

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

coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

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ADDITIONAL PHOTOS



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WR WEBER
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9401 Battle Street Manassas, VA 20110
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RETAILER MAP



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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

LU-36

Figure 4: Compatibility Matrix – Zoning and Comprehensive Plan Designations – Non-Residential

COMPATIBILITY MATRIX ZONING AND COMPREHENSIVE PLAN DESIGNATIONS NON-RESIDENTIAL												
COMPREHENSIVE PLAN DESIGNATIONS												
	CEC	REC	RCC	MTN	O	FEC	EI	GC	NC	CR	UMU	VMU
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												●
ZONING DESIGNATIONS												

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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