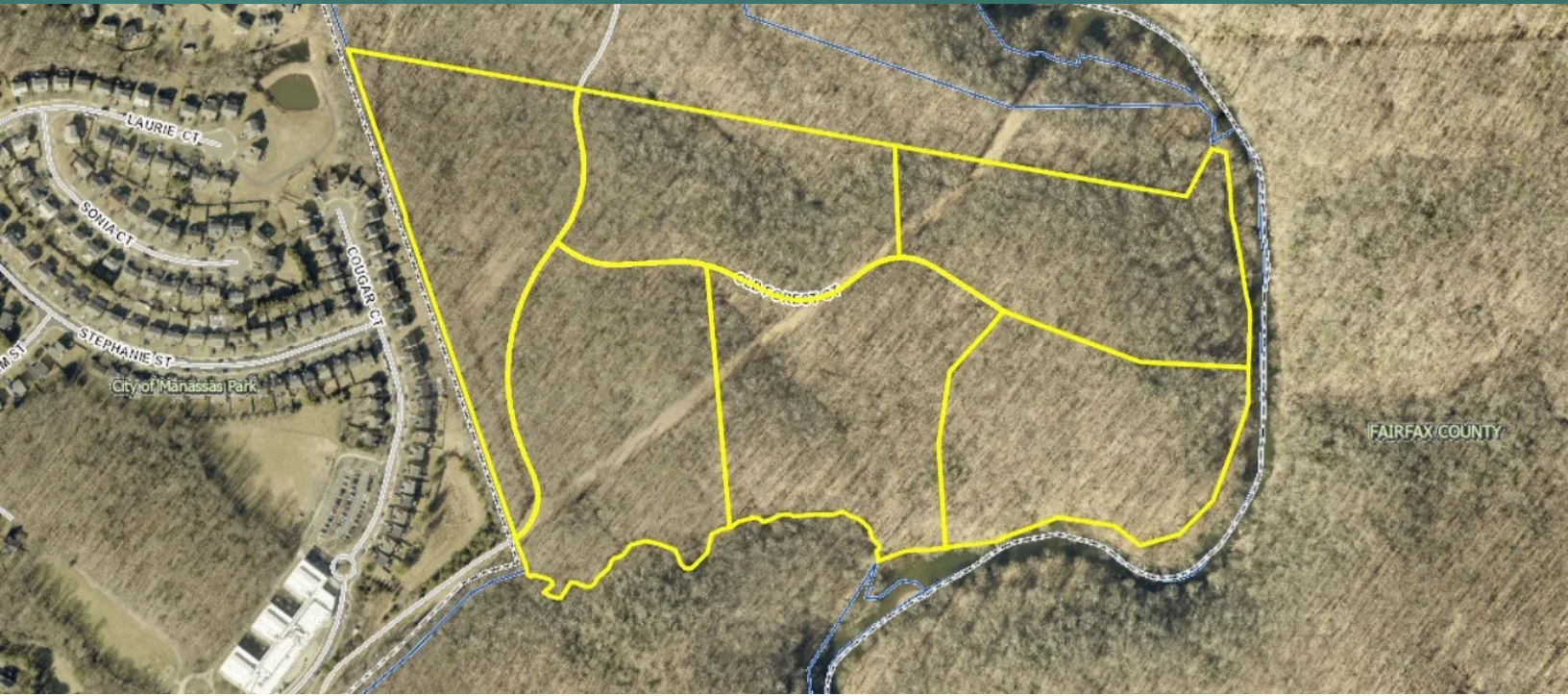


FOR SALE

RESIDENTIAL LAND FOR DEVELOPMENT

BIRMINGHAM DR. & OLD FOREST CT. MANASSAS, VA 20111



SALE PRICE

SUBJECT TO OFFER

OFFERING SUMMARY

Lot Size:	66.39 Acres
Zoning:	SR-1
Comp Plan:	Parks & Open Space
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	7996-03-6451, 7996-13-4053, 7996-23-3735, 7996-22-4484, 7996-12-6791, & 7996-12-0289

PROPERTY OVERVIEW

Rare opportunity to acquire 66.39 acres of residential development land comprised of six contiguous parcels zoned SR-1 in Prince William County. The property benefits from an existing approval for 38 single-family detached lots, providing a clear path to development. Heavily wooded and bordered by Bull Run and Hemlock Overlook Regional Park, the site offers a unique combination of privacy, natural beauty, and recreational amenities. Surrounded by established residential communities and comprising one of the larger contiguous residential land assemblages currently available in the area, the property presents an exceptional opportunity for a homebuilder, developer, or land investor seeking both near-term development potential and long-term strategic value.

