



Farms AND Acreage, Inc.

GUY M. GRAVETT

Principal Broker

PAUL T. EBERT

Associate Broker

BROKERS | CONSULTANTS

43555 Russell Branch Parkway
Ashburn, VA 20147

Ownership: Holy Apostles Greek Orthodox Church

Acreage: 5.81

PIN: Loudoun County 0833-63-6750

Zoning: PDOP, Planned Development-Office Park

Comprehensive

Plan: Suburban Mixed-Use

Description: Great opportunity for office/medical/ retail in Ashburn! 5.81 acres. Zoned PDOP Planned Development Office Park. Site is approved for up to 40,000 of FAR.

Utilities: Water and sewer: public hookup available. Stormwater management also available.

Price: \$3,400,000

Brokerage: Paul T. Ebert of Farms & Acreage, Inc. is acting as the Seller's Broker and being paid by Seller per separate agreement. Farms & Acreage, Inc. and the seller are not responsible for any other broker or agent commission.

Note: Information above and enclosed is deemed to come from reliable sources, but is not guaranteed and is subject to errors and omissions.

SHOWN BY APPOINTMENT ONLY
FOR FURTHER INFORMATION AND APPOINTMENT TO INSPECT
CONTACT FARMS & ACREAGE, INC. - 703-591-7020

11350 Random Hills Rd, Ste 735, Fairfax, VA 22030 - **MAIL TO:** PO Box 339, Oakton, VA 22124-0339 - **TEL:** 703-591-7020

COMMERCIAL - INDUSTRIAL - RESIDENTIAL - INVESTMENT

WEB: WWW.FARMSANDACREAGEINC.COM

5.81 Acre PDOP Site

Prime Location in Ashburn, VA



43555 Russell Branch Pkwy, Ashburn, VA

- Offering price \$3,400,000
- 5.81 acres for sale
- Uses: office, retail, medical
- Zoned PDOP Planned Development Office Park
- All utilities available including stormwater management
- Site is approved for up to 40,000 sf of FAR

