

# SRE

S E R A F I N

REAL ESTATE

Commercial | Investment | Brokerage

Route 7

W&OD Trail

Dry Mill Rd

## 7.01 Acres - Dry Mill Road

Dry Mill Rd, Leesburg, VA 20175

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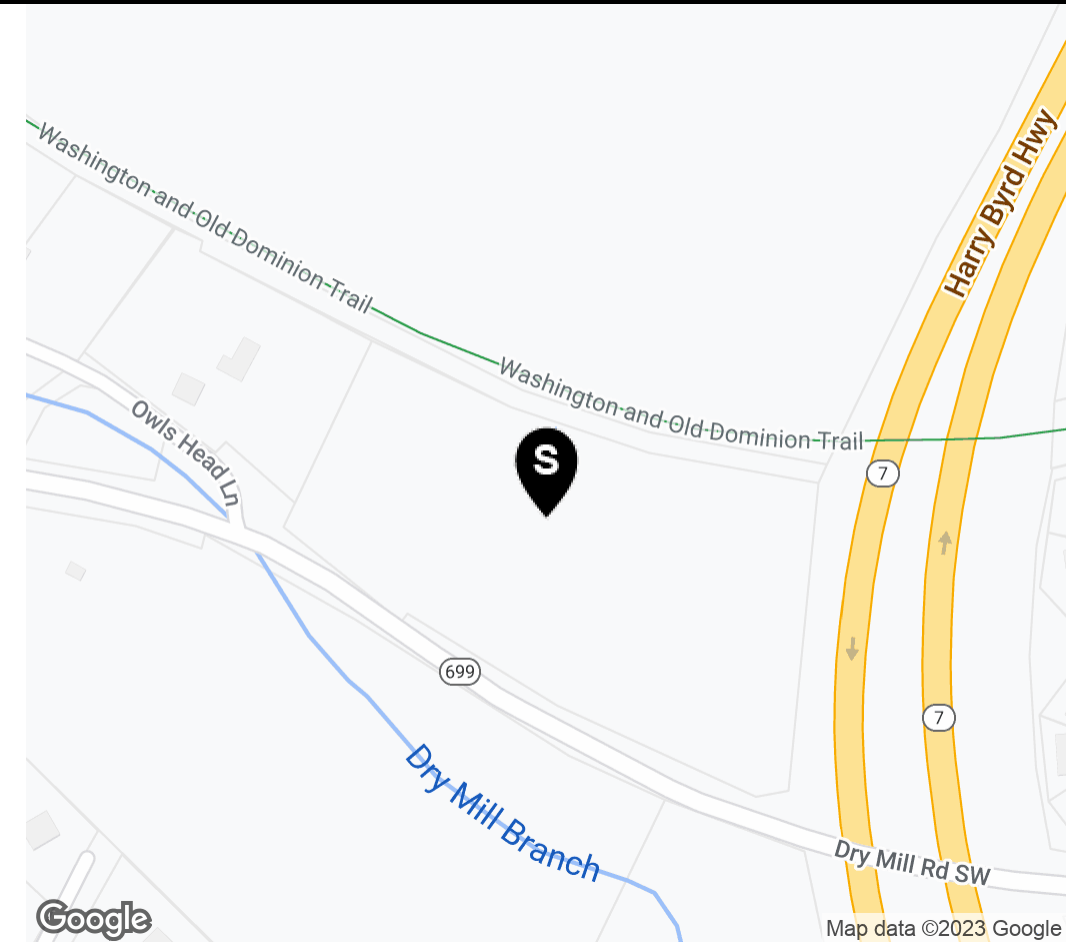
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INVESTMENT  
OVERVIEW

