

FOR SALE

# Fully Entitled Medical Office Park Development Site

HIRST RD  
PURCELLVILLE, VA 20132



CO-LISTED BY:

**RICH VAALER**

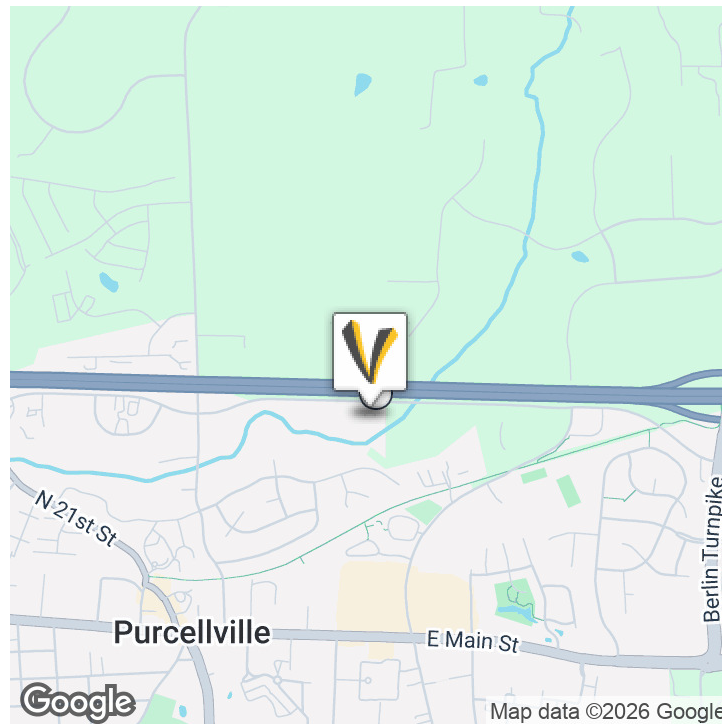
Principal Broker  
772.266.9065  
rich@vaaler.us

**NANCY WYATT**

Vice President Sales and Leasing  
703.771.1162  
nancy@vaaler.us



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$7,950,000
Available SF:	78,000 sf
Lot Size:	12.04 Acres
Price / Acre:	\$660,299
Zoning:	commercial
Market:	DC VA Burb
Submarket:	Purcellville

## PROPERTY OVERVIEW

This is not a typical vacant land offering. The property is fully entitled for approximately 78,000 square feet of specialty medical office and mixed-use commercial development, positioned in close proximity to the future Route 7 / Route 690 Interchange—a meaningful long-term driver for access, visibility, and desirability.

## PROPERTY HIGHLIGHTS

- Fully Entitled
- High Visibility Location
- Accessible to Western Loudoun/Winchester Markets
- Easy Access from all points east & west



## OFFICE LOCATION

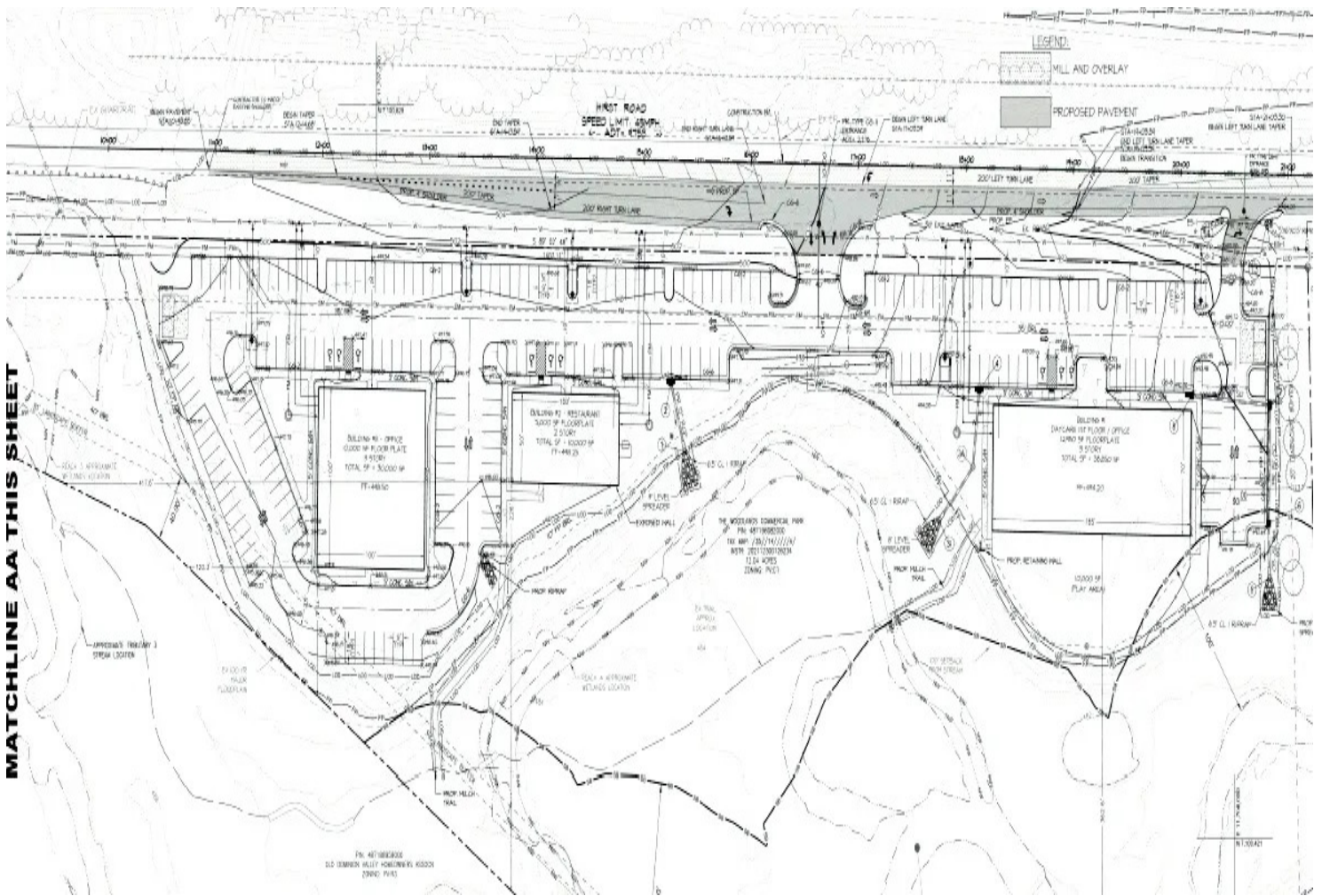
211 Gibson St NW  
Suite 103  
Leesburg, VA 20176

