

Prince William Parkway

**OFFICE & RETAIL DEVELOPMENT OPPORTUNITY**  
3945 Prince William Pkwy, Woodbridge, VA 22192

# TABLE OF CONTENTS

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## TABLE OF CONTENTS

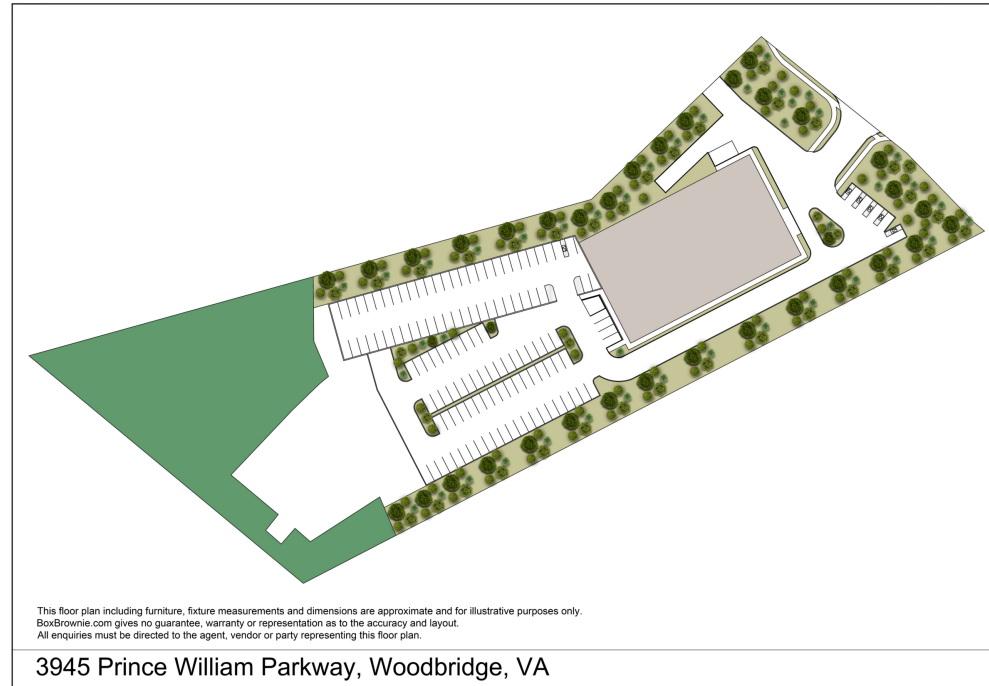
MAPS	8
ZONING INFORMATION	13
AREA OVERVIEW	20
ABOUT US	24

# EXECUTIVE SUMMARY



VIEW FROM SOUTHEAST LOOKING NORTHWEST. 08.30.2019

Architectural Rendering



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject to Offer
<b>LOT SIZE:</b>	4.78 Acres
<b>ZONING:</b>	O-M (Office Midrise)
<b>MARKET:</b>	Washington DC Metro
<b>SUBMARKET:</b>	Woodbridge   I-95 Corridor

