

FOR SALE

LAND FOR RELIGIOUS USE OR FAITH-IN-HOUSING DEVELOPMENT

14316 & 14320 SILVERDALE DR. WOODBRIDGE, VA 22193



OFFERING SUMMARY

As-Is Price:	\$780,000
Faith-In-Housing Price:	Subject to Offer (Based on # of Units & Timeline)
Lot Size:	8.17 Acres
Zoning:	RPC - Religious Use
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8091-69-3603 & 8091-68-3154

PROPERTY OVERVIEW

The property consists of 2 contiguous parcels totaling approximately 8.17 acres. 14316 Silverdale Drive (±3.49 acres) is designated for Religious Use within the Dale City Residential Planned Community, while 14320 Silverdale Drive (±4.69 acres) is designated as Open Space. The site is currently undeveloped & wooded, with approx. 700 feet of frontage along Silverdale Drive. Utilities are available at the street, and the property is serviced by Virginia American Water.

The land may be acquired as-is for continued religious use or it presents a faith based land partnership opportunity under the Virginia Faith in Housing Act. Effective 1/1/27, qualifying residential development may proceed without the need for a Rezoning, Special Use Permit, or Special Exception, subject to compliance with the requirements of the Act.

LOCATION OVERVIEW

The property is located within the established Silverdale section of Dale City, surrounded by single-family residential neighborhoods that provide a built-in base for community or religious use. The site offers direct access to Silverdale Drive, with immediate connectivity to Lindendale Road, Minnieville Road, and Spriggs Road, providing convenient access to Rt. 234, I-95, and Prince William Pkwy. The surrounding area is supported by strong residential density, with a population exceeding 182,000 within a 5 mile radius and over 57,000 households. Average household incomes range from approximately \$146,000 to \$161,000.

PRESENTED BY:

CARMELA PATRICK, CCIM
COMMERCIAL REALTOR
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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

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DALE CITY RPC MAP



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FAITH IN HOUSING INFORMATION

New Development Opportunity – Effective January 1, 2027

Faith in Housing Act (SB388)

As of **January 1, 2027**, qualifying religious organizations may be able to develop residential housing on eligible properties **without a Rezoning, Special Use Permit (SUP), or Special Exception**, subject to the requirements of Virginia's Faith in Housing Act.

Potential Benefits

- Residential development opportunity for qualifying religious organizations
- No rezoning or SUP required for eligible projects
- Existing religious use may continue, or property may be redeveloped for housing in accordance with the Act
- Significant reduction in entitlement risk and timeline (subject to statutory requirements)

Purchasers should consult legal counsel and the applicable local jurisdiction to determine eligibility and development requirements under the Act.

[Link to SB388, Faith in Housing Act](#)

