

**FOR SALE**

## COMMERCIAL PROPERTY

13002 SILVER CLOUD ROAD BEALETON, VA 22712



### SALE PRICE

### ACCEPTING OFFERS

### OFFERING SUMMARY

Lot Size:	3.4 Acres
Zoning:	C-1
Market:	Washington DC
Submarket:	Fauquier
Parcel ID:	7816-26-7053-000

### PROPERTY OVERVIEW

Approximately 3.4 acres of land available for sale. There is an existing residential structure (1,316 SF plus unfinished walkdown basement) that could be converted for commercial use. The Commercial - Neighborhood (C-1) District is generally a town center type district allowing neighborhood commercial activities and some residential uses. Its main purpose is to provide areas for neighborhood type retail and service convenience shopping. This property would be ideal for day care/childcare use and has been conceptually planned for an 18,000 SF facility. Other potential uses include office, retail, convenience store, veterinarian and other similar uses.

### LOCATION OVERVIEW

Situated just 750' off Rt. 17/Marsh Rd. and convenient to Rt. 9, Rt. 28, & I-95 commuter routes. Mary Walter Elementary School is 0.25 miles away. Only 30 minutes to Fredericksburg VRE express rail to DC.

### PRESENTED BY:

**RYAN ARCHIBALD**

INVESTMENT SALES & LEASING

703.420.8267

ryan@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

[www.Weber-Rector.com](http://www.Weber-Rector.com)



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*ADDITIONAL PHOTOS*



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CONCEPTUAL SITE PLAN

DEVELOPMENT STANDARDS			
Zoning	Jurisdiction	Fauquier County, VA	
	Zoning Designation	C-1	
	Max Building Coverage	45%	
	Max Height	35 FT	
Parking Standards	Min Stall Size	9x18	
	Drive Aisle	22 FT	
Required Parking	Day Care	2/3 EMP	
PROJECT DATA			
Site Summary	APN(s) #		
Gross Site Area	128,268 SF	2.94 AC	
Stormwater Management	13,336 SF	@ 12%	
Net Site Area	112,933 SF	2.59 AC	
Total Building Area(s)	Gross Floor Area	18,000 SF	
	Footprint	18,000 SF	
Coverage	Gross	14%	
	Net	18%	
FAR	Gross	0.14	
	Net	0.16	
Building 1			
Building Area(s)	Footprint	18,000 SF	
Cars Required		TBD	
Cars Provided	@ 9.56/1,000 SF	100 Stalls	
	Req. Accessible	4 Stalls	



This conceptual design is based upon a preliminary review of all relevant requirements and on unverified and possibly inaccurate site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:  
REGISTERED PARCEL DATA  
www.mgdl.com  
2 Stormwater Management Design  
AVERAGE REGIONAL REQUIRED DISTRIBUTION

SCHEME 01

Conceptual Site Plan  
Bealeton Daycare Facility  
13002 Silver Cloud Rd, Bealeton, VA 22712

WARE MALCOMB

PROJECT NO: 2020-03-08

PAGE 01

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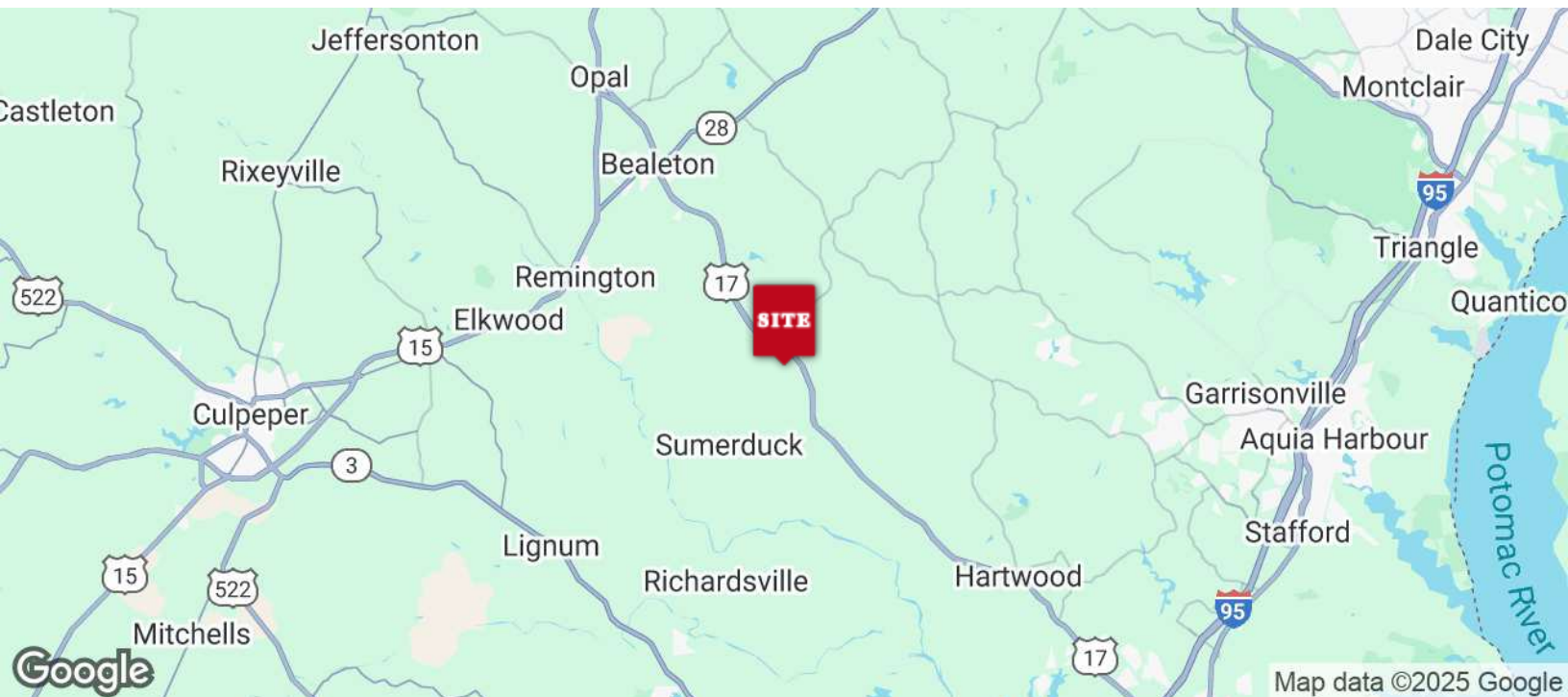
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## LOCATION MAP



