

SRE

S E R A F I N

REAL ESTATE

Commercial | Investment | Brokerage



7.23 Acres - Chancellor Court

Chancellor Ct, Leesburg, VA 20175

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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.

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Dry Mill Rd

Route 7

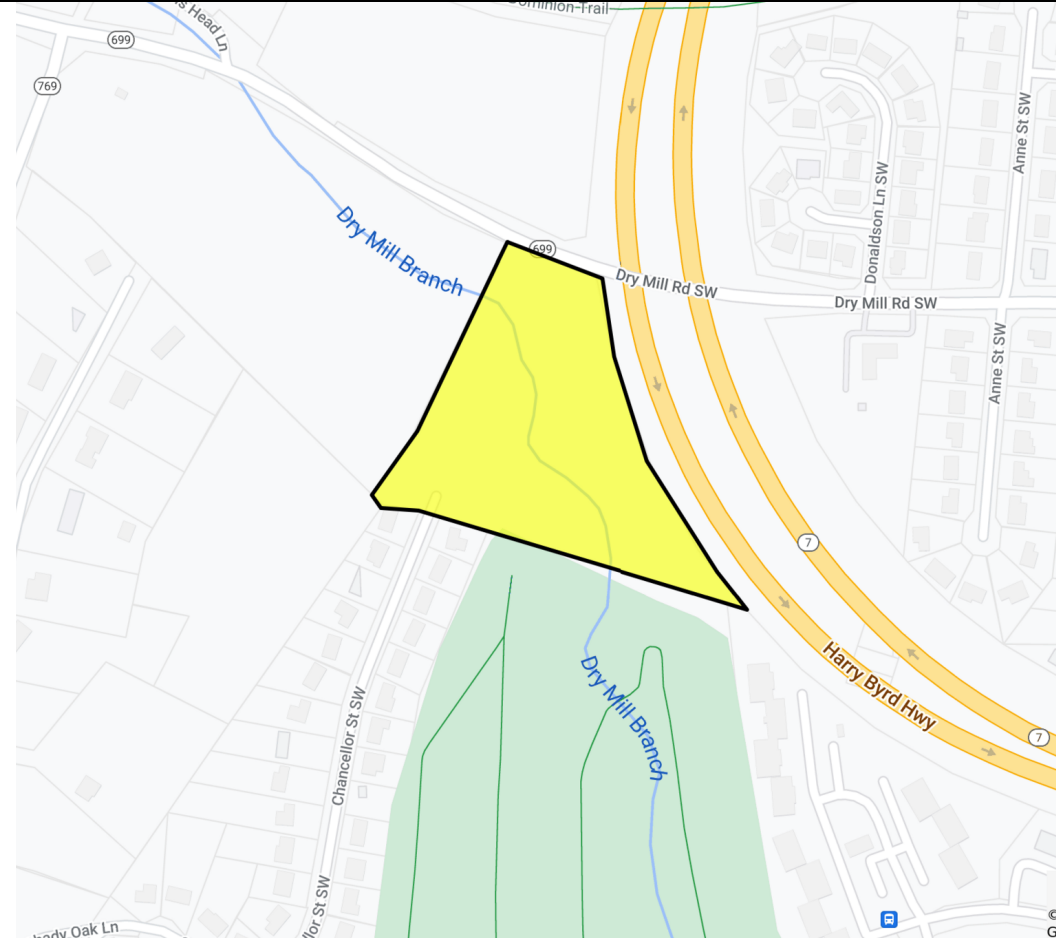
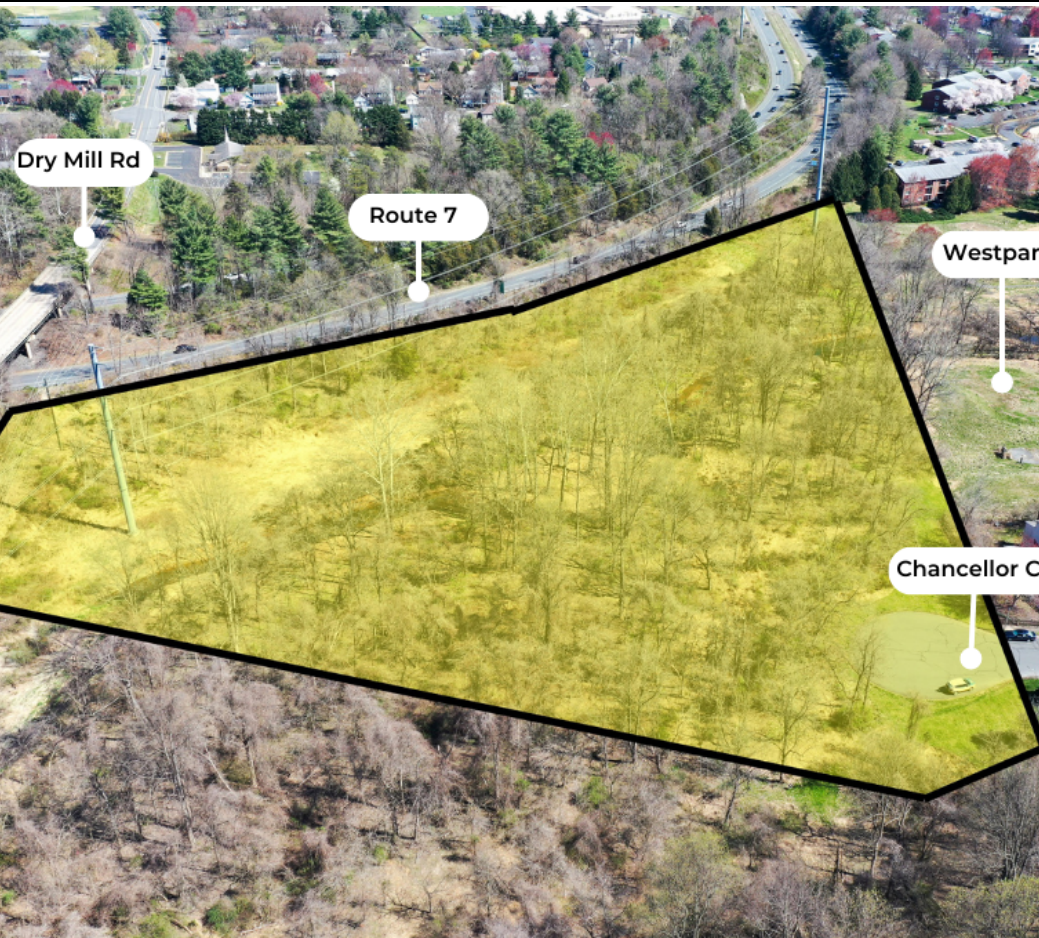
Westpark