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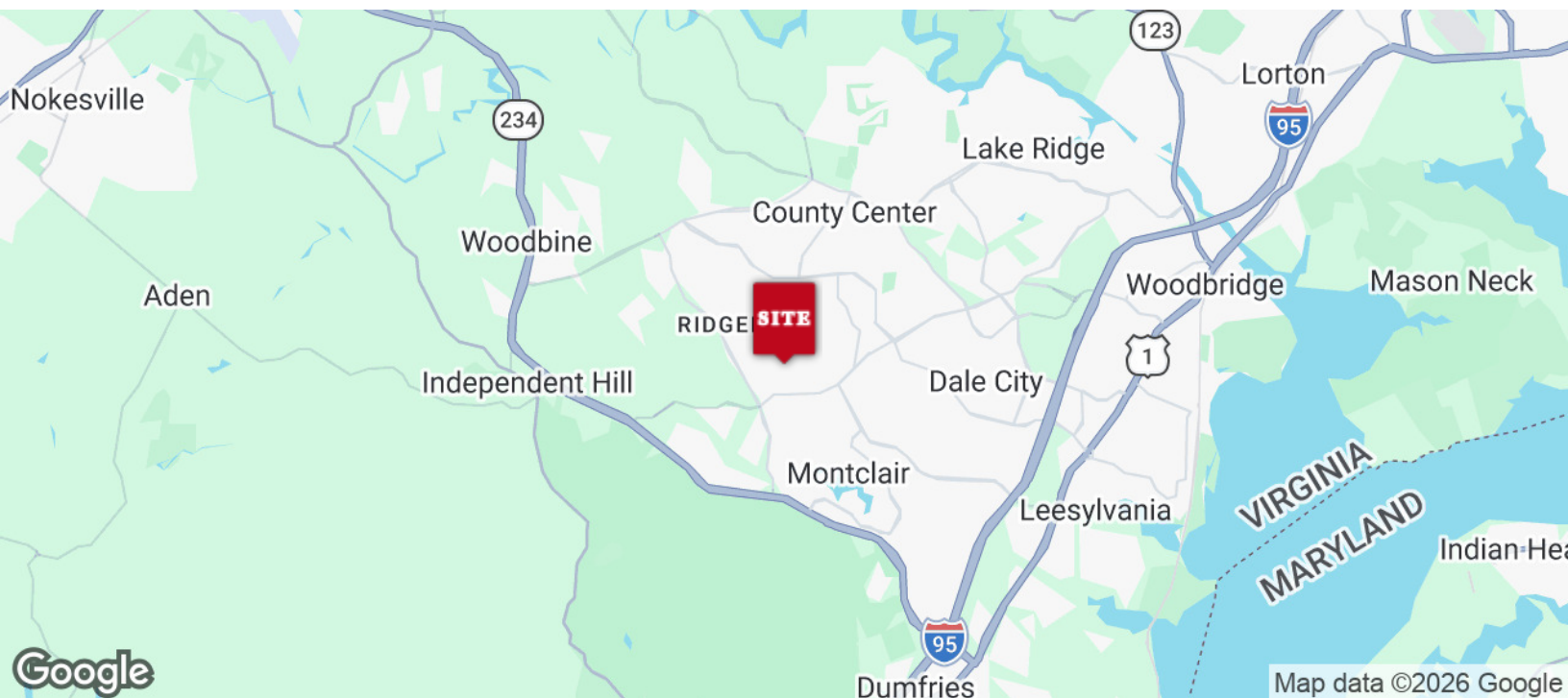
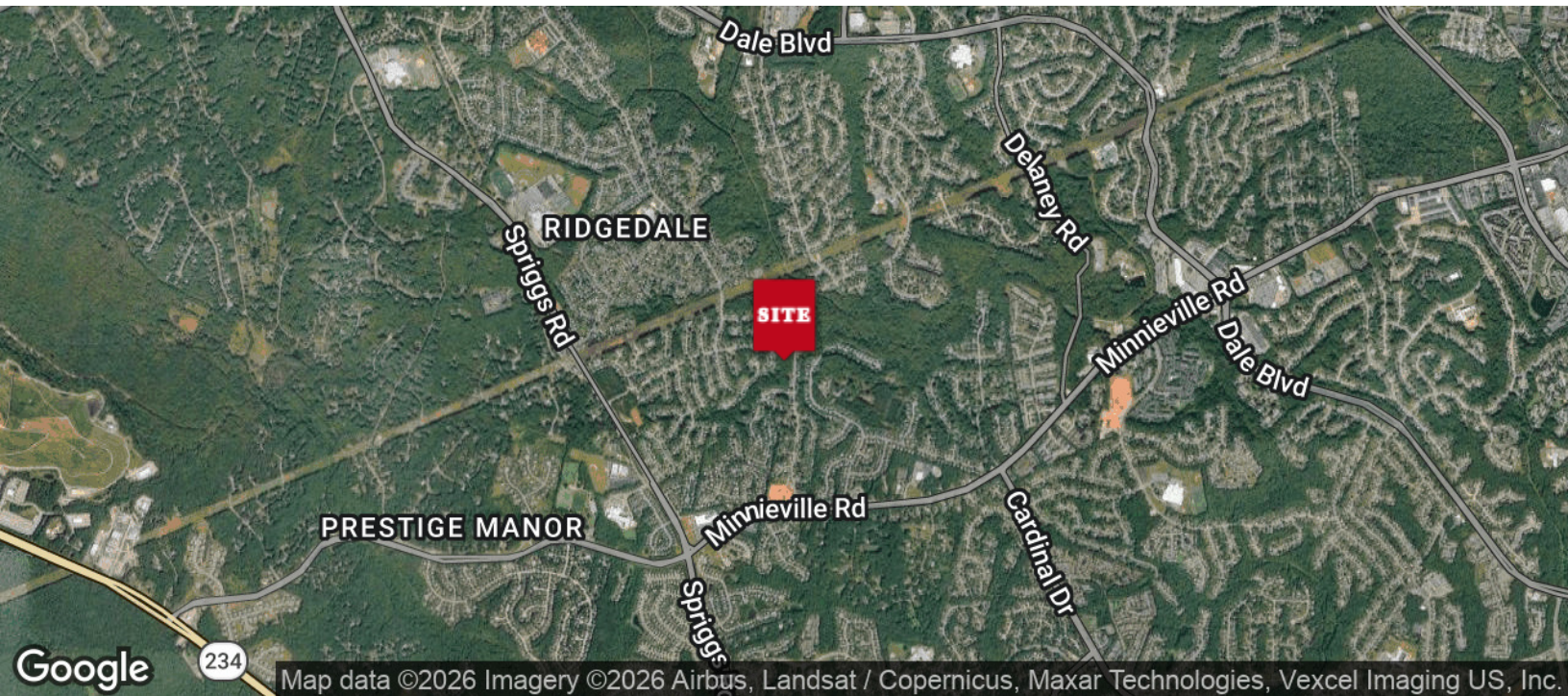
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LOCATION MAP