Inquiries Contact: Pete Ebert
Cell: 571-330-2225
Office: 703-591-7020



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BROKERS -- CONSULTANTS



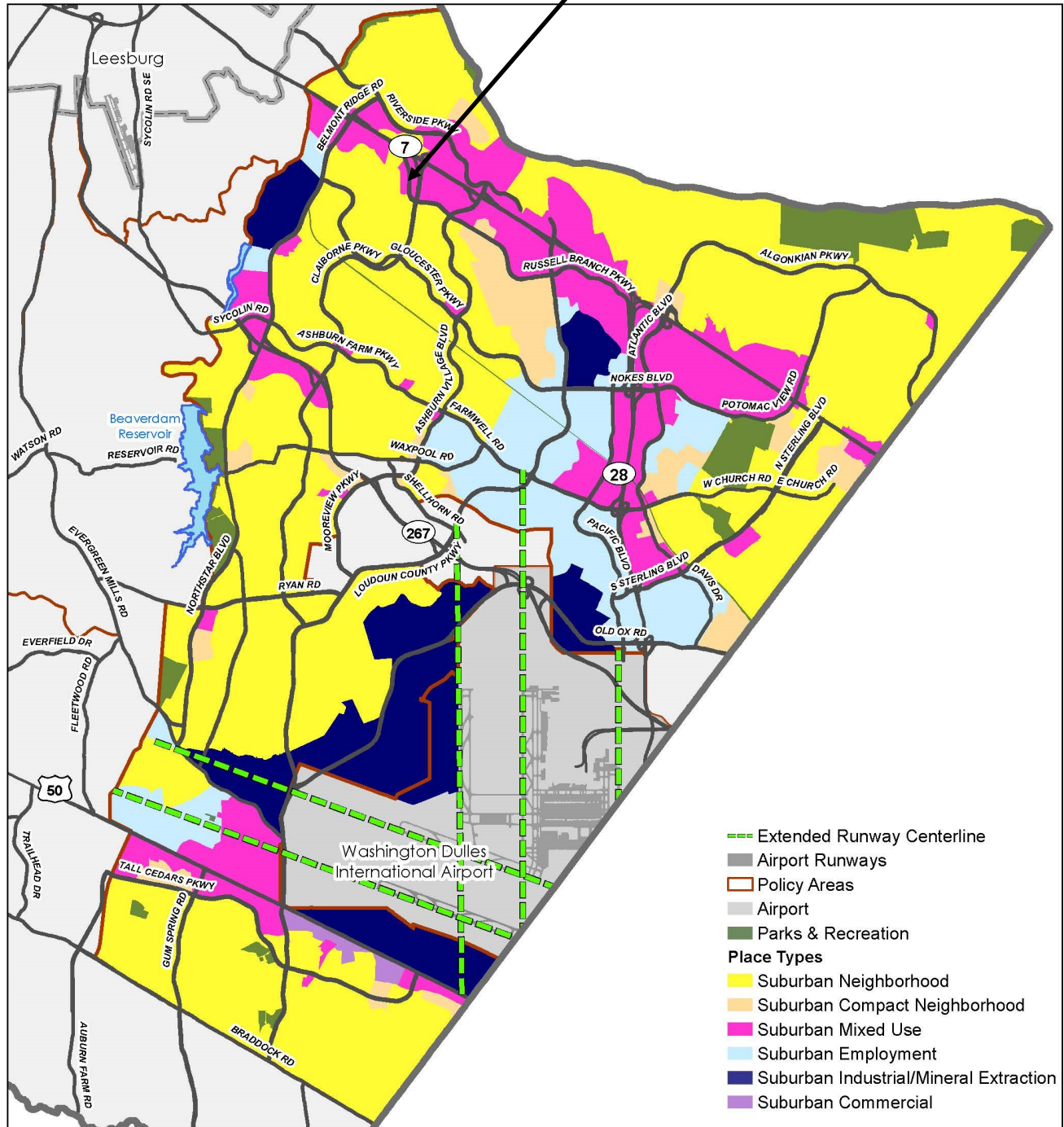
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11350 Random Hills Rd, Suite 735, Fairfax, VA 22030 - (703) 591-7020



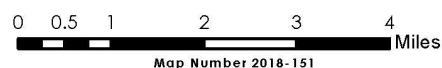
Loudoun County
Suburban Policy Area
Place Types
 2019 General Plan



Site Location



Loudoun County IS NOT LIABLE for any use of or reliance upon this map or any information contained herein. While reasonable efforts have been made to obtain accurate data, the County makes no warranty, expressed or implied, as to its accuracy, completeness, or fitness for use of any purpose.



Tile: 082

Tile: 083



Section 4-300

PD-OP Planned Development - Office Park.

4-301

Purpose. A Planned Development - Office Park district is established primarily for administrative, business and professional offices and necessary supporting accessory uses and facilities, designed with a park-like atmosphere and environmentally sensitive design to accommodate and complement existing natural features including extensive landscaping, low ground coverage by buildings, buildings of moderate height, and careful attention to such aesthetic considerations as location and size of signs, lighting, parking and service areas and the like.

4-302

Size and Location. When mapped, the district shall be no less than five (5) acres and shall be located:

- (A) On arterial or collector roads.
- (B) In areas served by public water and sewer facilities.
- (C) In areas compatible with other commercial development.
- (D) As envisioned in the Comprehensive Plan.

Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-OP zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.

4-303

Permitted Uses. The following uses shall be permitted in any PD-OP district, subject to the requirements and limitations of these regulations:

- (A) Office, administrative, business and professional.
- (B) Bank or financial institution, pursuant to Section 5-659.
- (C) Commuter parking lot.
- (D) Health and fitness center.
- (E) Office, medical and dental.
- (F) Post office.
- (G) Adult day care center.
- (H) Educational institution.

