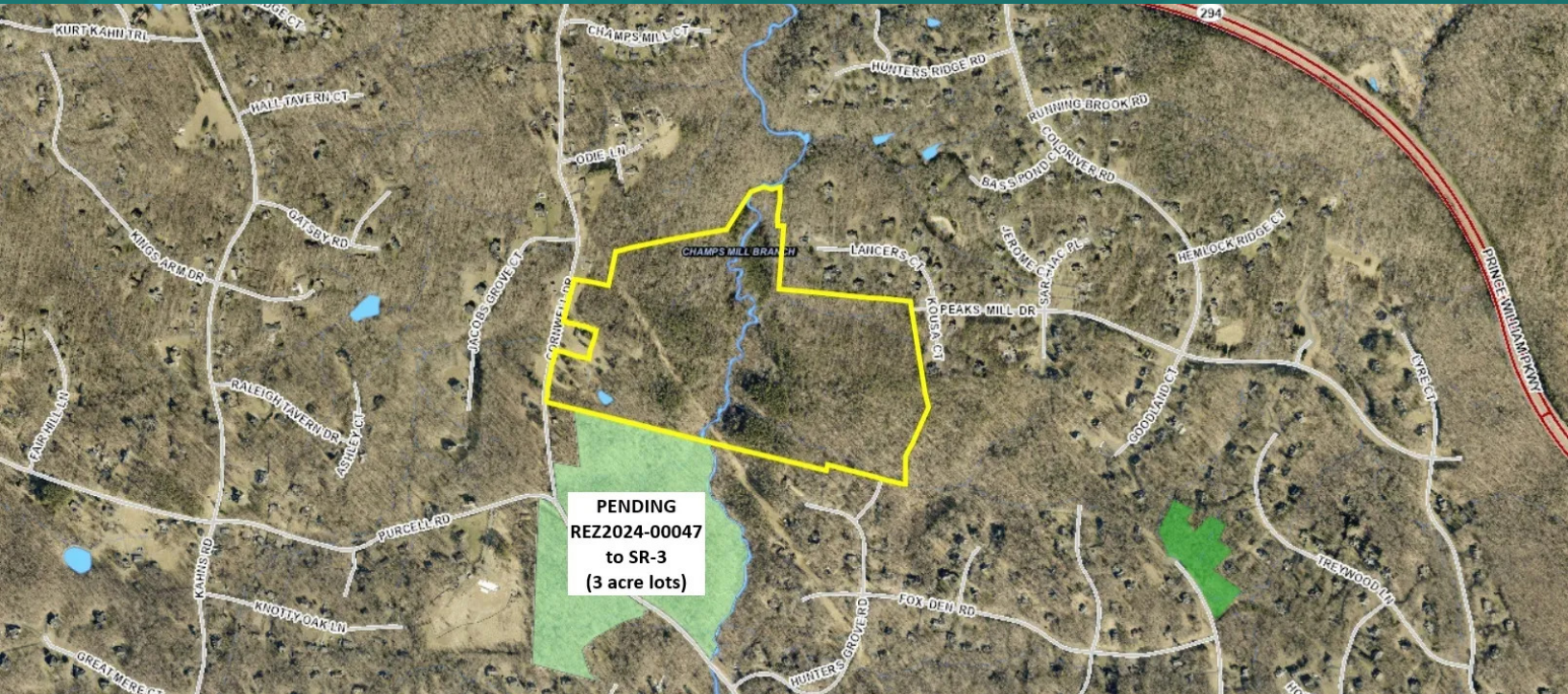


**FOR SALE**

# LAND FOR RESIDENTIAL DEVELOPMENT

12105 CORNWELL DR MANASSAS, VA 20112



## SALE PRICE

## SUBJECT TO OFFER

### OFFERING SUMMARY

Lot Size:	71.32 Acres
Zoning:	A-1
Comp Plan:	ORPA T1-A
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	7993-46-7353

### PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire approx. 71 acres currently zoned A-1, allowing for a variety of agricultural & low density residential uses, including 10 acre residential lots served by well & septic systems. The property is designated ORPA T1-A (Occoquan Reservoir Protection Area) in the PWC 2040 Comprehensive Plan, allowing for residential density of 1 dwelling unit per 5 acres after rezoning. Champs Mill Branch traverses the property, naturally dividing the land into two distinct sections. Accessible from Cornwell Rd., Peaks Mill Dr. & Hunters Grove Rd. This land presents a standout opportunity for a home builder or residential developer to create a community surrounded by nature, privacy, and established neighborhoods.

