

**FOR SALE**

## COMMERCIAL LAND

ELM FARM RD & PRINCE WILLIAM PKWY WOODBRIDGE, VA 22192



### OFFERING SUMMARY

Available Lot Size: 4.54 Acres  
Zoning: O(M)  
Market: Washington DC  
Submarket: Woodbridge/I-95 Corridor  
Parcel ID: 8192-85-3351, 8192-85-5526, & 8192-85-6677

### PROPERTY OVERVIEW

Total of three parcels containing approximately 4.54 acres currently zoned O(M) Office Mid-Rise, available to purchase together or separately. The zoning allows for a wide range of by-right uses including office, medical care facility, medical or dental lab, medical or dental office, hotel, educational facilities, and religious institutions. Ideal for owner occupants, investors, or developers seeking commercial land in a flexible zoning district with excellent future potential.

### LOCATION OVERVIEW

Excellent location at a signalized intersection with frontage on Prince William Parkway (44,000 VPD). Approximately 3.5 miles from I-95 and 2 miles from the Prince William County Government Center. The property is immediately adjacent to the proposed Quartz District mixed-use development, which will include Prince William County's first Whole Foods. It is also directly across the street from the newly approved 233-unit multifamily project, Alexan Woodbridge.

#### PRESENTED BY:

**CARMELA PATRICK** **COLEMAN RECTOR**  
**COMMERCIAL AGENT** **PRINCIPAL BROKER**  
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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

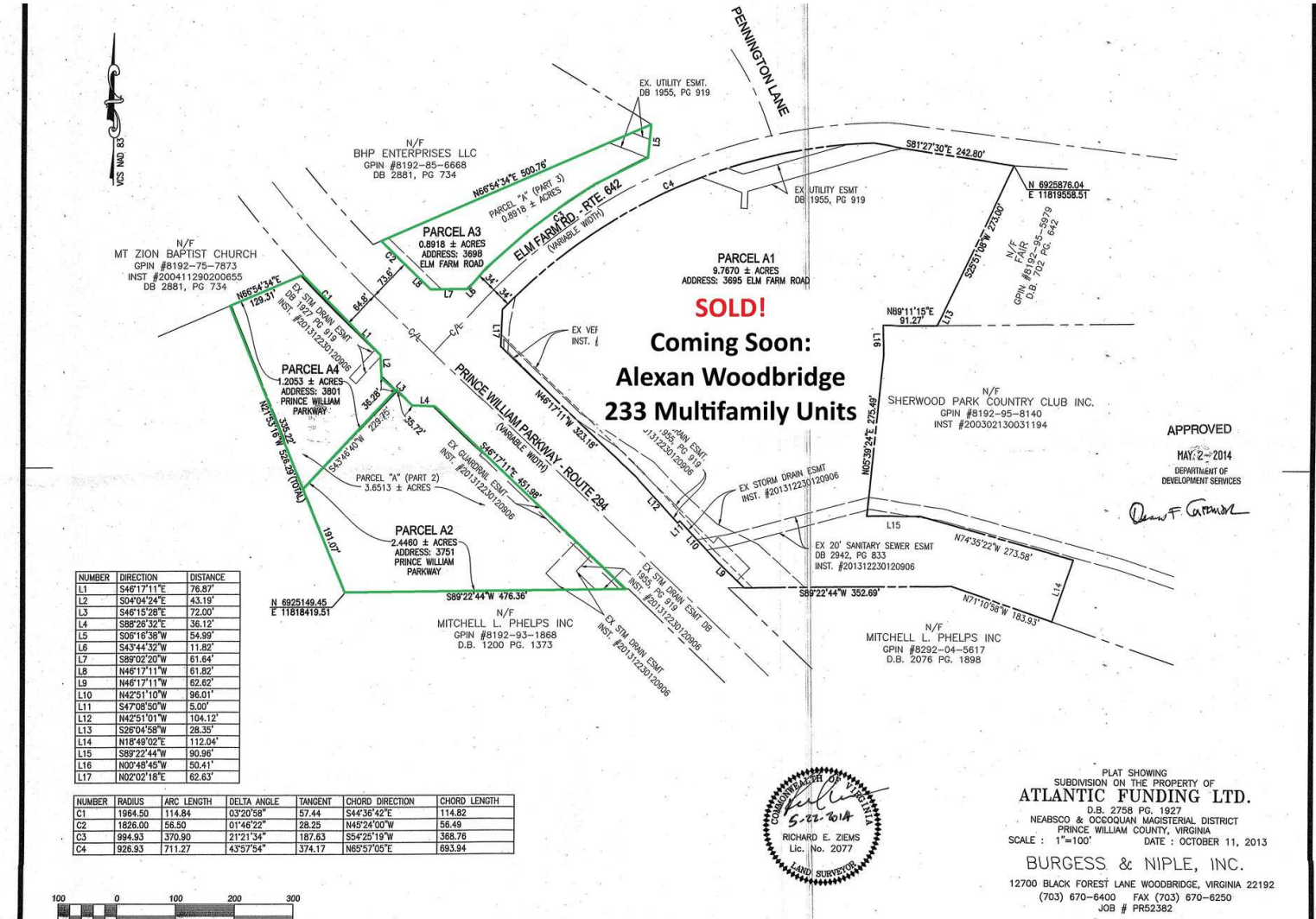
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## LAND LOTS



