

SRE

S E R A F I N

REAL ESTATE

Commercial | Investment | Brokerage



Dry Mill Rd & Chancellor Ct

Dry Mill Road, Leesburg, VA 20175

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Serafin Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Serafin Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Serafin Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Serafin Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Serafin Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Serafin Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
MAPS	11
AREA OVERVIEW	16
ABOUT US	20



INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

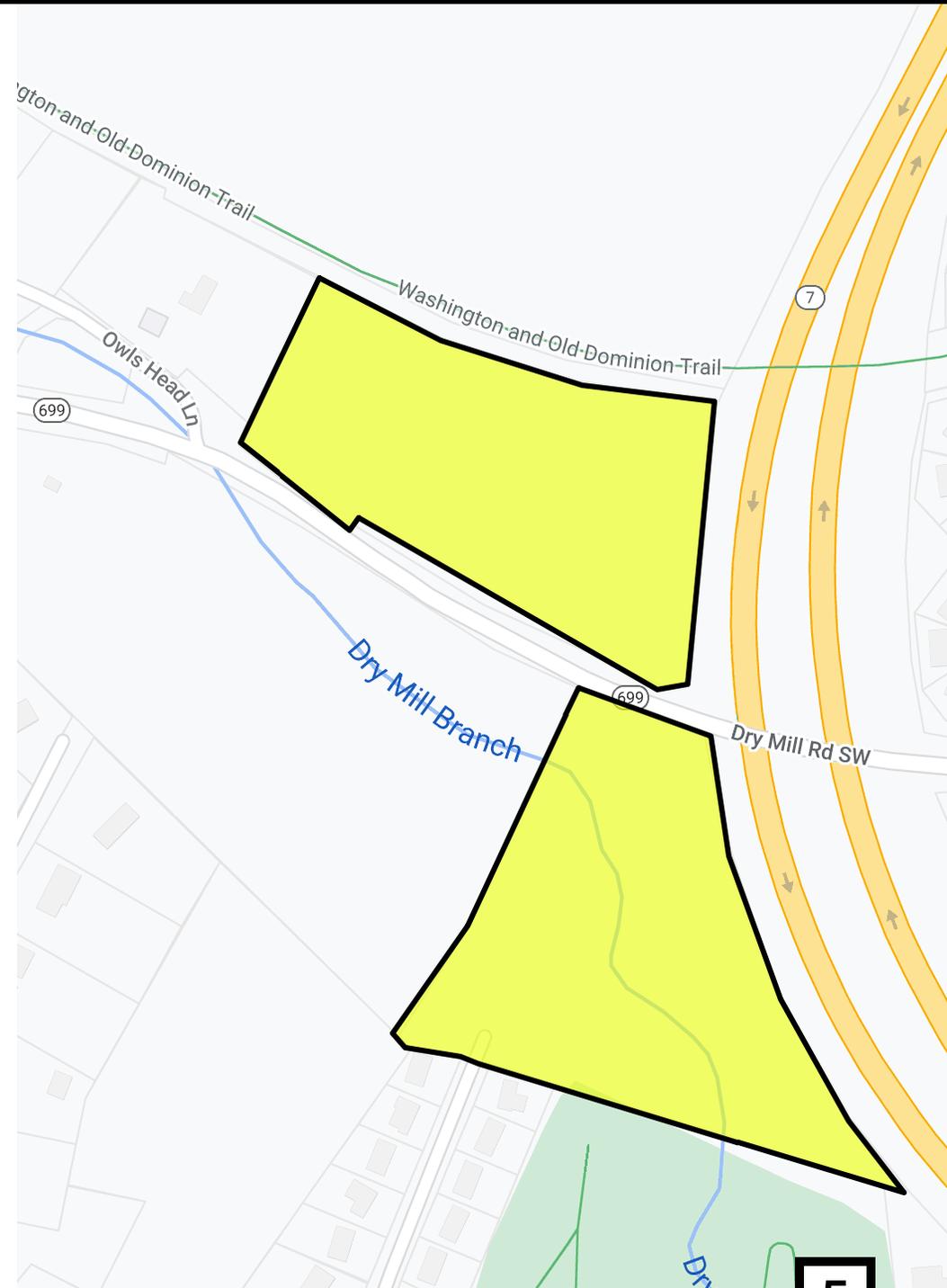
SALE PRICE:	\$2,400,000
LOT SIZE:	14.24 Acres
ZONING:	LB:RE, LB:R4, AR-1
MARKET:	Washington DC Metro
SUBMARKET:	Leesburg

