

# FOR SALE

## The Learning Village School

47722 Saulty Drive, Potomac Falls, Virginia

**Located in the LOWES ISLAND COMMUNITY**

[Watch Video](#)



### THE LEARNING VILLAGE SCHOOL AT-A-GLANCE

Address	47722 Saulty Drive Potomac Falls, Virginia
Year Built	1997
Site Size	3.0 acres
Zoning	PD-H4 (Planned Development-Housing)
Building's Square Feet	8,739 SF
Site Improvements	<ul style="list-style-type: none"> <li>• Parking Area (30 parking spaces, with 2 handicap spaces and 4 bus parking spaces)</li> <li>• Drive Lane with Drop Zone</li> <li>• Three Mulched, Age-Specific Exterior Play Areas with Sport Court</li> </ul>

Transwestern, as exclusive representative for the Owner, is pleased to present for sale The Learning Village School at 47722 Saulty Drive located in the esteemed Lowes Island Community of Potomac Falls, Virginia. The offering is a 157 student child care center, established in 1997, and its real estate.

This offering represents the rare opportunity to invest in an extremely well located business that is situated on a site zoned PD-H4 providing potential redevelopment opportunities in the future.

### SUMMARY OF TERMS

Interest Offered	Fee Simple Interest
Existing Debt	None, Free & Clear

## PROPERTY HIGHLIGHTS

- The school includes 8 classrooms, a large 1,000 SF± multi-purpose room, 1,950 SF interior courtyard, kitchen, teachers' lounge and 4 office areas.
- The school generates miscellaneous income through weekend use such as yoga classes and art classes.
- The school operates 4 buses; 2 are owned free & clear, 2 are under an auto loan.
- The school has both Pre-school (AM) and After-school (PM) programs for both pre-school children and school-age children, plus, offers camps in the summer months.

## INVESTMENT HIGHLIGHTS

- History of Success: The land and the school have been family owned and operated since its development in 1997.
- High Barriers To Entry: Lowes Island is a mature community with little-to-no opportunity available to replicate a similar property
- Zoned PD-H4 (Planned Development-Housing)





	1 MILE	3 MILES	5 MILES
Population	10,508	45,260	113,619
Households	3,519	15,197	39,052
Avg HH Income	\$194,609	\$170,871	\$163,042
Home Values	\$625,096	\$537,978	\$497,480

## DEMOGRAPHICS

Within 3½ miles there are 7 elementary schools, 2 middle schools and 2 high schools. Total enrollment at these schools is 9,700 students, with the elementary schools representing 4,230 children.

The fastest growing population segment is children age 5 and younger; projected to grow 4.8% from now through 2022 within 5 miles; 4.6% within 3 miles.