STATUS	LOT #	ADDRESS	APN	SIZE	PRICE	ZONING
Available	A4	3801 Prince William Pkwy	8192-85-3351	1.205 Acres	\$25.00 / SF	O(M)
Available	A2	3751 Prince William Pkwy	8192-85-5526	2.446 Acres	\$25.00 / SF	O(M)
Available	A3	3698 Elm Farm Rd.	8192-85-6677	0.892 Acres	\$20.00 / SF	O(M)

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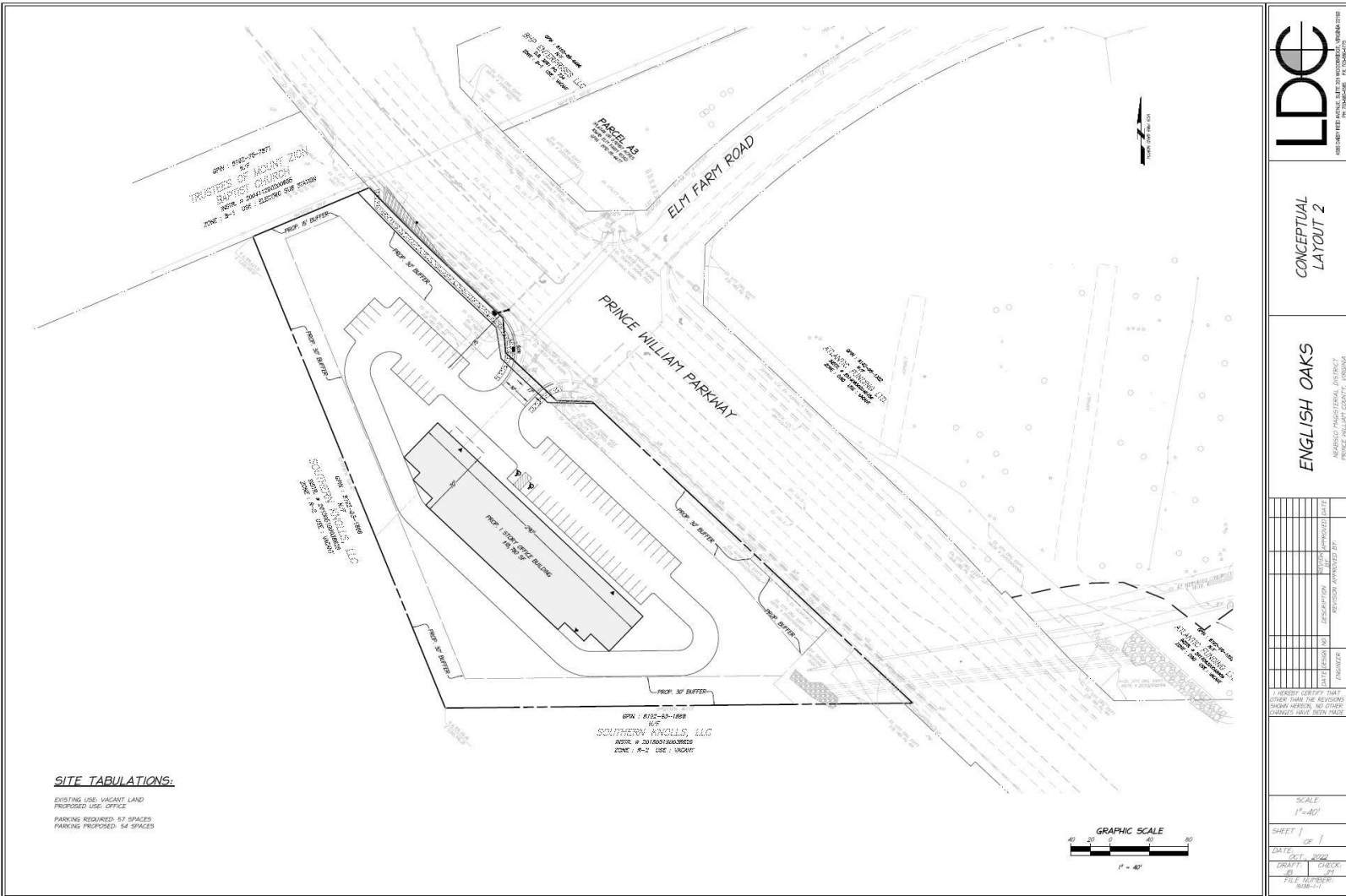
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## CONCEPTUAL LAYOUT



