

WASHINGTON DC
30 MILES

MANASSAS

GAINESVILLE

HAYMARKET

Heathcote

HAYMARKET, VA

+ 32.62 ACRE, MULTI-USE DEVELOPMENT OPPORTUNITY
IN HIGH GROWTH SUBMARKET OF WASHINGTON DC



I-66 65,000 VPD

OLD CAROLINA RD 11,000



ROUTE 15 36,000 VPD

HEATHCOTE BLVD 9,500 VPD



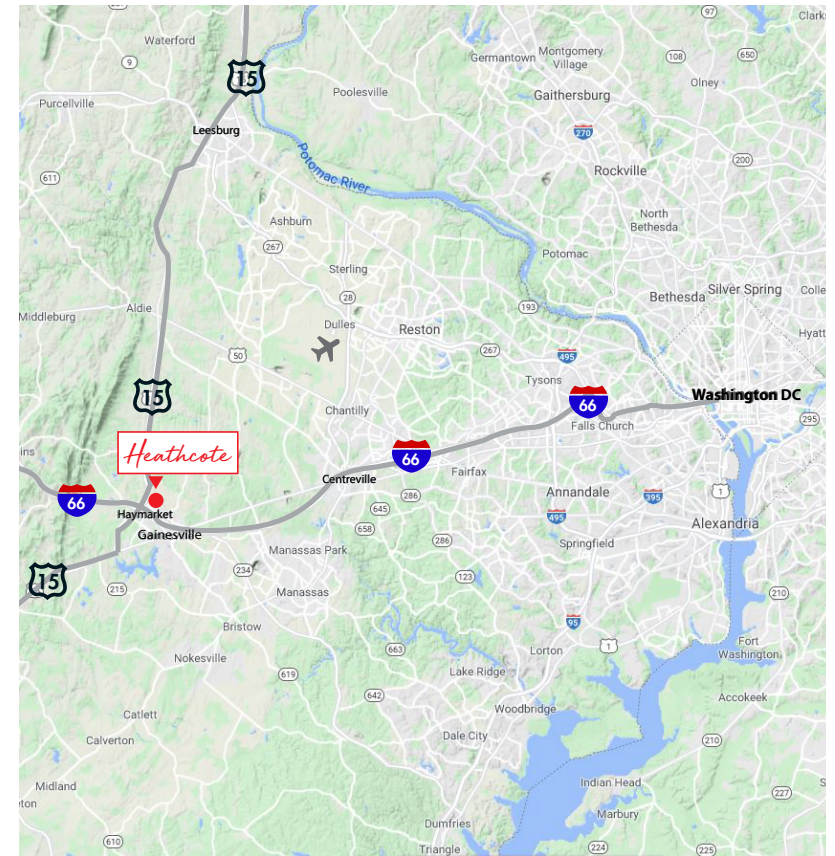
±32.62 ACRE, MULTI-USE DEVELOPMENT OPPORTUNITY IN HIGH GROWTH SUBMARKET OF WASHINGTON DC | HAYMARKET, VA

Jones Lang LaSalle, a Virginia licensed real estate broker (“JLL”), is pleased to offer for sale a prime 32.62-acre development opportunity (the “Property” or “Heathcote”) in Haymarket, Virginia. The Property consists of three parcels which are all currently zoned General Business District (B-1). Additional uses such as distribution centers and data centers may be possible with zoning changes or special exceptions. The Property’s location at the intersection of I-66 and 15, two of Virginia’s main traffic arteries, allows immediate access to Washington DC, Tyson’s Corner and Dulles International Airport. In addition, Haymarket’s regional connectivity and immediacy to new developments, like Virginia Gateway, Dominion Valley and The Shops at Stonewall, have cemented it as one of Washington’s hottest residential submarkets. Haymarket Crossing, a recent, sold-out townhome development with pricing in the upper \$300,000s, and Virginia Crossing, a planned, 235-unit, single-family development with strong pricing in the mid \$600,000s to high \$700,000s are located within 1 mile of the Property. Haymarket has also seen ample commercial development on behalf of institutions like Amazon, Kaiser Permanente and Novant Health System looking to draw on Haymarket’s young, affluent and educated talent pool. National retailers like Home Depot, Harris Teeter, BB&T, CVS and Chick-Fil-A have entered the market as well to meet the sharp increase in demand. Heathcote’s B-1 zoning supports potential uses of office, medical office, retail and hotel. Heathcote presents a unique opportunity to establish a strong foothold in one of Northern Virginia’s most booming residential and commercial suburban markets.