POTOMAC RIVER

TRUMP NATIONAL GOLF COURSE

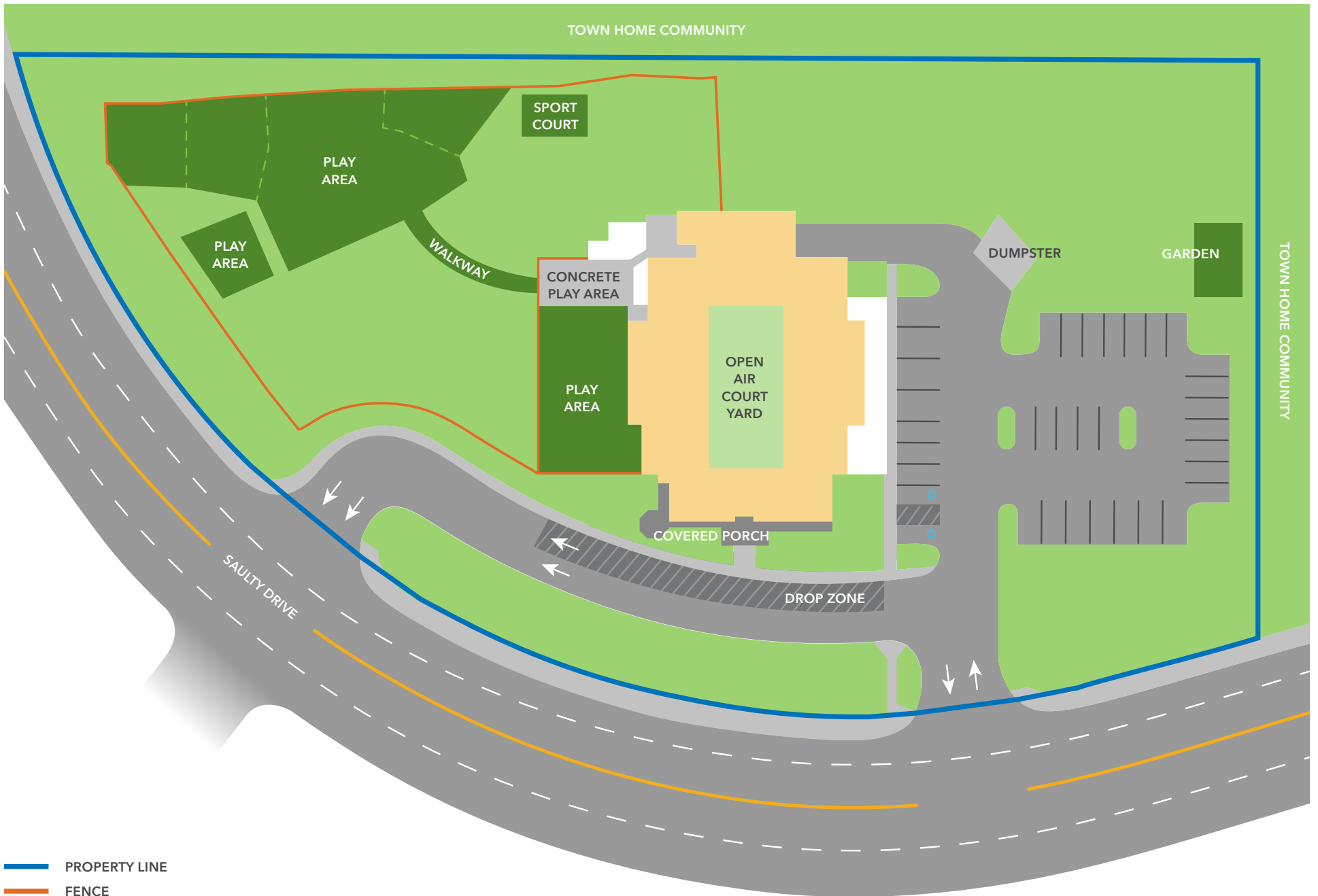
THE LEARNING VILLAGE SCHOOL

SAULTY DRIVE





# SITE PLAN



- PROPERTY LINE
- FENCE





**LOWES ISLAND ELEMENTARY SCHOOL**

**THE LEARNING VILLAGE SCHOOL**





TRANSWESTERN®

## MID-ATLANTIC INVESTMENT SALES

### PRIVATE CAPITAL GROUP

**Jim Cardellicchio**  
Managing Director

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Washington, DC 20006  
202.775.7000

**Jim Darby**  
Senior Vice President

6700 Rockledge Drive  
Suite 500A  
Bethesda, MD 20817  
301.571.0900

## CONFIDENTIALITY AGREEMENT

RE: **Majestic & Simmons, Inc (d/b/a The Learning Village School)**  
**Real Property: 47722 Saulty Drive, Potomac Falls (Sterling), Virginia**

Dear Investor:

TRANSWESTERN ("TW") is acting as the agent in the sale of the above referenced business operations and real estate (collectively and/or singularly the "Assets"). The above referenced Assets' owner is making you aware of this investment opportunity as well as making available to you and certain of your employees and representatives (hereinafter all together referred to as "Recipient") certain information, data and documents (collectively, the "Information") which TW [and Owner] consider to be proprietary and confidential in nature. Accordingly, in consideration of being given such access, Recipient hereby agrees as follows:

1. That Recipient will treat the Information (and the fact that the same is being disclosed to Recipient) as being strictly confidential;
2. That Recipient will not disclose the Information (or any of the content thereof), except to those employees, representatives, consultants and professional advisors of Recipient who have a legitimate need to review or know same and who have, prior to disclosure, agreed in writing to be bound by the terms of confidentiality set forth herein;
3. That Recipient will not make additional copies of the Information or allow copies thereof to be made, except for use exclusively by persons described in paragraph 2 above;
4. That Recipient, and the persons described in paragraph 2 above, will use the Information solely for the purpose of pursuing the acquisition of the above referenced Assets.
5. That the Information will not be retained by Recipient or by the persons described in paragraph 2 above, after the use thereof is no longer required, and all written materials will be either destroyed or returned to TW.
6. That Recipient acknowledges it is acting solely on its own and has not retained or authorized a broker to assist it in evaluating the Properties; and will not, under any circumstances whatsoever, make any claim against Owner or TW for any fees or other compensation or for any loss, damage, or expense suffered or incurred in connection with its activities with respect to the Assets.
7. That Recipient will not contact the lender of the above referenced Assets without written permission from Owner.

Please indicate Recipient's agreement to, and acceptance of, these terms of confidentiality by signing this letter where indicated and returning it to TW at your earliest convenience.

### TRANSWESTERN

If you are in agreement with the foregoing, please sign this Agreement and return it to **Jim Cardellicchio (Email: jim.cardellicchio@transwestern.com)**. Accepted and Agreed To This \_\_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

Company: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Email: \_\_\_\_\_