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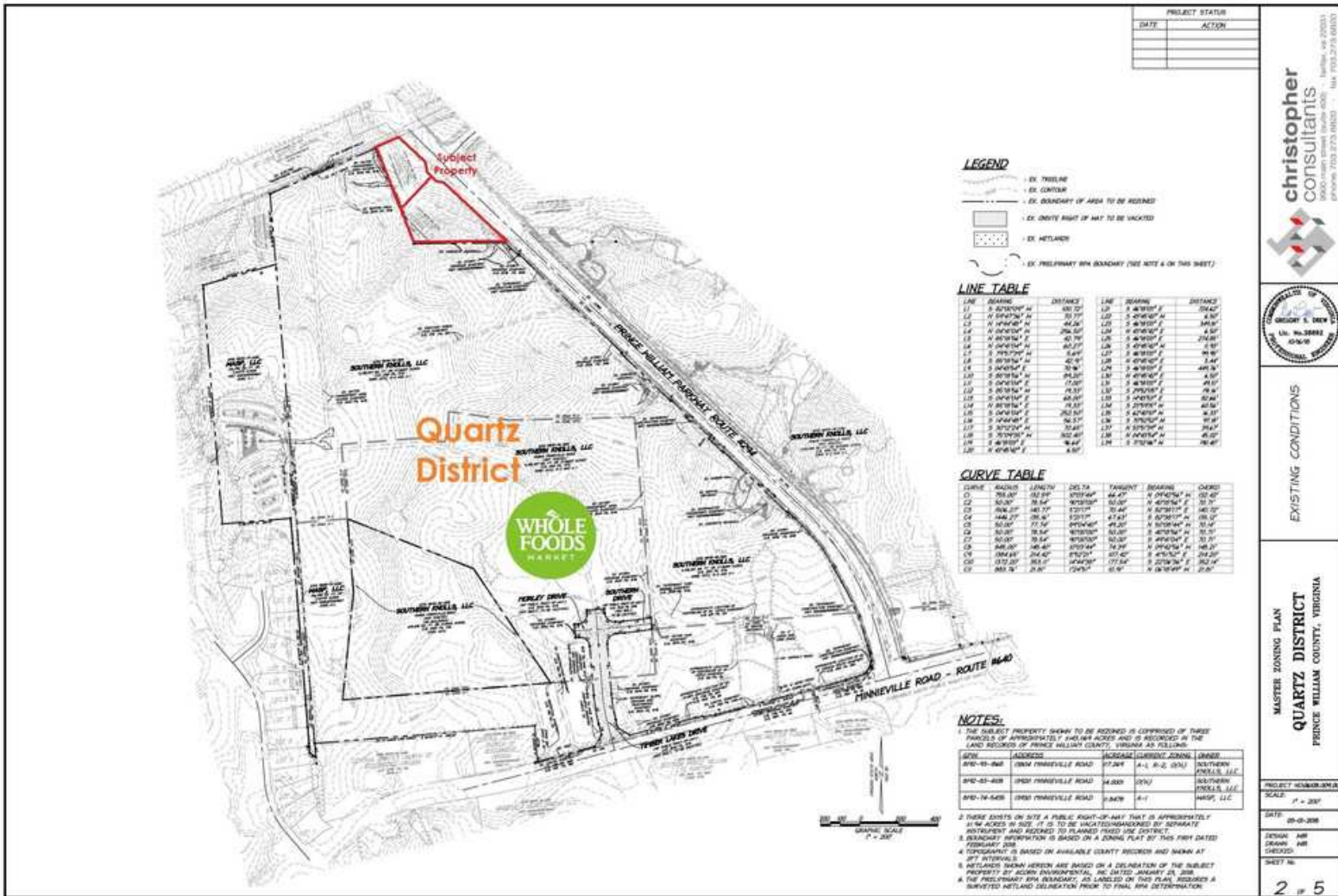
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## QUARTZ DISTRICT PLAN