Chancellor Ct

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	7.23 Acres
ZONING:	LB:RE, LB:R4
MARKET:	Washington DC Metro
SUBMARKET:	Leesburg/Western Loudoun

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.

INVESTMENT HIGHLIGHTS

- Borders Dry Mill Road, Route 7, and WestPark
- 7.23 acre property ideally located for a variety of development projects, including a nursery, Single-Family-Home, Recreation Facility, etc.
- Prime location, ample acreage, and numerous development opportunities
- Median household income in the area is over \$140,000

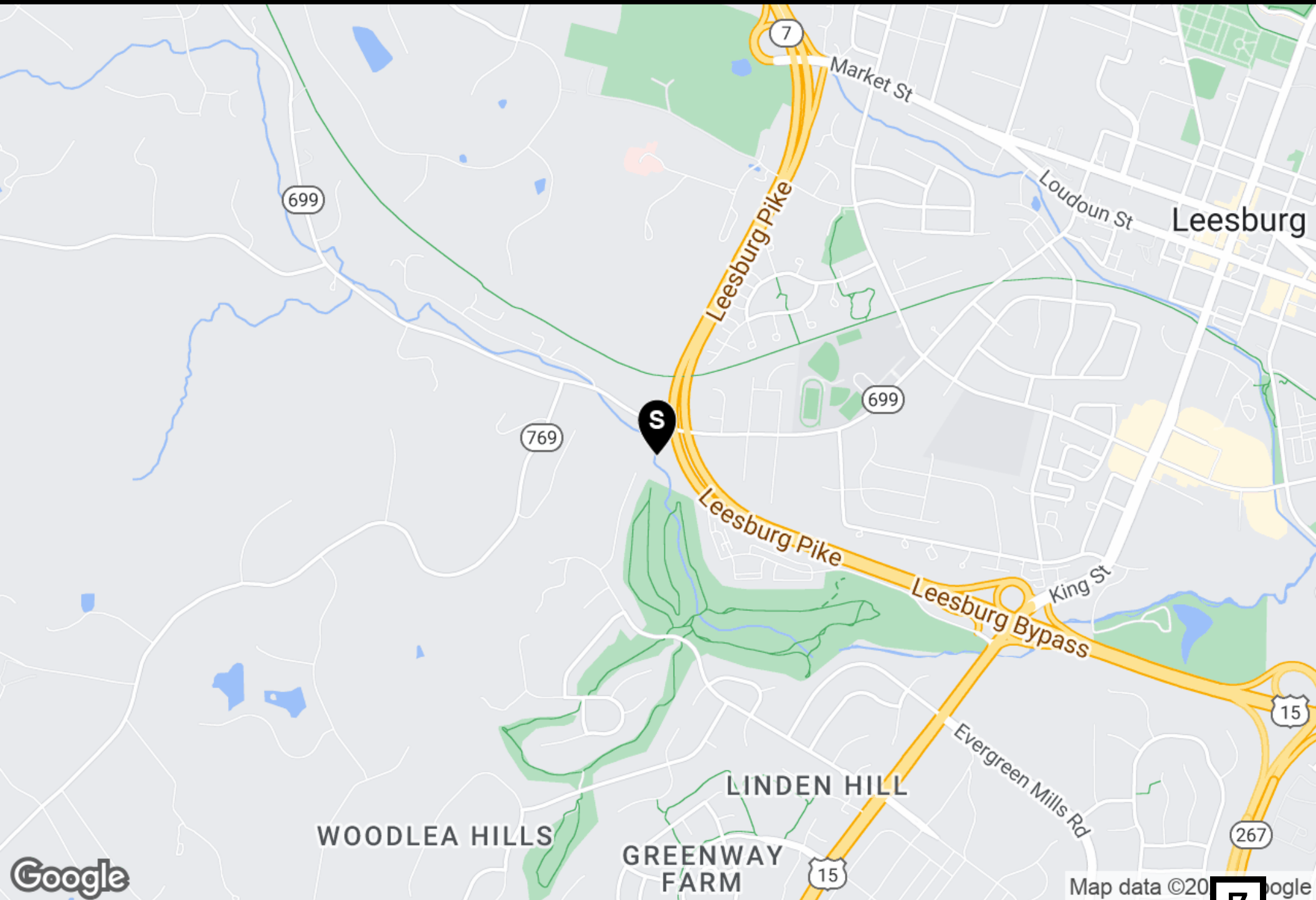




Subject Property

MAPS

REGIONAL MAP



Google

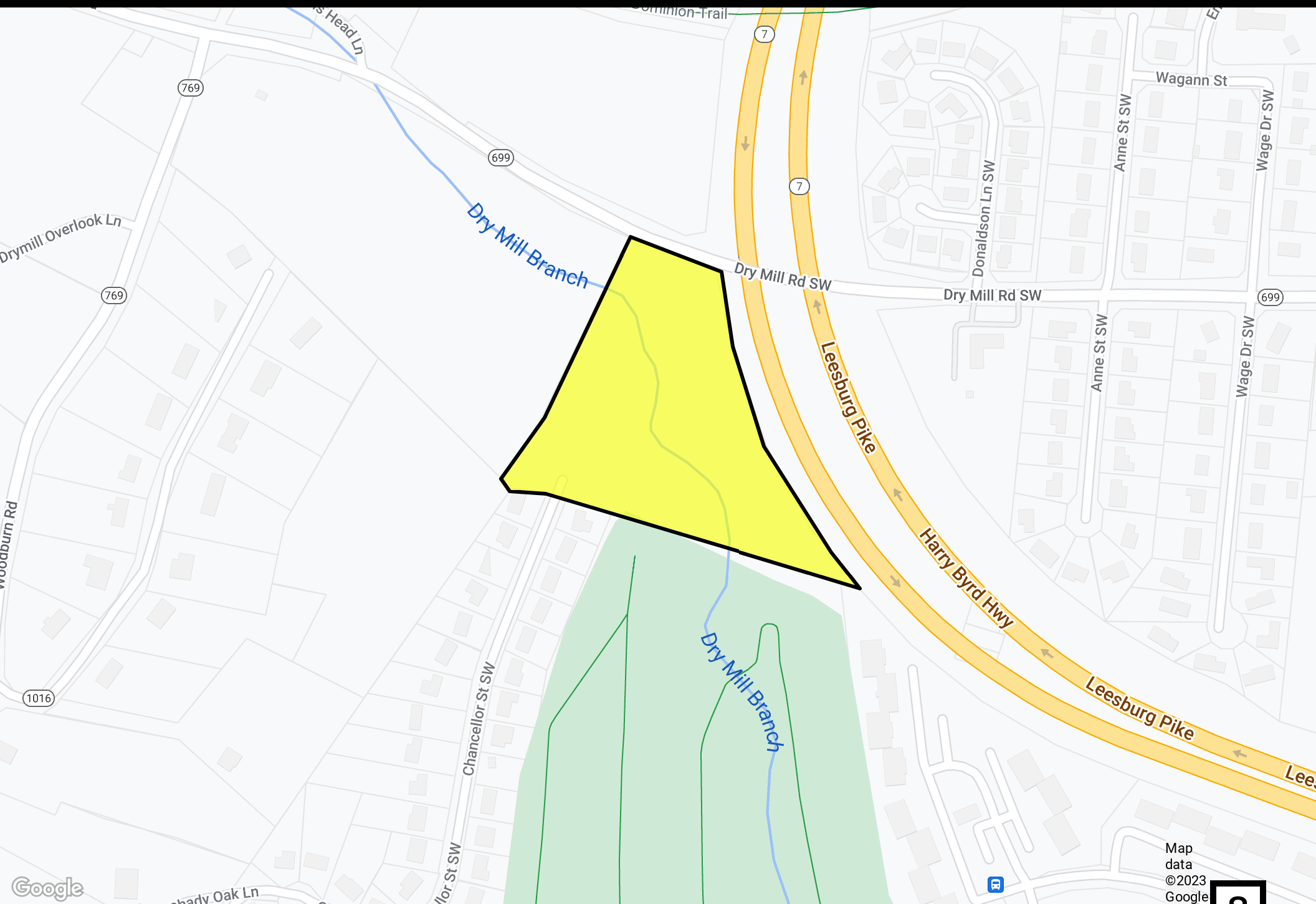
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Map data ©2017 Google

