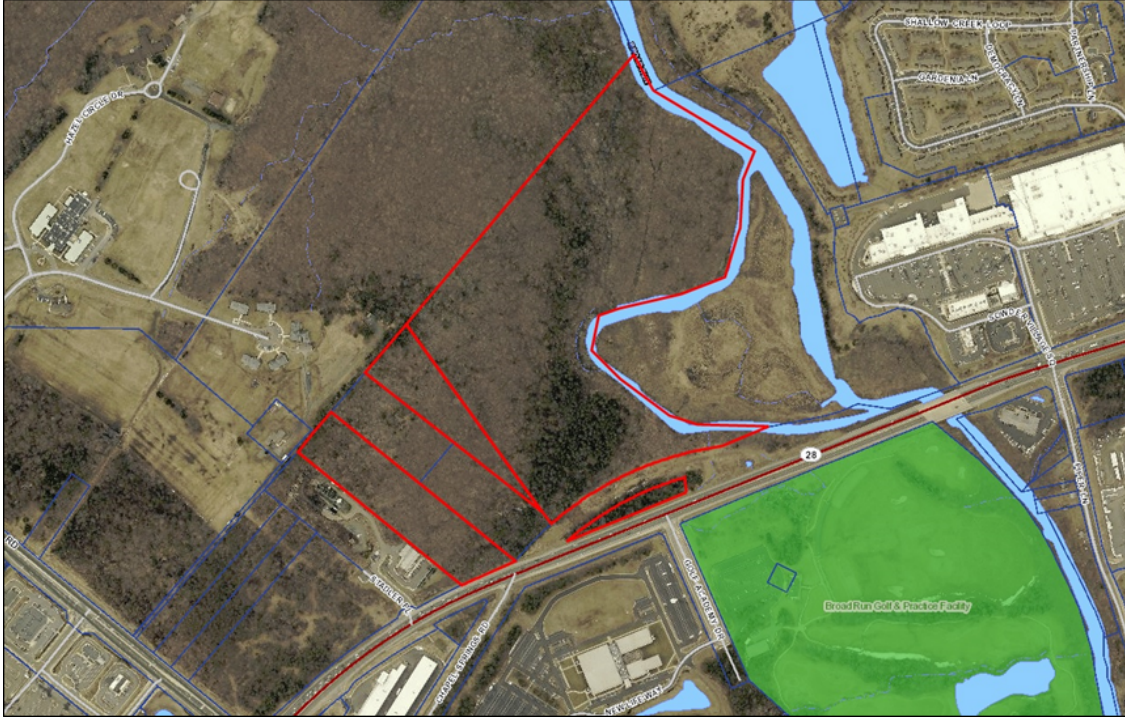


FOR SALE

MIXED USE LAND

11479-11540 NOKESVILLE RD. BRISTOW, VA 20136



OFFERING SUMMARY

Sale Price: **Accepting Offers**

Lot Size: 50.51 Acres

Zoning: A-1

Market: Washington DC

Submarket: Manassas

Parcel ID: 7595-62-8447,
7595-63-4137,
7595-52-9785,
7592-52-7246

PROPERTY OVERVIEW

Four (4) parcels totaling 50.5 acres known as Broad Run Overlook. All acreage currently zoned A-1; Agricultural. Approximately 17 acres are Comp Planned Office, approximately 13 acres are Comp Planned General Commercial & approximately 20 acres are Comp Planned Environmental Resource. This project is ideal for a mixed use development consisting of retail & office.

LOCATION OVERVIEW

Excellent location on the "going-home" side of Rt. 28/Nokesville Rd., near Linton Hall Rd. with approximately 36,000 VPD. Less than a mile from Rt. 234/PW Pkwy & a VRE station and approximately 7 miles to both Rt. 29 & I-66. Heavy retail presence in the area!