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

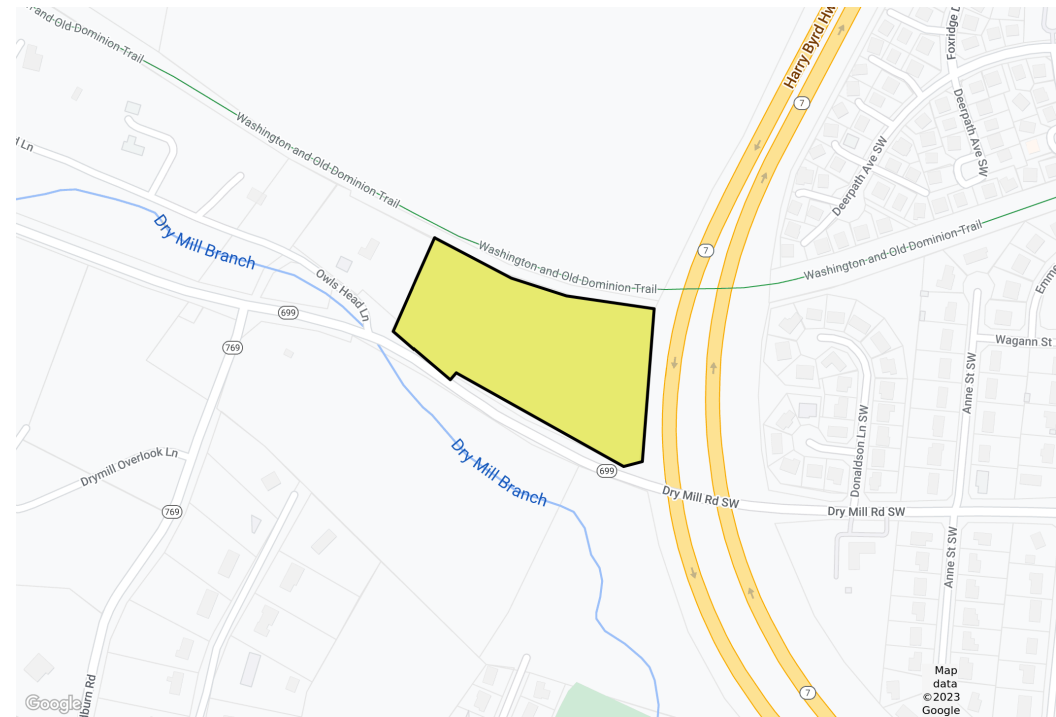
<b>SALE PRICE:</b>	\$1,200,000
<b>LOT SIZE:</b>	7.01 Acres
<b>ZONING:</b>	AR1, LB:R4
<b>MARKET:</b>	Washington DC Metro
<b>SUBMARKET:</b>	Leesburg/Western Loudoun