### LOCATION OVERVIEW

Located in Prince William County's desirable mid-county area, the property offers convenient access to Dumfries Rd./Rt. 234 providing connectivity to I-66 and Rt. 28 to the north and I-95 to the south, as well as Prince William Pkwy. offering direct access to Woodbridge and eastern PWC. Nearby shopping, dining, parks, recreational amenities, and highly regarded public schools contribute to the area's strong residential appeal. Combined with continued population growth & housing demand throughout the region, the location is well-positioned for future residential development.

### PRESENTED BY:

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COMMERCIAL REAL ESTATE SERVICES

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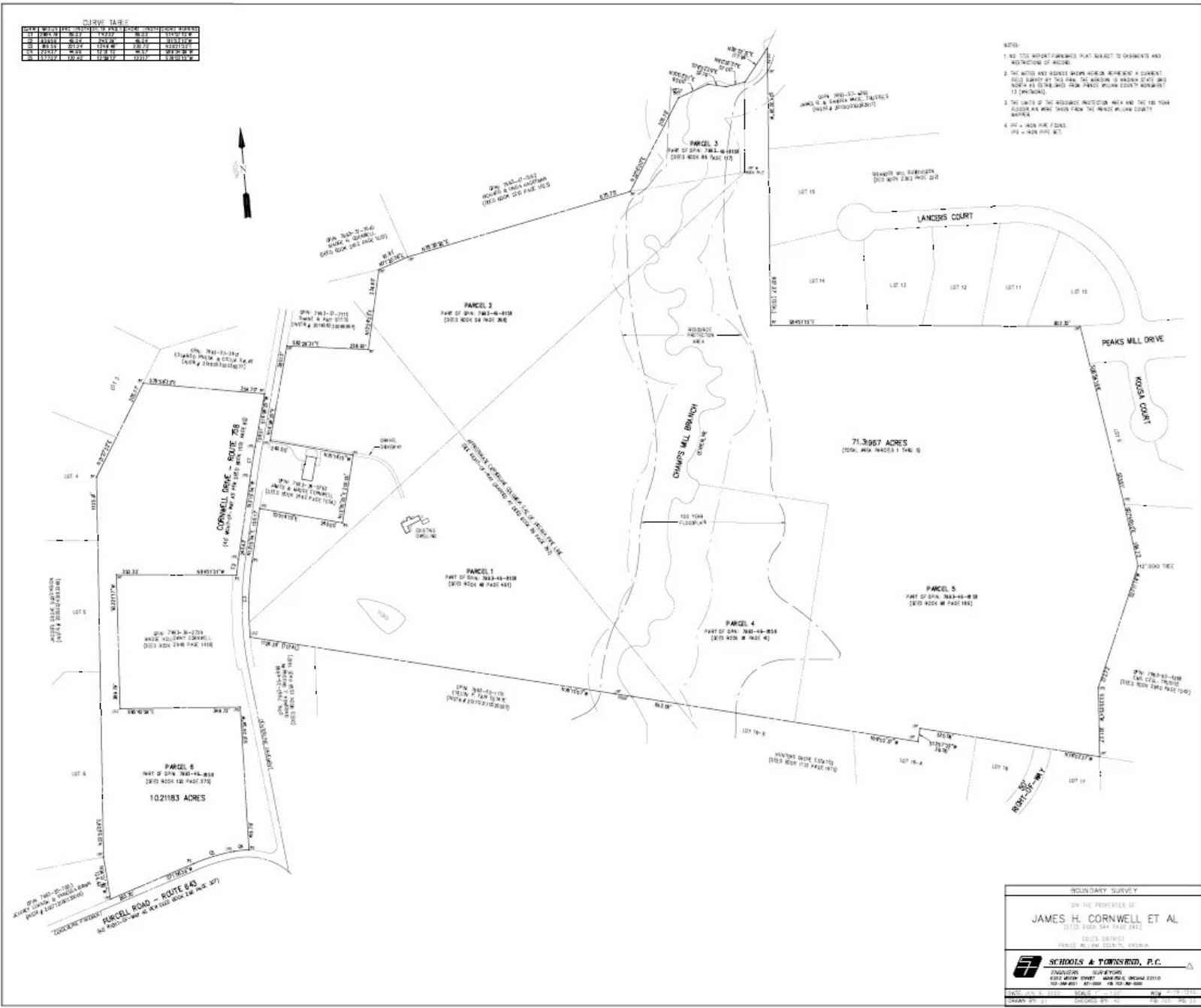
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## BOUNDARY PLAT

