

# 543 ACRES

## PRINCE WILLIAM COUNTY, VA.

BRISTOW / NOKESVILLE AREA – RT 28



**NORMAN  
REALTY**

**For additional information contact:**

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(703) 368-2186 ~ [www.normanrealty.com](http://www.normanrealty.com)

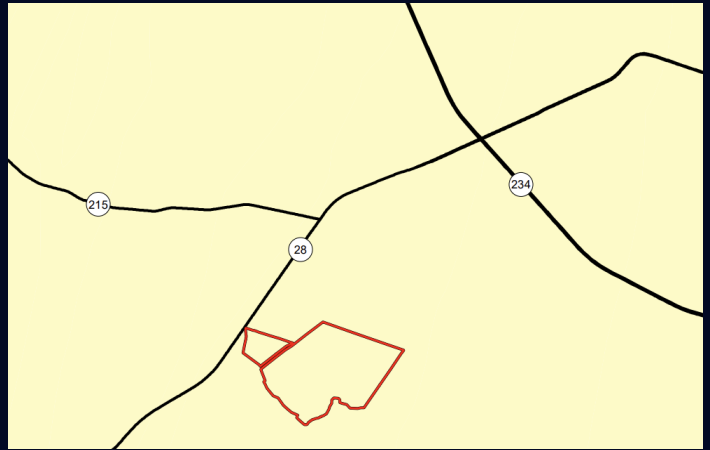
## PROPERTY INFORMATION

|                       |  |
|-----------------------|--|
| PROPERTY:             | 5215 ADEN ROAD, BRISTOW VIRGINIA 20136<br>GPIN: 7594-53-2960<br>PRINCE WILLIAM COUNTY, VIRGINIA  |
| ACREAGE:              | 543.6707 ACRES   |
| ZONING:               | A-1, AGRICULTURAL  |
| COMPREHENSIVE PLAN:   | POS, PUBLIC OPEN SPACE   |
| OVERLAY DISTRICTS:    | AIRPORT SAFETY DISTRICT<br>FLOODPLAIN/ENVIRONMENTAL RESOURCE OVERLAY<br>BRISTOW AND KETTLE RUN BATTLEFIELD DISTRICT  |
| BY RIGHT USES:        | 10 ACRE RESIDENTIAL LOTS<br>3 ACRE CLUSTER LOTS BASED ON 10 ACRE DENSITY<br>WINERY/BREWERY, NURSERY, GREENHOUSE, STABLES, TIMBERING  |
| SUP USES:             | COMMERCIAL RECREATION, CEMETERY, RELIGIOUS INSTITUTIONS,<br>SCHOOLS, MINERAL EXTRACTION, SOIL EXCAVATION – FILL OR BORROW,<br>GARDEN CENTER, LANDSCAPER, SOLAR FACILITIES, TRAVEL/TRAILOR PARK   |
| NEIGHBORHOOD DENSITY: | NEW BRISTOE VILLAGE - PBD 2.5 DU/A PLUS 127 ACRE PARK<br>THOMAS FARM PROPOSED PMR RN-2 APPROX.. 4.2 DU/A<br>HYLTON 150 ACRES PLANNED RES1B - 1DU/2A  |
| UTILITIES:            | SEWER – LOCATED TO THE NORTH IN BRISTOE VILLAGE DEVELOPMENT<br>WATER – LOCATED TO THE NORTH IN BRISTOE VILLAGE DEVELOPMENT<br>ELECTRIC – PROVIDED BY NOVEC  |
| ACCESS:               | PRIMARY ACCESS IS VIA ADEN ROAD AT ITS RT 28 INTERSECTION. THE<br>PROPOSED THOMAS FARM REZONING HAS PROFFERED AN INTERPARECEL<br>ACCESS  |