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## ZONING INFORMATION

Sec. 32-402.31 By Right Uses: O(M)	
Alarm systems operations, office.	Business school.
College, university or seminary.	Cultural arts center.
Computer and network services.	Data Center (within the Data Center Overlay District).
Event center/meeting hall.	Financial institution.
Hotel, motel, or short-term lodging.	Institute for special education and training.
Medical care facility, specialized.	Medical or dental laboratory.
Medical or dental office and clinic.	Neighborhood retail and fulfillment center, up to 30k SF.
Office.	Private school (no boarding).
Religious institution with related facilities (excluding cemeteries).	Recycling collection points, subject to the standards in section 32-250.84.
Research and development (non-HAZMAT).	Trade or convention center.
Trade, technical or vocational school.	

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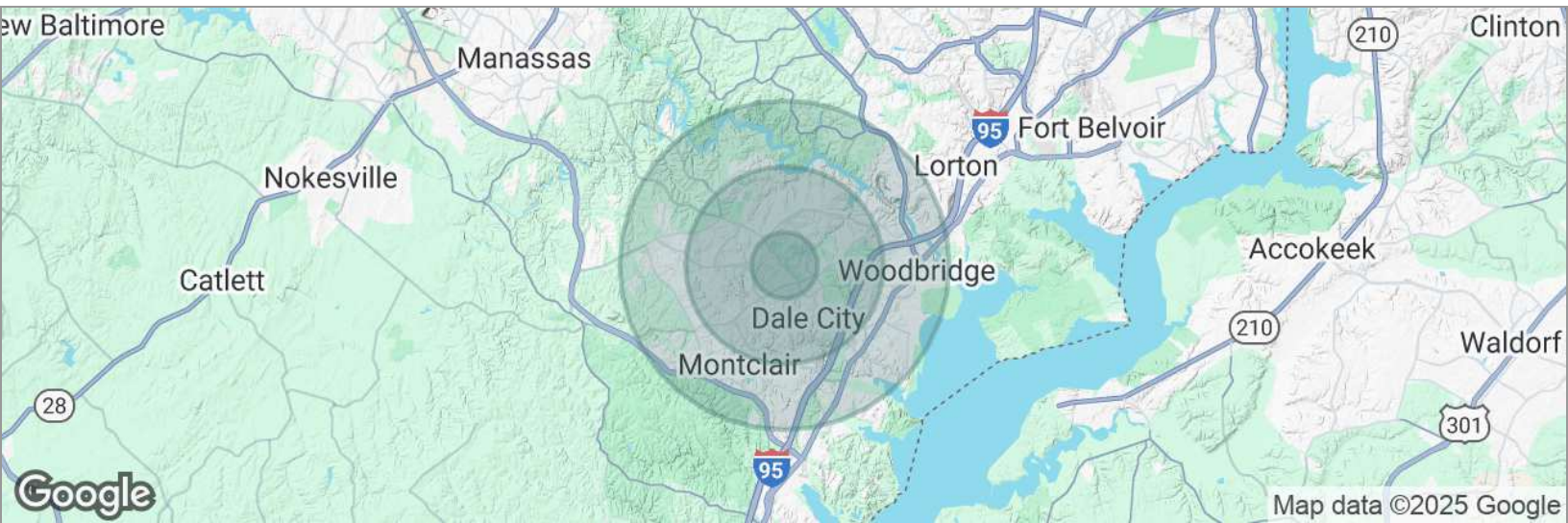


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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,644	120,977	233,919
Median age	35.6	34.7	36.1
Median age (male)	32.8	34.5	35.7
Median age (Female)	37.0	35.0	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,818	37,564	75,778
# of persons per HH	3.0	3.2	3.1
Average HH income	\$114,089	\$118,982	\$121,612
Average house value	\$338,700	\$338,798	\$361,656

\* Demographic data derived from 2020 ACS - US Census

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