## PROPERTY OVERVIEW

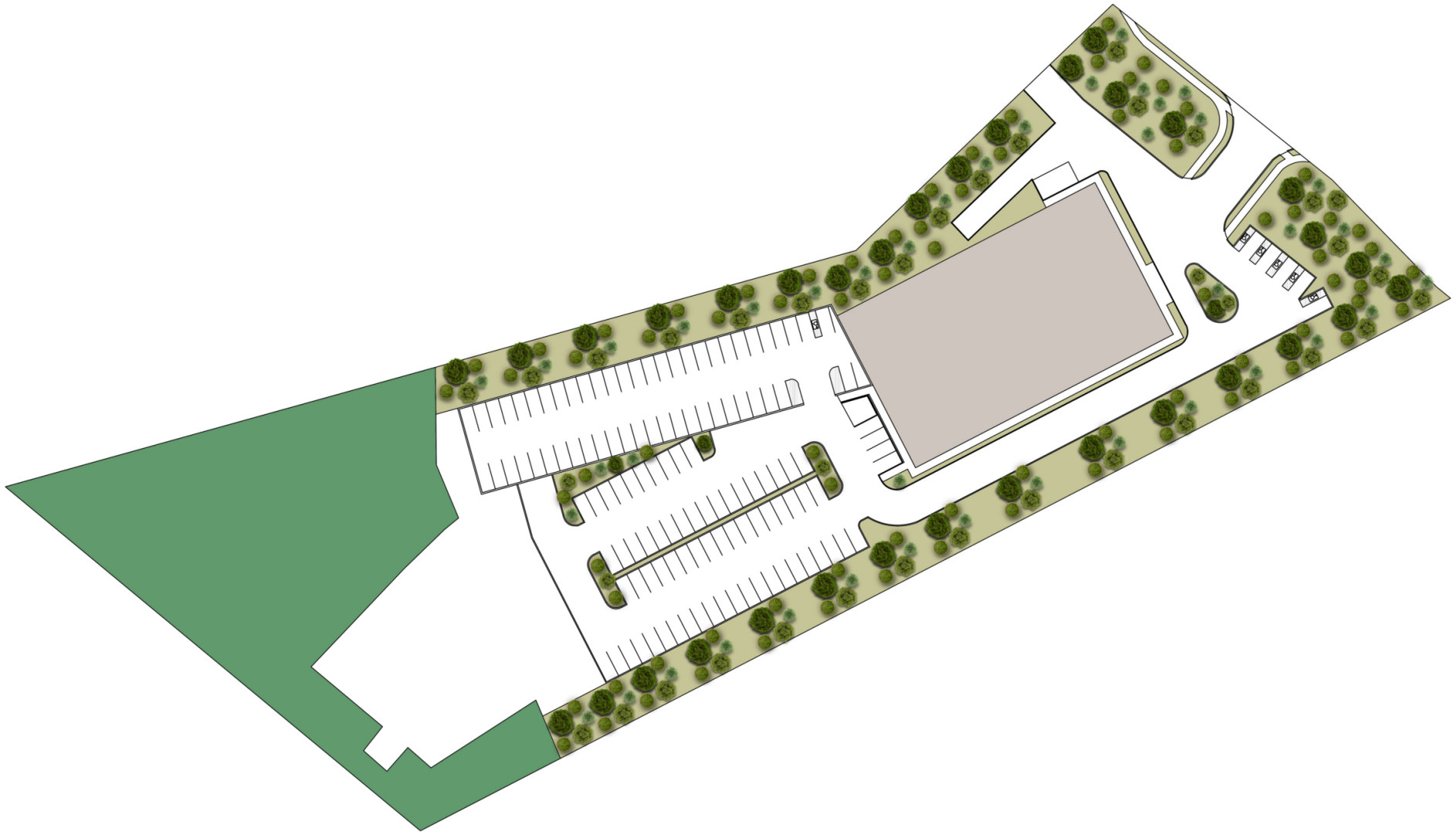
Serafin Real Estate is proud to offer this Prime Mixed-Use Development Opportunity in Woodbridge, Prince William County, VA. This expansive 4.78-acre plot, perfectly positioned off of Prince William Parkway offers a rare and coveted opportunity for visionary developers and investors. Having recently secured rezoning approval for a potential 90,000 SF of mixed-use space, the property is primed for a transformative project that can cater to the burgeoning demand for both contemporary office spaces and premium retail outlets in the area. Given its strategic location near major thoroughfares and the flexibility afforded by the zoning permit, this land presents an unparalleled chance to stake a claim in Prince William County's future and pioneer the next iconic development in the region.