PROPERTY OVERVIEW

This exceptional property is a rare opportunity to own two parcels of land situated along the popular W&OD Trail in the Town of Leesburg, VA, with access to Dry Mill Road and Route 7. The 14+ acre property is ideally located for a variety of development projects, especially breweries and wineries. The parcels feature a beautiful, tree-lined entrance from Dry Mill Road, which runs through the property, and offers an outstanding investment opportunity for those looking to develop in one of the most sought-after locations in Northern Virginia. With its prime location, ample acreage, and numerous development opportunities, this property is sure to attract a wide range of buyers and investors. Water and Sewer available. Parcels can also be purchased individually. See pages 8-9 for more

INVESTMENT HIGHLIGHTS

- Rare opportunity to own two parcels of land situated along the popular W&OD Trail in the Town of Leesburg, VA
- Borders Dry Mill Road and Route 7
- 14+ acre property ideally located for a variety of development projects, especially breweries and wineries
- Beautiful, tree-lined entrance from Dry Mill Road runs through the property
- Outstanding investment opportunity for those looking to develop in one of the most sought-after locations in Northern Virginia
- Prime location, ample acreage, and numerous development opportunities make this property attractive to buyers and investors
- Median household income in the area is over \$140,000, providing a strong consumer base for developments
- The property is situated in a highly desirable area with a diverse population of approximately 48,900 Leesburg residents, providing ample opportunities for growth and expansion
- The area is known for its thriving craft beverage industry and award-winning wineries, attracting a wide range of visitors and tourists



PROPERTY DETAILS

SALE PRICE

\$2,400,000

LOCATION INFORMATION

BUILDING NAME Dry Mill Rd & Chancellor Ct
STREET ADDRESS Dry Mill Road
CITY, STATE, ZIP Leesburg, VA 20175
COUNTY Loudoun County
MARKET Washington DC Metro
SUB-MARKET Town of Leesburg
NEAREST HIGHWAY Route 7
NEAREST AIRPORT Dulles International Airport |
Leesburg Airport

