

FOR SALE

COMMERCIAL/INDUSTRIAL LAND

14195 DUMFRIES ROAD MANASSAS, VA 20112



OFFERING SUMMARY

Lot Size:	11.8 Acres
Zoning:	O/F & M/T
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	7892-51-2126
Sale Price:	O/F Land - \$13/SF M/T Land - \$9/SF

PROPERTY OVERVIEW

Approx. 5.7 Acres Office/Flex Fronting Rt. 234. Office/Flex Includes - Office/Warehouse Units, Data Center, Medical Office, Private School, Retail (Secondary Use), Self-Storage (with Special Use Permit).

Approx. 6.2 Acres M/T; Indust. Transportation. By Right Industrial Uses Include: Self Storage, Brewery, Contractor's Shop, Equipment Storage Yard, Commercial Parking.

Project to be developed in substantial conformance with location of entrance road.

LOCATION OVERVIEW

Excellent Location on Rt. 234 with median crossover and 30,000 VPD. 0.3 miles from new Colgan High School. Easy access to I-95 (8.5 miles) and I-66 (13 miles).

PRESENTED BY:

CARMELA PATRICK COMMERCIAL AGENT 703.330.1224 carmela@weber-rector.com	CHUCK RECTOR PRINCIPAL 703.330.1224 chuck@weber-rector.com
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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

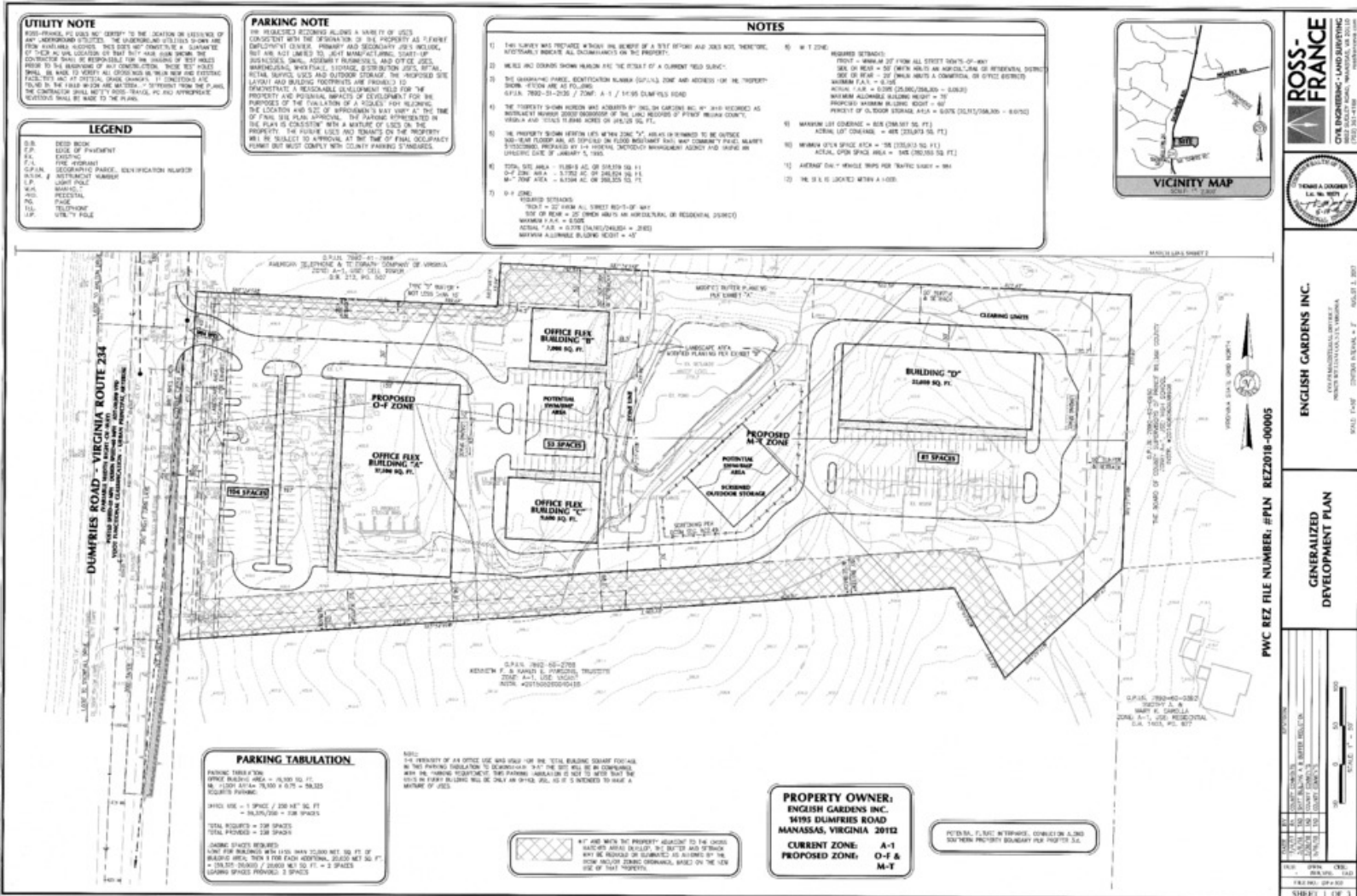
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GENERALIZED DEVELOPMENT PLAN