# DEVELOPMENT HIGHLIGHTS

- Land Area: A substantial 4.78 acres, providing a spacious canvas for ambitious projects.
- Rezoning Approval: Benefit from the already acquired rezoning permit for a mixed-use building, allowing for a potential 90,000 SF of combined office and retail space. Height approved up to 55'!
- Location: This property is ideally situated near major roads/highways, making it easily accessible and highly visible.
- Potential: With the mixed-use allowance, this plot offers the flexibility for a combination of high-end office spaces, premium retail outlets, and potentially other amenities.
- Utilities: All major public utilities are accessible on the site
- Parking: Configured 286 parking spaces to meet zoning permit



# SITE PLAN



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

3945 Prince William Parkway, Woodbridge, VA

# RENDERINGS



Rendering



Rendering



Rendering



Rendering



Rendering

# ADDITIONAL PHOTOS



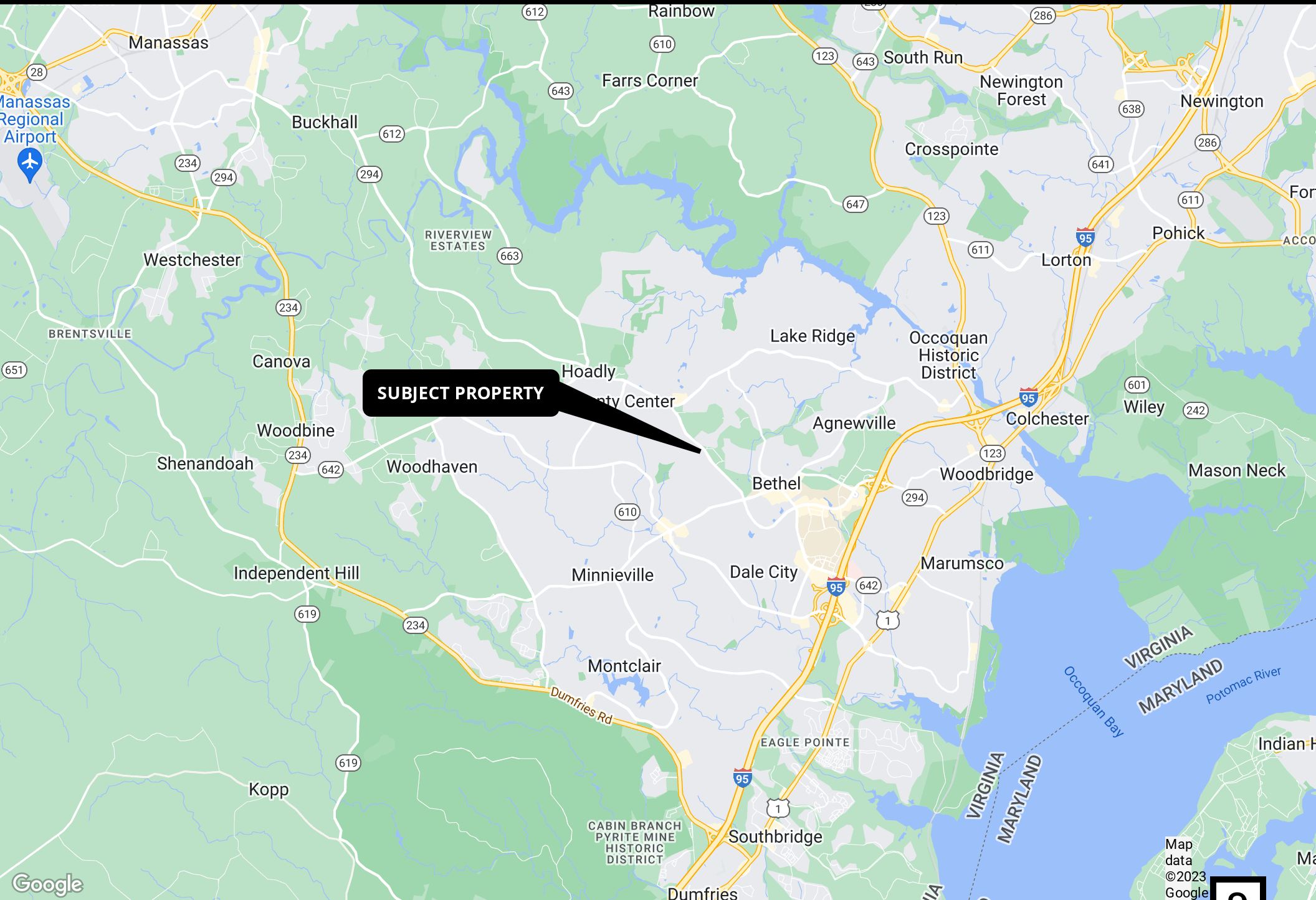


**SUBJECT PROPERTY**

**MAPS**



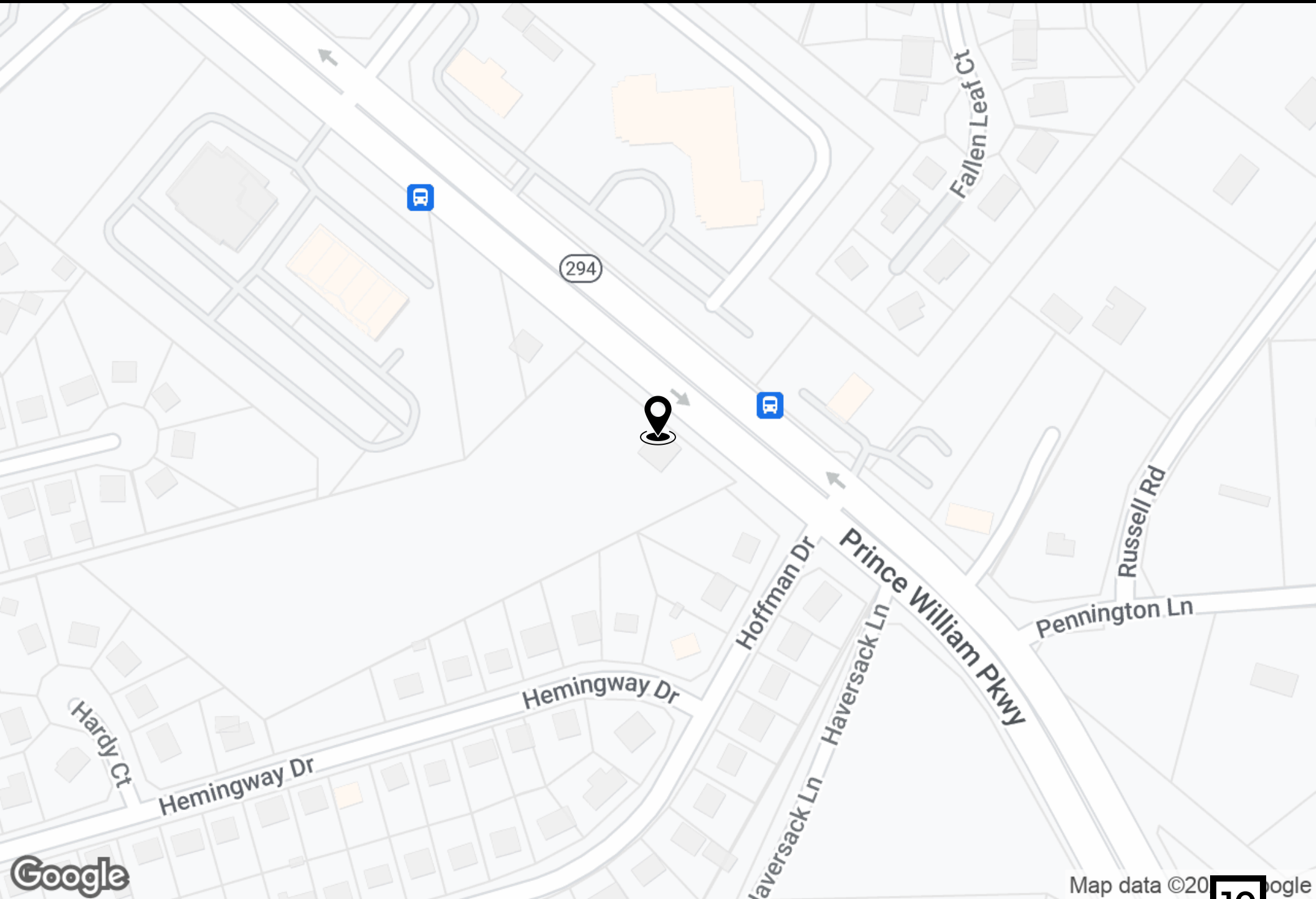
# REGIONAL MAP



**SUBJECT PROPERTY**

Map data ©2023 Google

# LOCATION MAP



Google

Map data ©2010 Google

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10



# AERIAL MAP



Map data ©2023 Imagery ©2023 , CNES / Airbus, Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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Architectural Rendering