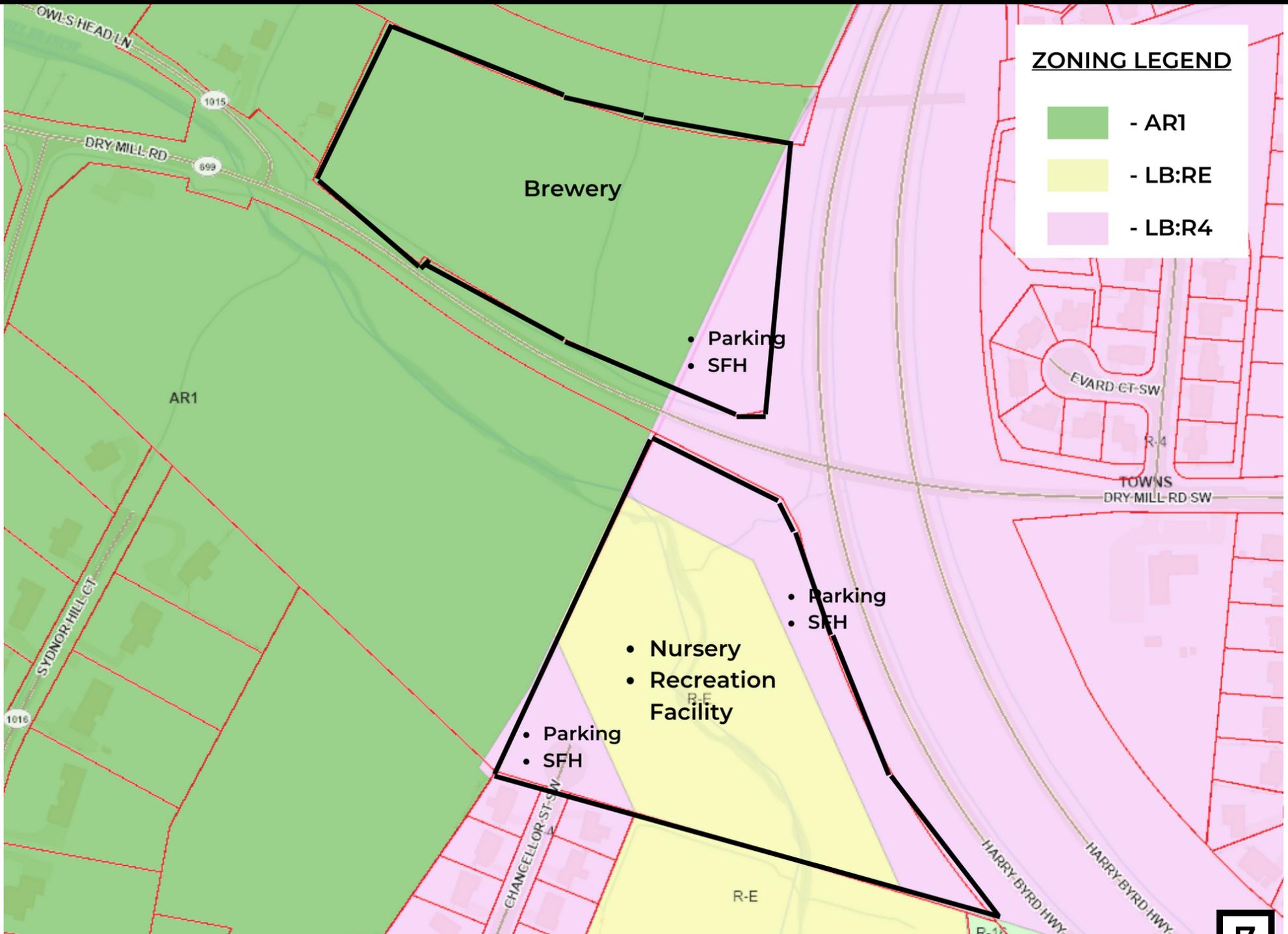
BUILDING INFORMATION

NUMBER OF LOTS 2
BEST USE Brewery, Winery, Nursery,
Recreation Center, Single Family
Homes

PROPERTY INFORMATION

PROPERTY TYPE Land
PROPERTY SUBTYPE Development Opportunity
ZONING LB:RE, LB:R4, AR-1
LOT SIZE 14.24 Acres
APN # 271174626000,
271172286001, 271172286002

