



STONEHAVEN

Commercial Real Estate Brochure
2024

SAADEH FINANCIAL, LLC

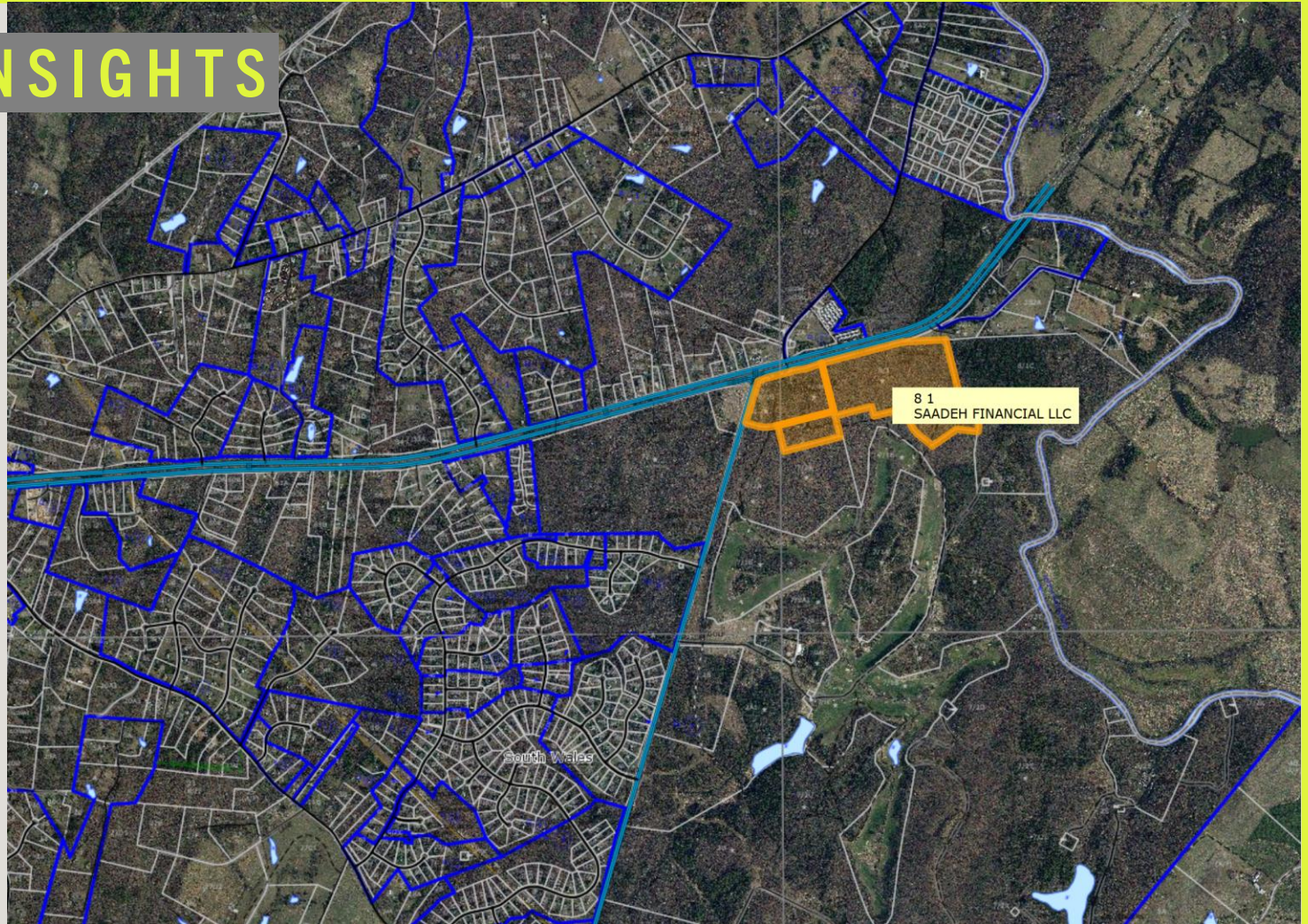
PROJECT OVERVIEW

- *'Economic Oasis in a Retail Desert'* – Stonehaven Town Center (formerly Clevenger's Village) is a Planned Unit Development (PUD) zoned project in northern Culpeper surrounded by over 50,000 existing residents across a 15-mile radius; new 774 single family and townhomes are to be built by national home builder Lennar (US Home Corporation) while the commercial portion of the project is being built under an approved site plan by Saadeh Financial. Traffic light improvements and a dedicated turn-lane into the development are currently in development.
- Current Status – Stonehaven currently has 105 sold and occupied single family homes and commercial construction underway, including two turn-lanes into the development.