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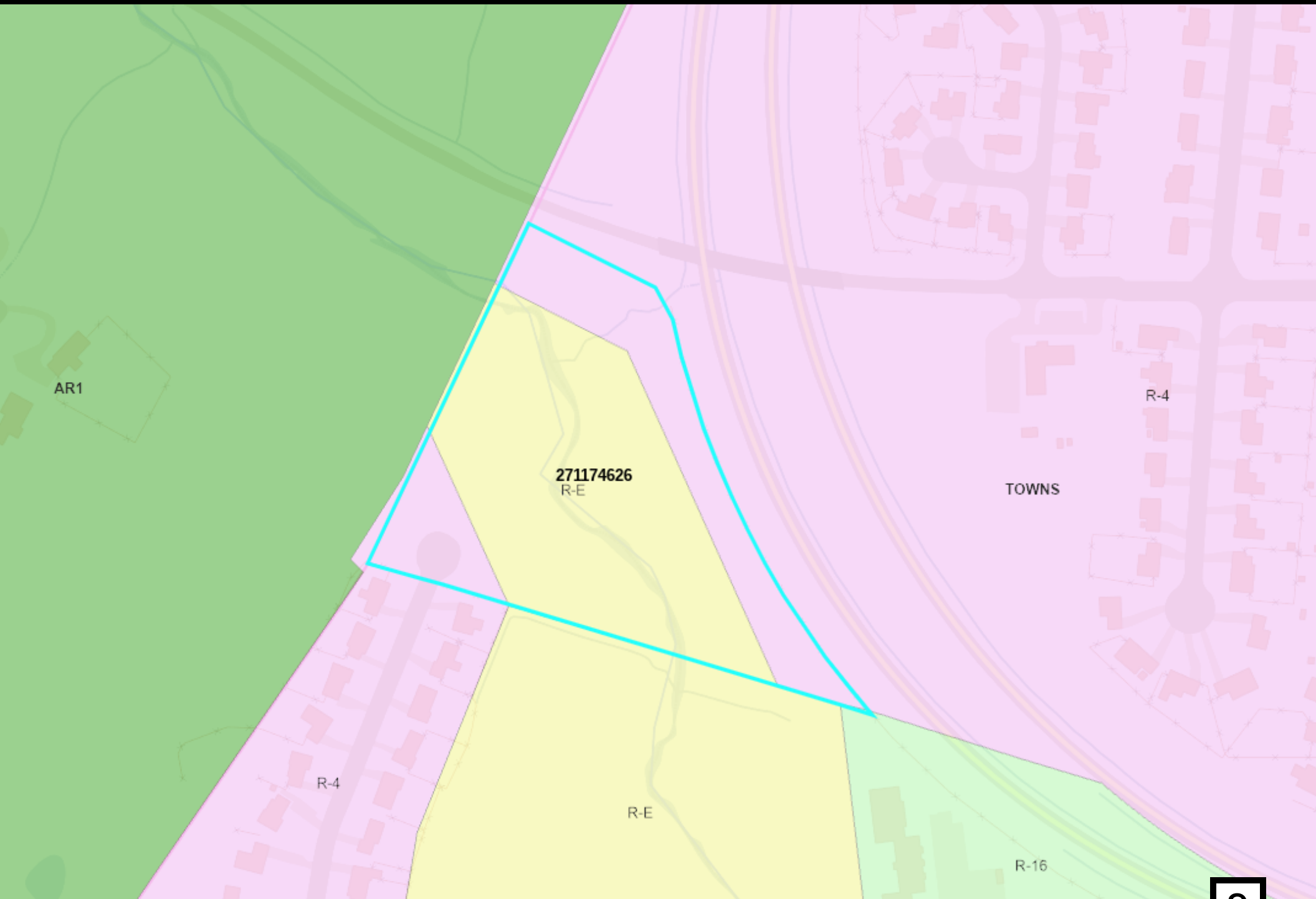
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PARCEL MAP