ZONING & PERMITTED USES



PARCEL 1 - DRY MILL ROAD



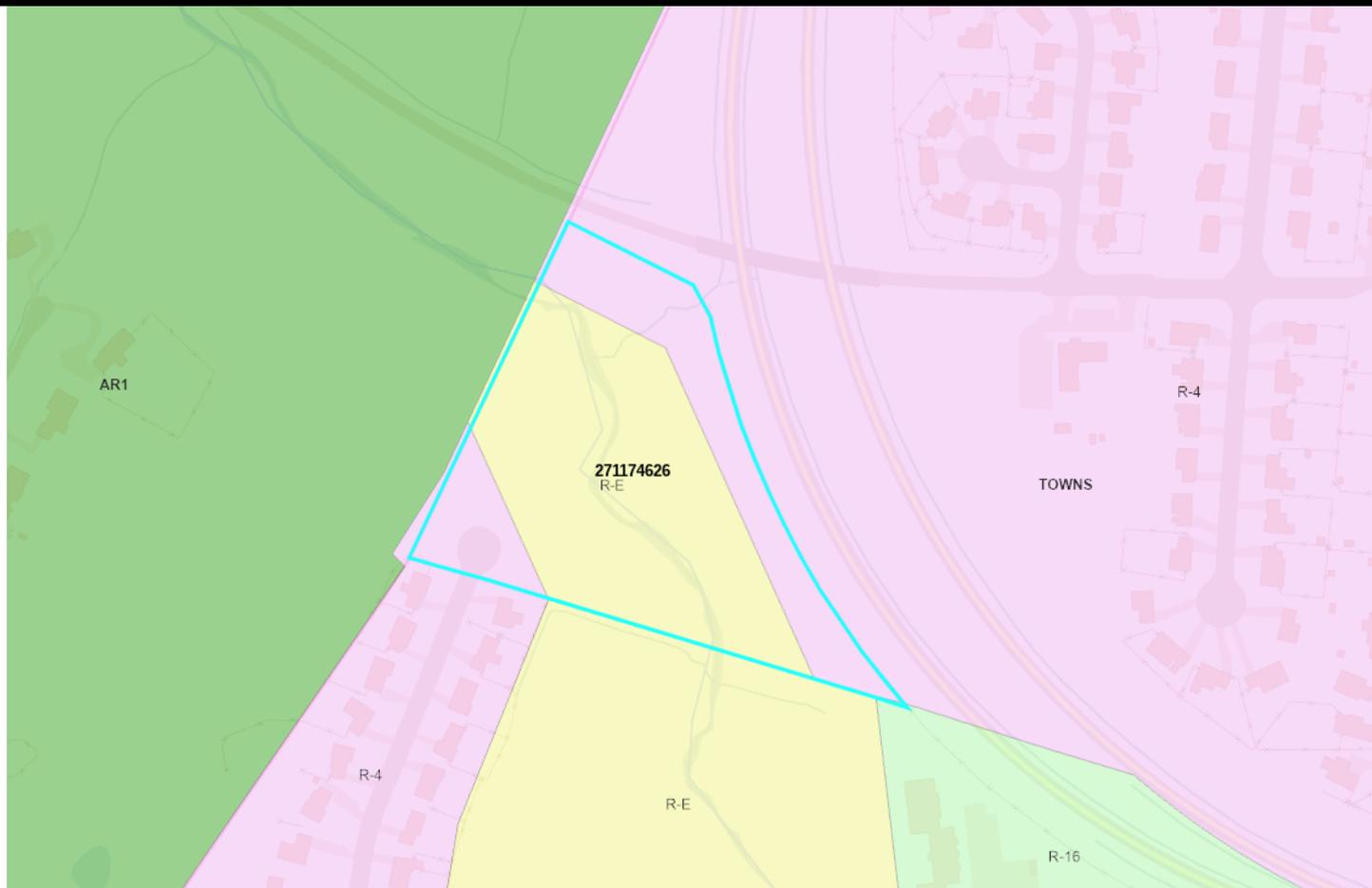
PARCEL 1 - DRY MILL RD PARCEL

SALE PRICE:	\$1,200,000
LOT SIZE:	7.01 Acres
ZONING:	LB:R4, AR-1
APN:	271172286001, 271172286002

PROPERTY OVERVIEW

This majority of this parcel is located outside of the Town of Leesburg with a designated zoning code of AR-1, allowing for breweries, wineries, and