Utility / Impacts	Status
Water/Sewer Tap Fees	Paid for
Water	On site connections
Sanitary Sewer	On site connections
Internet	Highspeed (Verizon)
Electricity	High Voltage on site
Storm	Run-off managed
Gas	Propane
Wetlands	Impacts taken (paid)

DEVELOPMENT INSIGHTS

- Active Growth Area – Currently next to Stonehaven are 3,750 residential units in Warrenton, 2,000 residential units in Amissville, and 740 residential units in Jeffersonton. Stonehaven fronts the highly traveled route 211 which has a current VPD of 16,000 intersecting Rixeyville Road which has an average of 7,800 VPD; projected by our 2023 traffic study to reach 24,000 VPD on 211.
- The residential portion of the development currently has 100+ homes built in 2022; all sold during high interest rates: large growth factor.



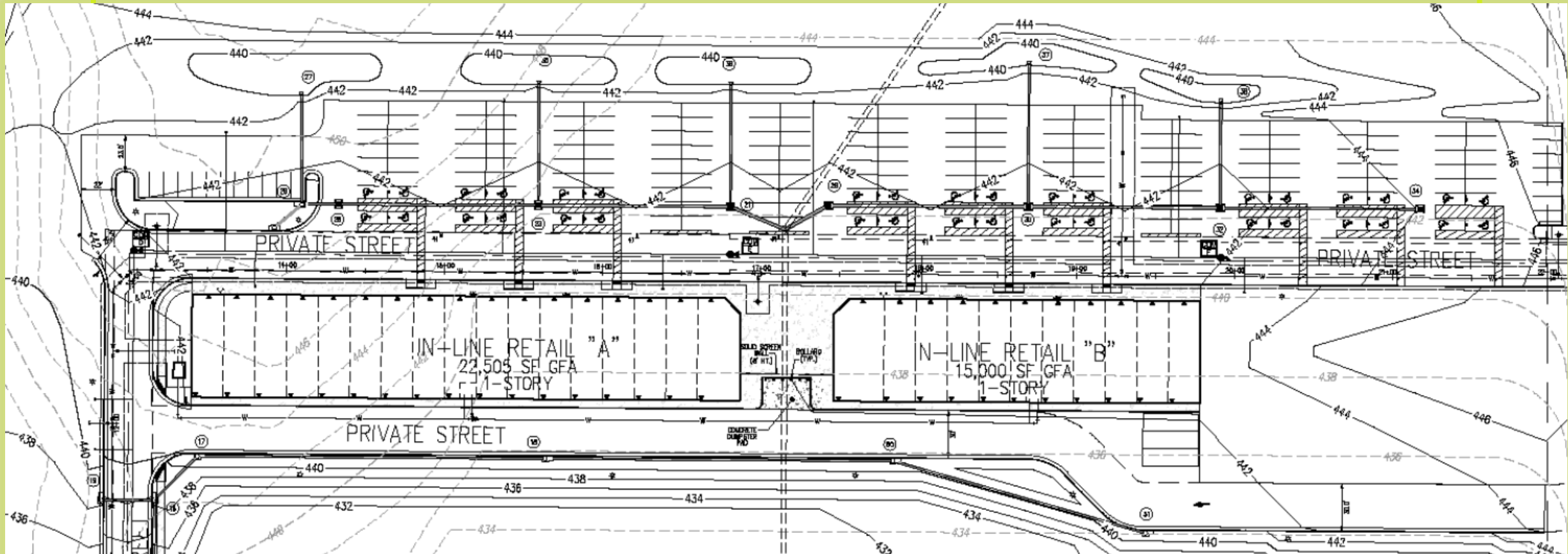
PROMENADE AT STONEHAVEN COMMERCIAL COMPONENT

- Planned Unit Development with more than 150,000 sqft of opportunity in the retail parcel.
- The commercial site zoning permits, office, medical, data-centers, conditional light industrial and manufacturing, gas stations, convenience stores, drive-thrus, banks, pharmacies, hotels, and car washes.
- Currently under NDA discussions with 'deluxe' convenience store/gas stations.
- Great interest expressed by local business owners to start flagship stores and secondary locations including a sushi bar, veterinary hospital, and other retailers.
- Signalized access into commercial development coming soon under review by VDOT.
- Greater opportunity for expansion of commercial into adjacent properties owned by Saadeh Financial for larger users (i.e. light manufacturing and data centers).
- Interest currently expressed by planning department to see growth, especially a hotel user, along 211.

