

**FOR SALE**

# LAND

3621 OLD BRIDGE ROAD WOODBRIDGE, VA 22192



**SALE PRICE**      **\$2,950,000**

## OFFERING SUMMARY

Lot Size:            2.95 Acres  
Zoning:              A-1  
Market:              Washington DC  
Submarket:         Woodbridge/I-95  
Price / SF:          \$22.96  
Parcel ID:           8193-92-2365

## PROPERTY OVERVIEW

Just shy of 3 acres of raw land available for sale. The property is currently zoned A-1; Agricultural which allows for several uses with a Special Use Permit including daycare/child care facility, commercial kennel or veterinary hospital, religious facility and more. The lot is designated Mixed Use T-3 on the Prince William County Comprehensive Plan. Potential uses include single family detached, single family attached, multifamily, retail/commercial, and office. Residential target density is 4-12 dwelling units per acre.

## LOCATION OVERVIEW

Well located property with 220' of frontage on Old Bridge Rd. just 350' from the intersection of Old Bridge Rd. & Smoketown Rd. 35,000 VPD.

### PRESENTED BY:

**COLEMAN RECTOR**  
*PRINCIPAL BROKER*  
703.366.3189  
coleman@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

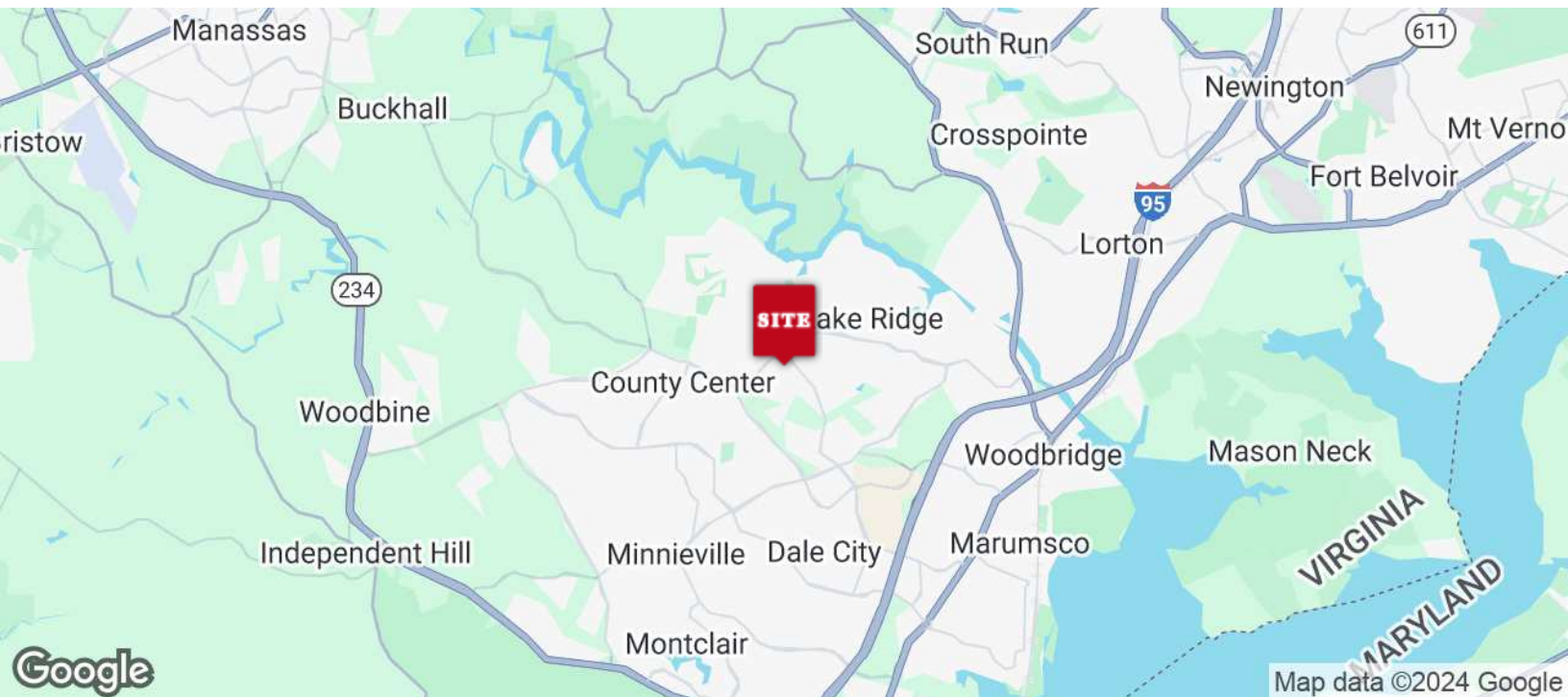
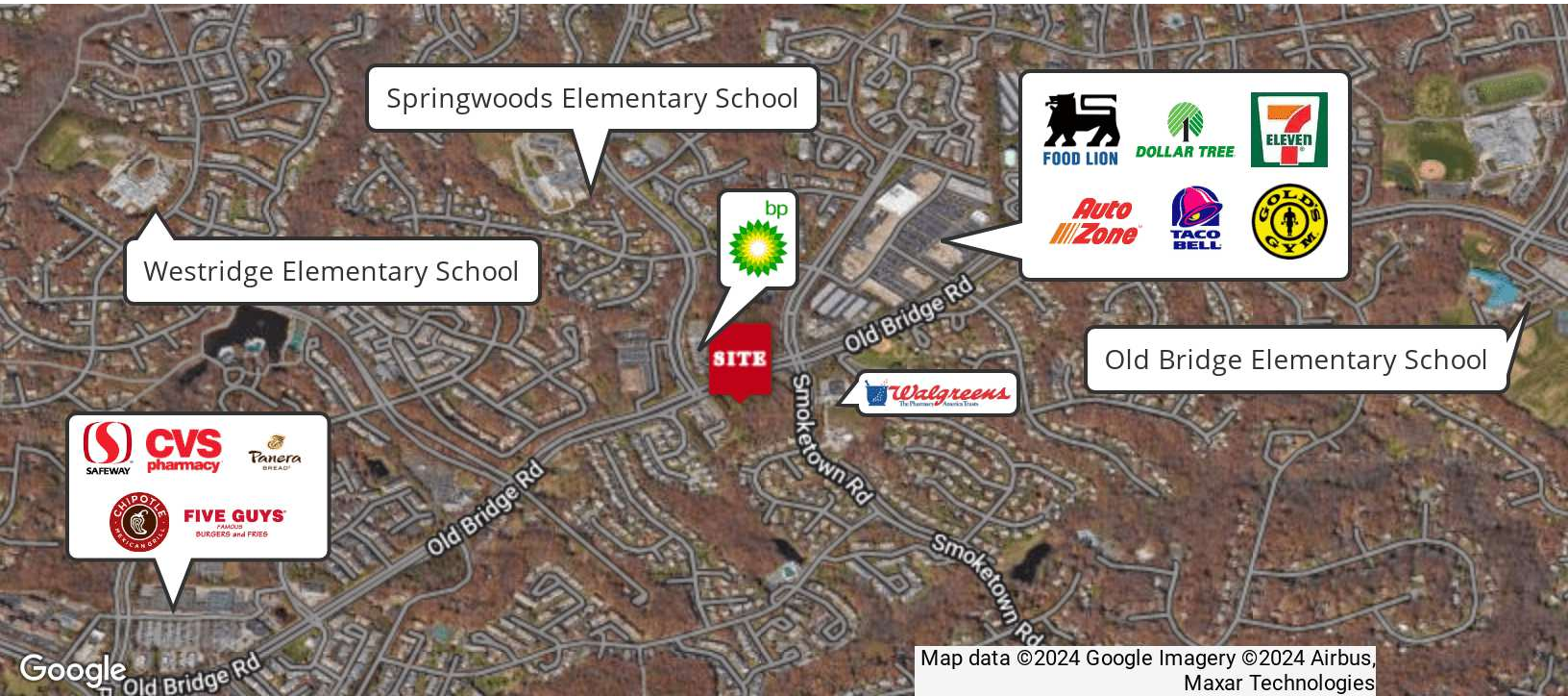
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## LOCATION MAP



