

FOR SALE

ENTITLED AUTO SALES & SERVICE REDEVELOPMENT SITE

10708, 10712, & 10714 BALLS FORD RD. & 10645 AUTOMOTIVE DR. MANASSAS, VA 20109



SALE PRICE **\$2,500,000**

OFFERING SUMMARY

Lot Size: 2.23 Acres
Zoning: B-1
Price / SF: \$25.74
Parcel ID: 7697-35-2566, 7697-35-0662, 7697-35-1457, & 7697-35-0371

PROPERTY OVERVIEW

Four contiguous parcels totaling ± 2.23 acres at the corner of Balls Ford Rd. & Automotive Dr., offered with a fully approved Special Use Permit for motor vehicle sales (limited) and motor vehicle service. The Prince William County Board of County Supervisors approved SUP #2023-00022 on October 28, 2025, entitling an 11,096 SF building with dealership showroom, indoor auto storage, service and work bays, second-floor office, and 59 parking spaces. The site is zoned B-1, General Business, is served by public water and sewer, and the existing improvements are slated for removal. Approved plans, building elevations, and engineering by Sanie Consulting Group are complete and convey with the sale, allowing a buyer to move directly to final site plan.

LOCATION OVERVIEW

The site fronts Balls Ford Rd. approximately 450' west of Sudley Rd./Rt. 234 Business and sits within a half mile of I-66 at Exit 47. This is the established Manassas auto and hospitality corridor, with Koons of Manassas immediately adjacent and McDonald's, Bowl America, and several limited-service hotels surrounding the site. Rt. 234 Bypass (Prince William Pkwy), Innovation Park, and the county's data center corridor are all minutes away, and Balls Ford Road remains one of Prince William County's strongest commercial and industrial corridors.

PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@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

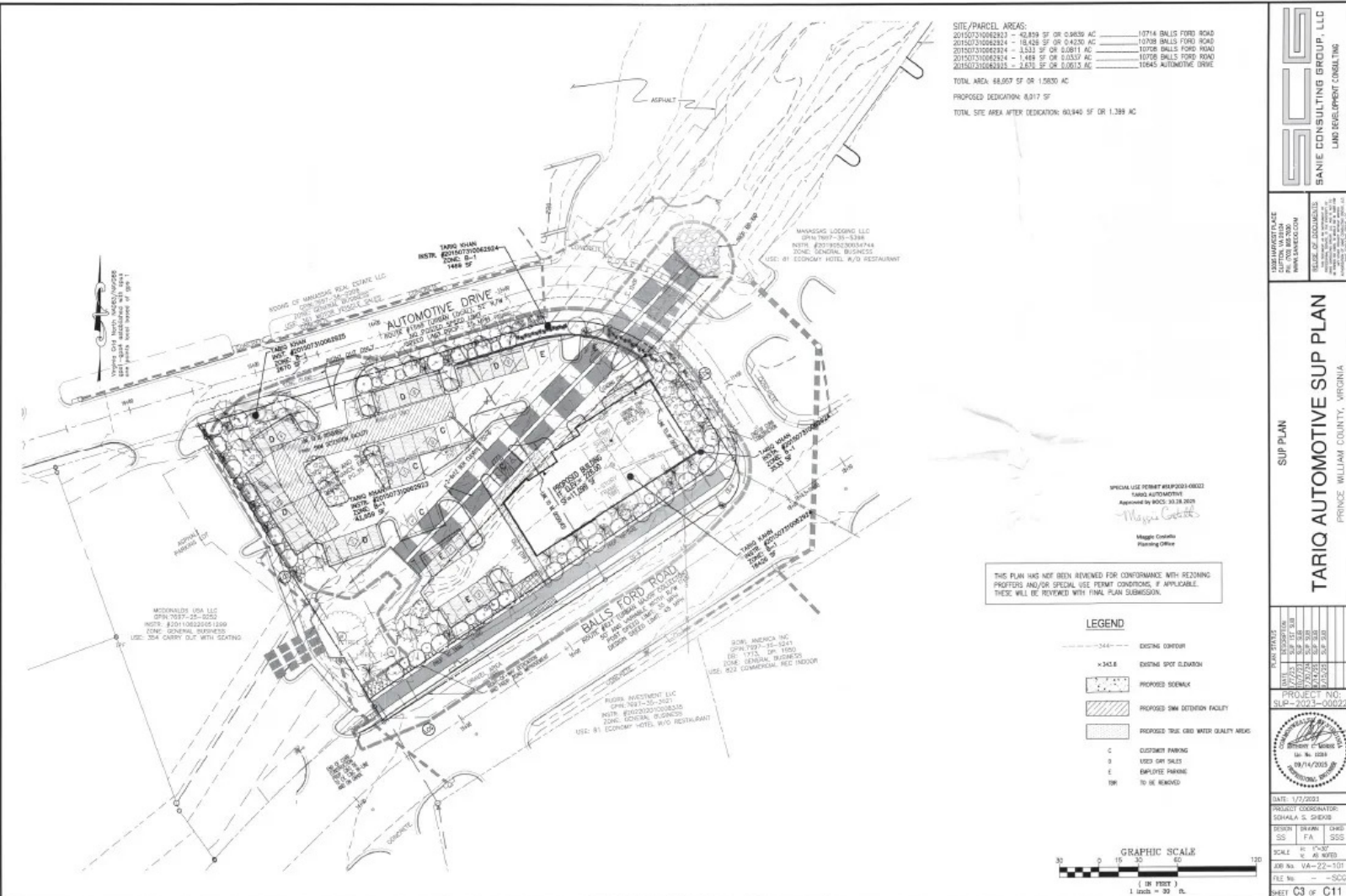
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SPECIAL USE PERMIT PLAN



