

FOR SALE

LAND FOR RESIDENTIAL DEVELOPMENT

CARRIAGE HILL DR. & VAN DOREN RD. MANASSAS, VA 20112



SALE PRICE **\$2,000,000**

OFFERING SUMMARY

Lot Size: 18.76 Acres
Zoning: A-1
Comp Plan: Residential
Neighborhood T-1
Parcel ID: 7992-73-0004, 7992-72-0067, 7992-72-0235, 7992-62-7526, 7992-62-6165, 7992-62-5595, & 7992-63-5923

PROPERTY OVERVIEW

This offering includes 7 contiguous lots situated along Carriage Hill Drive and Van Doren Drive in Manassas, Virginia. Encompassing a generous expanse of residential land, the property is currently zoned A-1, allowing for a variety of low-density uses. It also benefits from a comprehensive plan designation of RN-1, supporting residential development at a density of one dwelling unit per two acres. Each lot has been approved for a 4-bedroom perc, enhancing the development potential for custom homes. This presents an excellent opportunity for a custom home builder or residential developer to create a thoughtfully designed community in a peaceful, established area.

Disclosure: Agent related to Owner.

LOCATION OVERVIEW

Located in a desirable part of Prince William County, these seven lots along Carriage Hill Drive and Van Doren Drive in Manassas, Virginia, offer the perfect balance of rural tranquility and suburban convenience. The area is well-served by multiple public schools, including Coles Elementary School, Benton Middle School, and Charles J. Colgan Sr. High School, making it an attractive option for families seeking quality education within close reach. The property is also just minutes from the shops, restaurants, and historic charm of downtown Manassas, with convenient access to major routes such as Route 28, Route 234, and I-66. Commuters will appreciate the proximity to the VRE station, providing direct rail service to Washington, D.C., while residents enjoy the peaceful, community-oriented setting of this well-located development opportunity.

PRESENTED BY:

MIGUEL PIRES **CARMELA PATRICK, CCIM**
COMMERCIAL AGENT **COMMERCIAL REALTOR**
571.247.7462 703.330.1224
miguel@weber-rector.com carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR SALE

LAND FOR RESIDENTIAL DEVELOPMENT

CARRIAGE HILL DR. & VAN DOREN RD. MANASSAS, VA 20112

COMP PLAN INFORMATION

LAND USE CHAPTER

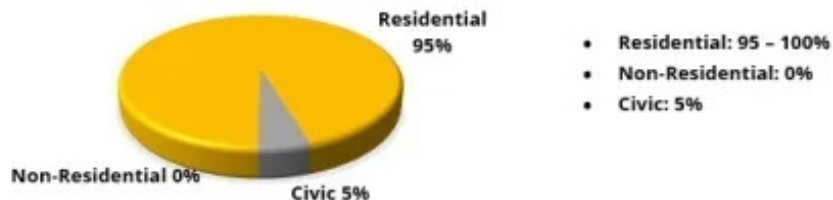
Residential Neighborhood (RN)	T-1	T-2
-------------------------------	-----	-----



Residential Neighborhoods T-1 and T-2 primarily accommodate single-family homes arranged in cluster or medium sized lots. Connections and pedestrian amenities should still be a priority for development design. These areas should also include parks, trails, and open space integrated into the development in appropriate locations. Neighborhood design includes longer blocks with homes set back from the street and parking accommodated in private driveways and garages. Density should be at the lower end of the transect unless clustering is used to maintain 60% open space. Affordable and workforce housing is encouraged County-wide.

Primary Uses	Secondary Uses	Implementing Zoning Districts
Single Family Detached Single Family Attached	Accessory Residential Units Civic, Cultural Uses	SR-3, SR-5 in T-1 SR-1, R-2, R-4, R-6*,PMR in T-2
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Topology	T-2: 1 - 4 du/acre T-1: 1 du/2 acre	N/A

TARGET LAND USE MIX



Target Building Height	Minimum Open Space
T-2: 1 - 3 stories T-1: 1 - 3 stories	30% of site 60% if cluster development

*Can be considered compatible where workforce or affordable housing can be appropriately buffered from adjacent lower density development through proffered conditions during the conditional zoning process.