ZONING  
INFORMATION

Sec. 32-402.30. - O(M), Office Mid-Rise District; purpose and intent.

The O(M) District is intended to implement the regional employment center, regional recreation center, office, flexible use employment center, and community employment center land use classifications of the Comprehensive Plan. The purpose of this district is to also promote employment opportunities and to enhance the tax base of Prince William County. The O(M) District is designed to provide areas near appropriate transportation facilities within designated employment areas and regional recreation areas, for mid-rise office and institutional uses, with limited scale supporting retail and service uses, and to serve as a transition between lower intensity office, employment, and institutional uses, and higher intensity residential employment, industrial, and commercial uses.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-08, 3-1-11)

Sec. 32-402.31. - Uses permitted by right.

The following uses shall be permitted by right in the O(M) District:

1. Alarm systems operations, office.
2. Business school.
3. College, university or seminary.
4. Computer and network services.
5. Cultural arts center.
6. Data Center within the Data Center Opportunity Zone Overlay District.
7. Event center/meeting hall.
8. Financial institution.
9. Hotel, motel, or short-term lodging.

10. Institute for special education and training.
11. Medical care facility, specialized.
12. Medical or dental laboratory.
13. Medical or dental office and clinic.
14. Neighborhood retail and fulfillment center, up to 30,000 square feet in gross floor area. 15. Office.
16. Private school (no boarding).
17. Religious institution with related facilities (excluding cemeteries).
18. Recycling collection points, subject to the standards in section 32-250.84. 19. Research and development (non-HAZMAT).
20. Trade or convention center.

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12/19/23, 8:46 AM Prince William County, VA Code of Ordinances

21. Trade, technical or vocational school.

(Ord. No. 98-30, 4-21-98; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-08, 3-1-11; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 21-55, Attch., 10-5-21)

Sec. 32-402.32. - Secondary uses.

The following uses shall be permitted by right in the O(M) District only in conjunction with and secondary to a permitted principal use, existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Adult day care facility.

2. Art gallery (private).
3. Barber shop, beautician studio, or tanning salon.
4. Cafeteria/lunchroom/snack bar/automat.
5. Child care facility.
6. Commercial artist or photographer's studio.
7. Fraternity, sorority, secondary to college, university or seminary (on campus only). 8.  
Helistop.
9. Hotel.
10. Live entertainment in accordance with the provisions of section 32-400.15. 11.  
Office equipment sales, lease and service.
12. Optical and eye care facility.
13. Quick service food store (not freestanding).
14. Recreation facility, commercial (indoor).
15. Recreation facility for employees.
16. Restaurant.
17. Restaurant, carry-out.
18. Retail store.



19. School of special instruction.
20. Recording studio.
21. Travel agency.
22. Watchman's dwelling.

(Ord. No. 03-52, 7-1-03; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 17-70, Atch., 9-5-17) Sec. 32-402.33. - Special uses.

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The following uses shall be permitted in the O(M) District with a Special Use Permit:

1. Bus station, commercial.
2. Continuing care retirement community.
3. Data Center outside the Data Center Opportunity Zone Overlay District. 4. Helipad, secondary only.
5. Helipad.
6. Hospital.
7. Neighborhood retail and fulfillment center, greater than 30,000 square feet in gross floor area, in accordance with county code section 32-400.27.
8. Parking, commercial.
9. Solar energy facility.

