

Executive Summary



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 1 Acre
44,998 SF

Zoning: I-3

PROPERTY HIGHLIGHTS

- Land for sale in Fairfax County
- Adjacent to Loudoun County
- Visible from Dulles Airport
- Near Route 28 and Route 50
- Flat Parcel Prime Land in Fairfax County
- See page 2 for approved uses

Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Child care centers and nursery schools, limited per Sect. 305.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Craft beverage production establishments, limited per Sect. 305.
5. Establishments for production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products; except food and beverage products, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.
6. Establishments for scientific research, development and training.
7. Financial institutions.
8. Funeral chapels.
9. Kennels, limited per Sect. 305 below.
10. Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and wireless facilities, subject to the provisions of Sections 2-514, 2-519, 2-520, or 2-522.
11. New vehicle storage, limited per Sect. 305.
12. Offices.
13. Private schools of general education, limited by the provisions of Sect. 305 below.
14. Private schools of special education.
15. Public uses.
16. Quasi-public athletic fields and related facilities, limited per Sect. 305.
17. Small-scale production establishments, limited per Sect. 305 below.
18. Veterinary hospitals, limited per Sect. 305

Special Permit Uses For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to: A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education B. Convents, monasteries, seminaries and nunneries
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreational Uses, limited to: A. Commercial swimming pools, tennis courts and similar courts B. Health clubs C. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses D. Miniature golf courses
4. Group 8 - Temporary Uses

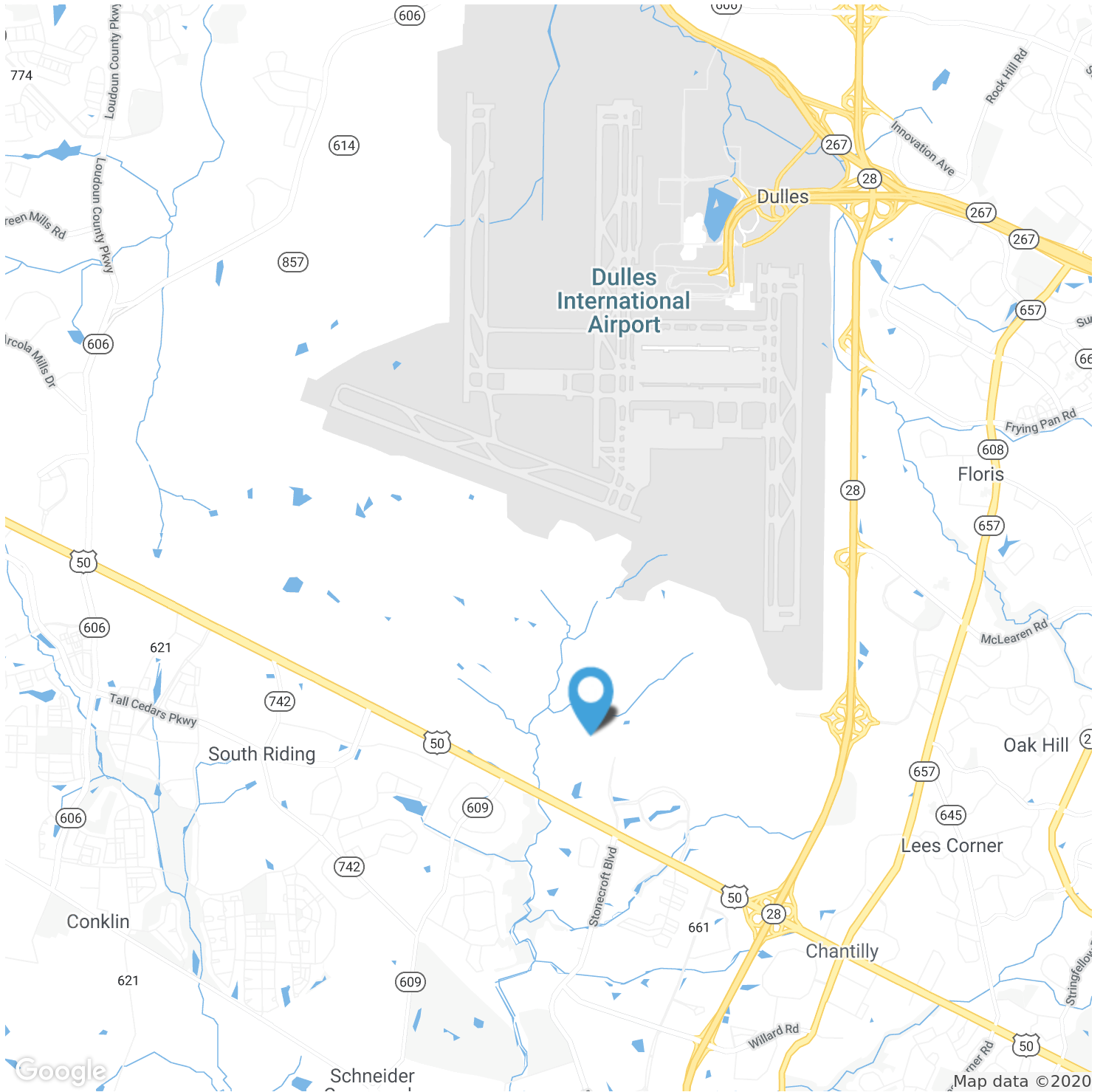
Special Exception uses 4.