other uses by right. The smaller eastern portion of the lot is inside the Town of Leesburg limits and designated LB:R4 zoning, allowing for Single Family Homes, Cluster Developments, and parking.

PARCEL 2 - CHANCELLOR COURT



OFFERING SUMMARY

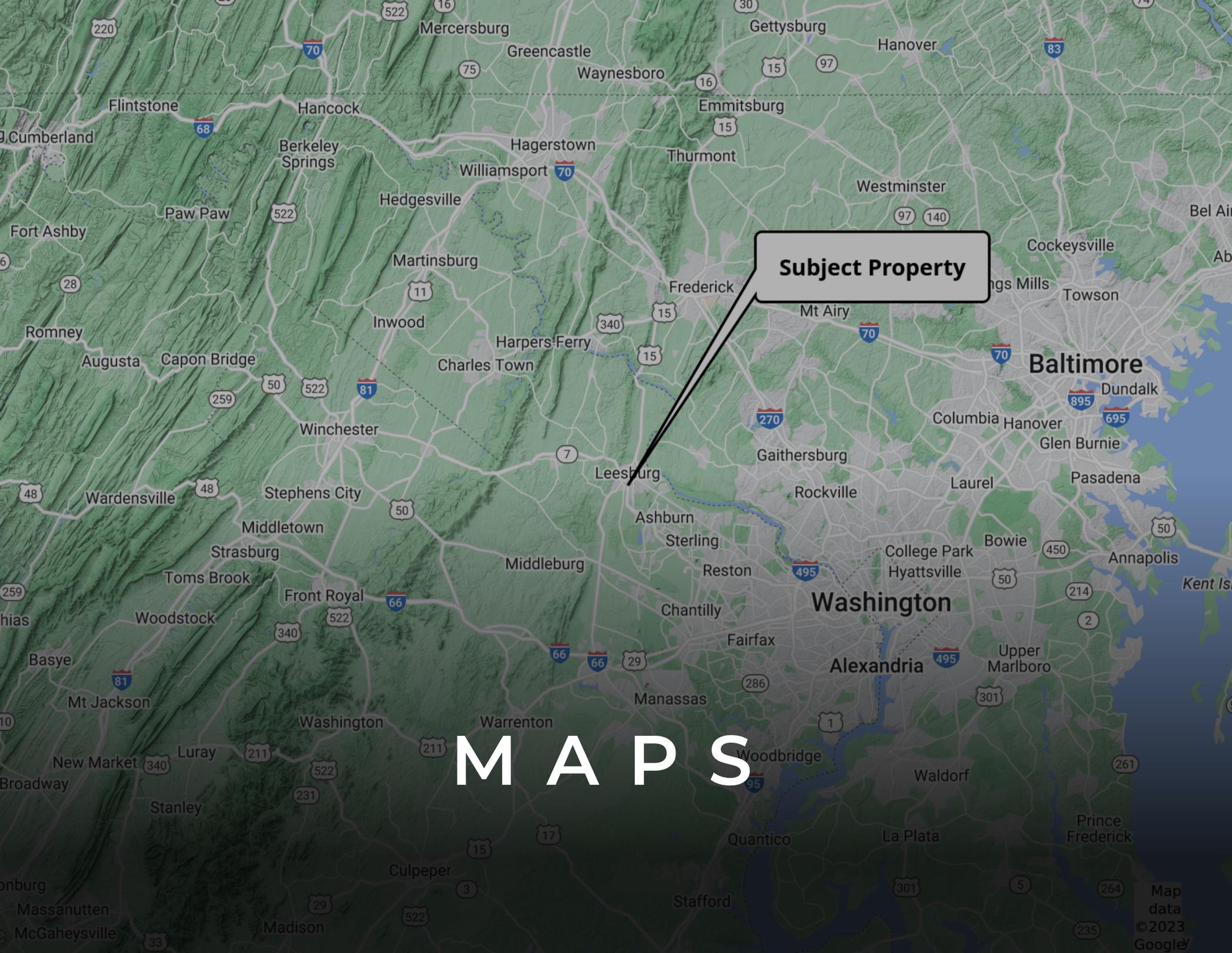
SALE PRICE:	\$1,200,000
LOT SIZE:	7.23 Acres
ZONING:	LB:RE, LB:R4
SUBMARKET:	271174626000