LOCATION OVERVIEW

The property is located along Birmingham Drive (State Route 693) in the Brentsville Magisterial District of Prince William County. Birmingham Drive is a rural connector road that runs through the Birmingham community and provides access to the Manassas area. The site sits adjacent to Hemlock Overlook Regional Park, which offers trail access along Bull Run and is a meaningful amenity for any future residential community on this site. The property borders the City of Manassas Park to the south, which is characterized by higher density residential development, and approximately one mile down the road is high density residential development within Prince William County.

PRESENTED BY:

COLEMAN RECTOR PRINCIPAL BROKER 703.366.3189 coleman@weber-rector.com	RYAN ARCHIBALD INVESTMENT SALES & LEASING 703.420.8267 ryan@weber-rector.com
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GENERALIZED DEVELOPMENT PLAN (WITH NOTATIONS)

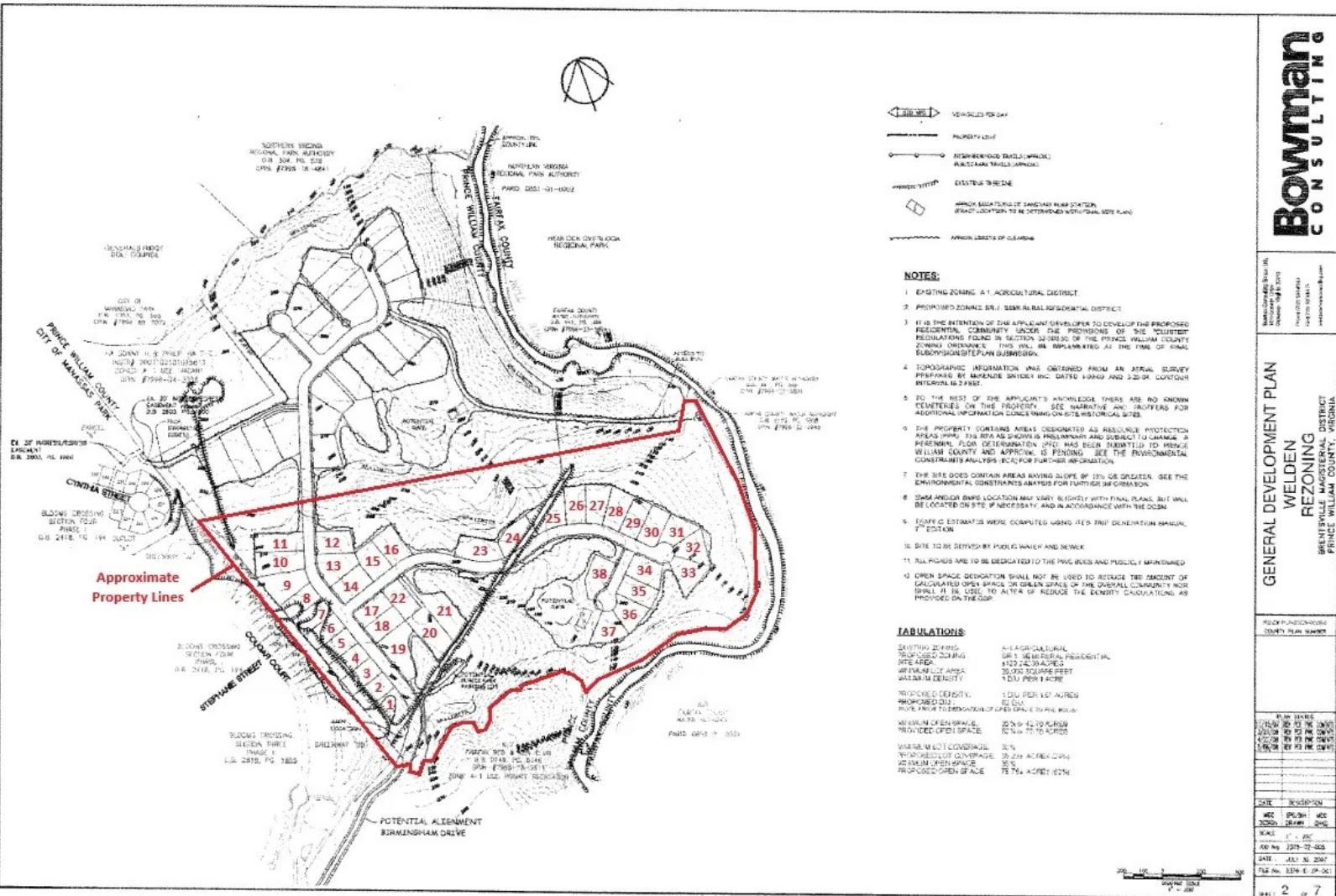
Bowman
CONSULTING

10000 Old Forest Ct.
Manassas, VA 20111
703.366.3189
www.bowmanconsulting.com

GENERAL DEVELOPMENT PLAN
WELDEN
REZONING
BIRMINGHAM DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PRINCE WILLIAM COUNTY PLANNING DEPARTMENT

PLAN SHEET	1 OF 2
DATE	NOV 11 2007
SCALE	1" = 20'
FILE NO.	2275-07-003
DATE	JUL 11 2007
FILE NO.	1114-E-07-001
SHEET	2 OF 7



- EASEMENTS TO BE CREATED
- UTILITY LINES
- EASEMENTS TO BE CREATED
- EASEMENTS TO BE CREATED
- EASEMENTS TO BE CREATED

- NOTES:**
- EXISTING ZONING: A-1 AGRICULTURAL DISTRICT.
 - PROPOSED ZONING: R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.