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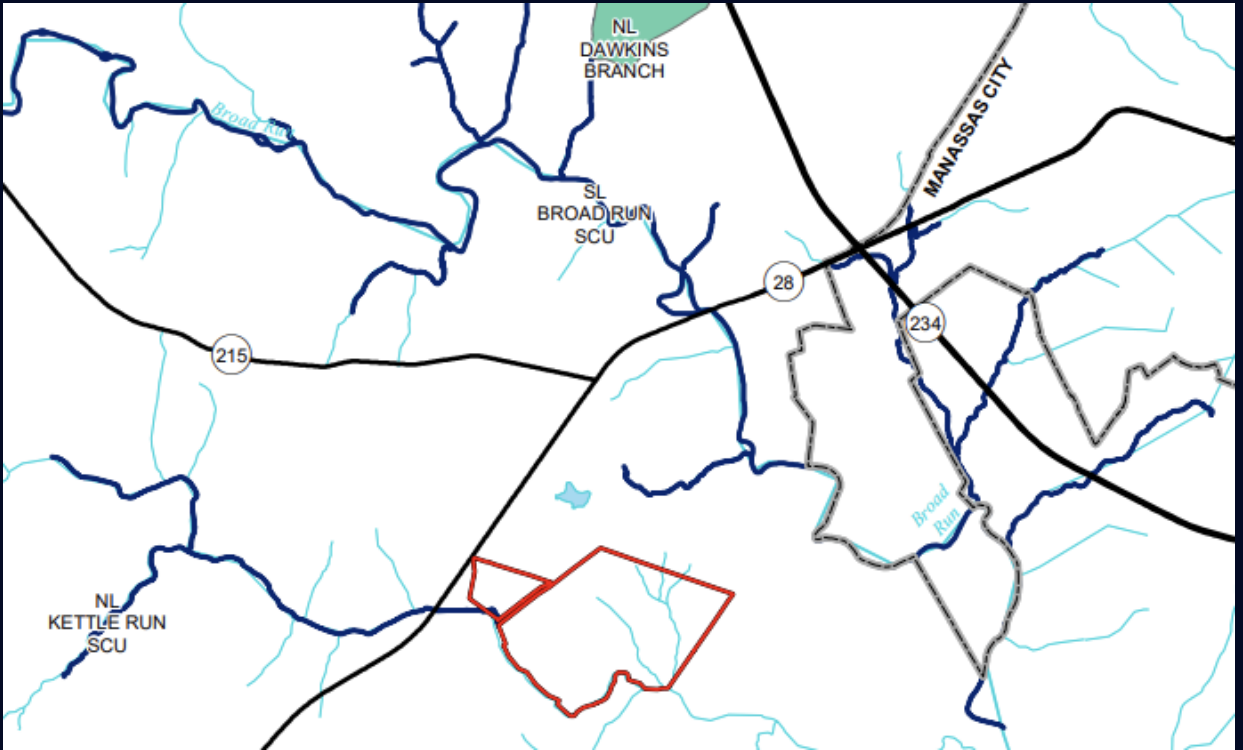
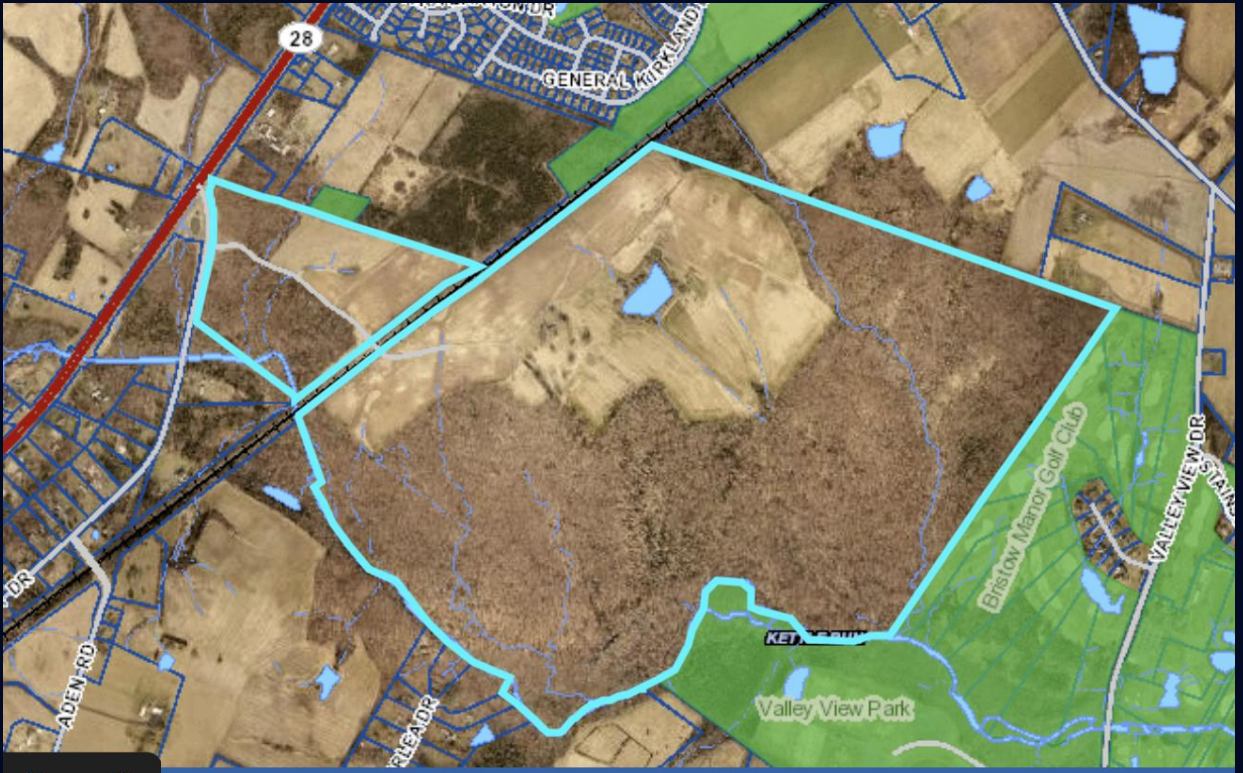