PROPERTY OVERVIEW

This entire parcel is located inside the Town of Leesburg with a designated zoning code of LB:RE and LB:R4, as indicated in the zoning map above. LB:RE by right uses include nursery, single family home, and recreation facilities. LB:R4 also includes residential by right uses, as well as parking.

ADDITIONAL PHOTOS

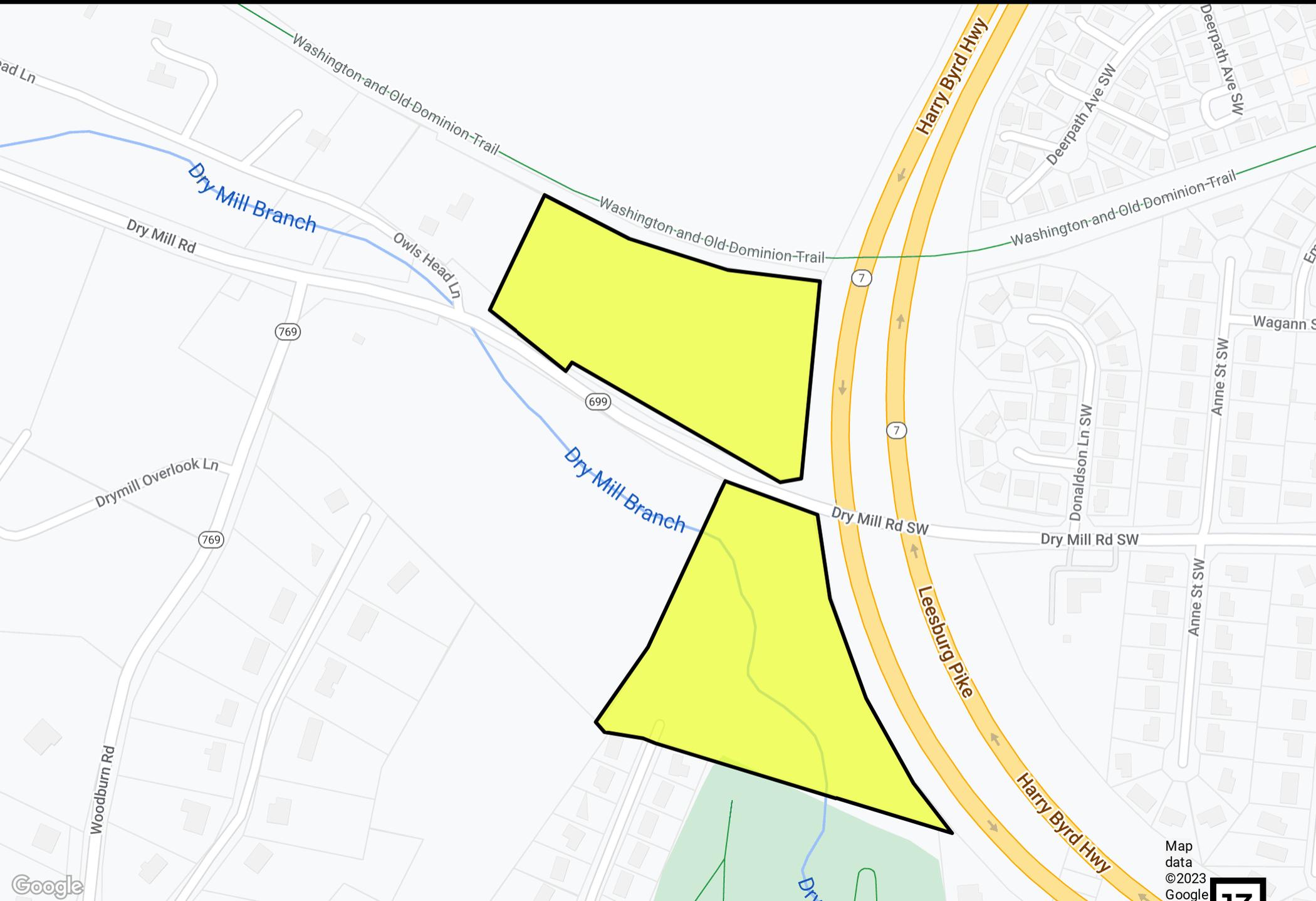




Subject Property

MAPS

PARCEL MAP



Map data ©2023 Google

PARCEL MAP



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



703.261.4809 | serafinre.com

POINTS OF INTEREST



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

Google



703.261.4809 | serafinre.com



AREA OVERVIEW

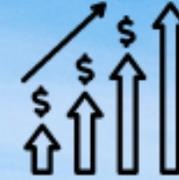
ABOUT LOUDOUN COUNTY

ABOUT LOUDOUN COUNTY

- Loudoun County is located in the northern part of the Commonwealth of Virginia in the United States. In 2019, the population was estimated at 413,538, making it Virginia's third-most populous county.
- As of 2018, Loudoun County had a median household income of \$136,268. Since 2008, the county has been ranked first in the U.S. in median household income among jurisdictions with a population of 65,000 or more.
- A study from SmartAsset shows that Loudoun residents get more for their money than people in any other county in Virginia, and ranks 80th among 3,000 counties nationwide. The study compares median income and cost-of-living data nationwide to find the counties where people hold the most purchasing power.
- Loudoun is the happiest large county in the United States, according to results from SmartAsset. According to the 2019 study, "The county has a low poverty rate, with only 3.7 percent of residents living below the poverty line. In addition to economic stability, Loudoun County residents also enjoy relatively long lives. The average life expectancy in the county is 83.19 years."