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## ZONING INFORMATION

Mixed Use live work centers include both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed Use Centers should be connected by bus transit to nearby destinations and to nearest rail transit. Affordable and work force housing is encouraged Countywide.



### Primary Uses

- Single Family Detached
- Single Family Attached
- Multi-Family Residential
- Retail & Service Commercial
- Office

### Secondary Uses

- Active Adult Retirement Communities
- Hotel
- Institutional
- Arts & Entertainment

### Implementing Zoning District

- PBD
- PMD
- PMR
- MXD-C
- B-1 & B-2
- R-4, R-6\*, R-16\* in T-3
- R-16, R-30\* in T-4
- O(H), O(M), O(F) in T-4

\*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.

### Use Pattern

Based on Street Typology

### Target Residential Density

- T-4: 8 - 24 du/acre
- T-3: 4 - 12 du/acre

### Target Non-Residential FAR

- T-4: 0.57 - 1.38 FAR
- T-3: Up to 0.57 FAR

[Click here for more information on the Mixed Use Comp Plan Designation](#)

[Click here for more information on the A-1 Zoning District](#)

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RECTOR**

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## ZONING INFORMATION

| Prince William County A-1 Uses Allowed with Special Use Permit   |  |
|--|--|
| Adaptive reuse of a historic building, subject to the standards of <a href="#">section 32-300.07</a> .   | Adult day care facility.   |
| Airport, heliport, private airstrip.   | Bed and breakfast, subject to the standards of <a href="#">section 32-300.15</a> .   |
| Cemetery.  | Child care facility.   |
| Civic club.  | Commercial kennels.  |
| Commercial recreation facility, outdoor, excluding laser tag facilities.   | Commercial riding facility, equestrian center, polo club, or recurring horse show or equestrian events.  |
| Community operated parks, clubhouses, swimming pools, racquet ball and tennis courts, health and fitness facilities, and other recreational or civic facilities, as secondary uses to a principal residential development, for the use of the residents of the development and others. | Country club.  |
| Extraction of mineral resources (mining, quarrying, etc.).   | Farmer's market/flea market.   |
| Garden center.   | Horse racetrack (excluding training tracks for horses, which are permitted by right).  |
| Home business  | Landscaping service.   |
| Lodging house (on lots smaller than ten acres in size).  | Mortuary, funeral home, crematory accessory to a cemetery which is a minimum size of 20 acres and which is operated as a commercial enterprise or associated with a religious institution. |
| Paintball facilities (subject to additional requirements).   | Petting farm.  |
| Private camp.  | Private school.  |
| Recovery home, subject to the standards of <a href="#">section 32-300.07.9</a> .   | Religious institution or place of religious worship, subject to the standards of <a href="#">section 32-300.07.7</a> .   |
| Retail sales/breeding of exotic birds and miniature animals (other than dogs)  | Rifle, pistol, skeet, trap, archery range, turkey shoots; indoor shooting ranges.  |
| Rural home business, subject to the standards of <a href="#">section 32-300.14</a> .   | Satellite parking lot for religious institution subject to the standards of <a href="#">section 32-300.07.8</a> .  |
| Shelters for the homeless.   | Solar energy facility.   |
| Storage or disposal of nonagricultural excavation material (subject to additional requirements).   | Nonagricultural excavation material shall include only soil and rock. Nothing herein shall be deemed to allow dump heaps or the storage or disposal of waste or construction debris.       |
| Travel trailer and camp park.  | Veterinary hospital.   |

[Click here for more information on the Mixed Use Comp Plan Designation](#)

[Click here for more information on the A-1 Zoning District](#)

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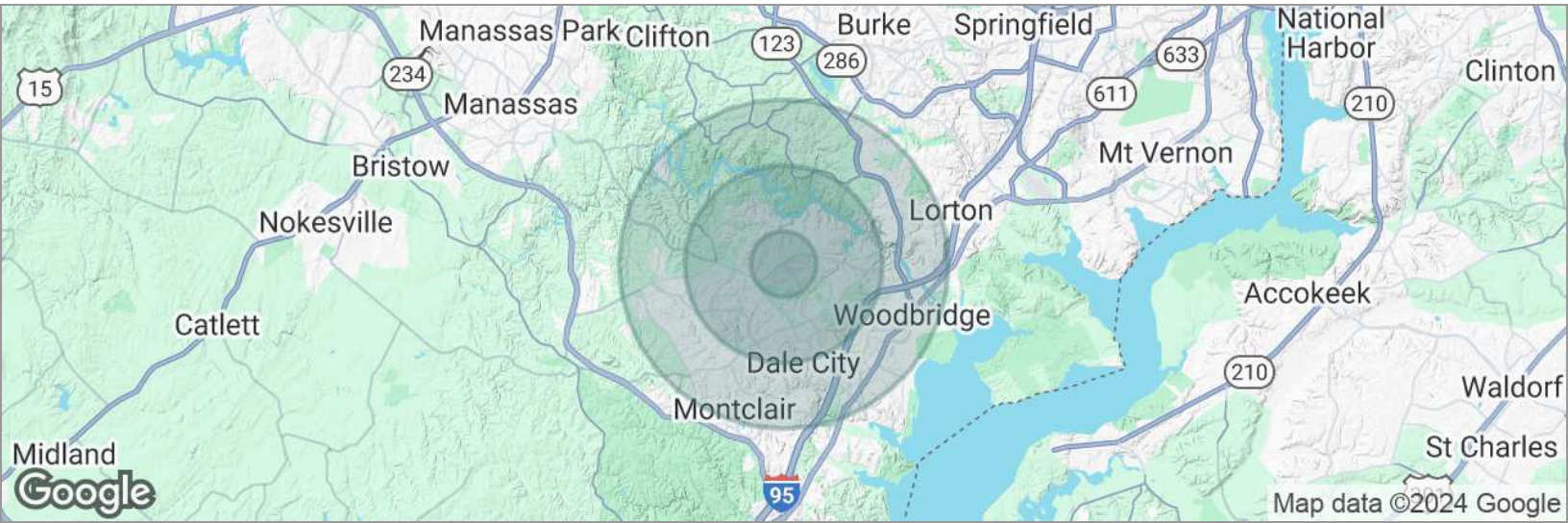
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## DEMOGRAPHICS MAP



### POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 17,641 | 88,027  | 222,364 |
| Median age          | 37     | 38      | 37      |
| Median age (male)   | 36     | 37      | 37      |
| Median age (Female) | 38     | 39      | 38      |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 6,139     | 28,356    | 70,598    |
| # of persons per HH | 2.9       | 3.1       | 3.1       |
| Average HH income   | \$157,156 | \$152,564 | \$156,233 |
| Average house value | \$503,384 | \$514,165 | \$536,212 |

\* Demographic data derived from 2020 ACS - US Census

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