ENGLISH GARDENS INC.
14195 DUMFRIES ROAD
MANASSAS, VIRGINIA 20112

GENERALIZED DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION
1	10/15/2018	PRELIMINARY PLAN
2	11/15/2018	REVISED PLAN
3	12/15/2018	FINAL PLAN

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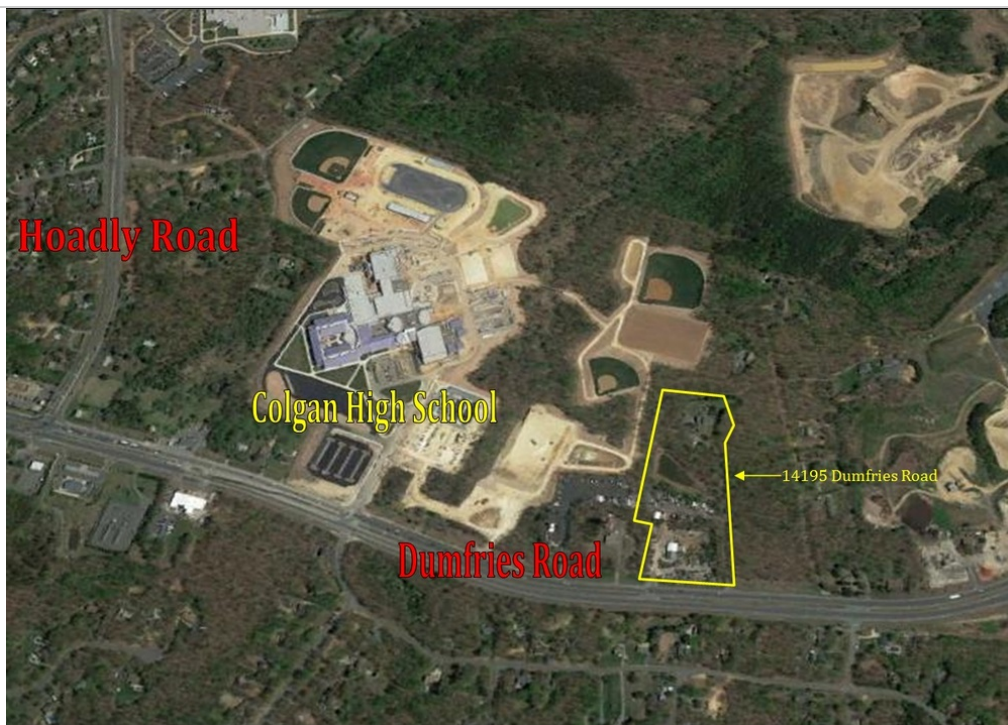
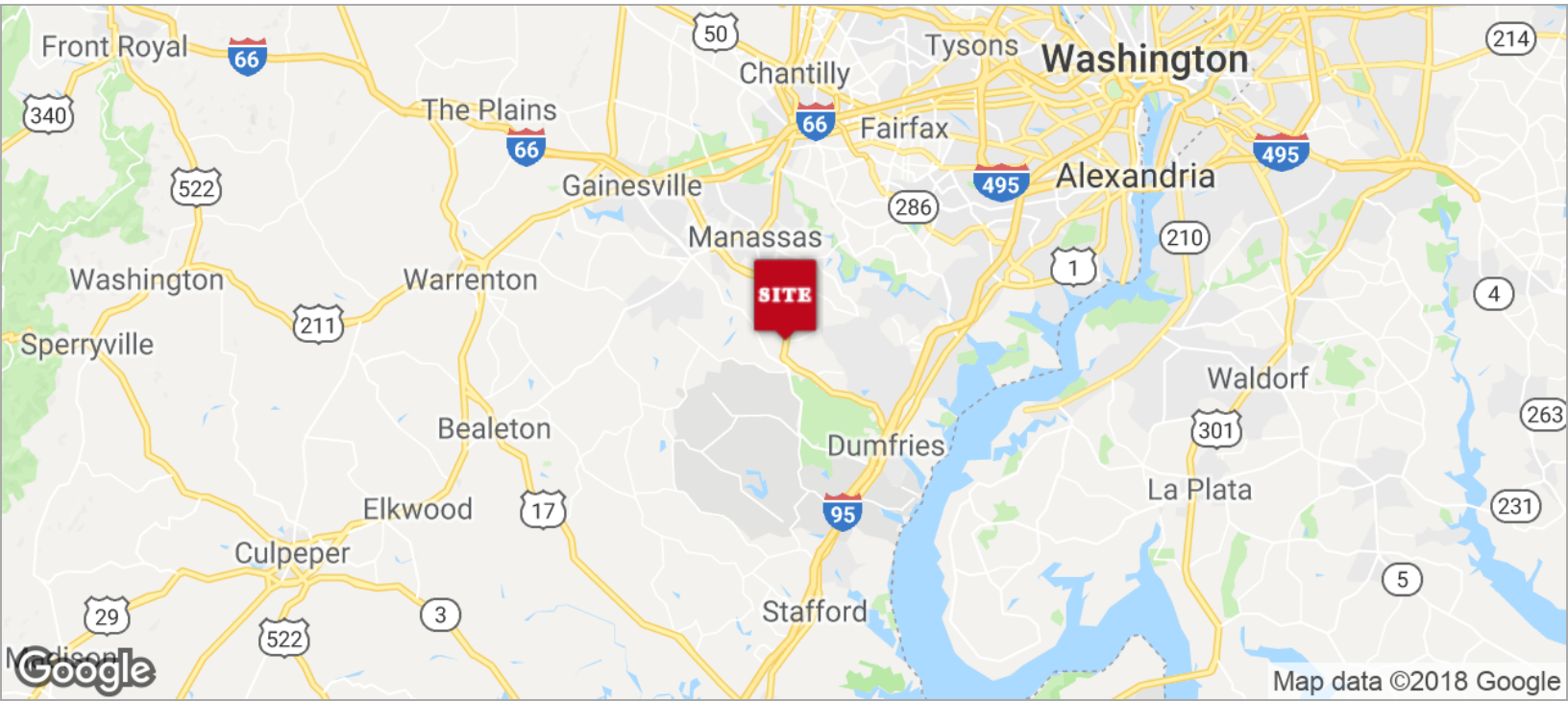
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LOCATION MAPS