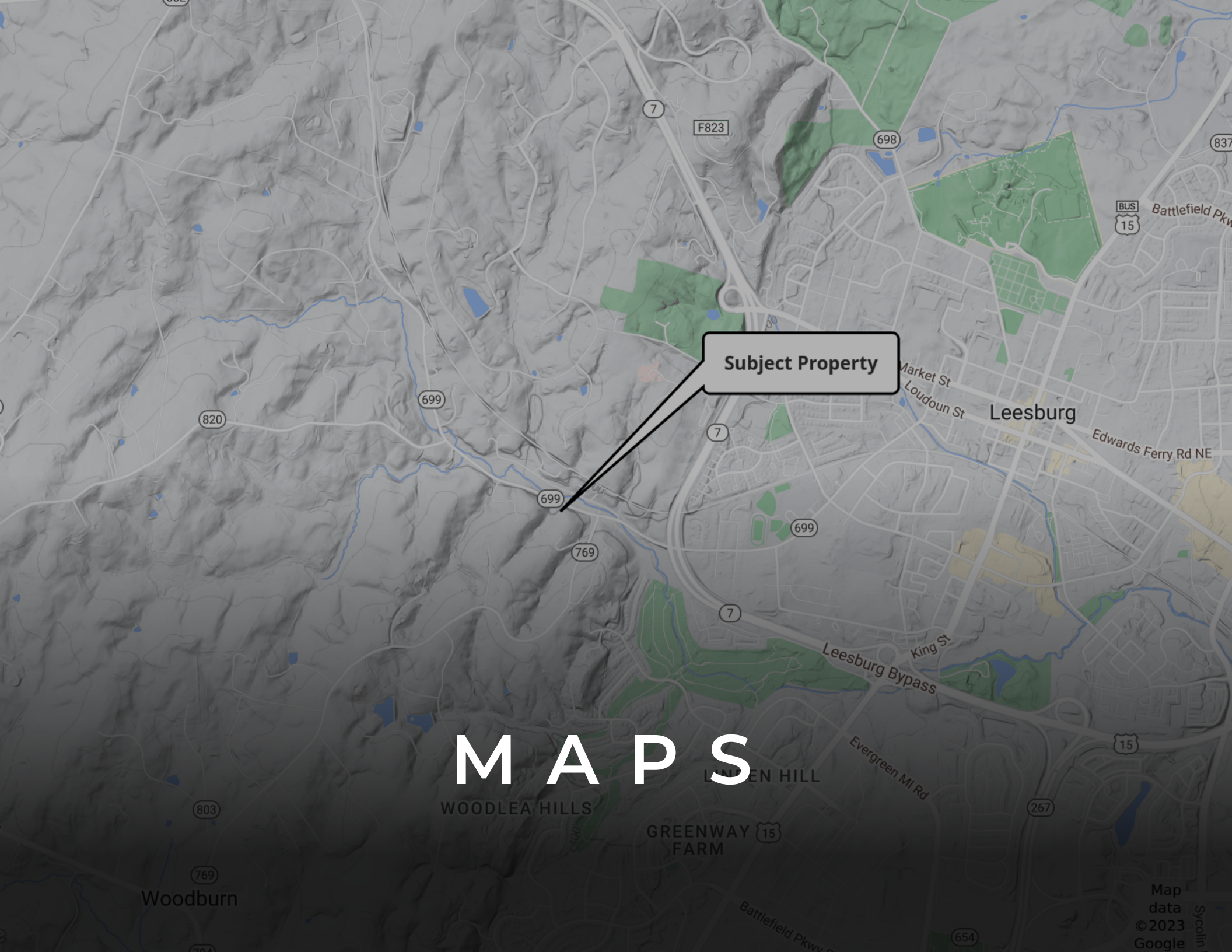
## PROPERTY OVERVIEW

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.

# INVESTMENT HIGHLIGHTS

- Located next to the W&OD Trail
- Borders Dry Mill Road and Route 7
- 7.01 acre property ideally located for a variety of development projects, especially breweries and wineries
- Prime location, ample acreage, and numerous development opportunities
- Median household income in the area is over \$140,000
- The area is known for its thriving craft beverage industry and award-winning wineries