10. Taxi or limousine dispatching.

11. Veterinary hospital.

(Ord. No. 94-49, 7-19-94; Ord. No. 98-30, 4-21-98; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 17-70, Attch., 9-5-17; Ord. No. 18-15, Attch., 4-10-18; Ord. No. 21-55, Attch., 10-5-21)

Sec. 32-402.34. - Development standards.

The following standards shall apply in the O(M) District:

1. There shall be no minimum lot size.
2. There shall be no minimum lot width and depth.
3. The maximum lot coverage shall be 80 percent, with a required minimum open space area of 20 percent.
4. The maximum floor area ratio (FAR) shall be 0.65, except as permitted pursuant to section 32- 400.04.
5. The maximum height for all structures shall be 70 feet, except as permitted pursuant to section 32-400.03.

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-402.34, derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-68 enacted June 23, 1992, Ord. No. 94-76 enacted Nov. 1, 1994, Ord. No. 98-30, enacted Apr. 21, 1998 and Ord. No. 98-62, enacted July 7, 1998, and pertained to provisional uses in the

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O(M) District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78 adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-402.35 and 32-402.36 have been renumbered accordingly.

Sec. 32-402.35. - Setbacks.

1. All buildings shall be set back at least 20 feet from any street right-of-way.
2. When the side or rear of a lot within an O(M) District abuts an agricultural or residential district, a minimum setback of the greater of 25 feet or the setback imposed by subsection 32-400.03(5) shall apply.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

Editor's note— Former § 32-402.36 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004



# AREA OVERVIEW

# ABOUT PRINCE WILLIAM COUNTY

- A strong economy. Prince William County has a diversified economy with a growing number of high-tech and Fortune 500 companies. The county's unemployment rate is consistently below the state and national averages.
- A well-educated workforce. Prince William County is home to a number of colleges and universities, including George Mason University, Northern Virginia Community College, and Liberty University. This gives businesses access to a large pool of qualified workers.
- A strategic location. Prince William County is located just 25 miles southwest of Washington, D.C., and 30 miles west of Alexandria, Virginia. This gives businesses easy access to the nation's capital and the larger Washington metropolitan area.
- A pro-business environment. Prince William County has a number of programs and services in place to support businesses. The county also has a low tax rate and a streamlined regulatory process.
- A high quality of life. Prince William County offers a high quality of life for its residents and businesses. The county has a number of parks and recreation facilities, as well as a variety of cultural and entertainment options.
- Affordable commercial space. Prince William County has a variety of affordable commercial space available, including office space, retail space, and industrial space.
- A transportation hub. Prince William County is a major transportation hub, with access to major highways, rail lines, and airports. This makes it easy for businesses to transport their goods and services.
- A supportive community. Prince William County has a strong business community that is supportive of new and existing businesses. The county also has a number of resources available to help businesses succeed.



# CITY INFORMATION

## ABOUT WOODBRIDGE, VA

### Overview:

Located in Prince William County, Woodbridge is a census-designated place in Northern Virginia. With its proximity to the nation's capital, Washington, D.C., Woodbridge offers businesses access to a large metropolitan area while retaining a suburban feel.

### Household Incomes:

As of my last update in 2022, the median household income in Woodbridge was notably higher than the national average. With a mix of professionals, government employees, and contractors residing in the area, the community displays a wide range of incomes. Affluent neighborhoods coexist alongside more middle-income areas, making Woodbridge a diverse economic community.

### Key Industries:

**Government and Defense:** Given its proximity to Washington, D.C., many residents of Woodbridge are employed by the federal government or related contractors. The defense industry, in particular, has a substantial presence, with many contractors and related businesses operating in the area.

**Retail:** Woodbridge is home to Potomac Mills, one of the largest shopping malls in Northern Virginia. This retail hub attracts shoppers from all over the region, supporting a variety of businesses from large department stores to small specialty shops.