**Fastest Growing
County**



**#1 Wealthiest County
In the U.S.**



**Top Business
Growth**



CITY INFORMATION

LEESBURG, VA

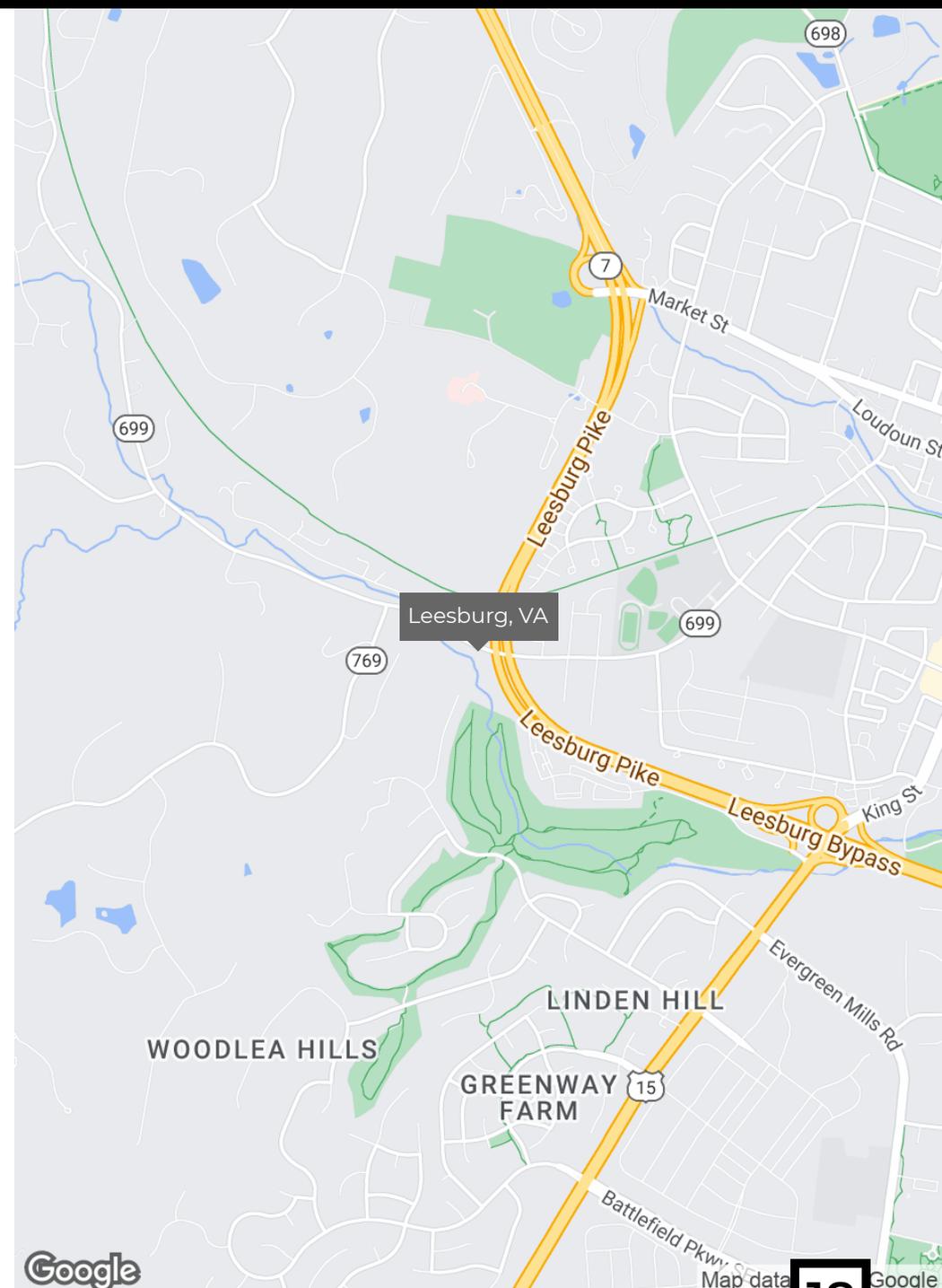
Leesburg, Virginia is a vibrant town with a thriving business community. It is located in Loudoun County, which is one of the fastest-growing and wealthiest counties in the United States. The town is easily accessible from Washington D.C. and other major cities in the region, making it an attractive location for businesses looking to establish a presence in the area.

Doing business in Leesburg offers a range of advantages. The town is home to a highly educated and skilled workforce, thanks in part to the presence of nearby universities and research institutions. Additionally, the town has a favorable tax and regulatory environment, which makes it easier for businesses to operate and grow.

Leesburg is also a hub for technology and innovation. The town is home to a number of technology companies, and there are many resources available for entrepreneurs and startups, including co-working spaces, incubators, and accelerators. The town also hosts a number of events and networking opportunities throughout the year, providing businesses with the chance to connect with potential partners, customers, and investors.

LOCATION DETAILS

MARKET	Washington DC Metro
SUB MARKET	Town of Leesburg
COUNTY	Loudoun County
NEAREST HIGHWAY	Route 7
NEAREST AIRPORT	Dulles International Airport Leesburg Airport