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**WEBER
RECTOR**

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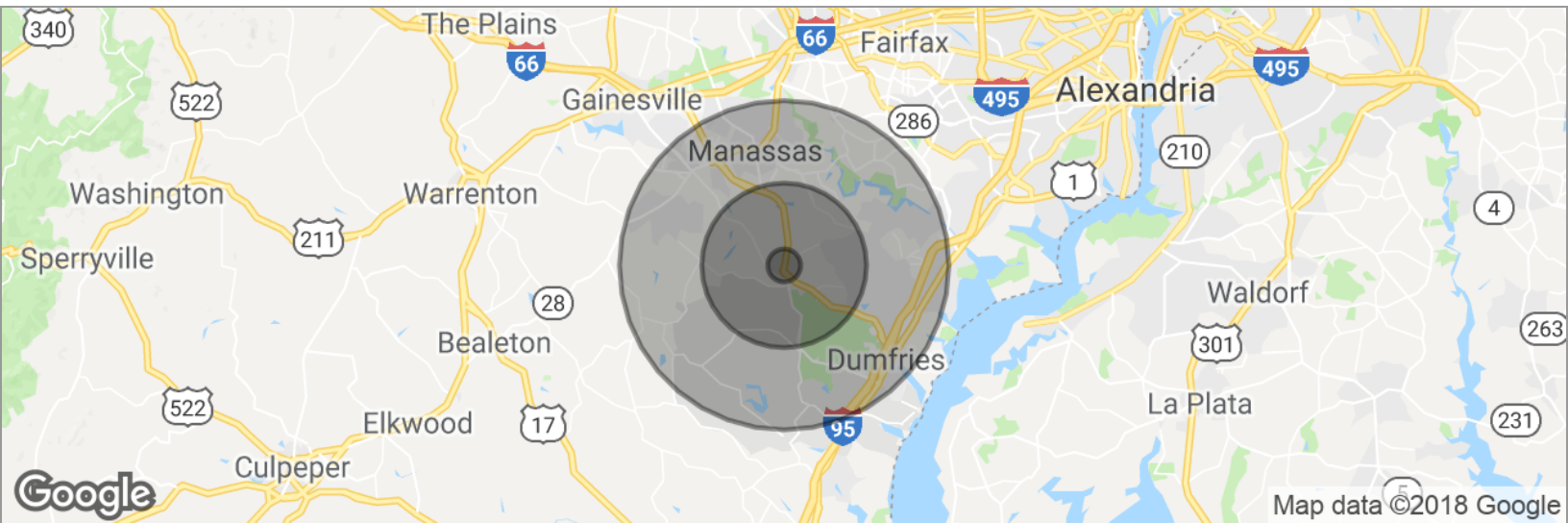
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,363	45,737	300,839
Median age	45.2	38.1	34.5
Median age (male)	43.1	38.0	34.2
Median age (Female)	46.1	37.8	34.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	460	14,226	96,687
# of persons per HH	3.0	3.2	3.1
Average HH income	\$142,926	\$130,446	\$109,102
Average house value	\$523,765	\$476,468	\$421,040