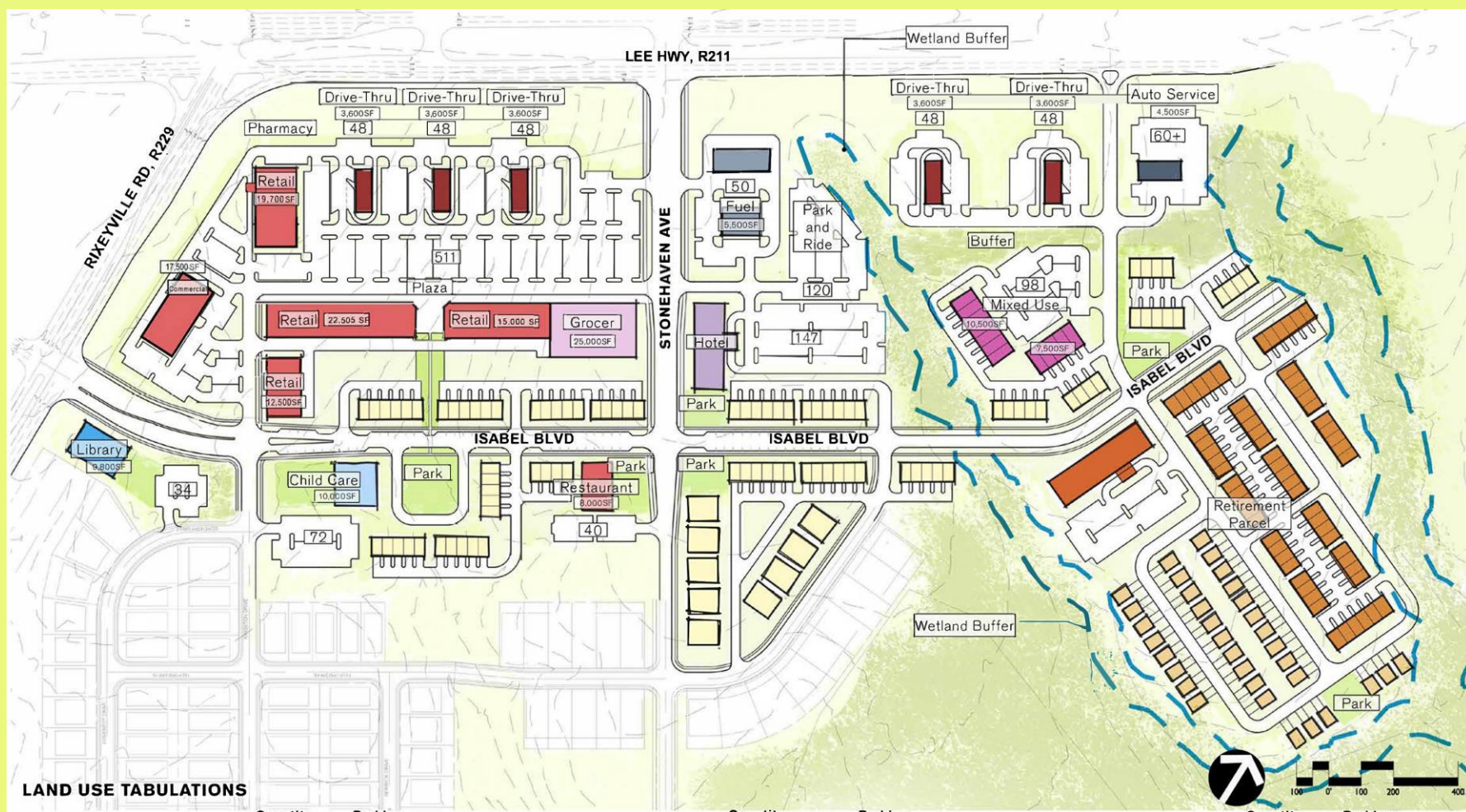


PROMENADE AT STONEHAVEN COMMERCIAL COMPONENT

- Initial commercial development, now under construction, will consist of two buildings comprised of 37,505 SQFT primary retail space. Building A will have 22,505 sqft while Building B will have 15,000 SQFT. A certified pad is being built adjacent to Building B to allow a 25,000 SQFT building, set aside for a grocery store/'big box' operation. Retail and Drive-thru parcels are available for ground lease and/or sale. All wet/dry Utilities are being built to connect to adjacent pad sites.