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SITE PLAN



MATCHLINE AA THIS SHEET



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 211 Gibson St NW  
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## ADDITIONAL PHOTOS



## OFFICE LOCATION

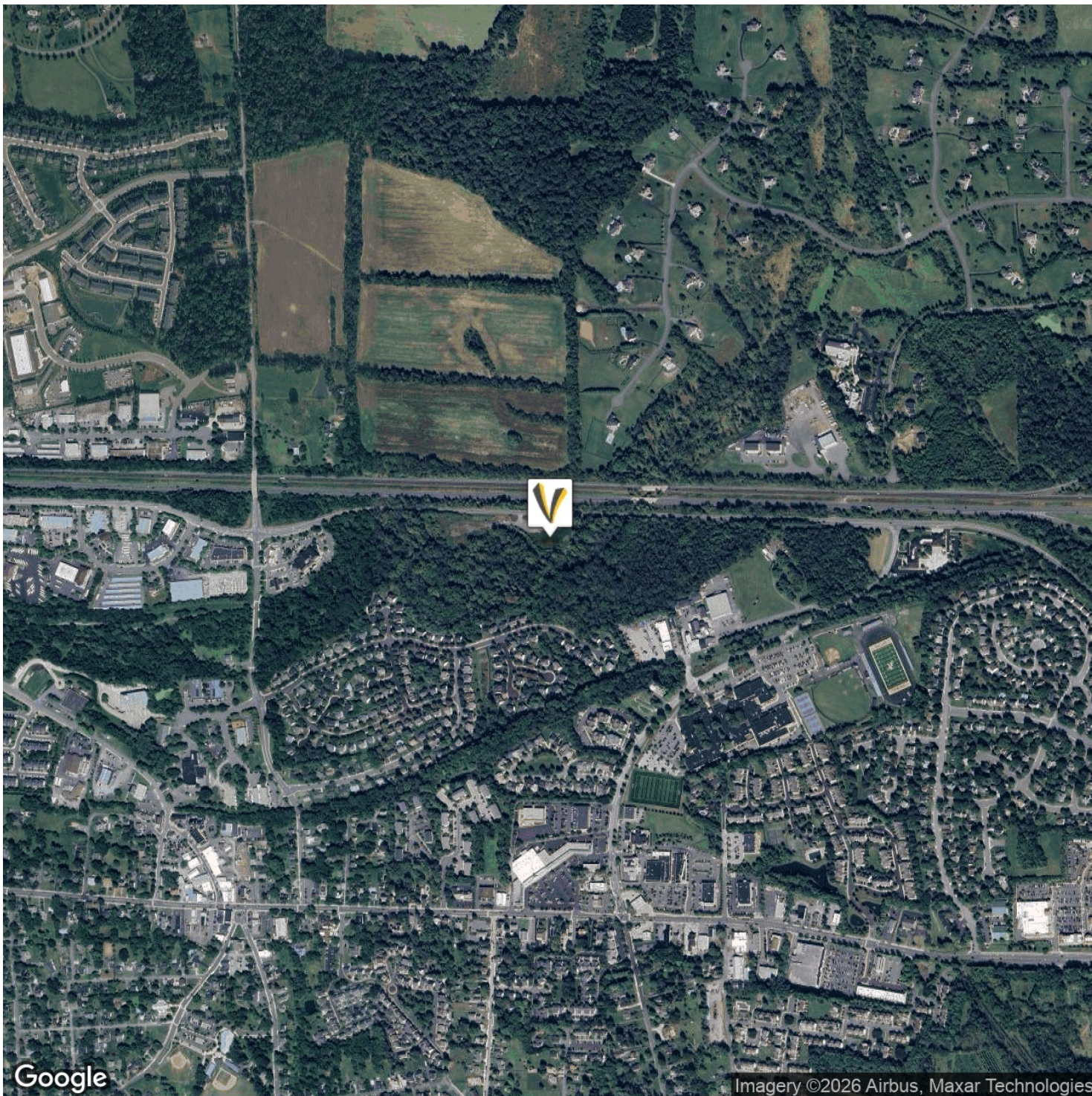
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## AERIAL MAP