 - IT IS THE INTENTION OF THE APPLICANT DEVELOPER TO DEVELOP THE PROPOSED RESIDENTIAL COMMUNITY UNDER THE PROVISIONS OF THE "SPLIT-LOT" REGULATIONS FOUND IN SECTION 22-282.30 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE. THIS SHALL BE IMPLEMENTED AT THE TIME OF FINAL SUBDIVISION SITE PLAN SUBMISSION.
 - TOPOGRAPHIC INFORMATION WAS OBTAINED FROM AN AERIAL SURVEY PREPARED BY AMERISE SURVEYING INC. DATED 10/20/07 AND 2-DIM. CONTOUR INTERVALS OF 2 FEET.
 - TO THE BEST OF THE APPLICANT'S KNOWLEDGE, THERE ARE NO KNOWN CONTAMINATED AREAS ON THE PROPERTY. SEE NARRATIVE AND SHEETERS FOR ADDITIONAL INFORMATION CONCERNING ON-SITE HISTORICAL SITES.
 - THE PROPERTY CONTAINS AREAS DESIGNATED AS RESOURCE PROTECTION ZONES (RPZ). THE RPZ AS SHOWN IS PROVISIONARY AND SUBJECT TO CHANGE. A PRELIMINARY FLOOD DETERMINATION (PFD) HAS BEEN SUBMITTED TO PRINCE WILLIAM COUNTY AND APPROVAL IS PENDING. SEE THE ENVIRONMENTAL CONSTRAINTS ANALYSIS (ECA) FOR FURTHER INFORMATION.
 - THE SITE DOES CONTAIN AREAS HAVING SLOPES OF 10% OR GREATER. SEE THE ENVIRONMENTAL CONSTRAINTS ANALYSIS FOR FURTHER INFORMATION.
 - SWAMP AND BARE LOCATIONS MAY VARY SLIGHTLY WITH FINAL PLANS, BUT WILL BE LOCATED ON SITE, IF NECESSARY, AND IN ACCORDANCE WITH THE DCSM.
 - SOILS CLASSIFICATION WAS COMPUTED USING THE SOIL DETERMINATION APPARATUS (SDA) METHOD.
 - THE SITE TO BE SERVED BY PUBLIC WATER AND SEWER.
 - ALL PAVED AREAS TO BE DEDICATED TO THE PAV. DEPT. AND PUBLICLY MAINTAINED.
 - OPEN SPACE DEDICATION SHALL NOT BE USED TO REDUCE THE AMOUNT OF CALCULATED OPEN SPACE OR GREEN SPACES OF THE OVERALL DEVELOPMENT. HOWEVER, IT IS IN USE TO ALTER OR REDUCE THE DENSITY CALCULATIONS AS PROVIDED ON THE PLAN.

