



THE ELLITAN GROUP
REAL ESTATE

2.54 Acres
For Sale

4955 & 4941 PRINCE WILLIAM PARKWAY

Woodbridge, Virginia 22192

\$2,250,000

±2.54-Acre Future Mixed-Use Assemblage

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±2.54-Acre Future Mixed-Use Assemblage | Woodbridge, Virginia

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This offering memorandum is confidential and intended for qualified investors only.

EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire a ±2.54-acre value-add assemblage within the burgeoning Government Complex Activity Center in Woodbridge, Virginia. Situated with over 240 linear feet of frontage on Prince William Parkway—a major traffic arterial with 30,000+ vehicles per day—the site benefits from exceptional visibility and accessibility.

Currently generating interim income from existing improvements, the property is poised for a significant transformation. While presently zoned A-1 (Agricultural), there is a clear and proven path to rezoning for higher-density mixed-use development, including MU-4 or OMU-3. This strategic location and current use offer an attractive 18-36 month entitlement window, allowing investors to capitalize on strong market fundamentals for retail, office, hospitality, or comprehensive mixed-use projects. The strategic location, combined with the potential for substantial value creation through rezoning and development, makes this an outstanding investment for qualified developers and investors seeking to capitalize on Prince William County's robust growth.

OFFERING AT A GLANCE

Property Address	4955 & 4941 Prince William Parkway, Woodbridge, VA 22192
Total Acreage	±2.54 Acres
Frontage	240+ Linear Feet
Current Zoning	A-1 (Agricultural)
Proposed Zoning	Mixed-Use (MU-4) or Office Mixed-Use (OMU-3)
Traffic Count	30,000+ VPD
Interim Annual Income	\$42,000-\$60,000
Entitlement Timeline	18-36 Months
Asking Price	\$2,250,000

INVESTMENT HIGHLIGHTS

1

30,000+ VPD

Prime corridor location with exceptional traffic exposure on Prince William Parkway

1

Adjacent to Government Center

Positioned within the Government Complex Activity Center

1

Assemblage Scale

±2.54 acres with 240+ feet of frontage — rare availability

1

Clear Rezoning Path

A-1 to MU-4/OMU-3 — County supportive of mixed-use development

1

Interim Income

\$42K–\$60K annually offsets carrying costs during entitlement

1

18–36 Month Window

Straightforward entitlement process with strong market fundamentals

MARKET POSITION & CONTEXT



Subject property positioned within the Government Complex Activity Center, adjacent to major retail, government offices, and regional transportation corridors.



Location & Regional Context

Strategically positioned on Prince William Parkway — the primary commercial spine of Eastern Prince William County — with direct visibility to the County Government Center and immediate access to a rapidly transforming corridor.

Directly Opposite



Prince William County Government Center (James J. McCoart Administration Building) — permanent daytime population anchor

Major Arterial Access



6-lane PWP at 30,000+ VPD; I-95 ~2 miles east (~5 min); Reagan National ~35 min; Dulles ~45 min

Quartz District



145-acre mixed-use development ~1.5 miles west — 1,000+ homes, Whole Foods anchor, \$80M interchange underway (2026–2027)

Retail & Rooftops



Safeway & Harris Teeter at Ridgefield Rd (0.5 mi); Potomac Mills (~10 min); 70,000+ residents within 3-mile radius



Why This Site

Prime Corridor Frontage

250 LF of direct Parkway visibility on one of Eastern PWC's highest-traffic arterials. First-mover commercial exposure at 30,000+ VPD.

Government Center Adjacency

Directly across from the PWC Government Center campus — a permanent daytime population driver supporting office, F&B, and service uses.

2040 Comp Plan Alignment

Designated MU T-4 + OMU T-3 within the Government Complex Activity Center. County policy *actively supports* rezoning here — this is government-endorsed, not speculative.

Quartz District Momentum

\$80M+ interchange under construction 2026–2027. The adjacent 145-acre Quartz District will dramatically elevate corridor land values.

Covered Land / Interim Income

Existing 3BR home yields \$2,500–\$3,200/mo; commercial building serves as project office or leased storage. Carry costs partially offset during entitlement.

Scarce Assemblage

2.54 AC with direct Parkway frontage is exceedingly rare. Comparable 2.65 AC site directly east went under contract at ~\$1.55M in 2025 — validating strong investor demand at this node.

