

LAND FOR SALE

8131 RICHMOND HWY.

ALEXANDRIA, VIRGINIA



Presented by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com

TARTAN
PROPERTIES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$860,000

Lot Size: 0.941 Acres/40,994 sf

Zoning: C-8 and R-2

PROPERTY OVERVIEW

Redevelopment opportunity in Hybla Valley for an 40,994 SF lot, currently with three buildings. Location on the coming BRT (Bus Rapid Transit) scheduled to significantly increase the access and improve experience and lifestyle for residents and workers traveling the Richmond Highway Corridor, between the Huntington Metro and Fort Belvoir, ultimately leading to a Metrorail extension to Hybla Valley. The property provides immediate access to all parts of the county and national parks, an award-winning hospital, and a nationally acclaimed public school system.

LOCATION OVERVIEW

On Route 1, just south of the intersection with Buckman Road and Old Richmond Highway. 5 miles to I-495/Beltway at Woodrow Wilson Bridge and 4 miles to Fort Belvoir.

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- High visibility location with daily count of over 37,000 cars
- Opportunity for prominent signage
- Land currently has three buildings with water and electricity connected
- Zoning is C-8 and R-2. (The Fairfax Co Master Plan envisions the residential zoning will change to commercial.)
- Local amenities include Costco, Walmart, Starbucks, Aldi, Home Depot, Michaels, DSW, CVS, UPS Store, Giant Food, Home Goods, Target, Lowe's and a variety of restaurants, banks, gas stations
- Currently served by Fairfax Connector, Arlington Transit, and REX (Richmond Hwy Express) linking King St, Eisenhower Ave, and Huntington METRO Stations with Ft. Belvoir
- To be served in the future by the Richmond Highway BRT (Bus Rapid Transit) system with new, dedicated bus lanes to increase access along the corridor from Huntington Metro to Fort Belvoir, with the ultimate goal of extending the METRORAIL system
- 5 miles to I-495/Beltway at Woodrow Wilson Bridge and 4 miles to Fort Belvoir
- 2019 Real Estate taxes: \$7,843

PHOTOS



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Tartan Properties Commercial in compliance with all applicable fair housing and equal opportunity laws.