- (I) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (J) Printing service.
- (K) Agriculture, horticulture, forestry, and fishery.
- (L) Business service establishment, pursuant to Section 5-661.
- (M) Conference or training center.
- (N) Library.
- (O) Park.
- (P) Public utility service center, without outdoor storage.
- (Q) Radio and television recording studio.
- (R) Research, experimental, testing or development activities.
- (S) Utility substation, dedicated.
- (T) Water pumping station.
- (U) Sewer pumping station.
- (V) Utility substation, distribution, pursuant to Section 5-616.
- (W) Church, synagogue and temple.
- (X) Child care center, pursuant to Section 5-609(B).
- (Y) Telecommunications antenna, pursuant to Section 5-618(A).
- (Z) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- (AA) Training Facility.
- (BB) Medical care facility, outpatient only.
- (CC) Uses auxiliary to permitted principal uses on a stand-alone basis such as, but not limited to, restaurants including carry-out, and drive-through facilities, personal service establishments, convenience food stores, and automobile service stations, not to exceed a total of ten percent (10%) of the total allowable floor area of the office park shown on a concept development plan.

(DD) Data center, pursuant to Section 5-664.

(EE) Hotel/Motel, pursuant to Section 5-611.

4-304

Special Exception Uses. The following uses may be approved by the Board of Supervisors and, if approved, may be subject to conditions pursuant to the provisions of Section 6-1300.

(A) Heliport, helistop.

(B) Hospital, pursuant to Section 5-610.

(C) Hotel/Motel, pursuant to Section 5-611(A) and (B) only.

(D) Radio, radar and/or television tower.

(E) Utility substation, transmission, pursuant to Section 5-616.

(F) Utility transmission lines, overhead.

(G) Telecommunications monopole, pursuant to Section 5-618(B)(2).

(H) Fire and/or rescue station.

(I) Golf course.

(J) Mass transit facilities and stations.

(K) Personal service establishment.

(L) Restaurant.

(M) Sewage treatment plant.

(N) Water treatment plant.

(O) Water storage tank.

(P) Facility for lessons in dance, gymnastics, judo, and sports training.

(Q) Telecommunications tower, pursuant to Section 5-618(C)(2).

(R) Police station.

(S) Public School (Elementary, Middle, or High) by minor special exception.

- (T) Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655, by Minor Special Exception.
- (U) Automobile service station.
- (V) Car wash.
- (W) Convenience food store, pursuant to Section 5-617.
- (X) Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception.
- (Y) Craft Beverage Manufacturing, pursuant to Section 5-668.

4-305

Lot Requirements.

- (A) **Size.** One (1) acre minimum, exclusive of major floodplain.
- (B) **Yards.**
 - (1) **Adjacent to roads.** Except where a greater setback is required by Section 5-1403(B), no building shall be permitted closer than thirty-five (35) feet to the right-of-way from any road and no parking shall be permitted closer than twenty-five (25) feet to the right-of-way from any road. No outdoor storage, areas for collection of refuse, or loading space shall be permitted in such setbacks.
 - (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than fifty (50) feet to any agricultural district, any existing or zoned residential district, or land bay allowing residential uses. No parking shall be permitted closer than thirty-five (35) feet to any such area. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses are visible from said agricultural and residential areas. When a PD-OP lot, parcel and/or landbay is developed adjacent to an agricultural district, an existing or zoned residential district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to the adoption of this zoning ordinance and

subsequent to zoning of the subject property as PD-OP, the setback required in (B)(3) below shall apply.

- (3) **Adjacent to Other Nonresidential Districts.** Fifteen (15) feet for buildings, parking, outdoor storage, and loading areas except where a greater area is required by Section 5-1400. In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement shall be applied only at the property line and not at the zoning district line.
- (4) **Yards Between Buildings.**
 - (a) Where individual lots or building sites are provided, the minimum required yards between buildings on adjacent lots or building sites shall be thirty (30) feet. Driveways, parking, and covered entrances may be within such yards. Covered walkways connecting buildings, or connecting buildings with parking areas, shall be permitted in such yards.
 - (b) Where there is more than one building on an individual lot or building site, spacing between such buildings shall be as required for fire protection, but if space is left between buildings, it shall be at least (25) feet in minimum dimension. Covered walkways connecting buildings, or connecting buildings with parking areas are permitted in such yards and may traverse such space.