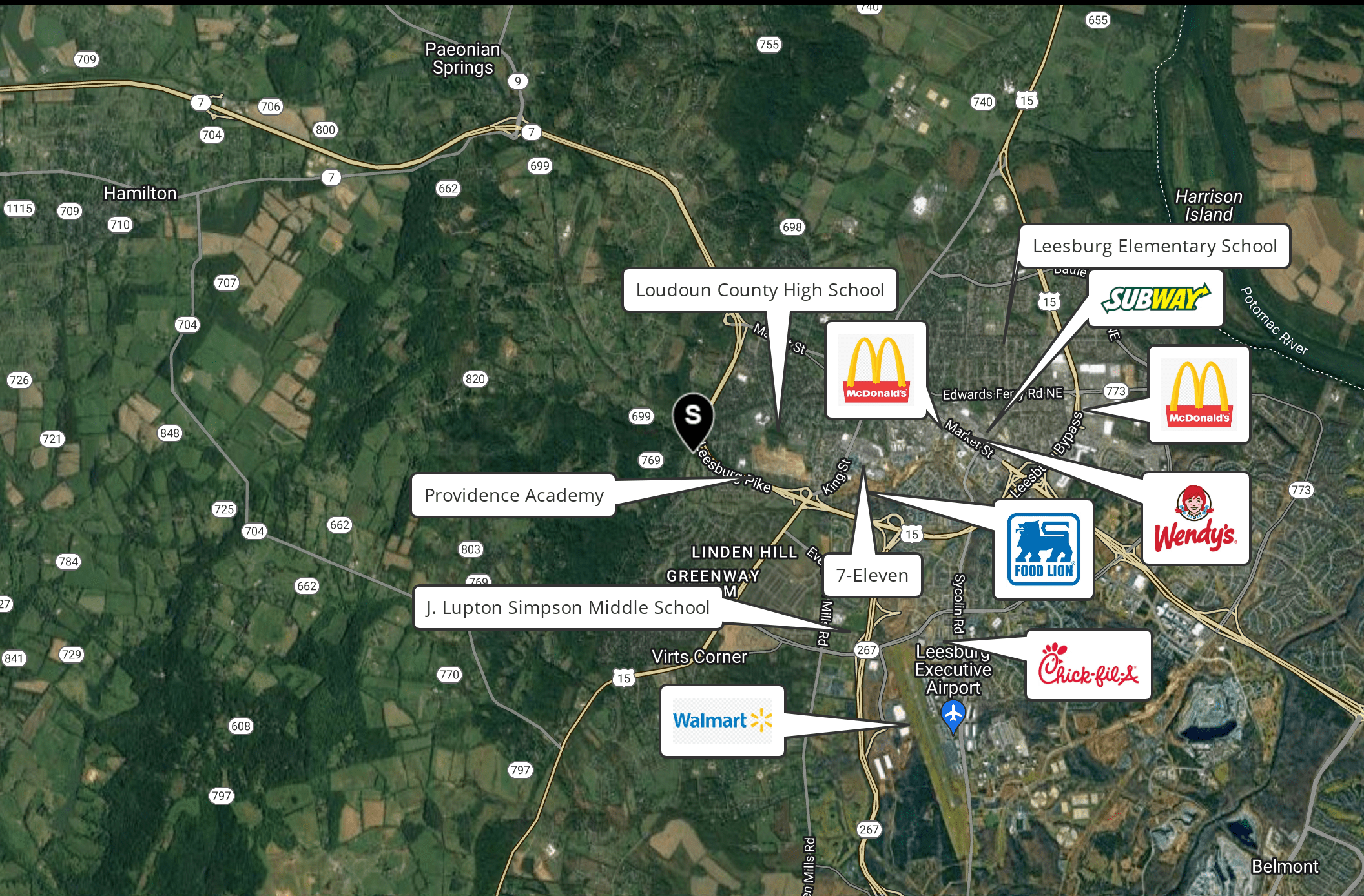


Map data ©2023 Google

ZONING MAP



RETAILER MAP



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

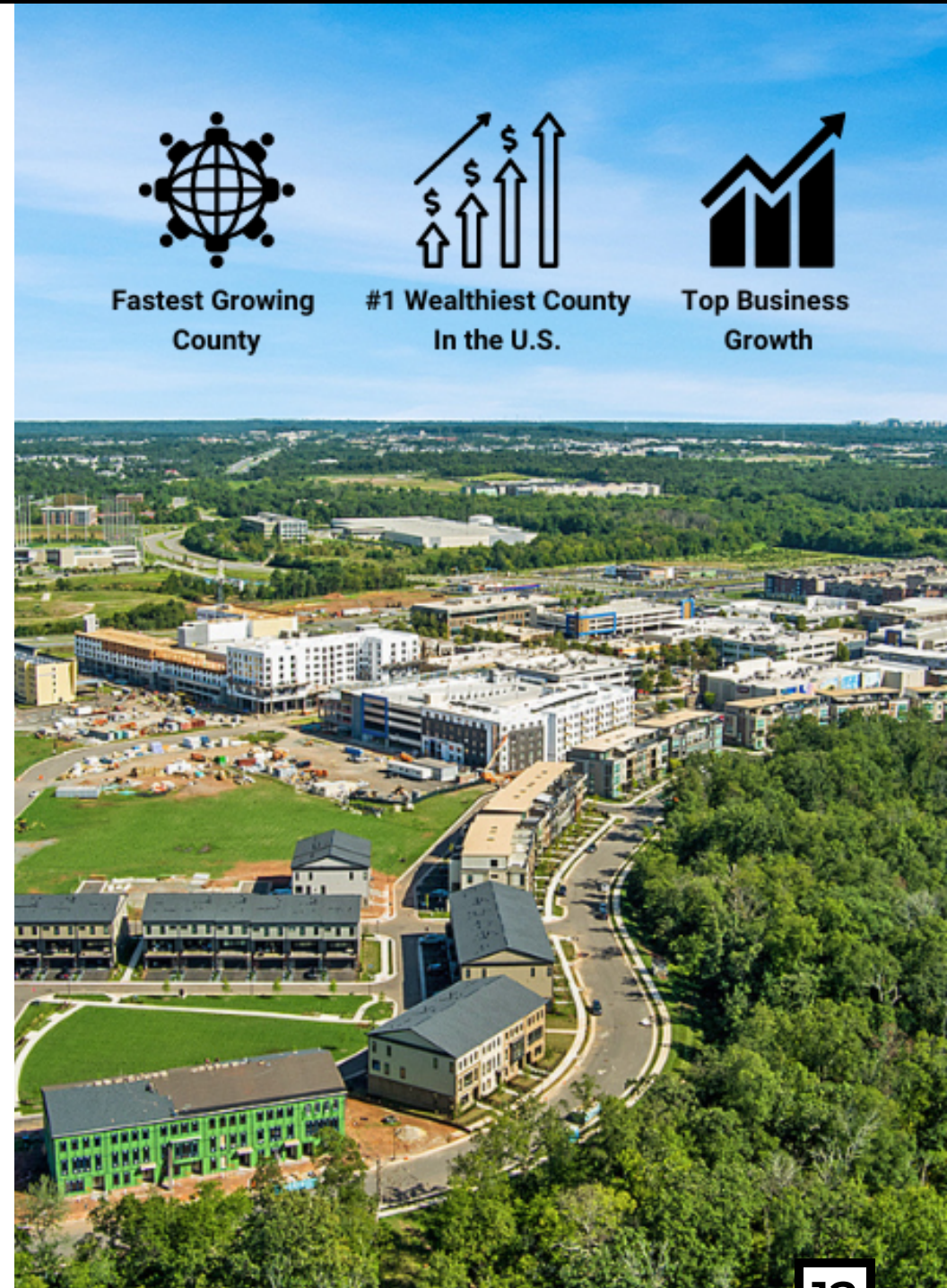


AREA OVERVIEW

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

ABOUT 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	Leesburg/Western Loudoun
COUNTY	Loudoun
CROSS STREETS	Dry Mill Road and Route 7