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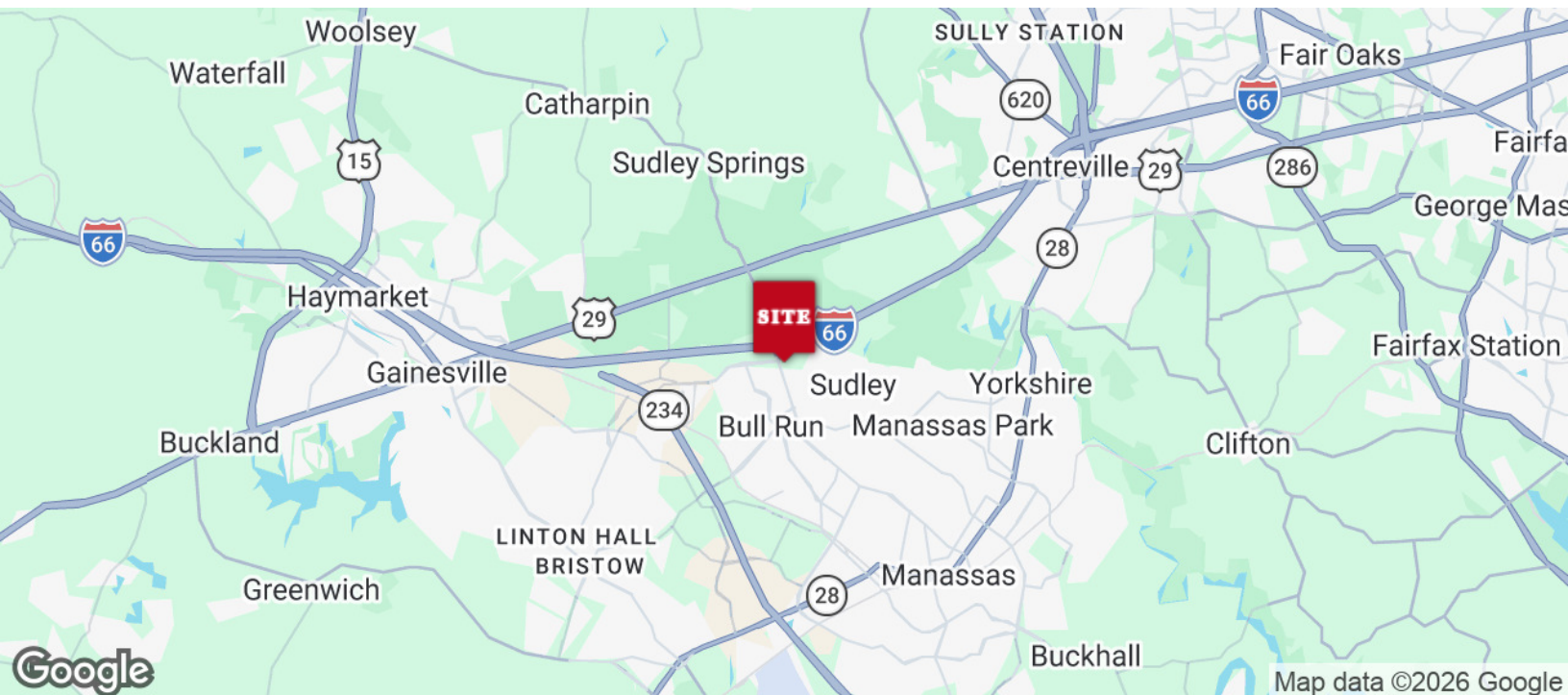
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LOCATION MAP