AREA #	DATE	BY	SCALE	DESCRIPTION
1	12/15/11	WJH	1"=40'	PRELIMINARY
2	12/15/11	WJH	1"=40'	PRELIMINARY
3	12/15/11	WJH	1"=40'	PRELIMINARY
4	12/15/11	WJH	1"=40'	PRELIMINARY
5	12/15/11	WJH	1"=40'	PRELIMINARY
6	12/15/11	WJH	1"=40'	PRELIMINARY
7	12/15/11	WJH	1"=40'	PRELIMINARY
8	12/15/11	WJH	1"=40'	PRELIMINARY
9	12/15/11	WJH	1"=40'	PRELIMINARY
10	12/15/11	WJH	1"=40'	PRELIMINARY
11	12/15/11	WJH	1"=40'	PRELIMINARY
12	12/15/11	WJH	1"=40'	PRELIMINARY
13	12/15/11	WJH	1"=40'	PRELIMINARY
14	12/15/11	WJH	1"=40'	PRELIMINARY
15	12/15/11	WJH	1"=40'	PRELIMINARY
16	12/15/11	WJH	1"=40'	PRELIMINARY
17	12/15/11	WJH	1"=40'	PRELIMINARY
18	12/15/11	WJH	1"=40'	PRELIMINARY
19	12/15/11	WJH	1"=40'	PRELIMINARY
20	12/15/11	WJH	1"=40'	PRELIMINARY



**PRESENTED BY:**

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# LAND FOR RESIDENTIAL DEVELOPMENT