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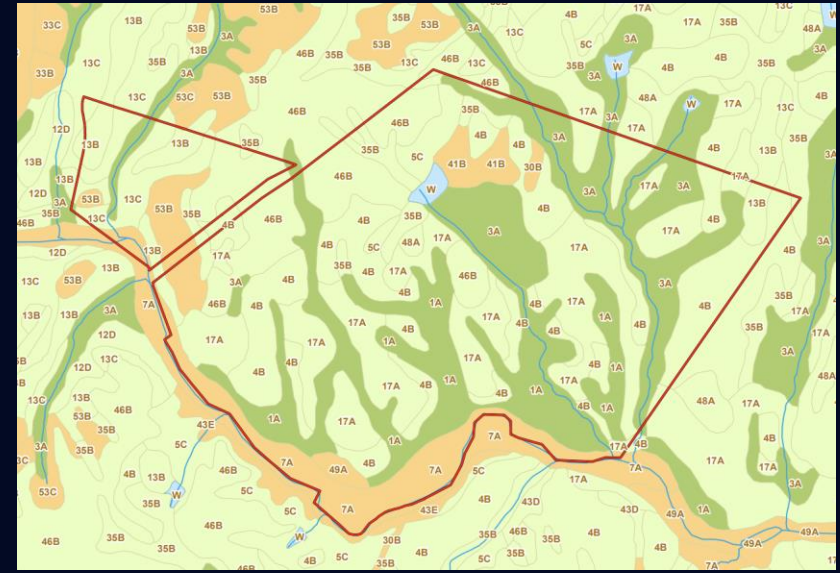