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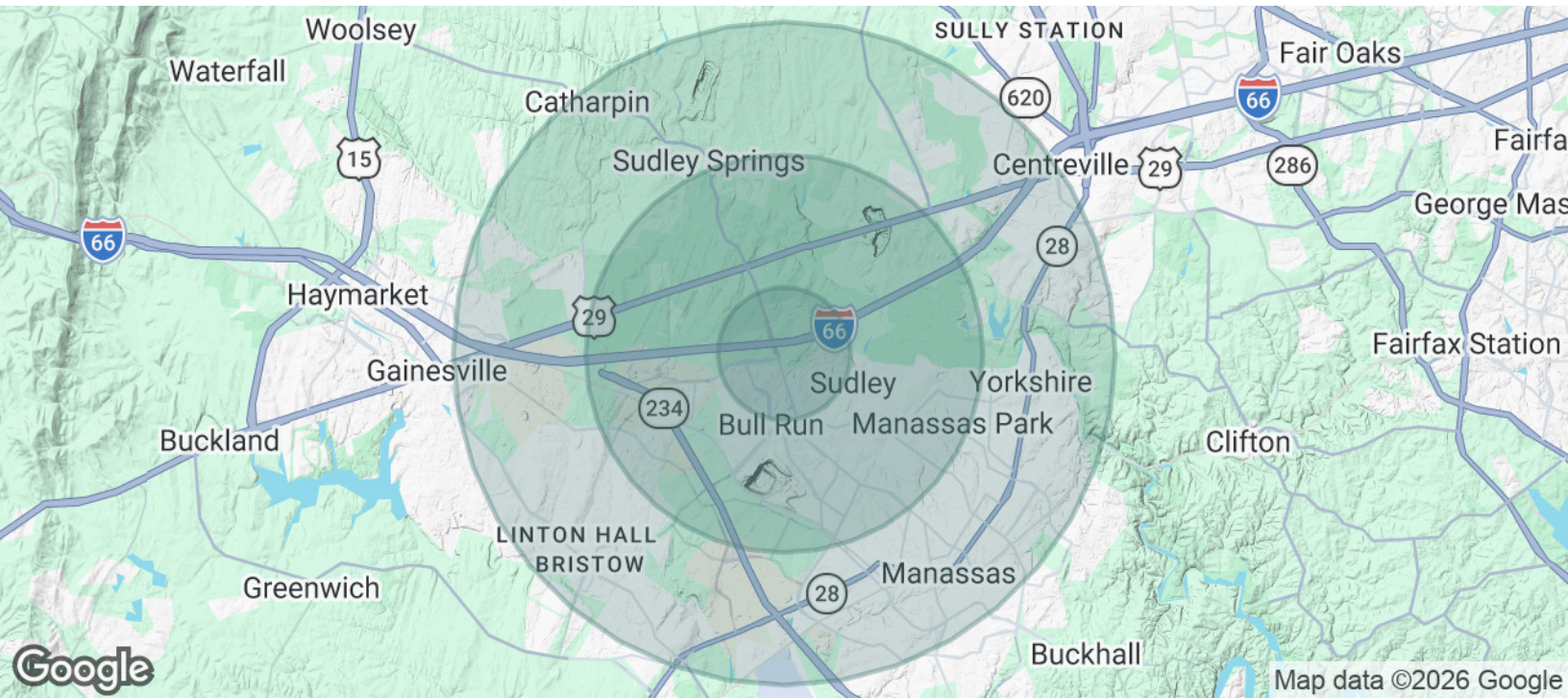
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,230	60,365	179,231
Average Age	32.8	34.5	35.6
Average Age (Male)	31.5	34.9	34.4
Average Age (Female)	33.8	34.3	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,522	19,408	57,982
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$98,343	\$114,622	\$142,496
Average House Value	\$403,908	\$440,746	\$522,341

2023 American Community Survey (ACS)

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ZONING INFORMATION

Prince William County B-1 By Right Uses	
Adult day-care facility	Mortuary, funeral home (except in shopping centers or shopping malls)
Alarm systems operations, office	Motor vehicle parts, retail
Ambulance service (commercial)	Nursing or convalescent care facility
Assisted living facility	Office
Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only)	Office equipment sales, lease and service
Business school	Optical and eye care facility
Cafeteria/lunchroom/snack bar/automat	Pet store, in accordance with the provisions of section 32-400.24
Catering—Commercial (off premises)	Photographic processing laboratory
Catering—Commercial (on or off premises)	Place of religious worship or assembly
Child-care facility	Private school (no boarding)
Civic club	Quick service food store
College, university or seminary	Radio or TV broadcasting station
Commercial artist or photographer's studio	Recording studio
Commercial bus station	Recreation facility, commercial (indoor)
Computer and network services	Recycling collection points, subject to the standards in section 32-250.84
Craft brewery (not to exceed production of 10,000 barrels per year, May or may not be associated with a restaurant)	Religious institution
Cultural arts center	Restaurant
Dry cleaning/garment processing facility, retail, less than 3,000 square feet	Restaurant, carry-out
Dry cleaning pick-up facility	Retail store, less than 80,000 square feet
Event center/meeting hall	School of special instruction
Financial institution	Shoe repair
Garden center	Shopping center A, B, C or D (See Part 100)
Greenhouse or nursery	Tailor, seamstress shop
Hospital	Theater (drive-in)
Hotel or motel	Theater (indoor)
Household equipment and appliance service	Tool and equipment rental (minor)
Institute for special education and training	Trade, conference or convention center
Interior design and decorating shop	Trade, technical and vocational school
Laundromat	Travel agency
Lawn mower service	Veterinary hospital
Locksmith	Wedding Chapel (except in shopping centers or shopping malls)
Medical or dental laboratory, office, or clinic	

[Click here for more information on the B-1 zoning district in Prince William County.](#)

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