

SALE

LAND FOR LUXURY RESIDENTIAL DEVELOPMENT

40820 John Mosby Highway Aldie, VA 20105



SALE PRICE

\$3,500,000

Deniz Senyurt, CCIM

Commercial Real Estate Associate Broker

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PROPERTY DESCRIPTION

A 7-acre land parcel at 40820 John Mosby Highway, Aldie, VA, surrounded by high-end homes, ideal for developers and investors. Zoned TR1, it is approved for religious use, and residential development. Child and Adult Daycare use are possible via Special Use Permit. Located in a desirable area with dual access from a busy highway and a quiet street, it combines visibility with privacy. The nearby demographic within a 10-minute drive has a median household income of \$185,000, and essential amenities like Harris Teeter are just a 7-minute drive away. A unique opportunity in a thriving community.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	7 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	894	8,973	31,670
Total Population	3,430	31,741	107,384
Average HH Income	\$326,848	\$294,021	\$268,152

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LOCATION DESCRIPTION

Located at 40820 John Mosby Highway, Aldie, VA, this property offers access from both the busy John Mosby Highway, with 20,000 vehicles per day visibility, and Martina Ct for quiet living. Within a 10-minute drive, the area has a population of 56,600 and a median household income of \$185,000. Harris Teeter is a 7-minute drive away, blending convenience with the balance of active and peaceful lifestyles.

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PROPERTY HIGHLIGHTS

- Water, electric, gas and sewer connections are all on-site
- Prime 7-acre land in upscale Aldie, VA, ideal for residential or special use development.
- Zoned TR1 for varied opportunities, including homes, religious facilities, and daycare centers (with permit).
- Strategic location with dual access from John Mosby Highway and Martina Ct, blending visibility and privacy.
- Surrounded by high-end single-family homes, within a 10-minute drive of affluent demographics and essential amenities.

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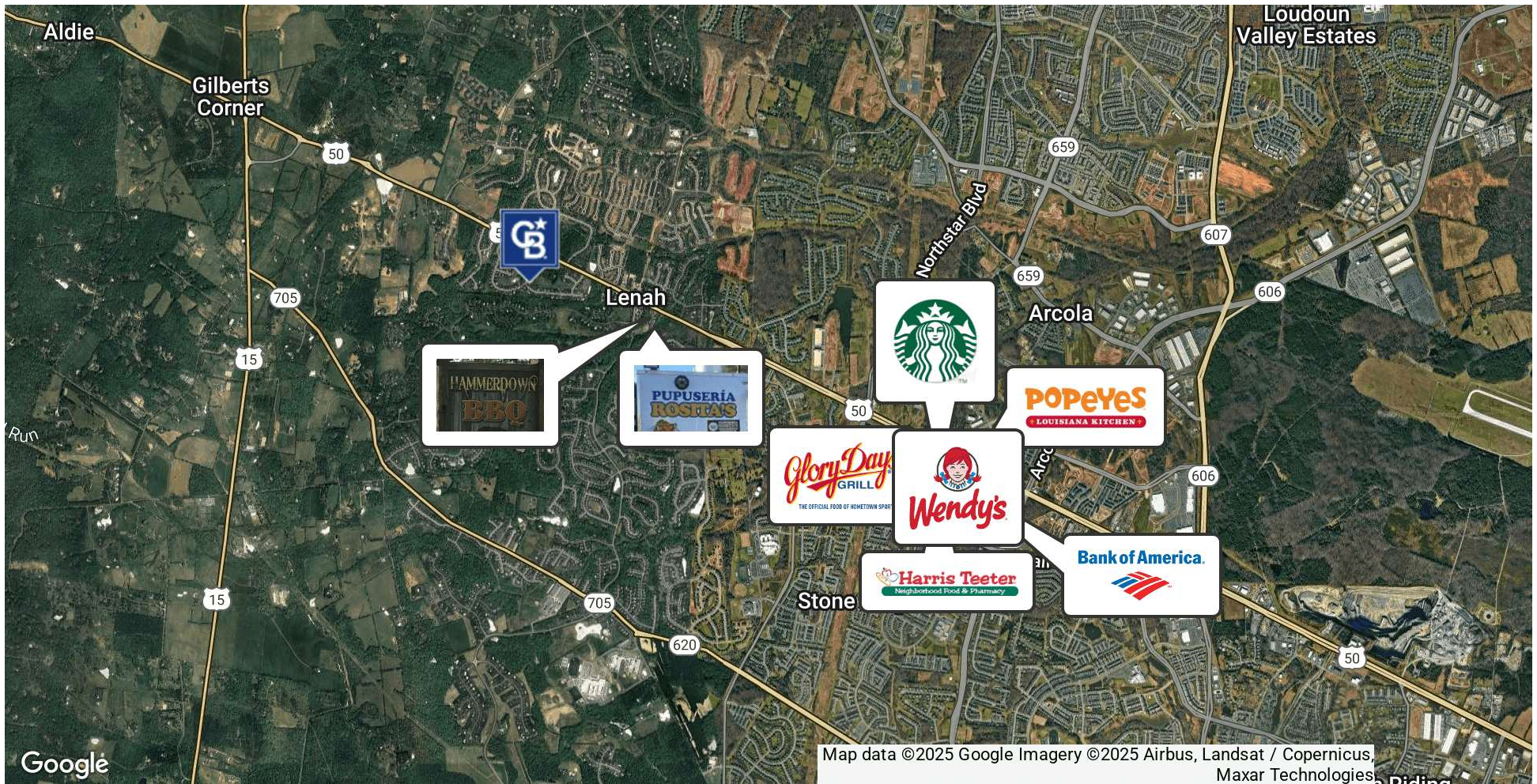


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PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs



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