TABULATIONS:

EXISTING ZONING	A-1 AGRICULTURAL
PROPOSED ZONING	R-1 SINGLE-FAMILY RESIDENTIAL
SITE AREA	432.2 ACRES
MINIMUM LOT AREA	30,000 SQUARE FEET
MINIMUM LOT DENSITY	1.00 PER 1.07 ACRES
PROPOSED DENSITY	62.00 D.U.
PROPOSED OPEN SPACE	10.00% OF TOTAL SITE AREA
MINIMUM OPEN SPACE	10.00% OF TOTAL SITE AREA
PROPOSED OPEN SPACE	10.00% OF TOTAL SITE AREA
MINIMUM LOT COVERAGE	30%
PROPOSED LOT COVERAGE	30.25% ACROSS WITH 30% MINIMUM OPEN SPACE
PROPOSED OPEN SPACE	75.75% ACRES WITH 10.00% OPEN SPACE

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ZONING/PROFFER INFORMATION

COUNTY MAPPER

Layers [Tools]

Hemlock Overlook Regional Park

KATELYN CT, STATION ST, CYNTHIA ST, LAURIE CT, STEPHANIE ST, BIRMINGHAM DR, OLD FOREST CT, FAIRFAX COUNTY

SR-1

City of Manassas Park

A-1

Results Legend

Clear Result

Identify Results (1 record identified)

Zoning (1 record identified)

Record: 1 [Icons]

Zoning Case: PLN2008-00064
Class: SR-1 Semi-Rural Residential
Name: WELDEN
Acreage: 122.660
Proffers: Yes

[Click here to review the proffer information.](#)

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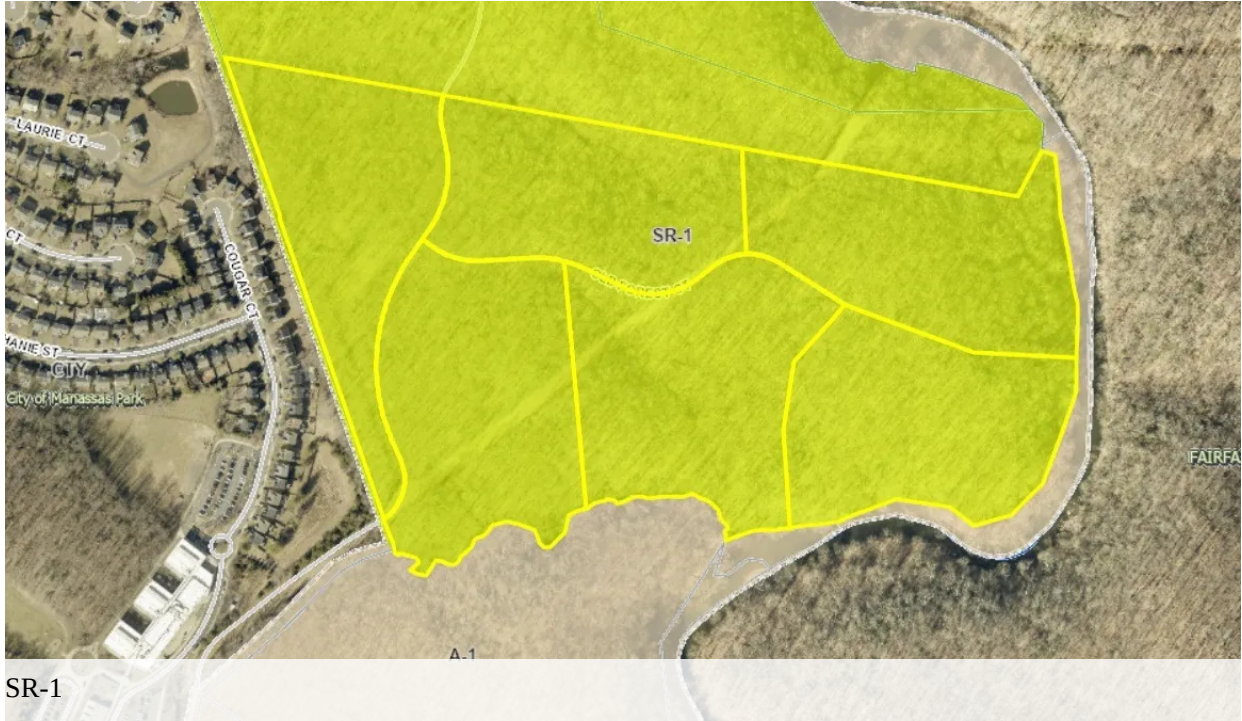
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ADDITIONAL PHOTOS



