existing residential development or undeveloped land in a residential zoning district shall not exceed the maximum height permitted for residential structures in the adjacent residential zoning district.

(4) *Lot area.* There is no minimum lot area in the PD-B district. The lot area shall be such that development meets standards in Article V, Development Standards, and all other

applicable standards in this chapter and other chapters of the Herndon Town Code.

- a. There is no setback requirement in the PD-B district.
- b. No off-street parking or loading area shall be closer than 60 feet from any residential zoning district boundary.
- c. Adjacent to residential uses, the width of the side and rear yard shall be equivalent to the height of the building, as measured from its highest point.
- d. Adjacent to nonresidential uses, the width of the side and rear yard shall be equivalent to the buffer and screening requirements specified in Article XI, Development Standards.

(g) *Open space and community recreation uses.* Development within the PD-B district shall comply with the following standards for open space and recreational space:

- (1) *Minimum 20 percent open space.* A minimum of 20 percent of the gross land area of the PD-B district shall be set-aside as open space.
- (2) *Open space as streetscape.* Up to 25 percent of the required open space may occur within the street right-of-way when developed with streetscape design shown on the generalized development plan and including:
 - a. A minimum streetscape width of 25 feet, measured from the back of the curb, including public and private property.
 - b. Sidewalk and trail improvements as indicated in the Herndon 2030 Comprehensive Plan (adopted August 12, 2008), as may be amended;
 - c. Landscaping features designed in coordination with the required sidewalk or trail improvement and including street trees, planting beds, walls and shrubbery to screen parking areas;
 - d. Bus stop shelter if the location is deemed appropriate by the zoning administrator in consultation with local bus service providers; and:
 - e. Placement of all overhead utility wires underground.
- (3) *Landscaping required.* Any part of the project area not used for buildings or other structures, parking, loading or access ways shall be landscaped with grass, trees and/or shrubs. Landscaping shall be used to break up and screen interior elements of the planned development and create a more pleasing environment.

(h) *Site planning and design (external relationships).* Site planning within the PD-B district shall provide for protection of individual lots from adverse surrounding influences, and for protection of surrounding areas from adverse influences existing within the PD-B district. In particular:

- (1) *Vehicular access points.* Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Left-hand storage, right-hand turn lanes, and raised medians shall be required where existing or anticipated heavy flows indicate need. In general, local streets and minor collector streets (as described in the 2015 Transportation Plan, adopted April 8, 1997, as amended) shall not be connected to the PD-B district in such a way as to encourage the use of such local or minor collector streets by substantial amounts of through traffic.
- (2) *Screening.* Yards, fences, walls and/or vegetative screening shall be provided where needed to protect residential districts or public streets from undesirable views, lighting, noise or other off-site influences. In particular, outdoor storage, extensive off-street parking areas and service areas for loading and unloading vehicles and for storage and collection of refuse and garbage shall be effectively screened.

(Ord. No. 17-O-13, 8-8-2017; Ord. No. 20-O-01, § 1, 1-14-2020)