4-306 Building Requirements.

- (A) **Lot Coverage.** .40 maximum; up to .60 maximum by Special Exception.
- (B) **Building Height.** Sixty (60) feet provided that a building may be erected to a maximum height of (100) feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than one (1) foot for each one (1) foot of height that it exceeds the sixty (60) foot limit.
- (C) **Floor Area Ratio.** .60 maximum; up to 2.0 maximum by Special Exception.

Use Limitations.

- (A) **Accessory Uses.** The following accessory uses shall be permitted provided they are located in the same building as the permitted principal uses primarily served, and provided they occupy in the aggregate not more than twenty-five percent (25%) of the floor area of such building:
- (1) Central reproduction and mailing services, and the like.
 - (2) Quick print shop.
 - (3) Restaurant, including carry-out, but excluding drive-through.
 - (4) Pharmacies, laboratories, testing, engineering, and research, and establishments for the production, fitting or sale of optical or prosthetic appliances.
 - (5) Personal service establishment.
 - (6) Convenience food store.
 - (7) Retail sales establishment.
- (B) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuter parking may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100.
- (C) **Landscaped Open Space.** Landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot. Such open space shall be landscaped and maintained in accord with Section 5-1400.
- (D) **Utility Requirements.** All new utility distribution lines located on PD-OP zoned land shall be placed underground.
- (E) **Site Planning.** Within any PD-OP district, landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets, agricultural and residential uses.

- (F) **Access from Major Roads.** Access from adjacent public roads shall comply with Section 1-205(A) of this Ordinance.
- (1) Primary access shall be prohibited on residential neighborhood streets. This prohibition does not apply to collector roads through residential neighborhoods.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,537	27,625	61,919
2010 Population	9,854	64,996	129,307
2021 Population	10,689	76,935	157,561
2026 Population	11,549	87,442	179,850
2021 African American	1,010	6,943	14,441
2021 American Indian	45	245	506
2021 Asian	2,476	15,115	30,496
2021 Hispanic	1,191	9,627	24,625
2021 Other Race	333	3,061	9,155
2021 White	6,262	47,494	94,649
2021 Multiracial	560	4,027	8,214
2021-2026: Population: Growth Rate	7.80 %	12.95 %	13.40 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	84	671	1,323
\$15,000-\$24,999	100	554	1,250
\$25,000-\$34,999	32	1,013	2,266
\$35,000-\$49,999	107	1,149	2,614
\$50,000-\$74,999	357	2,354	5,073
\$75,000-\$99,999	395	2,934	6,494
\$100,000-\$149,999	578	4,658	9,632
\$150,000-\$199,999	546	4,230	8,279
\$200,000 or greater	1,682	10,101	18,130
Median HH Income	\$172,780	\$154,436	\$142,082
Average HH Income	\$199,638	\$186,908	\$175,633

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	622	10,124	22,612
2010 Total Households	3,492	22,795	44,513
2021 Total Households	3,882	27,664	55,061
2026 Total Households	4,191	31,434	62,747
2021 Average Household Size	2.75	2.77	2.85
2000 Owner Occupied Housing	489	7,925	16,699
2000 Renter Occupied Housing	85	1,725	5,038
2021 Owner Occupied Housing	2,806	21,509	40,416
2021 Renter Occupied Housing	1,076	6,155	14,645
2021 Vacant Housing	86	481	1,774
2021 Total Housing	3,968	28,145	56,835
2026 Owner Occupied Housing	3,047	24,435	45,887
2026 Renter Occupied Housing	1,144	6,999	16,860
2026 Vacant Housing	102	632	1,899
2026 Total Housing	4,293	32,066	64,646
2021-2026: Households: Growth Rate	7.70 %	12.95 %	13.25 %