PROPERTY OVERVIEW & DIMENSIONS

Parcel 1 (4941 PWP) — Residential



±1.04 Acres

±2,220 SF Brick Rambler

3 Bedrooms / 2.5 Bathrooms

Furnished Rental Market

Est. Monthly Rent: \$2,500–\$3,200

Parcel 2 (4955 PWP) — Storage/Office



±1.50 Acres

±1,800 SF Masonry Building

Office / Storage / Contractor Use

Flexible Lease Terms

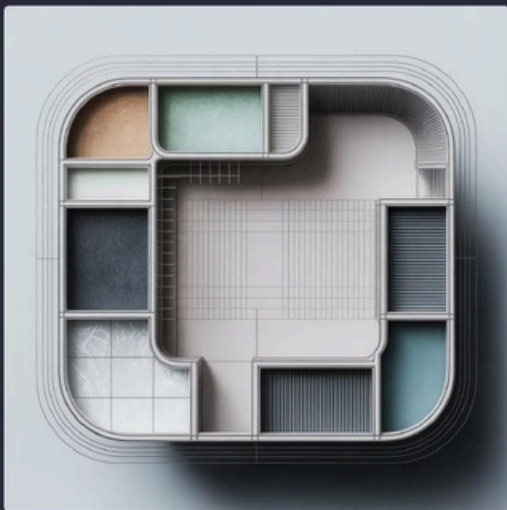
Est. Monthly Rent: \$1,000–\$1,800

Combined Property Summary:

Total Acreage: ±2.54 Acres | Total Frontage: 240+ Linear Feet | Combined Monthly Income: \$3,500–\$5,000 | Annual Income: \$42,000–\$60,000

ILLUSTRATIVE DEVELOPMENT SCENARIOS

Buyer to conduct independent feasibility analysis. Scenarios shown for illustrative purposes only.



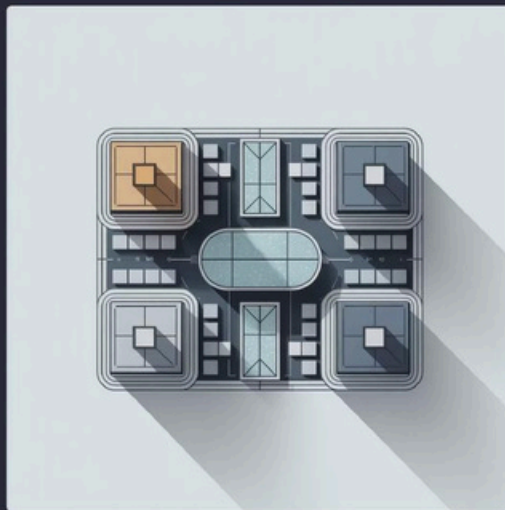
SCENARIO 1: Neighborhood Mixed- Use Project

~40,000–50,000 SF mixed-
use building

Ground-floor retail, upper-
floor office/residential

Parking structure or surface
lot

**Est. Value-Add: \$8M–
\$12M**



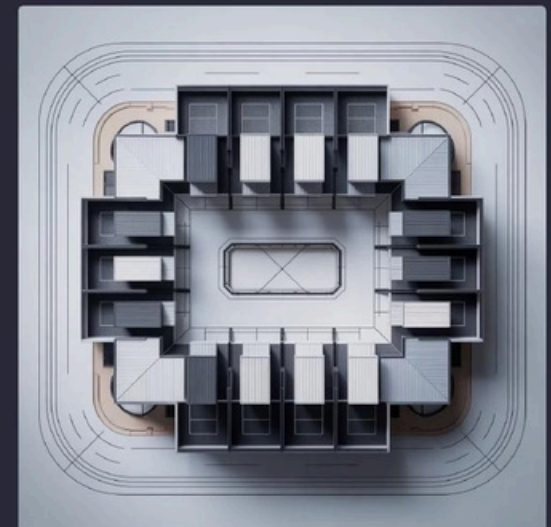
SCENARIO 2: Professional Office Campus

~35,000–45,000 SF office
building

Class A office space

Surface parking

**Est. Value-Add: \$7M–
\$10M**



SCENARIO 3: Townhome Development

20–30 townhomes

Mixed-income housing

Surface parking

**Est. Value-Add: \$6M–
\$9M**

MARKET CONTEXT & COMPARABLE SALES



Comparable Sales Table:

Property	Acreage	Price	Price/Acre	Status	Notes
Subject (4955 & 4941 PWP)	2.54	\$2,250,000	\$886,000	Offering	Future mixed-use assemblage
Comp 1 (4911-4935 PWP)	1.75	\$1,550,000	\$886,000	Sold	Commercial land, similar corridor
Comp 2 (4030 PWP)	1.20	\$950,000	\$792,000	Sold	Agricultural, less visibility

Subject property commands premium pricing due to assemblage scale, superior frontage, and proximity to Government Complex Activity Center.



INTERIM INCOME POTENTIAL

Covered Land Strategy: While pursuing rezoning and entitlements (18–36 months), existing improvements generate income to offset carrying costs.

Property	Use	Unit Size	Est. Monthly Rent	Annual Income	Notes
4941 PWP	Residential Rental	2,220 SF	\$2,500–\$3,200	\$30,000–\$38,400	3BR/2.5BA; furnished rental market
4955 PWP	Commercial/Office	1,800 SF	\$1,000–\$1,800	\$12,000–\$21,600	Storage, contractor office, small business
TOTAL	—	—	\$3,500–\$5,000/mo	\$42,000–\$60,000/yr	Subject to lease-up and market conditions

☐ **\$42K–\$60K** Annual Interim Income

☐ **18–36 Month** Entitlement Window

Interim income provides partial offset to carrying costs during entitlement period. Buyer to conduct independent market analysis.



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Asking Price: \$2,250,000

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