PROPERTY DETAILS

ADDRESS	14890 Heathcote Blvd 14891 Heathcote Blvd 6504 Old Carolina Road Haymarket, VA 20169
NOTABLE FRONTAGE (APPROX.)	2,450' along Heathcote Blvd - 1,125' each side 1,225' along Route 15 (James Madison Hwy) 1,195' along Old Carolina Road
PRINCE WILLIAM COUNTY PIN	7298-93-9607 7298-92-4359 7298-92-7724
PLANNING JURISDICTION	Prince William County
ACREAGE / LAND SQUARE FEET	32.6171 / 1,420,801 SF
CURRENT USE	Vacant
ZONING	B1 - General Business District subject to proffers Rezoning #88-81 and amended by Rezoning #PLN2004-00400
FUTURE LAND USE	REC - Regional Employment Center - Office, Retail, Mixed Use per Prince William County’s Comprehensive Plan
DEVELOPMENT POTENTIAL	500,000 SF (350,000 SF commercial + 150,000 SF office) with currently proffered zoning
BY-RIGHT USES	Office, Retail and others
UTILITIES	SummitG Dark Fiber runs along Route 15 frontage Water and Sewer are brought to property
AVAILABILITY	Available immediately with preference for quick closing
PRICING	Unpriced

LOCATED IN ONE OF WASHINGTON DC’S MOST RAPIDLY DENSIFYING SUBURBS



DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
2025 PROJ. POPULATION	11,160	53,725	78,674
PROJ. POP. GROWTH 2020 - 2025	1.51%	2.03%	1.91%
2020 EST. POPULATION	10,352	48,950	71,560
MEDIAN AGE	34	39	38
AVERAGE HOUSEHOLD INCOME	\$168,889	\$169,213	\$173,081
% COLLEGE GRADUATES	62.6%	66.8%	66.9%
AVERAGE HOME VALUE	\$484,499	\$523,866	\$526,650

*Source: Esri

230 NEW SINGLE-FAMILY HOMES UNDER CONSTRUCTION
 NEW ELEMENTARY SCHOOL
 PRICING IN THE MID 600'S TO HIGH 700'S



CARTER'S MILL
 400+ NEW TOWNHOMES
 PRICING IN THE HIGH 300'S TO LOW \$400'S

COPT DATA CENTER 11
amazon

SELF-STORAGE AND RETAIL
 (COMING SOON)

Walmart

THE HOME DEPOT
 (COMING 2021)

WASHINGTON ST 14,000 VPD

HAYMARKET MEDICAL CENTER
NOVA HEALTH **UNIVERSITY OF VIRGINIA HEALTH SYSTEM**
 60 STAFFED BEDS AND 75,000 SF MOB

I-66 65,000 VPD

Heathcote

KAISER PERMANENTE
 (DELIVERED 2019)

BB&T
 (NEW)

HEATHCOTE BLVD 9,500 VPD

ROUTE 15 36,000 VPD

OLD CAROLINA RD 11,000 VPD



32.62 ACRES ZONED B-1 - GENERAL BUSINESS DISTRICT

The Property is zoned B-1, General Business, and is subject to the proffer statement accepted with Rezoning #88-81 and amended by Rezoning #PLN2004-00400. The property is located within "Land Bay 6" identified on the General Development Plan submitted with Rezoning #88-81.

All documents referenced above can be found in the JLL Investor Center, which is accessible upon signing a CA/NDA.

HISTORICAL TAXES	Parcel A		Parcel B		Parcel C		Total
Address	14890 Heathcote Blvd		14891 Heathcote Blvd		6504 Old Carolina Rd		
Acreage / GPIN	18.4899 Acres	7298-93-9607	12.8556 Acres	7298-92-4359	1.2716 Acres	7298-92-7724	32.6171 Acres
2020	\$42,547		\$36,630		\$3,651		\$82,828
2019	\$41,181		\$35,336		\$3,581		\$80,098
2018	\$38,892		\$33,373		\$3,382		\$75,647



HAYMARKET MEDICAL CENTER
NOVANT HEALTH **UNIVERSITY OF VIRGINIA HEALTH SYSTEM**
60 STAFFED BEDS AND 75,000 SF MOB

HAYMARKET CROSSING
79 UNITS – SOLD OUT

MARKET CENTER CONDOS
BUILT 2014 - 152 UNITS

KAISER PERMANENTE
(DELIVERED 2019)

BB&T
(NEW)

I-66 65,000 VPD
66

15 ROUTE 15 36,000 VPD

PARK & RIDE
230 PARKING SPACES

PARCEL B
12.8556 ACRES
GPIN: 7298-92-4359

PARCEL A
18.4899 ACRES
GPIN: 7298-93-9307

OLD CAROLINA RD 11,000 VPD

PARCEL C
1.2716 ACRES
GPIN: 7298-92-7724

HEATHCOTE BLVD 9,500 VPD

Heathcote



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