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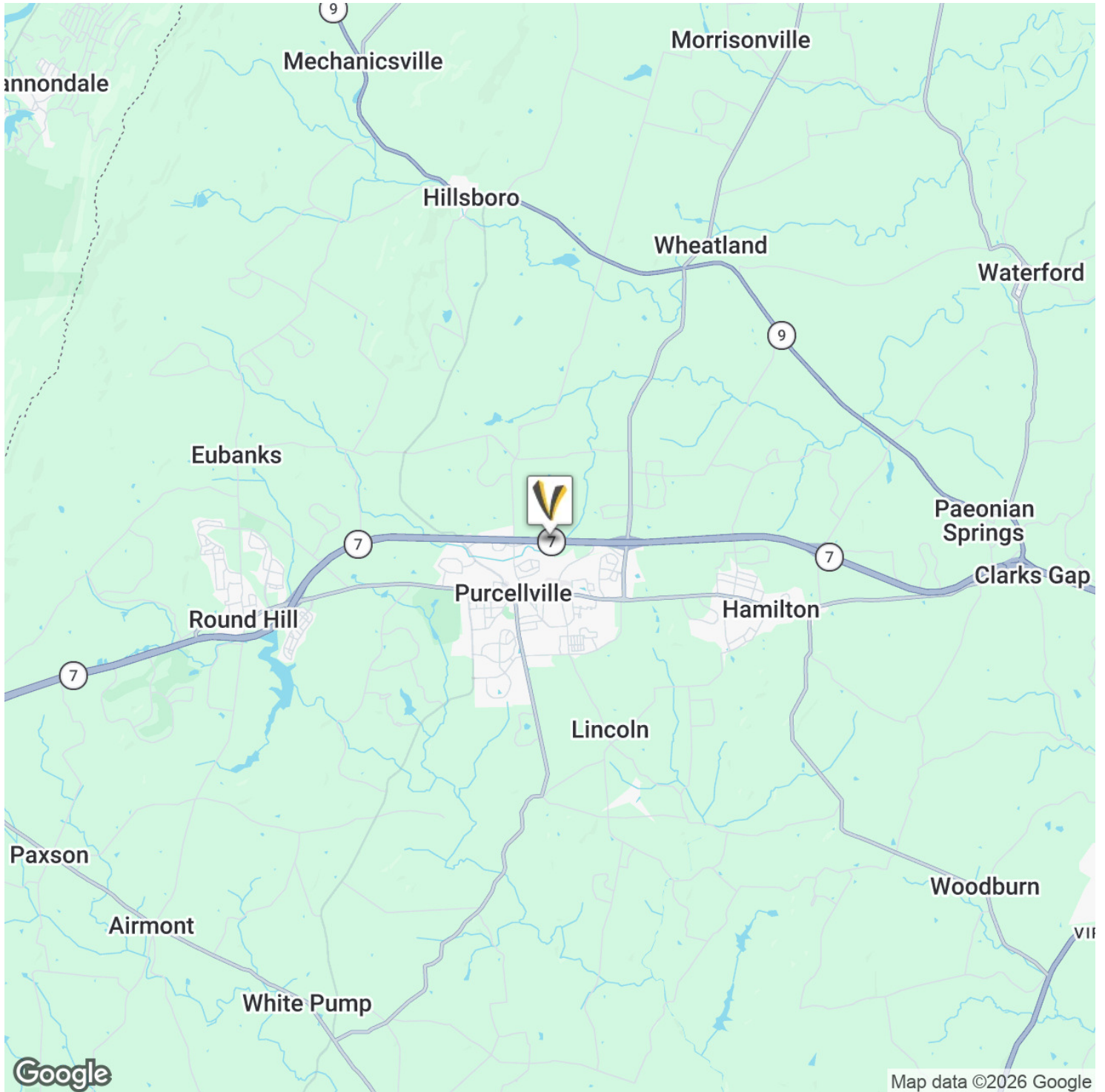
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