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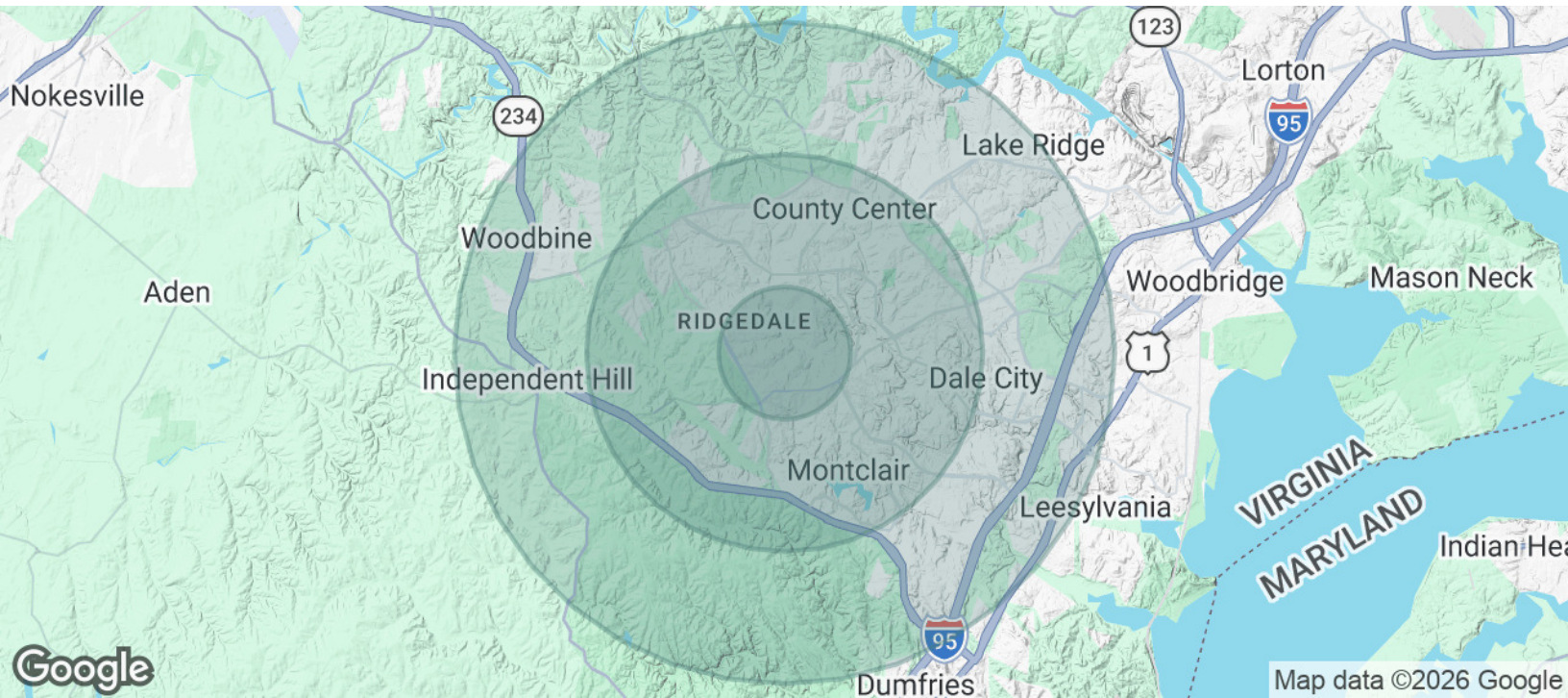
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,271	97,815	182,806
Average Age	35.0	35.8	36.5
Average Age (Male)	37.0	35.2	35.9
Average Age (Female)	32.2	36.0	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,879	29,028	57,684
# of Persons per HH	3.7	3.4	3.2
Average HH Income	\$146,484	\$161,031	\$157,608
Average House Value	\$470,854	\$495,221	\$508,348

2023 American Community Survey (ACS)

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