COMMERCIAL OVERVIEW



LAND USE TABULATIONS

	Quantity	Parking		Quantity	Parking		Quantity	Parking
Residential			Non-Residential - Retail & Pads			Non-Residential - ±2.5 AC Hotel Pad		
TH (25' x 45' Min.)	92 DU	4 / DU	Grocer:	25,000 SF	5 / 1,000 SF	Hotel - 4-Lvl (450 SF):	120 Keys	1.2 / Key
Resi-Over-Retail (25' x 60'):	12 DU	4 / DU	General Retail:	87,205 SF	5 / 1,000 SF	Subtotal:	56,000 SF	
SFD (72' x 125'):	9 DU	4 / DU	Fast Food:	18,000 SF	1 / 75 SF			
Total:	113 DU		Mixed-Use Retail:	18,000 SF	5 / 1,000 SF	Non-Residential - Child Care		
			Fuel:	5,500 SF	5 / 1000 SF	Child Care Facility:	10,000 SF	1 / 300 SF
			Service Station	4,500 SF	5 / 1000 SF	Subtotal:	10,000 SF	
			Subtotal:	158,205 SF				
Residential - ±12 AC Retirement Parcel						Non-Residential - Library *		
Condominium - 4-Lvl (750 SF):	80 DU	1 / DU				Library:	9,800 SF	1 / 300 SF
TH (25' x 45' Min.):	65 DU	4 / DU				Subtotal:	9,800 SF	
SFD (72' x 125'):	35 DU	4 / DU						
Total:	180 DU					Total Non-Residential: 257,000 SF		

ECONOMICS

- PUD Included Amenities – In the residential section will be multiple recreational fields including baseball and soccer fields, and a clubhouse for extra activities belonging to the residential HOA. Two parcels will be dedicated to Culpeper County to begin construction on a middle school and elementary school to service the overcrowded school system.
- According to the Comprehensive plan, Stonehaven is projected to out-perform the entirety of Culpeper, aside from one other local in the southern part of the county.
- – Current Local Demographics –
- Culpeper County: approximately 66.36% of the population earns an average combined income of \$62,500 - \$100,500 or more with a current population of 59,600 residents.
- Town of Warrenton: approximately 62% of the population earns an average combined income of \$75,000-\$200,000 or more, with a current population of 10,000 residents.
- Town of Amisville: combined average household income of \$109,000 with a current population of 5,080 residents.



ECONOMICS CONTINUED

- Adjacent to up-coming residential development across 211 which is to develop 100 residential units.
- Highspeed internet Verizon fiber optic line to be installed no route 211 turning southbound on Route 229 paid by Meta (Facebook).
- Amazon data-center to be built in Warrenton, Virginia off Route 211 and Route 17.
- \$47,000,000 datacenter by European could service OVH to be built in neighboring Fauquier County.
- Skyline drive and Shenandoah National Park, a major recreational and vacation destination in the area is west along Route 211(fronting the development), draws an average of 1.6 million visitors annually for touring season, as per 2022 tabulation.
- South Wales Golf Course, an 18-hole gold course with a 'pro-shop', sees plenty of business and traffic even during home construction. The golf course is immediately south of Stonehaven and the residential development.
- The Virginia Economic Development Partnership is investing about a third of all investment funds in Culpeper to improve the county across the last 18 years.



DEVELOPMENT OVERVIEW



PROJECT INFORMATION

PROJECT NO.	24-001
DATE	02/20/2024
SCALE	AS SHOWN
SHEET NO.	001 OF 01
TOTAL SHEETS	01

REZONING PLAN
CONCEPT PLAN FOR ZONING
CLEVENGERS VILLAGE

COLUMBIAN COUNTY, INDIANA

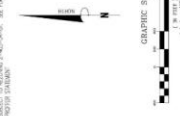
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SUMMARY TABULATIONS

NEIGHBORHOOD / AREA	LAND AREA (ACRES)	PROPOSED UNITS	PROPOSED DENSITY (UNITS/ACRE)
NEIGHBORHOOD 1	191	173	0.90
NEIGHBORHOOD 2	438	326	0.74
NEIGHBORHOOD 3	179	200	1.12
NEIGHBORHOOD 4	1102	106	0.10
NEIGHBORHOOD 5	1354	133	0.10
RURAL CLUSTER	23	12	0.52
WATER TREATMENT FACILITY	148	0	N/A
WATER TOWER	122	0	N/A
SCHOOL SITES	123	0	N/A
TOTALS	3755	774	0.21
APPROXIMATE TOTAL UNITS	1412	0	N/A
TOTAL UNITS	1412	0	N/A
TOTAL UNITS PER ACRE	0.38	0	N/A

★ PROJECT TOTAL UNITS = 1412 UNITS. SEE COVER P. 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



DEVELOPMENT LOCATION



COMMERCIAL RENDERS



COMMERCIAL RENDERS



GTM
ARCHITECTS

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DEVELOPMENT BY SAADEH FINANCIAL, LLC

Who we are

- Real estate development since 1995 starting with residential projects in Stafford, VA with our latest commercial development in Bristow, VA in 2020, totaling 7 privately-held project
- Primary commercial development includes work with tenants and end-users such as Allstate, Brightview Healthcare, Caliber Home Loans, CMG Financial, Jersey Mikes, and INOVA .
- <http://www.SaadehPartners.com>

Our members



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