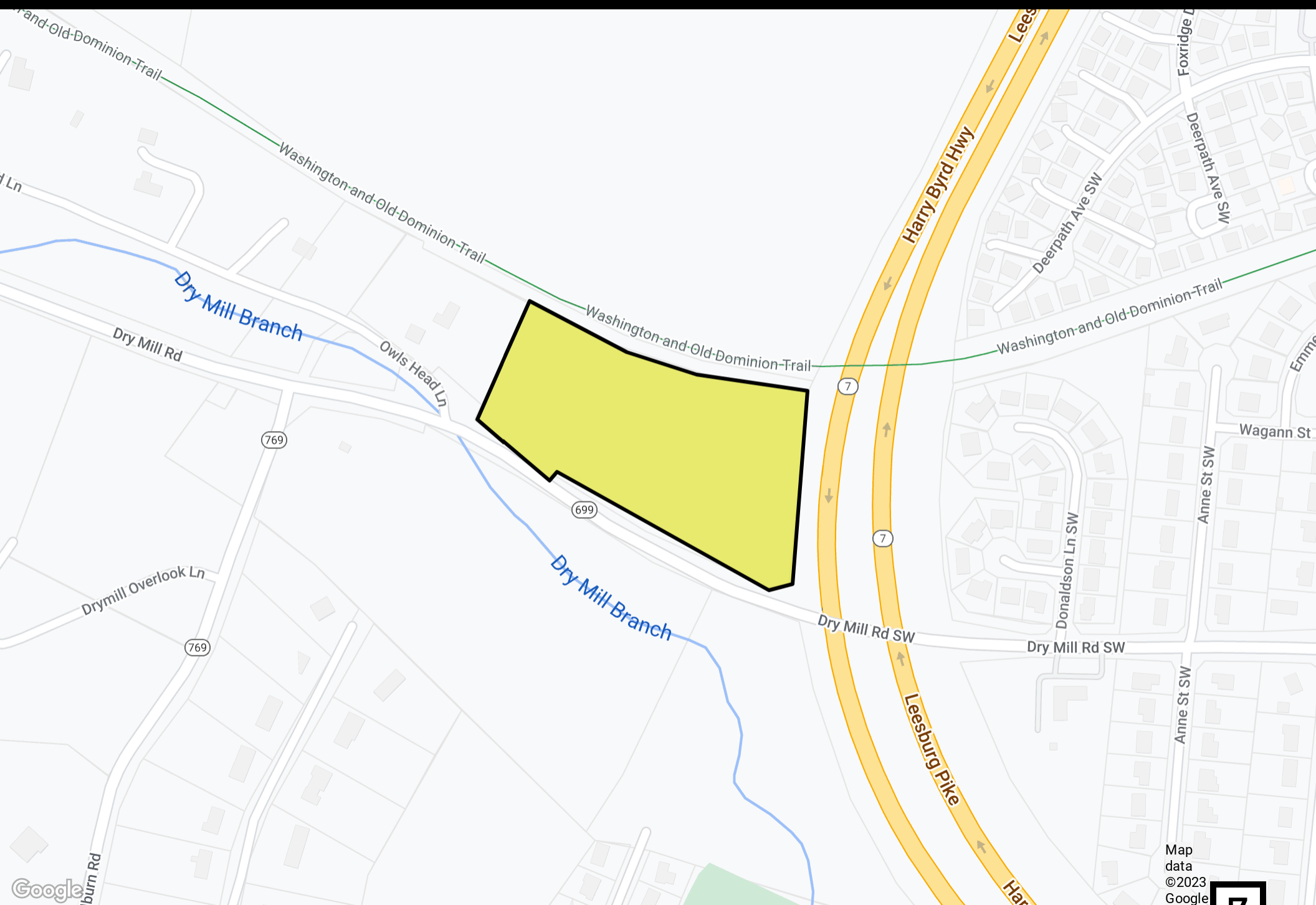




**Subject Property**

# MAPS

# PARCEL MAP



Map data ©2023 Google

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# ZONING MAP



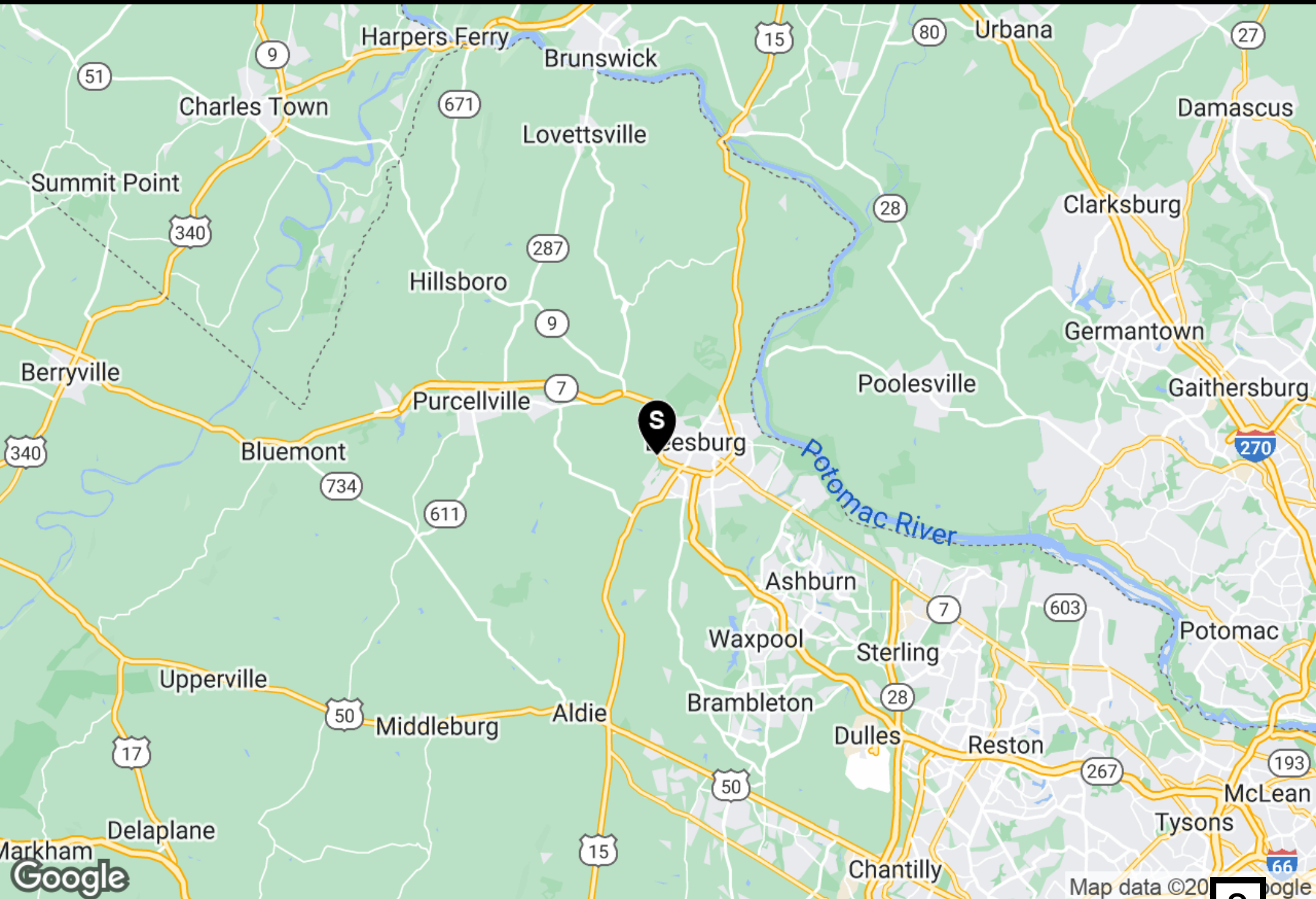
AR1

271172286

R-4



# REGIONAL MAP



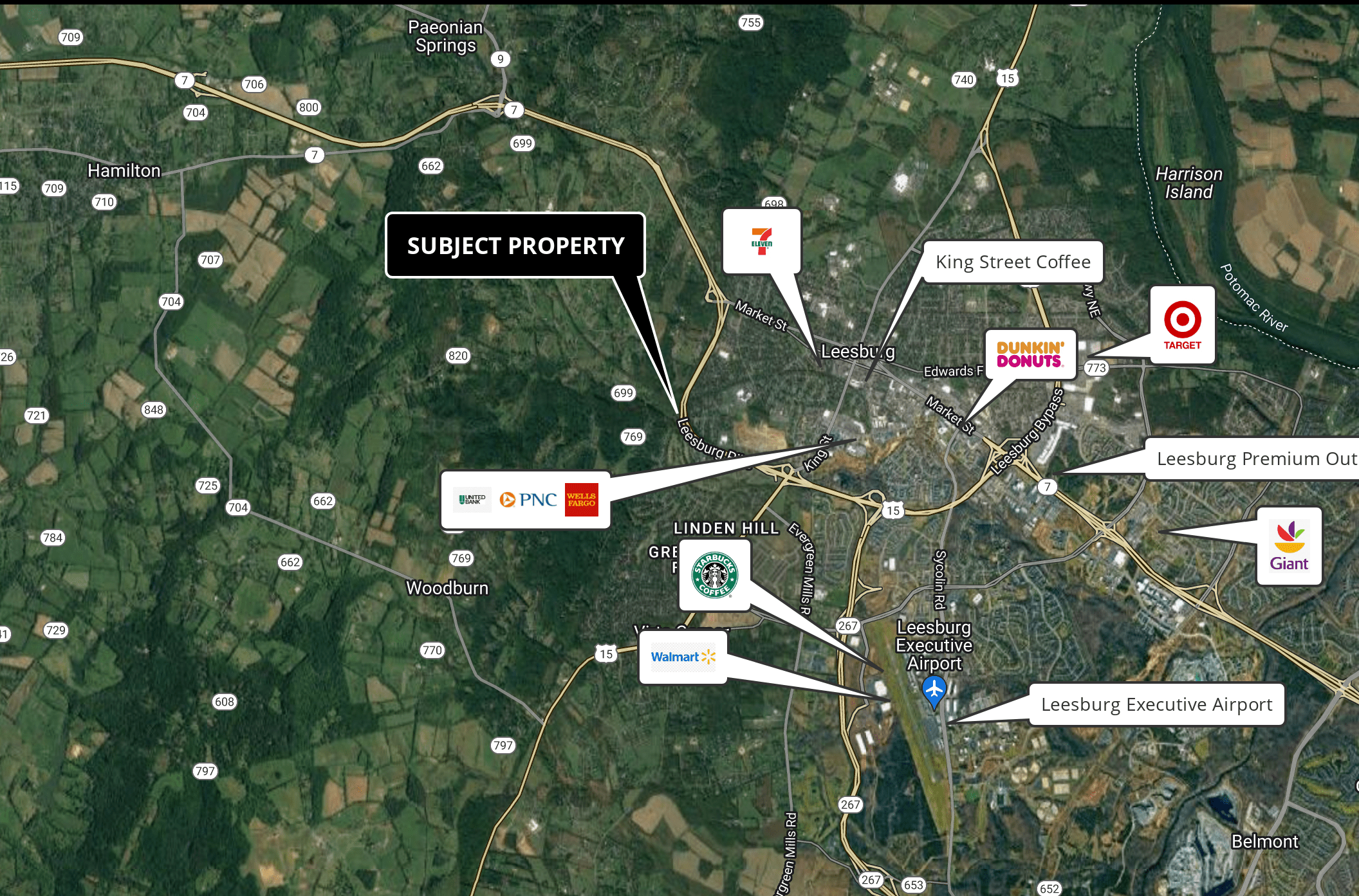
Google

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# RETAILER MAP