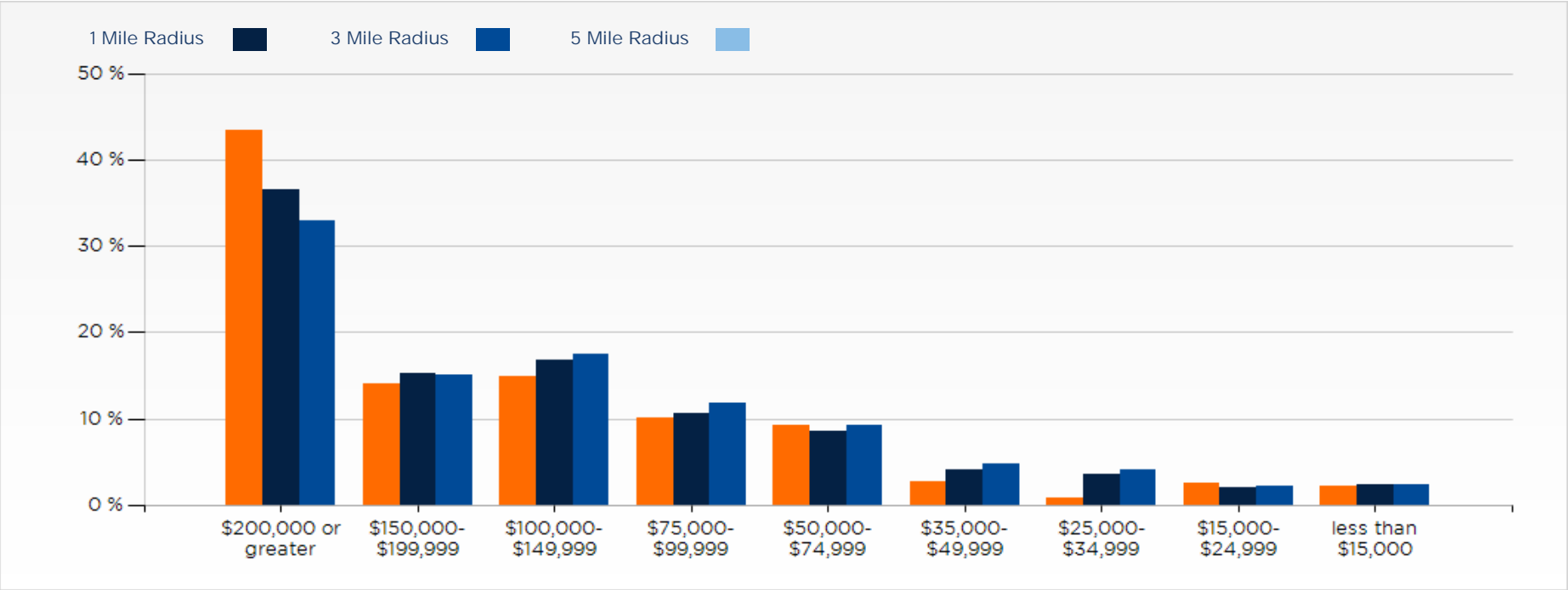
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	616	4,784	10,526
2021 Population Age 35-39	854	6,208	13,677
2021 Population Age 40-44	1,006	6,444	14,127
2021 Population Age 45-49	958	6,013	12,327
2021 Population Age 50-54	749	5,221	10,222
2021 Population Age 55-59	626	4,862	9,100
2021 Population Age 60-64	452	3,930	7,243
2021 Population Age 65-69	385	3,094	5,399
2021 Population Age 70-74	238	2,285	3,906
2021 Population Age 75-79	143	1,503	2,431
2021 Population Age 80-84	72	873	1,468
2021 Population Age 85+	42	911	1,615
2021 Population Age 18+	7,501	55,667	111,541
2021 Median Age	36	37	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$109,931	\$105,637	\$100,986
Average Household Income 25-34	\$145,866	\$139,844	\$133,051
Median Household Income 35-44	\$178,639	\$165,870	\$158,564
Average Household Income 35-44	\$204,034	\$192,414	\$181,325
Median Household Income 45-54	\$200,001	\$200,001	\$187,895
Average Household Income 45-54	\$238,695	\$230,876	\$215,202
Median Household Income 55-64	\$200,001	\$193,486	\$171,736
Average Household Income 55-64	\$222,640	\$220,823	\$204,565
Median Household Income 65-74	\$159,196	\$117,848	\$110,359
Average Household Income 65-74	\$184,048	\$157,922	\$149,151
Average Household Income 75+	\$127,790	\$109,083	\$104,193