PRESENTED BY:

COLEMAN RECTOR
PRINCIPAL BROKER

703.366.3189

colem@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

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ADDITIONAL PHOTOS



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RETAILER MAP



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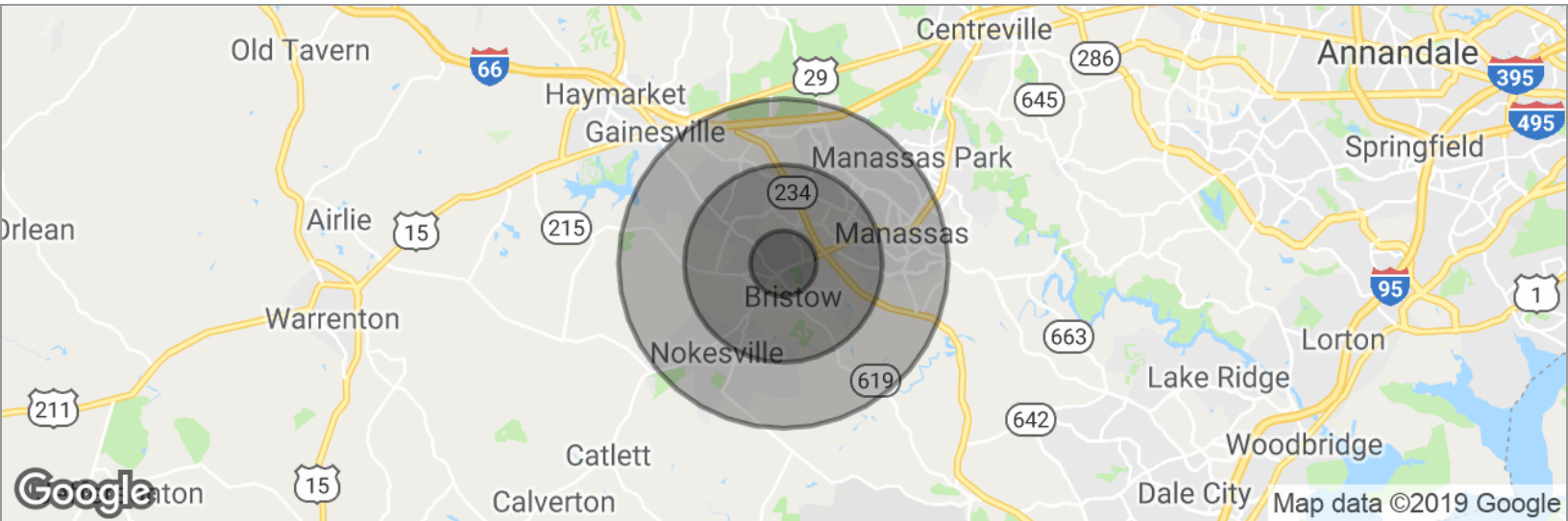
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,165	26,691	104,284
Median age	31.0	33.0	32.4
Median age (male)	30.8	32.9	32.0
Median age (Female)	31.2	33.4	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	909	8,155	33,977
# of persons per HH	3.5	3.3	3.1
Average HH income	\$129,737	\$120,039	\$97,844
Average house value	\$466,077	\$455,525	\$440,260

* Demographic data derived from 2010 US Census

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ZONING INFORMATION

COMPATIBILITY MATRIX ZONING AND COMPREHENSIVE PLAN DESIGNATIONS NON-RESIDENTIAL

		COMPREHENSIVE PLAN DESIGNATIONS											
		CEC	REC	RCC	MTN	O	FEC	EI	GC	NC	CR	UMU	VMU
ZONING DISTRICTS	B-1			●					●			● ⁴	
	B-2									●			
	B-3										●		
	O(L)	●				●			●				
	O(M)	●	●		●	●	●					● ⁴	
	O(H)		●		●	●						● ⁴	
	O(F)		● ¹			● ¹	●	●					
	M-1							●					
	M-2						●	● ²					
	M/T							●					
	PBD	●	●		●	●	●					●	
	PMD ³	●	●		●							●	
	V												●

¹ Only as part of a PBD/mixed-use zoning/development. Proffers would be requested to limit O(F) uses in these designations to office and office-like/office-compatible uses.

² Only as transition area and transition uses within EI planned area.

³ Town centers may only be established in Centers of Commerce or Centers of Community unless specifically identified in a sector plan.

⁴ B-1 only if other required components are included.

[Click here for the full Prince William County Comprehensive Plan - Long Range Use Plan.](#)

[Click here for the full Prince William County A-1 Zoning Ordinance.](#)

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