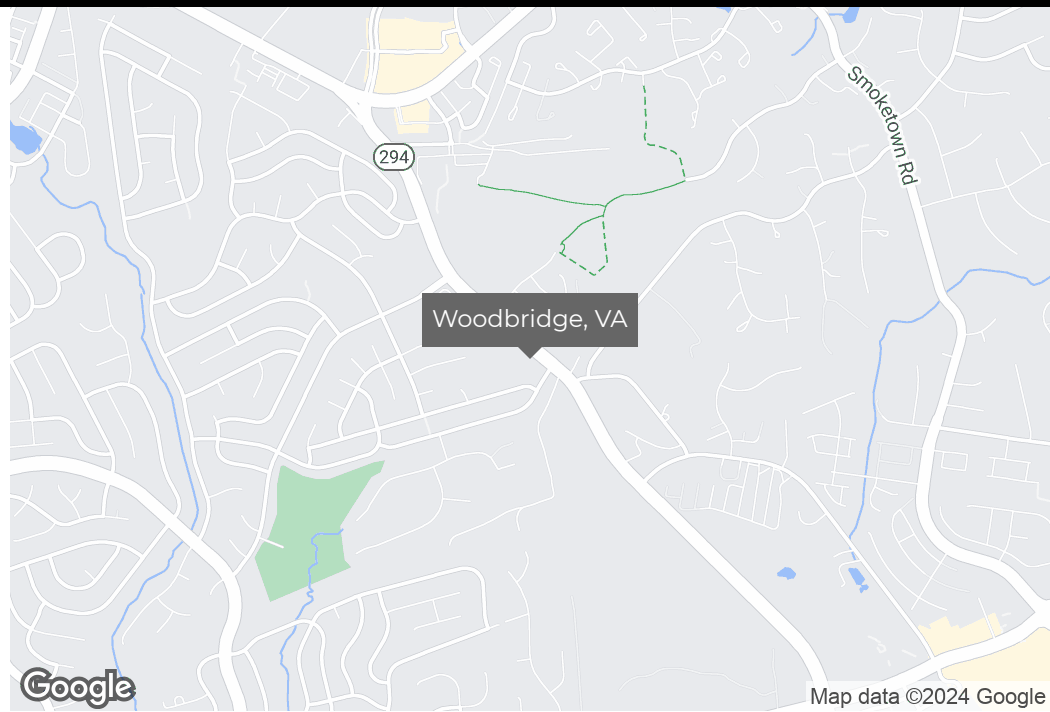
**Real Estate and Construction:** The continual growth of the Northern Virginia region has spurred demand for both residential and commercial properties. Woodbridge has seen significant development over the years, with new homes, apartments, and business complexes emerging to accommodate its growing population.

**Healthcare:** With an aging population and a growing community, healthcare services are in high demand. Several clinics, health centers, and specialized medical facilities serve the Woodbridge area.

**Education:** The region places a strong emphasis on education, with numerous public and private schools, as well as higher education facilities, providing opportunities for educators and related service providers.