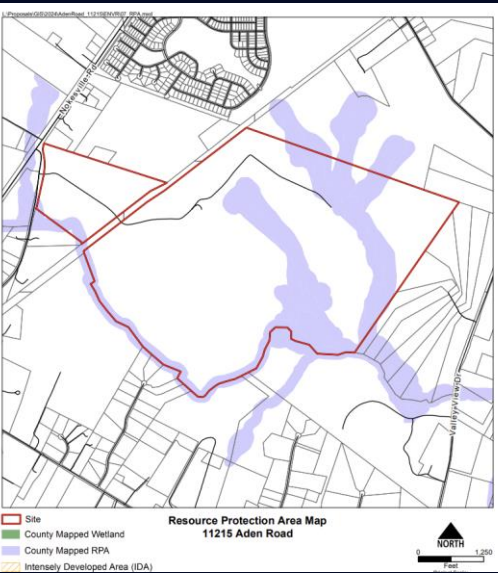
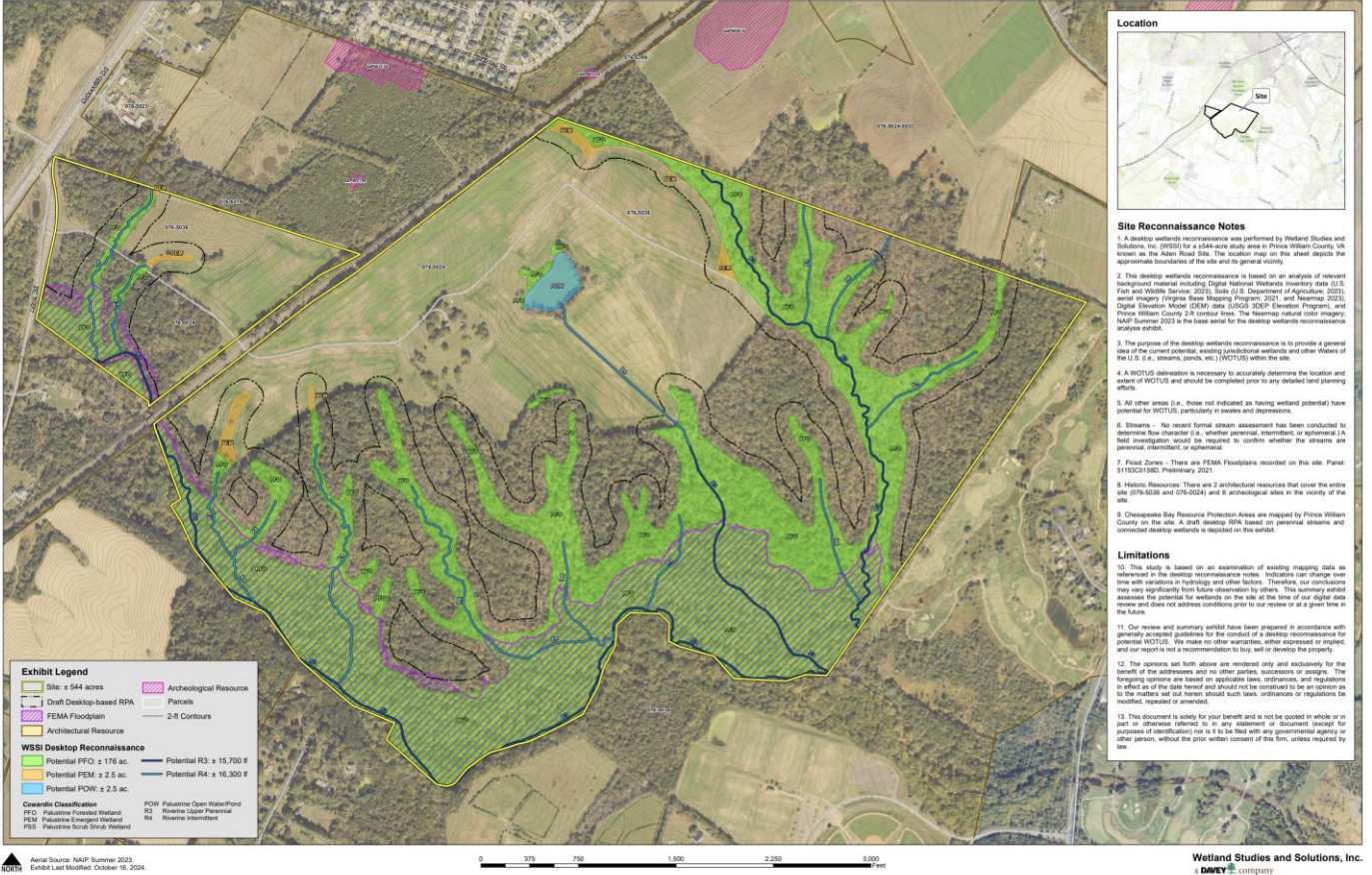
# Comprehensive Plan Parks and Open Space