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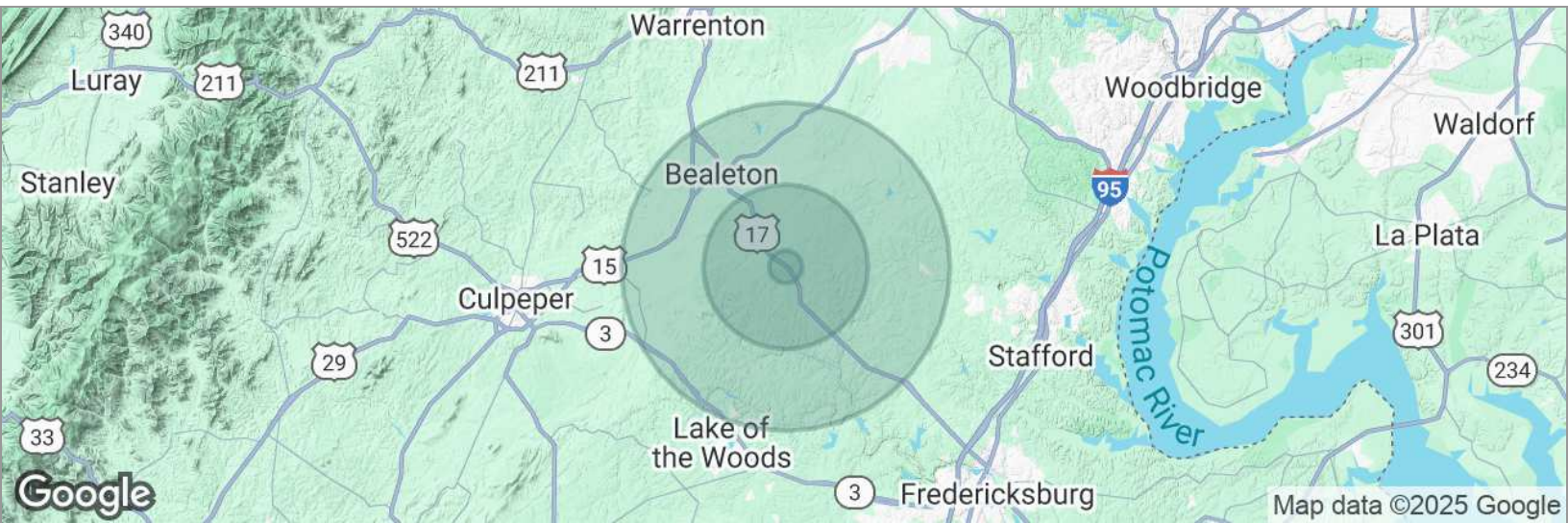


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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	614	6,656	39,115
Median age	44	42	39
Median age (male)	43	41	39
Median age (Female)	45	43	40

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	227	2,395	13,245
# of persons per HH	2.7	2.8	3
Average HH income	\$126,375	\$127,413	\$137,016
Average house value	\$599,976	\$587,927	\$532,999

\* Demographic data derived from 2020 ACS - US Census

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## ZONING INFORMATION

Fauquier County C-1 By Right Uses	
Meeting halls for social, fraternal, civic, public or similar organizations.	Preschool/nursery school.
Technical School, Indoor, 20,000 SF or less	Daycare center, child or adult.
Theatre, Indoor.	Post office.
Civic center (governmental).	Library.
Parks & recreation facilities (civic), athletic.	Recycling containers, governmental.
Governmental athletic recreational uses.	Antique shops less than 3,000 SF.
Retail sales and rental establishment up to 20,000 SF.	Convenience store.
Veterinary clinic.	Funeral home less than 5,000 SF.
Financial institutions.	Business or professional office less than 20,000 SF.
Eating establishment.	Repair establishment less than 5,000 SF.
Laundry/dry-cleaning drop off, pick up facility.	Furniture repair, cabinet making, upholstery less than 5,000 SF.
Broadcasting studio.	Barber/beauty shop.
Carpentry, plumbing, electrical, printing, welding, sheet metal shops, less than 5,000 SF.	Artisan's workshop and studio.
Forestry.	Water and sewage pumping and storage facilities, below ground.

[Click here for the full Fauquier County Zoning District regulations.](#)

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