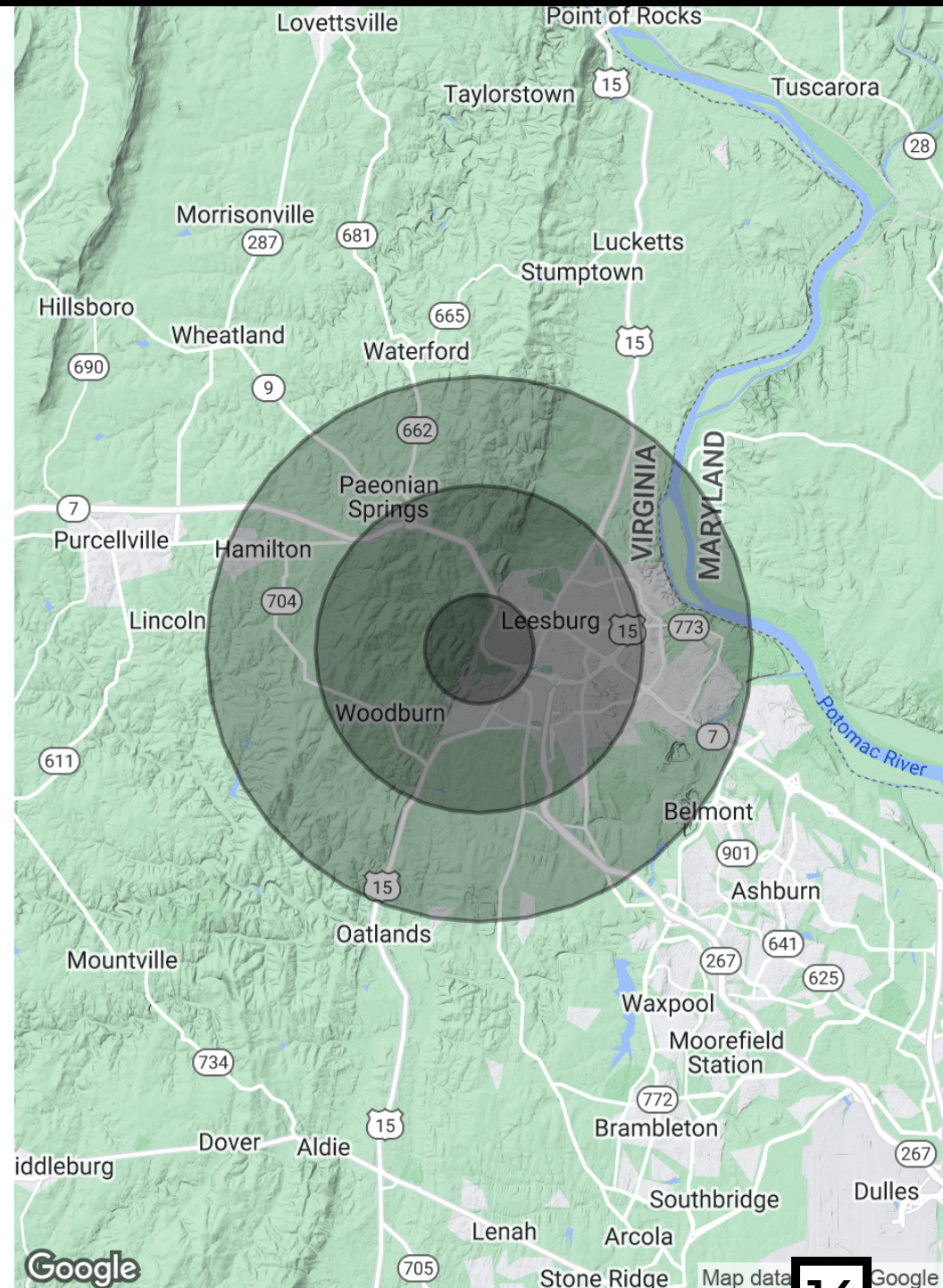
Leesburg, VA



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,175	43,304	73,598
AVERAGE AGE	38.6	36.6	37.2
AVERAGE AGE (MALE)	37.5	36.8	37.2
AVERAGE AGE (FEMALE)	39.1	37.0	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,682	15,578	25,070
# OF PERSONS PER HH	2.5	2.8	2.9
AVERAGE HH INCOME	\$127,237	\$137,120	\$157,301
AVERAGE HOUSE VALUE	\$483,307	\$447,130	\$498,035

** Demographic data derived from 2020 ACS - US Census*





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

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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.

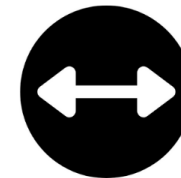


#1 CRE BROKERAGE
FOR TOTAL
VOLUME SOLD



\$533M

SOLD TRANSACTIONS



\$3M - \$30M

AVG TRANSACTION SIZE



\$100M

LISTING INVENTORY



\$53.8M

SCHOOLS SOLD



JOE SERAFIN

Owner & Principal Broker

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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

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