County designations include:  
Public Open Space  
Rural Area  
Battlefield Historic Area  
Airport Overlay  
Flood Plain Overlay

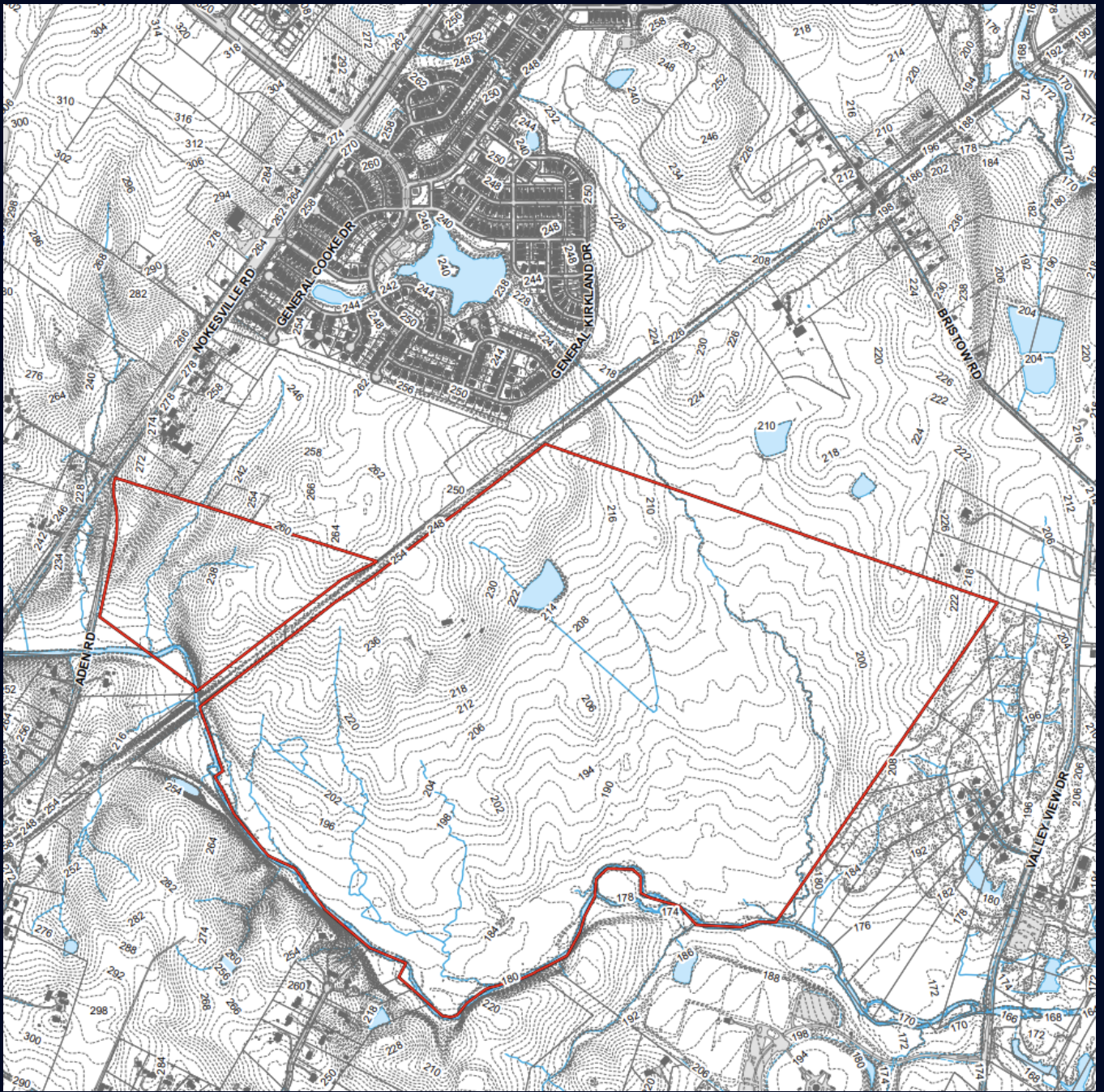
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Site

**Topographic Data  
11215 Aden Road**



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