- A. Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations
- B. Wireless facilities and associated support structures that are not subject to Sections 2-515, 2-519, 2-520, or 2-522.
- C: Transportation Facilities.
Vehicle sale, rental and ancillary service establishment, limited by the provisions of Sect. 9-518

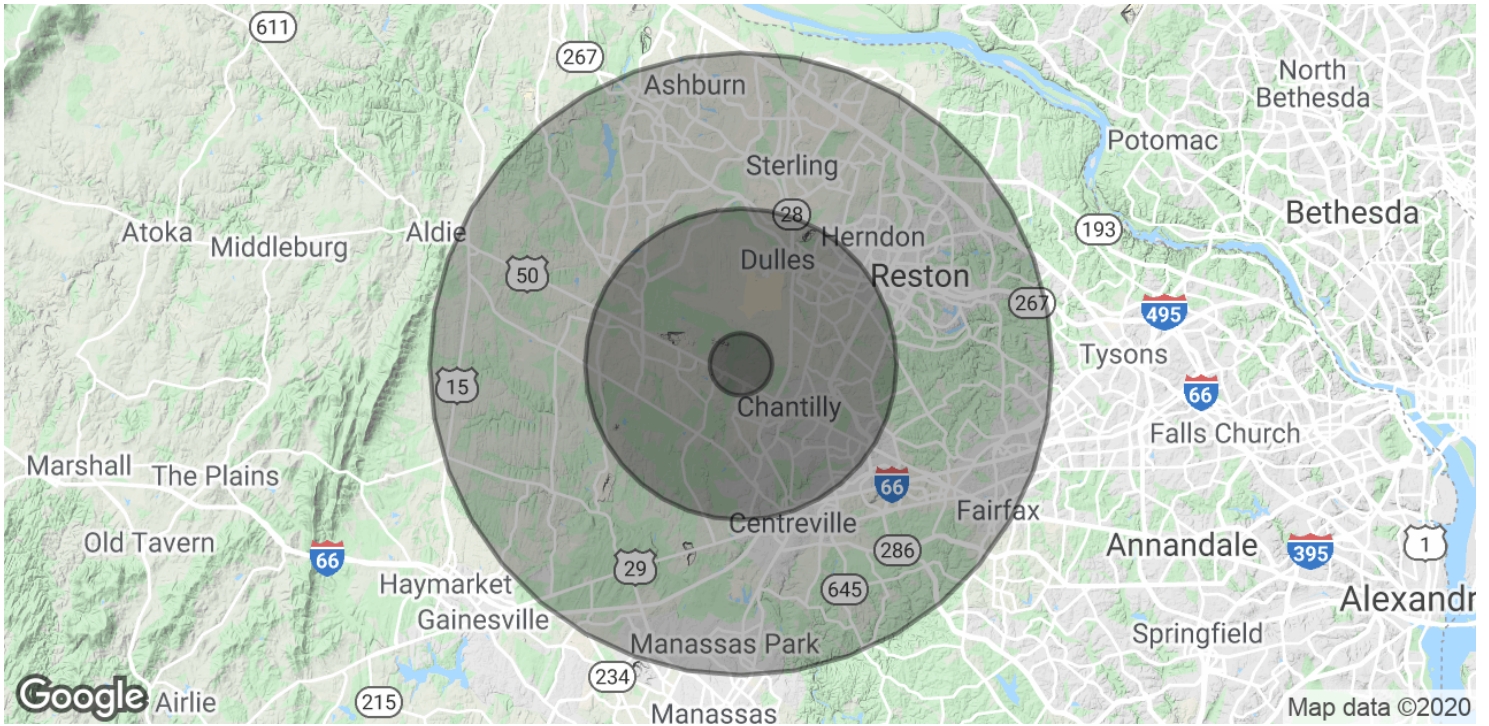
Additional Photos



Location Maps



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,484	147,265	625,488
Median age	34.9	34.6	34.9
Median age (Male)	33.8	34.4	34.6
Median age (Female)	38.3	35.0	35.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	458	48,512	219,992
# of persons per HH	3.2	3.0	2.8
Average HH income	\$126,188	\$139,424	\$127,947
Average house value	\$438,775	\$558,171	\$546,108

* Demographic data derived from 2010 US Census