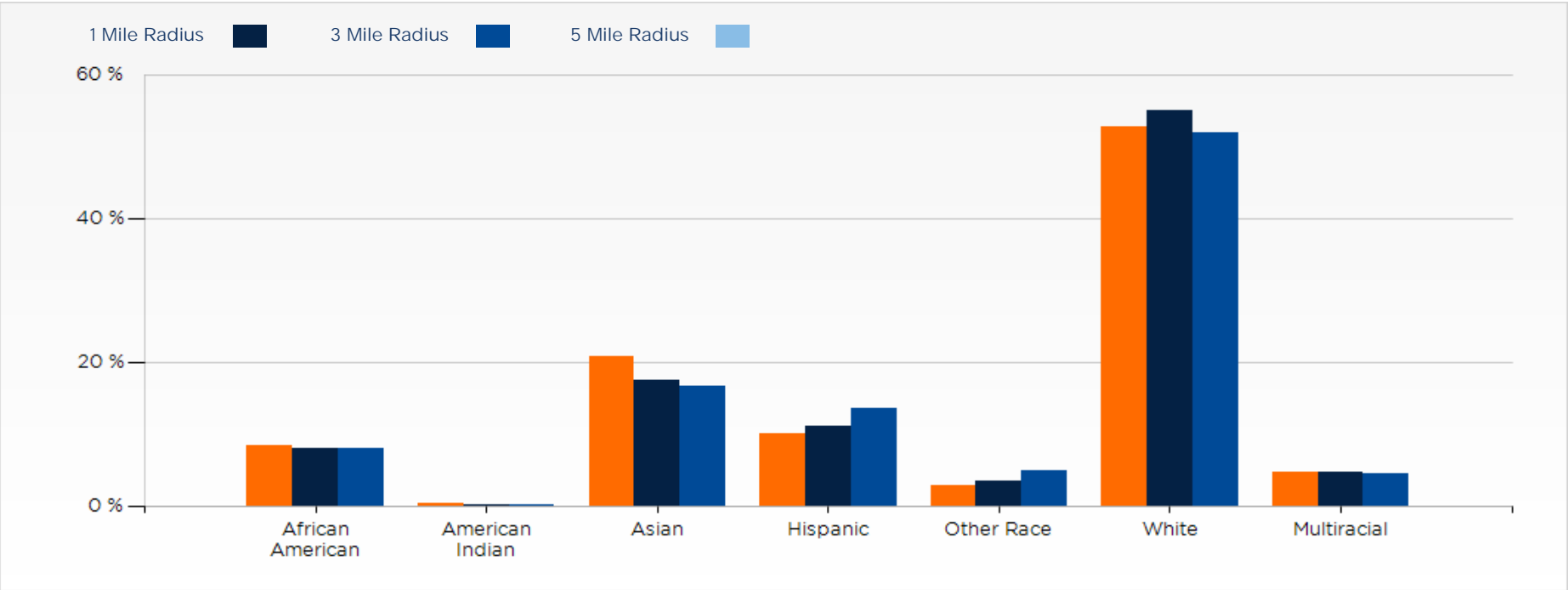
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	733	6,804	13,748
2026 Population Age 35-39	888	6,970	15,032
2026 Population Age 40-44	1,042	7,128	15,832
2026 Population Age 45-49	963	6,379	13,727
2026 Population Age 50-54	753	5,363	10,934
2026 Population Age 55-59	667	4,921	9,349
2026 Population Age 60-64	557	4,925	8,722
2026 Population Age 65-69	474	3,946	6,928
2026 Population Age 70-74	294	2,845	4,992
2026 Population Age 75-79	190	2,189	3,728
2026 Population Age 80-84	90	1,214	2,023
2026 Population Age 85+	60	1,087	1,886
2026 Population Age 18+	8,248	64,236	128,678
2026 Median Age	36	37	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$114,936	\$117,825	\$110,536
Average Household Income 25-34	\$155,389	\$158,955	\$150,059
Median Household Income 35-44	\$193,663	\$174,878	\$166,323
Average Household Income 35-44	\$227,740	\$212,151	\$198,977
Median Household Income 45-54	\$200,001	\$200,001	\$195,869
Average Household Income 45-54	\$253,005	\$247,085	\$228,902
Median Household Income 55-64	\$200,001	\$200,001	\$183,435
Average Household Income 55-64	\$241,173	\$238,531	\$220,612
Median Household Income 65-74	\$170,715	\$135,224	\$123,843
Average Household Income 65-74	\$203,682	\$176,755	\$166,578
Average Household Income 75+	\$147,847	\$124,610	\$118,857