**SUBJECT PROPERTY**



King Street Coffee



DUNKIN' DONUTS



Leesburg Premium Outlets



Leesburg Executive Airport

Leesburg Executive Airport

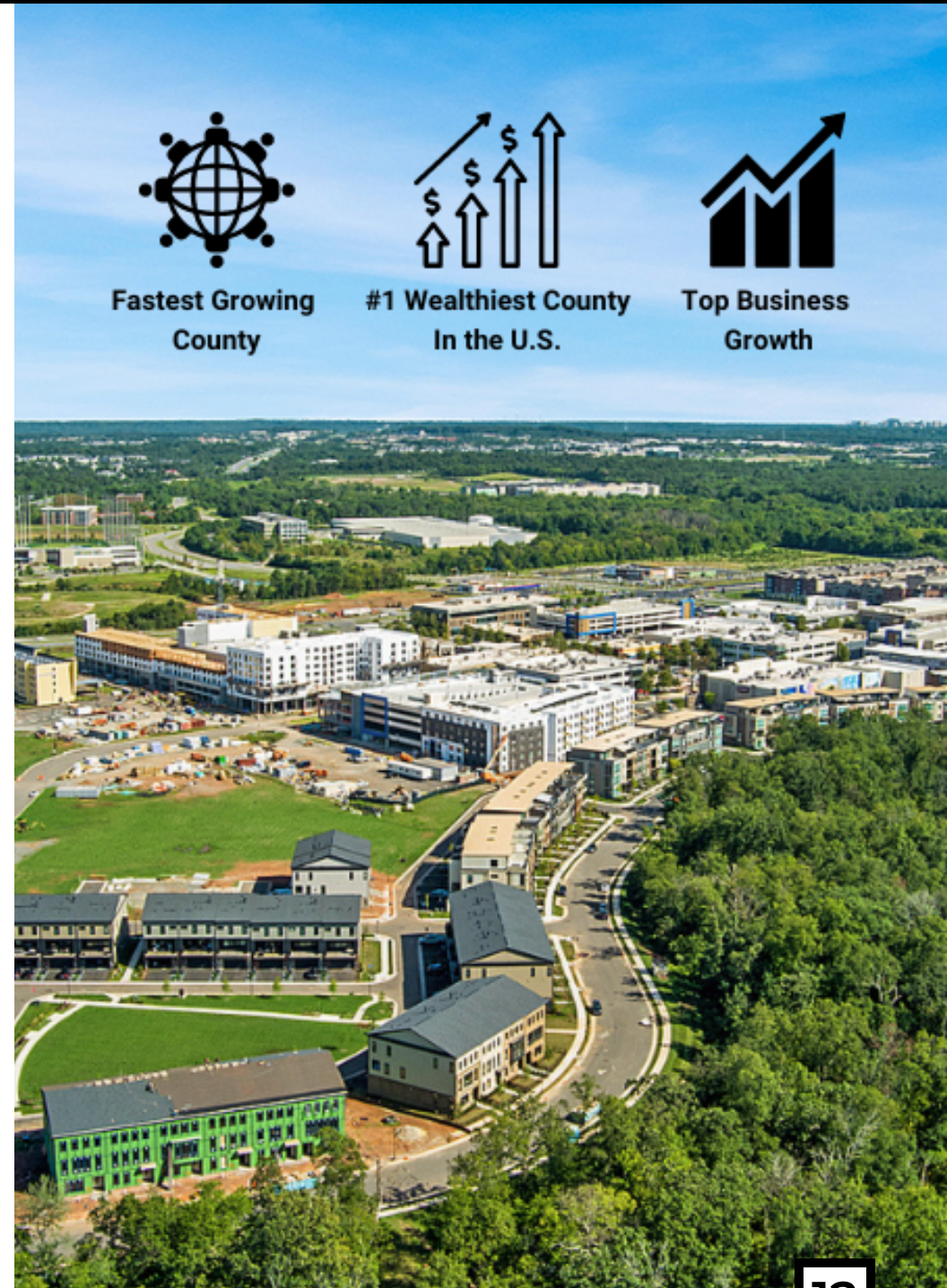


# AREA OVERVIEW

# 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."



## 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.

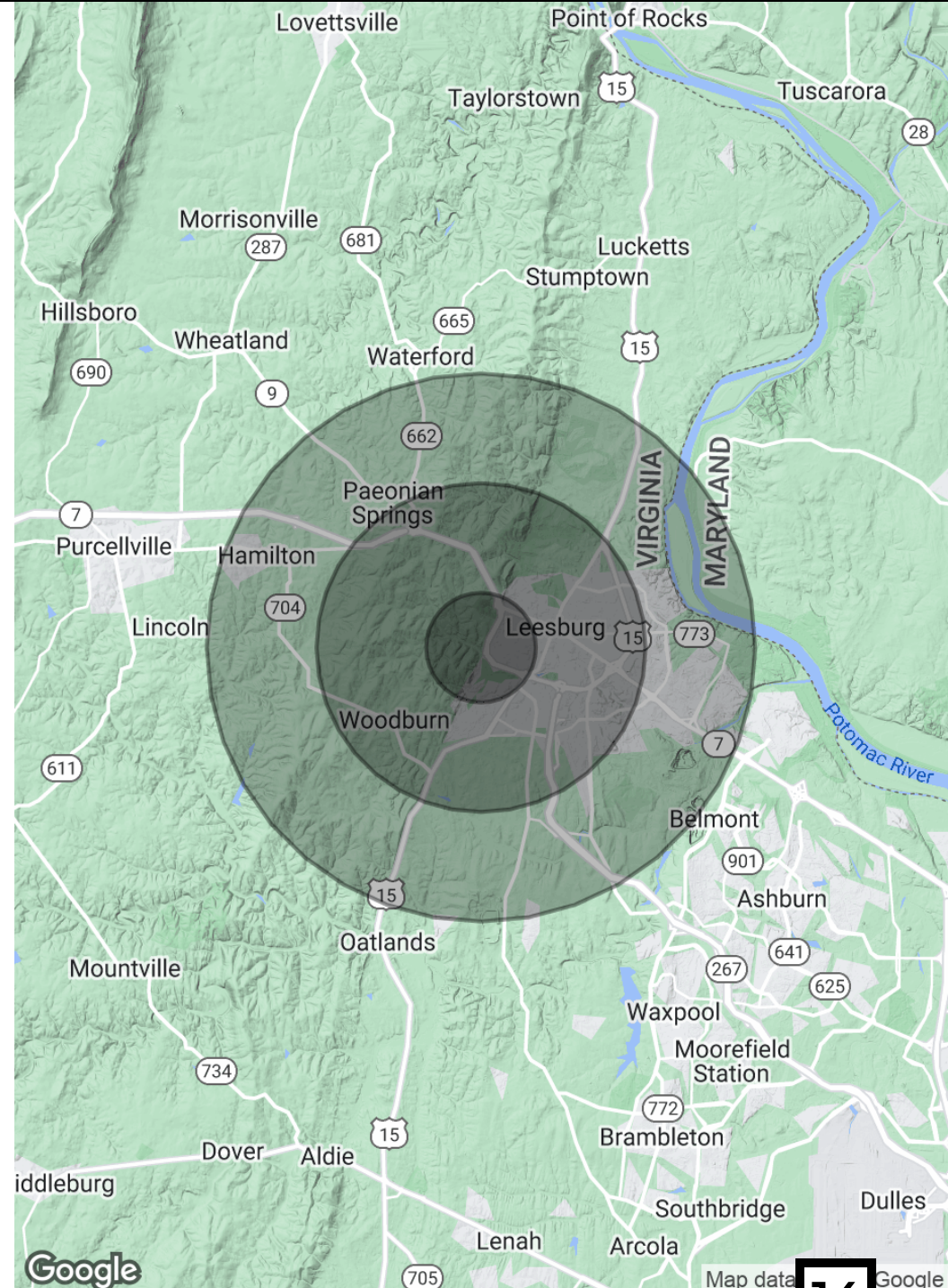
# Leesburg, VA



# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	4,311	38,157	72,699
<b>AVERAGE AGE</b>	39.5	37.1	36.9
<b>AVERAGE AGE (MALE)</b>	37.1	37.3	36.8
<b>AVERAGE AGE (FEMALE)</b>	39.9	37.3	37.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,808	13,928	24,630
<b># OF PERSONS PER HH</b>	2.4	2.7	3.0
<b>AVERAGE HH INCOME</b>	\$115,058	\$137,760	\$156,615
<b>AVERAGE HOUSE VALUE</b>	\$486,854	\$449,008	\$494,256

\* Demographic data derived from 2020 ACS - US Census





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

A B O U T U S

# SRE

## S E R A F I N

### 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.

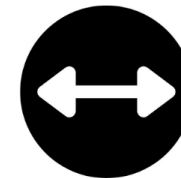


**#1** CRE BROKERAGE  
FOR TOTAL  
VOLUME SOLD



**\$533M**

SOLD TRANSACTIONS



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

AVG TRANSACTION SIZE



**\$100M**

LISTING INVENTORY



**\$53.8M**

SCHOOLS SOLD





## JOE SERAFIN

Owner & Principal Broker

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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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