Current Zoning: SR-1



Comp Plan: POS

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LOCATION MAP



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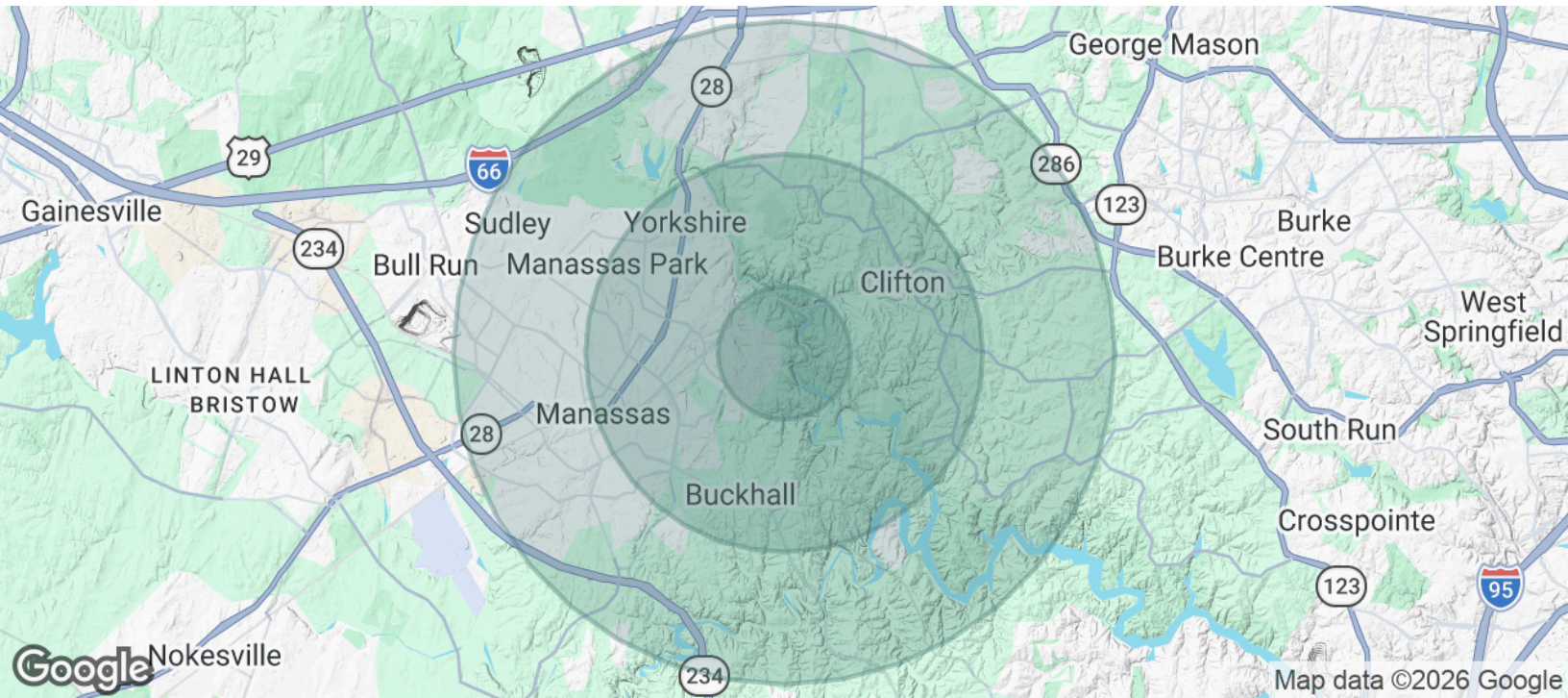
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,032	51,531	157,061
Average Age	37.9	36.3	37.2
Average Age (Male)	39.4	36.5	36.5
Average Age (Female)	36.5	35.2	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,021	16,609	49,900
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$170,115	\$152,751	\$162,789
Average House Value	\$548,915	\$515,922	\$583,331

2023 American Community Survey (ACS)

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