Page | 169

PRESENTED BY:

MIGUEL PIRES
COMMERCIAL AGENT
571.247.7462
miguel@weber-rector.com

CARMELA PATRICK, CCIM
COMMERCIAL REALTOR
703.330.1224
carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

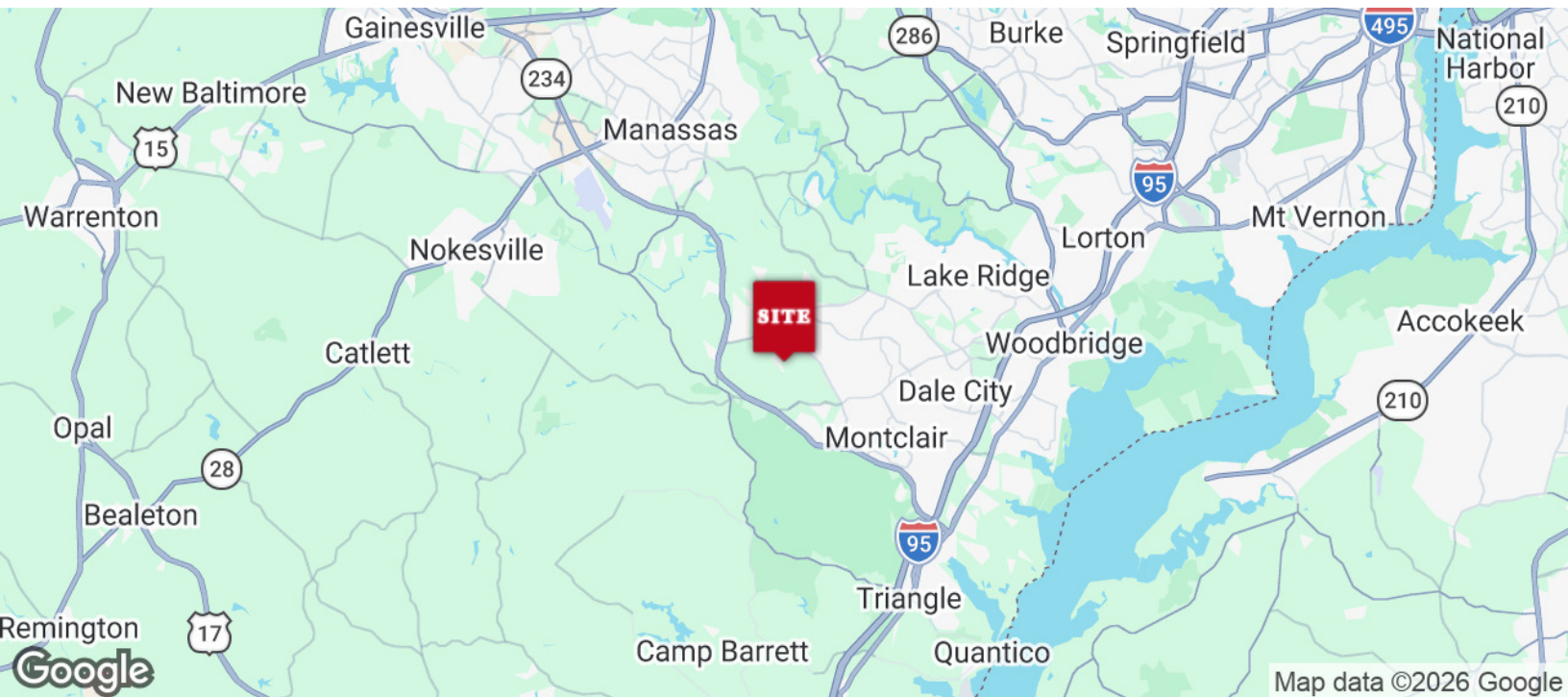
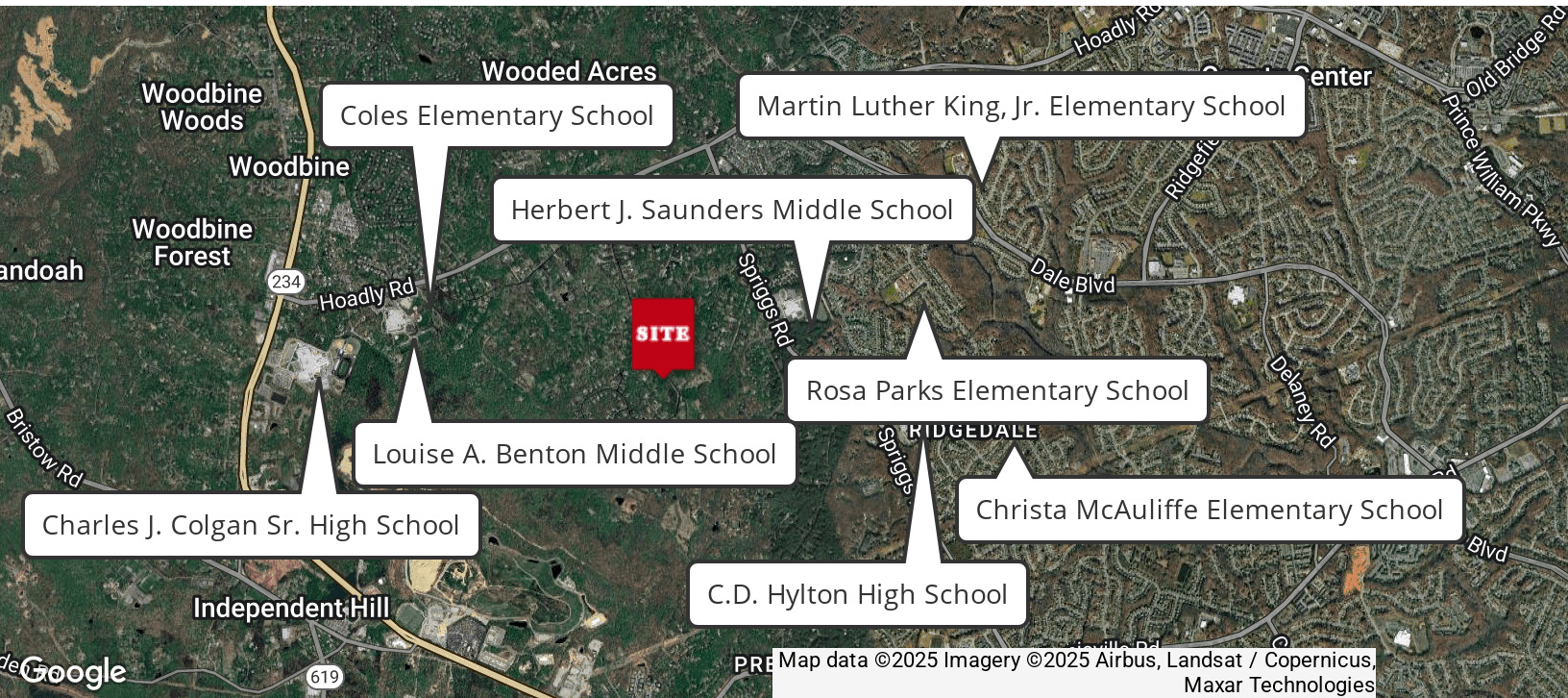
www.Weber-Rector.com

