

BuyThisLandToday.com

HEIDI SWENSON
703-981-8277
WeMoveMilitary.com

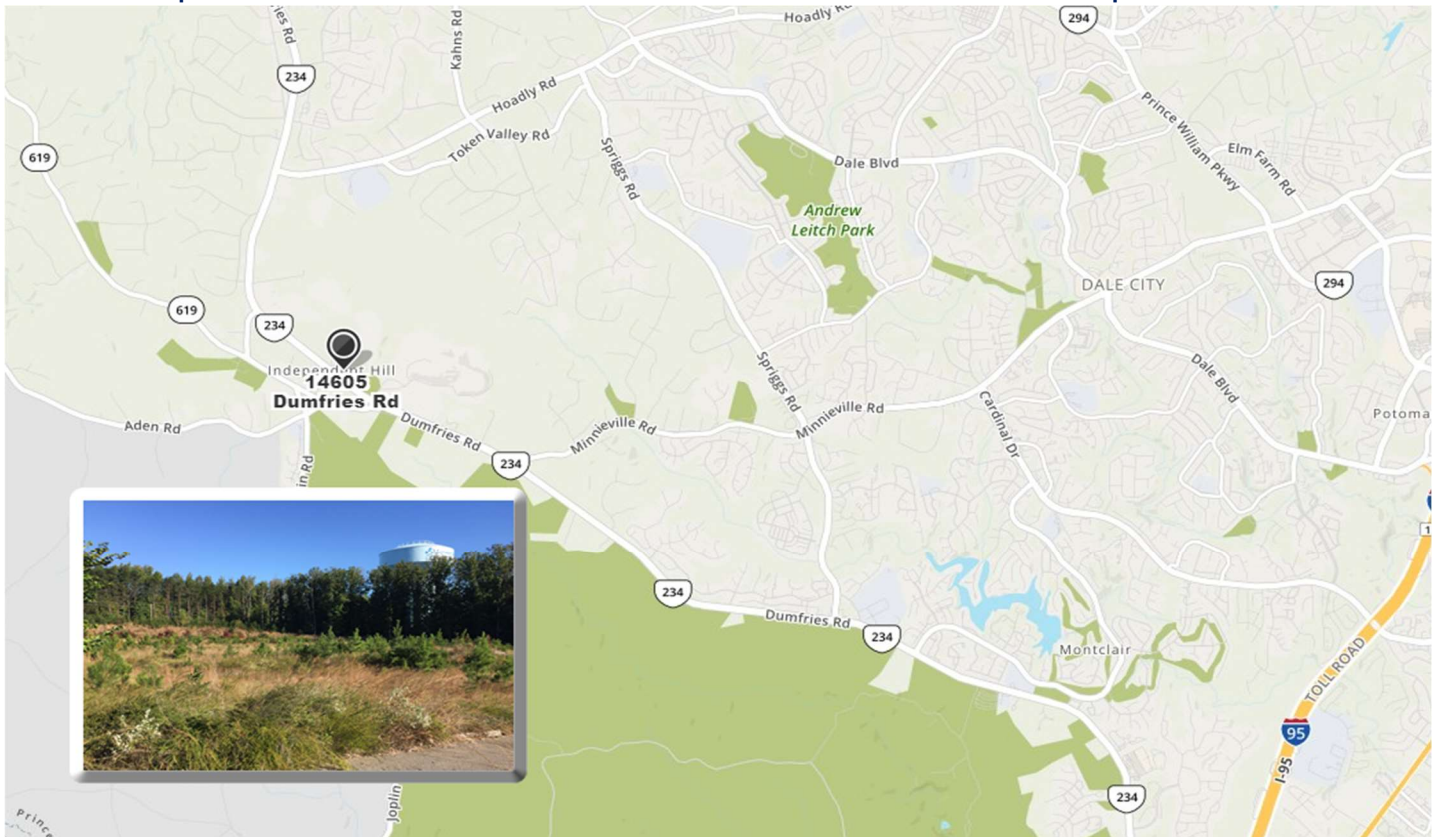
Samson Properties | Office: 703-378-8810

6.4 acres zoned O(M)

BUILD BY RIGHT:

- Church/Religious Use Building
- College/School
- Hotel
- Office
- Medical Care Facility
- Trade or Convention Center
- Many other options!

\$1.5 MILLION | APPROVED AND IMPLEMENTED SITE PLANS GOOD THROUGH JULY 2020 | UTILITIES CONNECTED



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Permits for county approved (until July 2020!) site plans have already been paid for by seller - saving the buyer of this land over \$50,000 in permit fees!

Site Plans

Site plans were submitted, approved by the county and completed. As part of the approved site plans, the following has been completed in-full:

- Water, sewer and electric fully connected
- Retention pond installed
- VDOT required entryway completed
- Plans approved until July 2020

Building Plans

Building plans were drawn up for a 12,000 sq ft, 2 level building (to be used as a church).

The plans allowed for the following:

- 2 levels, 12,000 sq ft
- Multiple offices/school classrooms
- Auditorium with seating ranging from 288 to over 500 depending on configuration
- Multiple kitchens

To view site and building plans -- contact Listing Agent, Heidi Swenson at 703-981-8277 or Heidi@WeMoveMilitary.com!

14605 Dumfries Road (Route 234) is an extremely high-volume road with fantastic visibility. Surrounding roads include Bristow Road (Route 619), Hoadley Road, and Minnieville Road. Route 1 and 95 are within a 5 minute car ride away.



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