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## PROPERTY ACCESS



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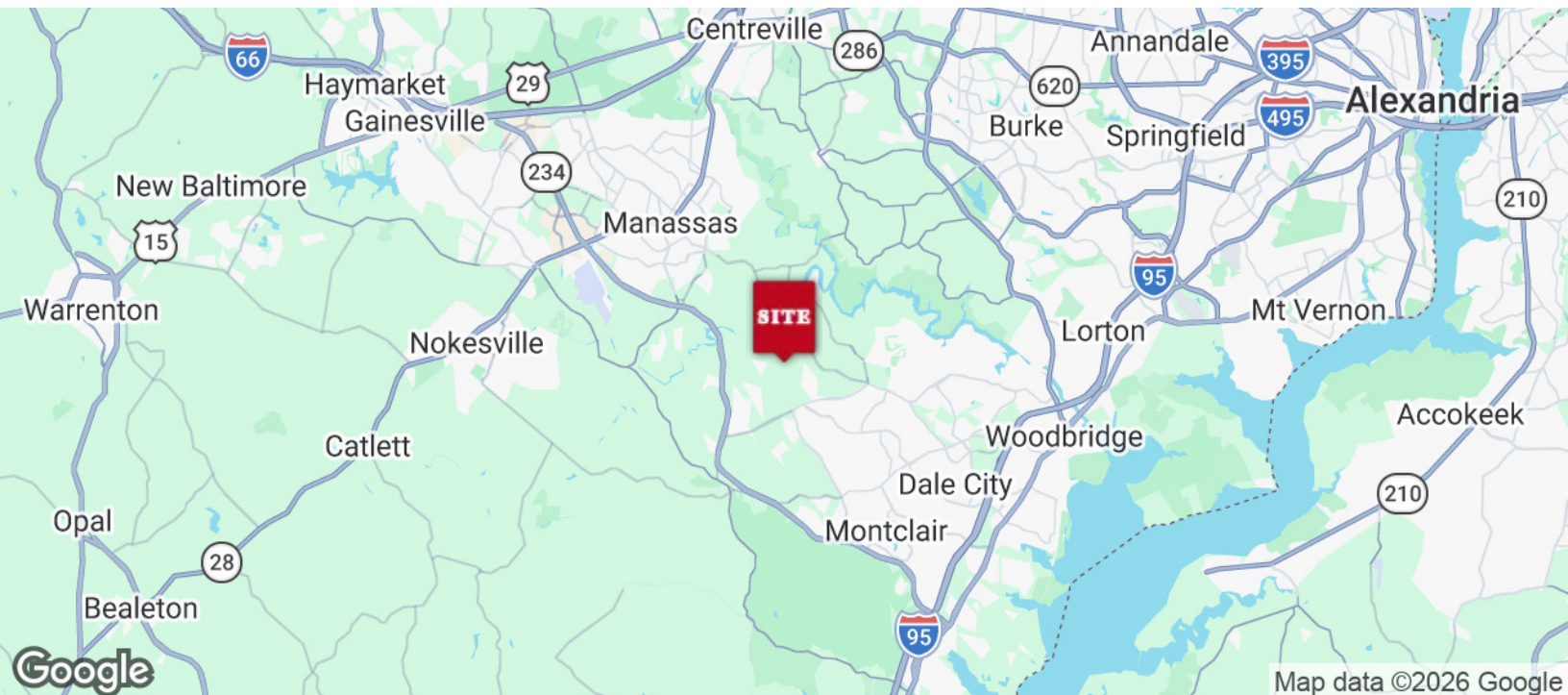
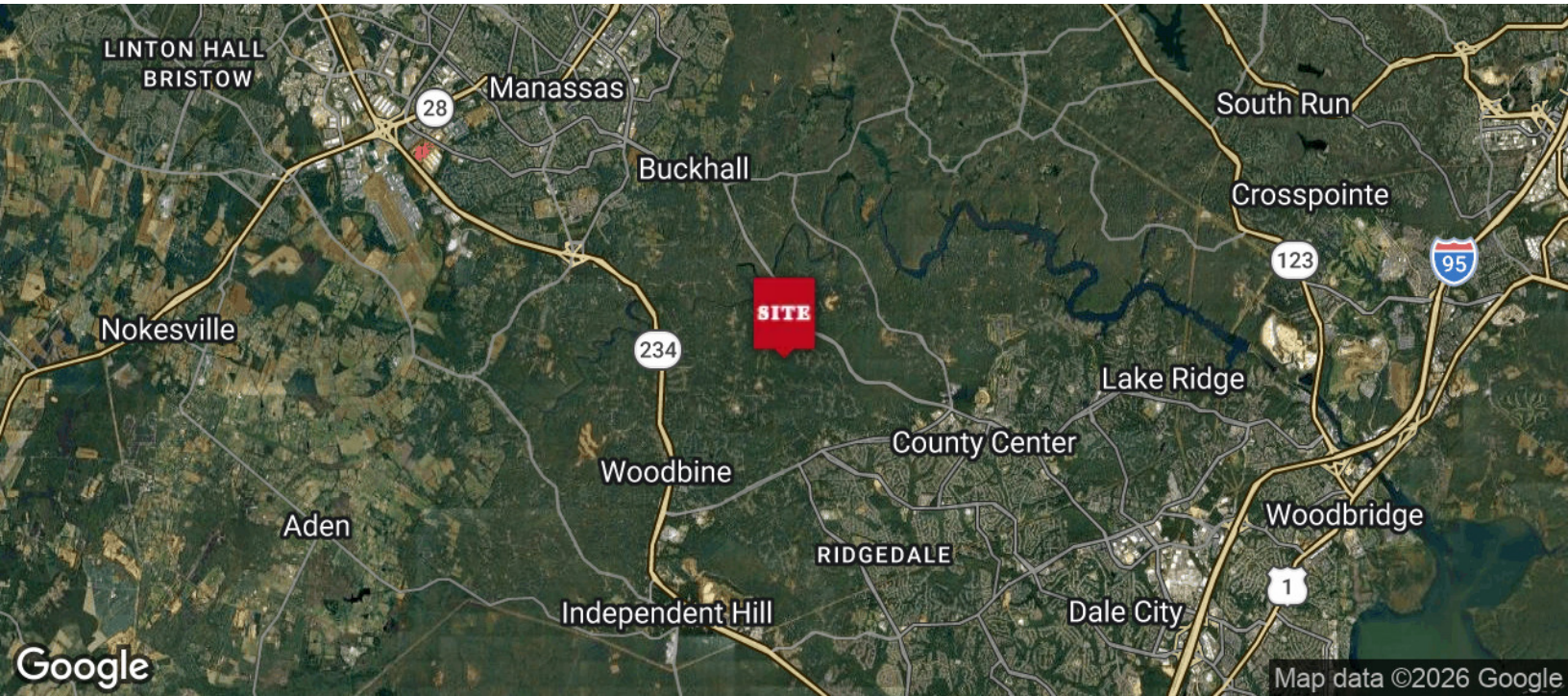
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# LAND FOR RESIDENTIAL DEVELOPMENT