FOR SALE

LAND FOR RESIDENTIAL DEVELOPMENT

CARRIAGE HILL DR. & VAN DOREN RD. MANASSAS, VA 20112

LOCATION MAP



PRESENTED BY:

MIGUEL PIRES
COMMERCIAL AGENT
571.247.7462
miguel@weber-rector.com

CARMELA PATRICK, CCIM
COMMERCIAL REALTOR
703.330.1224
carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

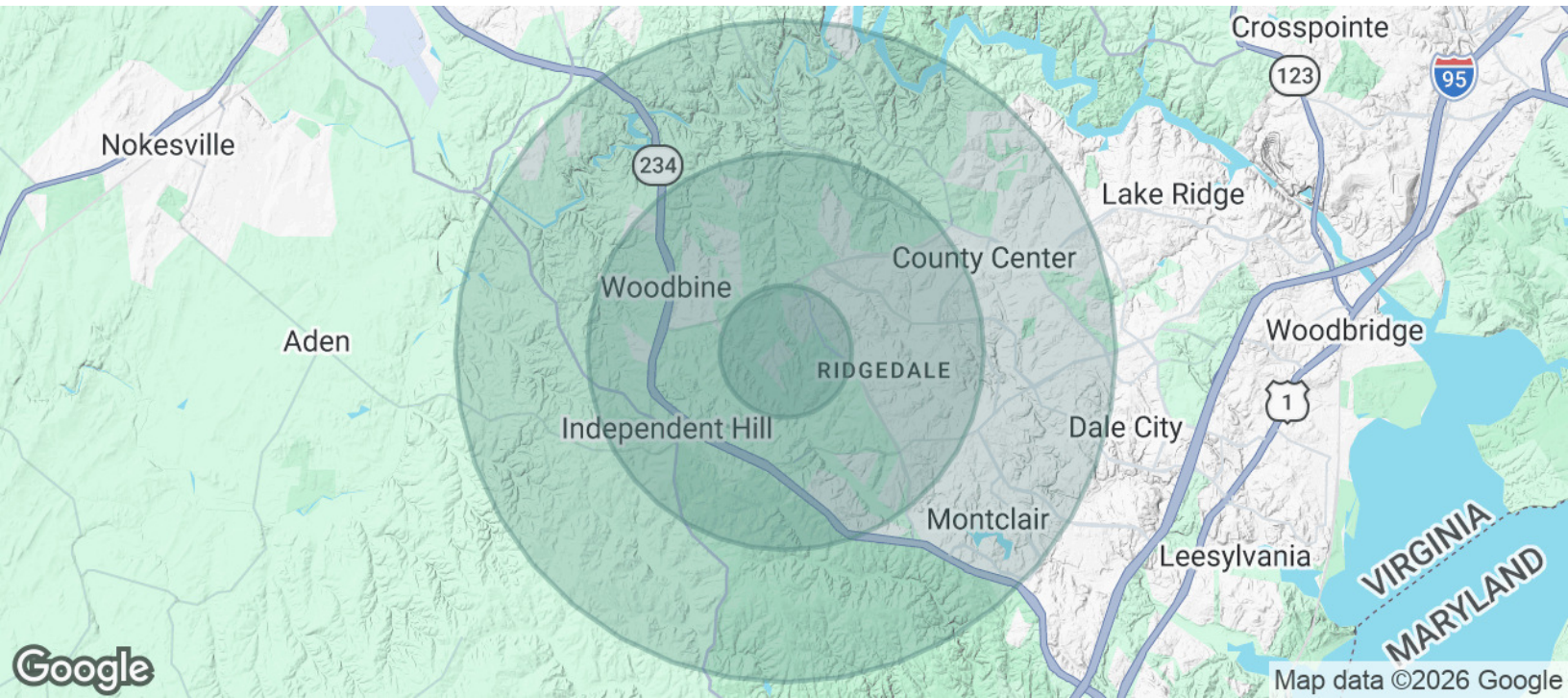
www.Weber-Rector.com

FOR SALE

LAND FOR RESIDENTIAL DEVELOPMENT

CARRIAGE HILL DR. & VAN DOREN RD. MANASSAS, VA 20112

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,105	49,317	126,880
Average Age	40.0	37.1	37.0
Average Age (Male)	44.9	37.0	36.3
Average Age (Female)	38.6	36.9	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	947	14,126	38,634
# of Persons per HH	3.3	3.5	3.3
Average HH Income	\$192,739	\$186,767	\$173,285
Average House Value	\$579,433	\$577,637	\$535,974

2023 American Community Survey (ACS)

PRESENTED BY:

MIGUEL PIRES
COMMERCIAL AGENT
571.247.7462
miguel@weber-rector.com

CARMELA PATRICK, CCIM
COMMERCIAL REALTOR
703.330.1224
carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com