* Demographic data derived from 2010 US Census

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ZONING INFORMATION

Prince William County O/F By Right Uses	
Assembly (non-HAZMAT)	Medical or dental laboratory
Business school	Medical or dental office and clinic
Catering—Commercial (off-premises)	Office
College, university or seminary	Package, telecommunications and courier services
Computer and network services	Photographic processing laboratory
Cultural arts center	Private school (no boarding)
Data Center within the Data Center Opportunity Zone Overlay District	Publishing and printing
Electronic components assembly and repair	Radio or TV broadcasting station
Event center/meeting hall	Recycling collection points, subject to the standards in section 32-250.84
Financial institution	Research and development (non-HAZMAT)
Hotel or motel	Trade, technical or vocational school
Institute for special education and training	

[Click Here For The Full Prince William County O/F Zoning Ordinance](#)

[Click Here For The Full Prince William County M/T Zoning Ordinance](#)

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ZONING INFORMATION

Prince William County M/T By Right Uses	
Alarm systems operations, offices	Manufacturing, electronic components
Animal shelter	Manufacturing, fabricated metal
Assembly (non-HAZMAT)	Manufacturing, musical instruments and toys
Bakery, industrial	Manufacturing, pharmaceuticals (non-HAZMAT process)
Blacksmith, welding or machine shop	Manufacturing, pottery, ceramics (using only previously pulverized clay and kiln fired only by electricity or gas)
Boat building and repair yard	Motor vehicle auction (wholesale)
Boat sales, rental or lease, storage, service, or repair	Motor vehicle impoundment yard
Brewery and bottling facility	Motor vehicle parts, with service
Building materials sales yard	Motor vehicle repair
Catalog sales, contractor, tradesman or industrial equipment (with or without showroom)	Motor vehicle sales, rental or lease (recreational)
Coal, wood and lumber yards	Motor vehicle sales, rental or lease (unlimited)
Cold storage	Motor vehicle service
Commercial bus terminal	Motor vehicle storage lot
Commercial parking	Moving and storage
Company vehicle service facility	Office
Computer and network services	Package, telecommunications and courier service
Contractor or tradesman's shop (limited); no trash or refuse removal service	Publishing and printing
Contractor or tradesman's shop (unlimited); no trash or refuse removal service	Radio or TV broadcasting station
Data Center within the Data Center Opportunity Zone Overlay District	Recording studio
Distillery	Recyclable materials separation facility
Dry cleaning/garment processing plant, wholesale facility	Recycling collection points, subject to the standards in section 32-250;84
Dry cleaning/garment processing facility retail, greater than 3,000 square feet	Research and development (non-HAZMAT)
Electronic component, assembly and repair	Self-storage center, in accordance with the provisions of section 32-400;14
Equipment and material storage yard; no trash or refuse removal service	Taxi or limousine operations and service facility
Farmer's market	Tool and equipment rental, service and repair (heavy and minor)
Feed and grain storage and distribution center	Trade, technical or vocational school
Furniture repair, dipping and stripping, upholstery	Trailer sales (retail), lease, storage, repair and maintenance
Greenhouse or nursery (wholesale) (not more than 20 percent garden center uses)	Trash and refuse removal service (local only)
Janitorial service	Truck terminal
Kennel, commercial	Truck wash
Laundry, industrial	Veterinary hospital
Marble/tile processing, cutting and polishing	Warehouse (non-HAZMAT)
Manufacturing and fabrication of signs	Wholesaling (non-HAZMAT)
Manufacturing, candy/confectioners	
Manufacturing, cosmetics and perfume	

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