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## LOCATION MAP



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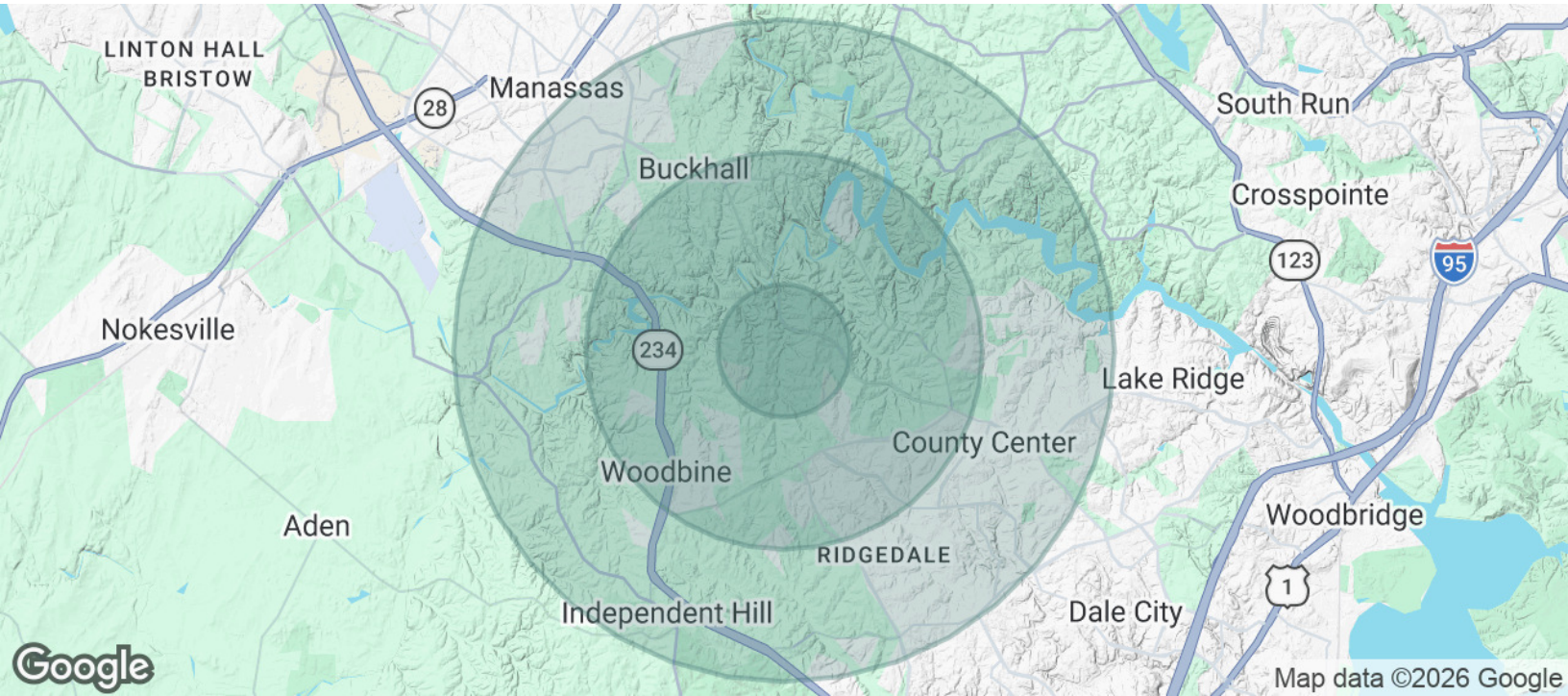
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# LAND FOR RESIDENTIAL DEVELOPMENT