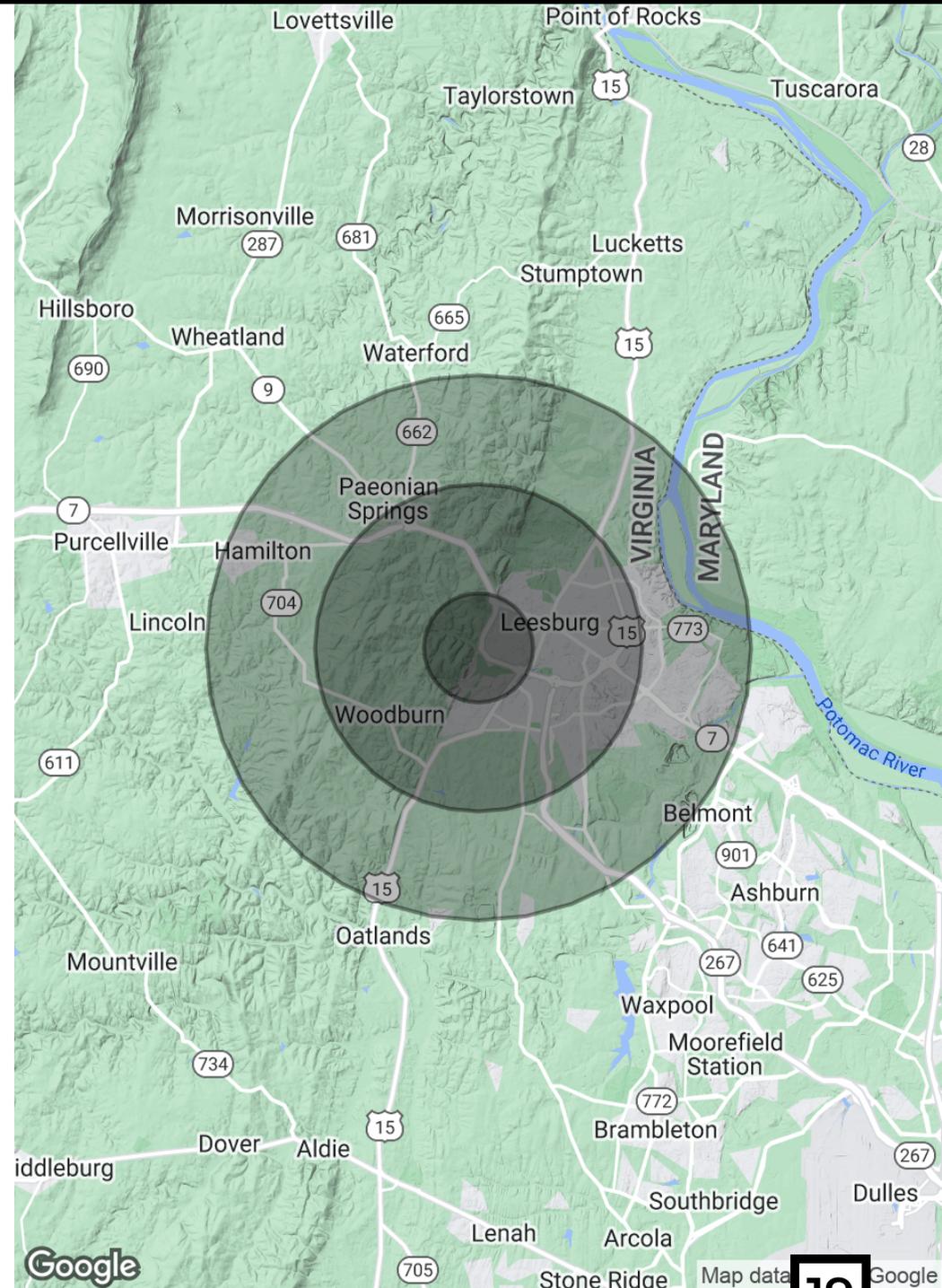


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,311	38,157	72,699
AVERAGE AGE	39.5	37.1	36.9
AVERAGE AGE (MALE)	37.1	37.3	36.8
AVERAGE AGE (FEMALE)	39.9	37.3	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,808	13,928	24,630
# OF PERSONS PER HH	2.4	2.7	3.0
AVERAGE HH INCOME	\$115,058	\$137,760	\$156,615
AVERAGE HOUSE VALUE	\$486,854	\$449,008	\$494,256

* Demographic data derived from 2020 ACS - US Census





SRE
S E R A F I N
REAL ESTATE
Investment | Brokerage | Acquisition



Top-Selling
Commercial Brokerage
for Total Volume Sold
in Loudoun County

A B O U T U S

SRE

SERAFIN REAL ESTATE

Investment | Brokerage | Acquisition

ABOUT SERAFIN REAL ESTATE

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.

Serafin Real Estate Inc.
40834 Graydon Manor Lane
Leesburg, VA 20175
703.261.4809
info@serafinre.com
www.serafinre.com
Licensed in the State of Virginia

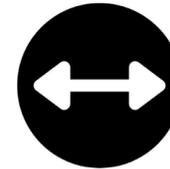


#1 CRE BROKERAGE
FOR TOTAL
VOLUME SOLD



\$533M

SOLD TRANSACTIONS



\$3M - \$30M

AVG TRANSACTION SIZE



\$100M

LISTING INVENTORY



\$53.8M

SCHOOLS SOLD



JOE SERAFIN

Owner & Principal Broker

jserafin@serafinre.com

Direct: **703.261.4809** | Cell: **703.994.7510**

PROFESSIONAL BACKGROUND

Joe is a 17-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$500M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.

Serafin Real Estate

40834 Graydon Manor Lane

Leesburg, VA 20175

703.261.4809

serafinre.com