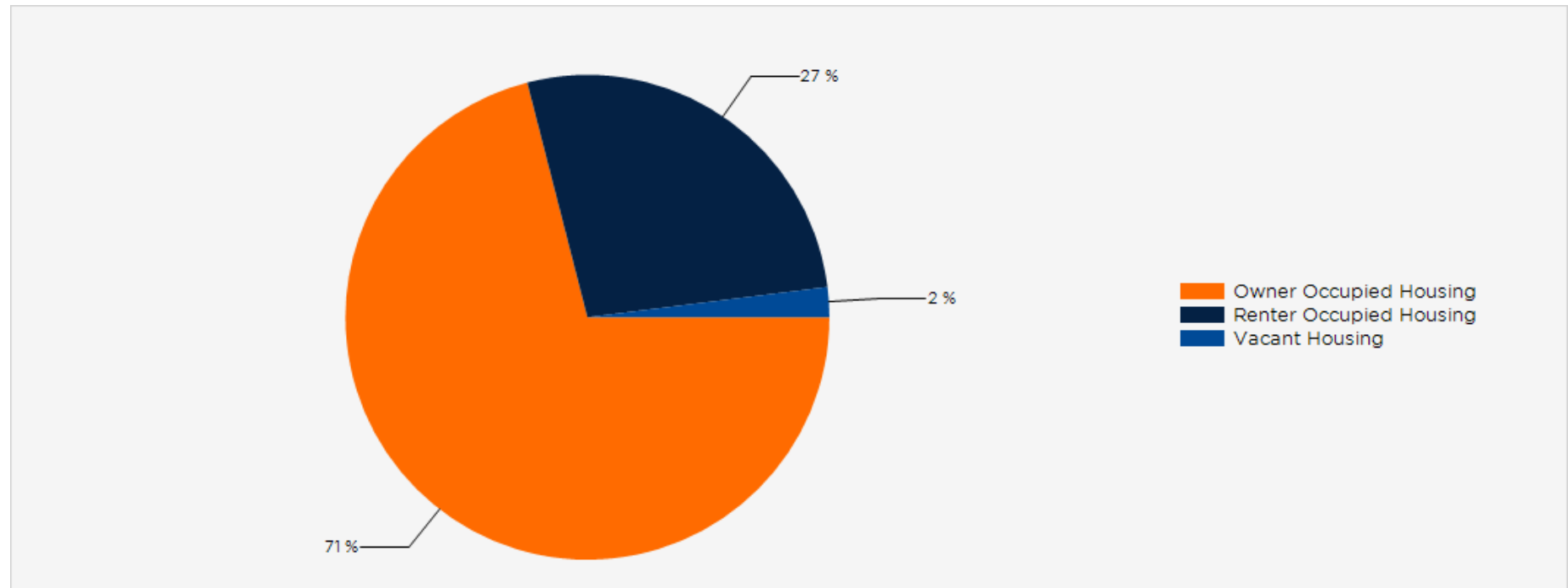
2021 Household Income



2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median