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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,331	31,395	125,297
Average Age	38.0	40.0	37.4
Average Age (Male)	38.5	38.9	36.9
Average Age (Female)	42.7	41.5	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	665	9,655	39,473
# of Persons per HH	3.5	3.3	3.2
Average HH Income	\$207,384	\$206,601	\$175,732
Average House Value	\$701,585	\$636,074	\$566,319

2023 American Community Survey (ACS)

### PRESENTED BY:

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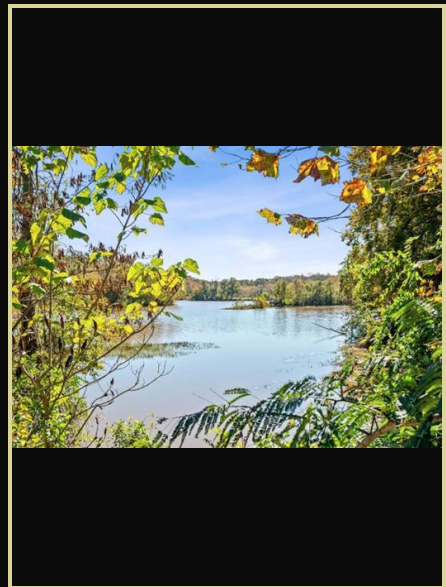
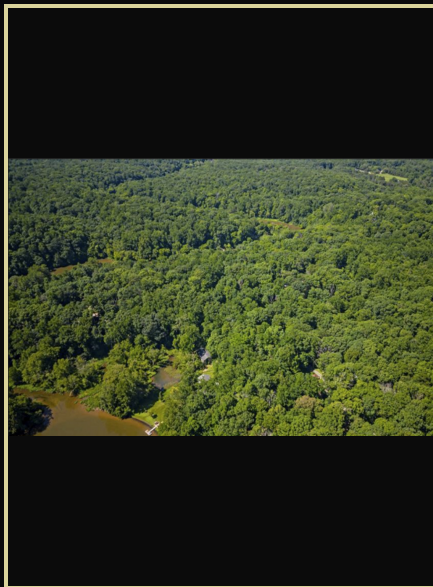
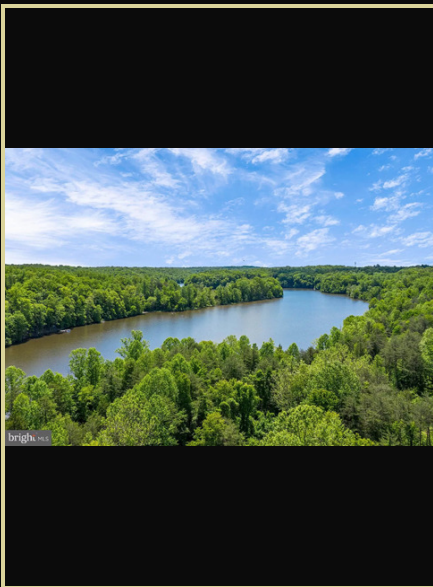
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# OCCOQUAN RESERVOIR PROTECTION AREA (ORPA)



Occoquan Reservoir Protection Area (ORPA) is designed to protect the Occoquan Reservoir by recommending development at 1 dwelling unit per 5 acres in areas with sensitive environmental features, including, but not limited to; areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks that could impact the water quality of the Reservoir.



### Primary Uses

- Residential

### Secondary Uses

- Community operated parks or clubhouse

### Implementing Zoning District

- SR-5

### Use Pattern

Based on Land Use

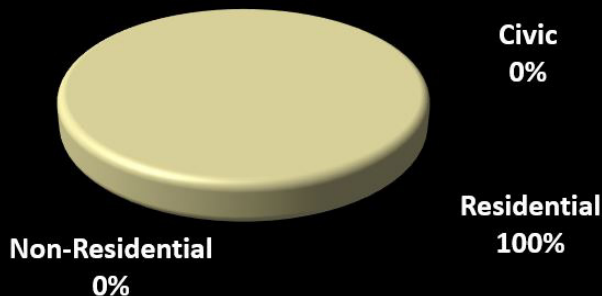
### Target Residential Density

- T-1A: 1 du/5 acres

### Target Non-Residential FAR

- 0-0.02 FAR

### TARGET LAND USE MIX



- Residential: 0-100%
- Non-Residential: 0-5%
- Civic : 0%

### Target Building Height

- 1 - 3 stories

### Minimum Open Space

Up to 60% of site



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Mon - Fri 8