### Connectivity:

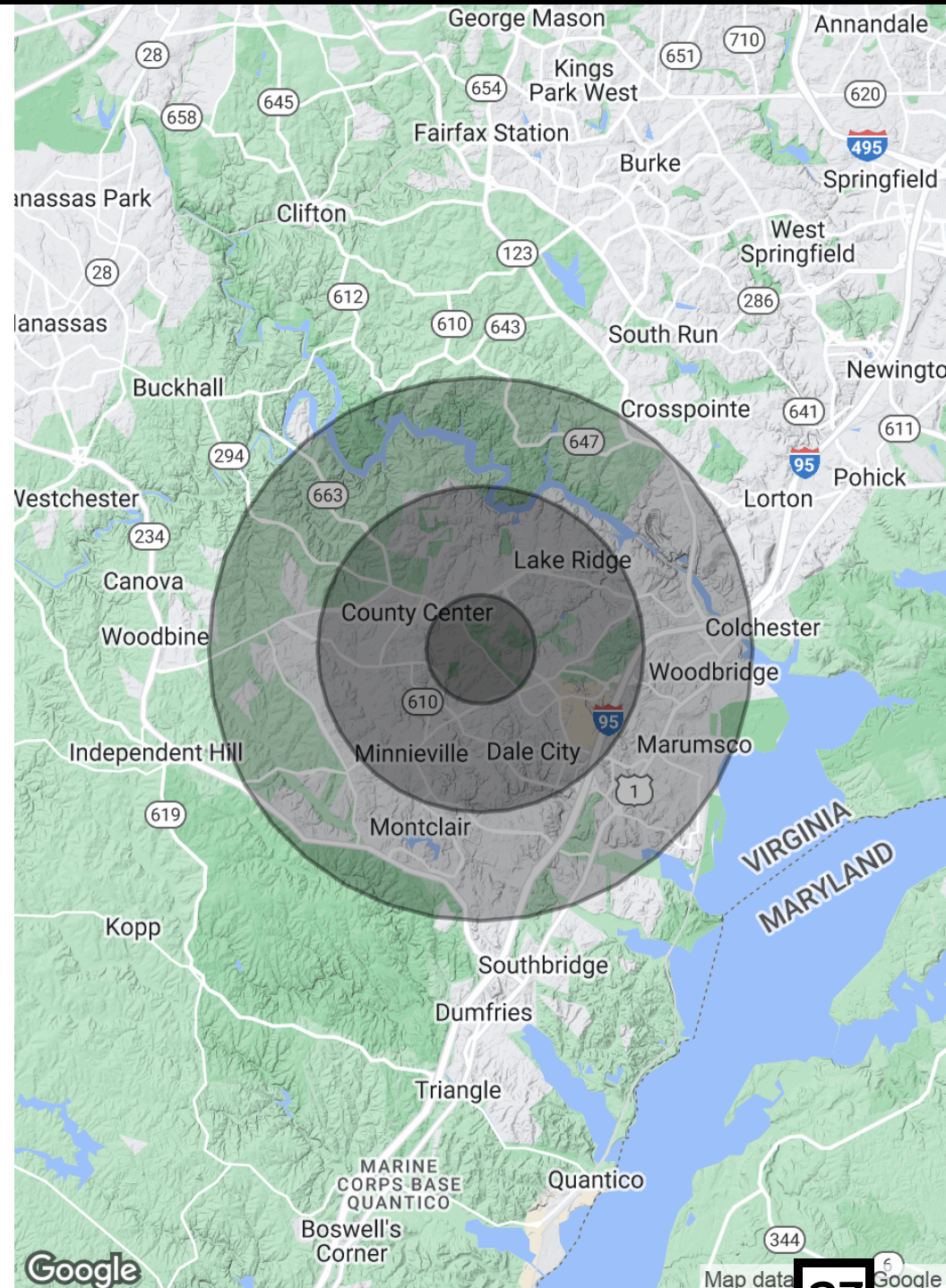
Woodbridge boasts excellent transportation links, with Interstate 95 passing directly through. Additionally, the Virginia Railway Express (VRE) provides a commuter rail link to Washington, D.C., making it convenient for daily commuters.



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	13,455	114,903	227,494
<b>AVERAGE AGE</b>	34.3	35.0	36.0
<b>AVERAGE AGE (MALE)</b>	32.3	34.7	35.7
<b>AVERAGE AGE (FEMALE)</b>	35.4	35.3	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,047	35,479	73,462
<b># OF PERSONS PER HH</b>	3.3	3.2	3.1
<b>AVERAGE HH INCOME</b>	\$122,782	\$122,048	\$122,741
<b>AVERAGE HOUSE VALUE</b>	\$342,988	\$345,569	\$363,026

\* Demographic data derived from 2020 ACS - US Census





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A B O U T U S



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Serafin Real Estate is a licensed commercial real estate brokerage firm located in Loudoun County, VA. We help investors and business owners with their commercial property needs. We strive to provide high-level services to our clients and deliver the best solutions and opportunities in commercial real estate.

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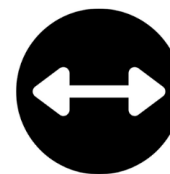


**#1** CRE BROKERAGE FOR TOTAL VOLUME SOLD IN LOUDOUN COUNTY



**\$648M**

SOLD TRANSACTIONS



**\$3M - \$30M**

AVG TRANSACTION SIZE



**\$100M**

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