

For Sale Commercial Land

13909 Minnieville Rd • Woodbridge, VA 22193



Prepared by:

Trust Properties, Inc.

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TRUST PROPERTIES

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For Sale Commercial Land

Area: Northern Virginia, Eastern Prince William County
Washington, DC Metropolitan Area

Location: 13909 Minnieville Road • Woodbridge, VA 22193

Tax ID: 8192-82-3004

Available: 2.0256 acres

Zoning: O (L), Office Low-Rise (Prince William County)

Comments:

- High visibility/High Traffic location
- Centrally positioned within an established commercial market area
- Strong demographic profile
- All utilities available
- Convenient access to I-95 and Prince William Pkwy
- **Seller will consider selling subject to re-zoning**

Sale Price: \$1,050,000.00

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**Agents licensed in Virginia*

Information concerning this listing and contained herein has been obtained from the owner of the property or from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, and changes of price, terms, or withdrawal without notice. The prospective tenant/purchaser should carefully verify each item and all other information herein.

Rev Nov.14.2019

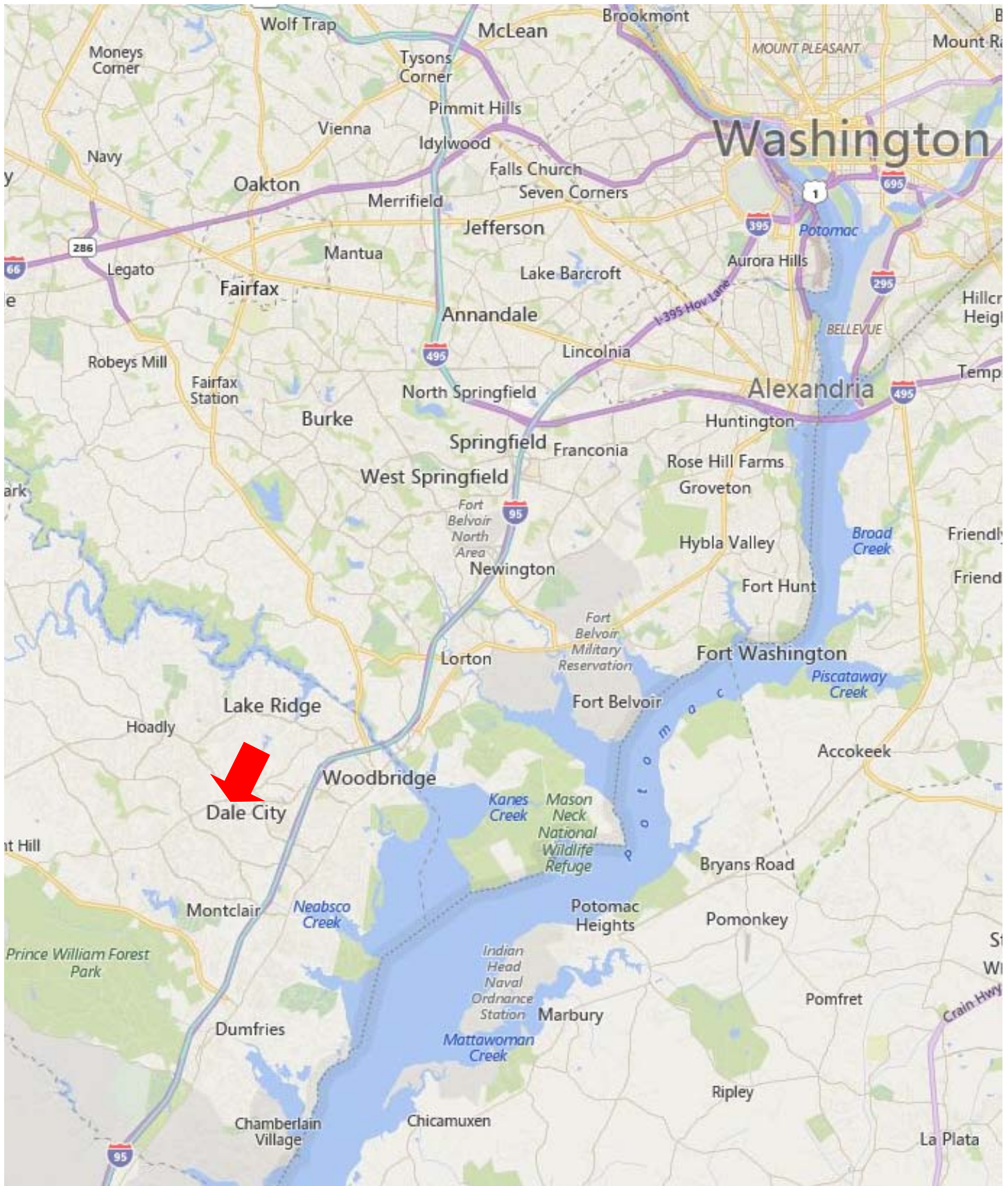
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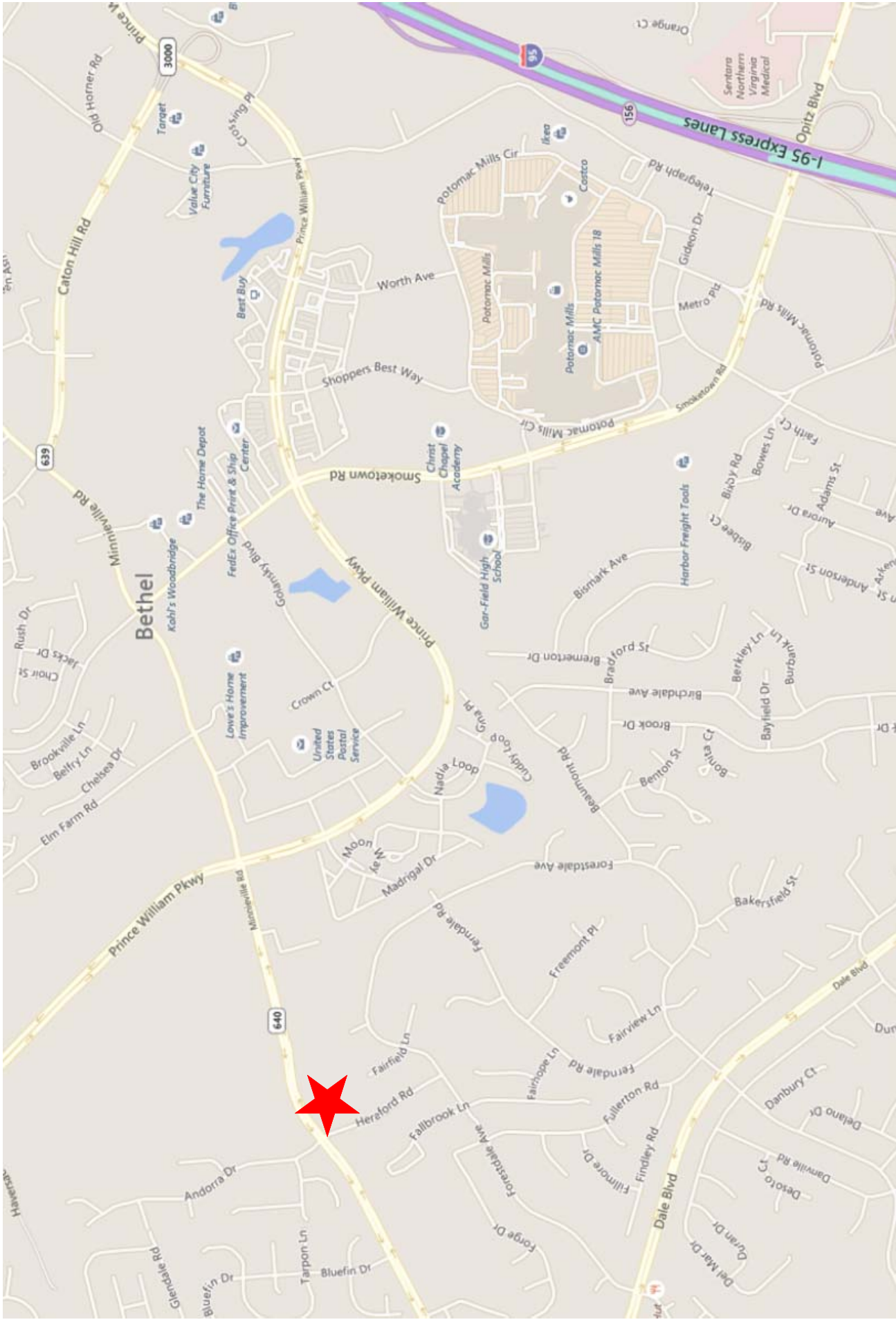
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REGIONAL MAP

13909 Minnieville Rd
Woodbridge, VA 22913

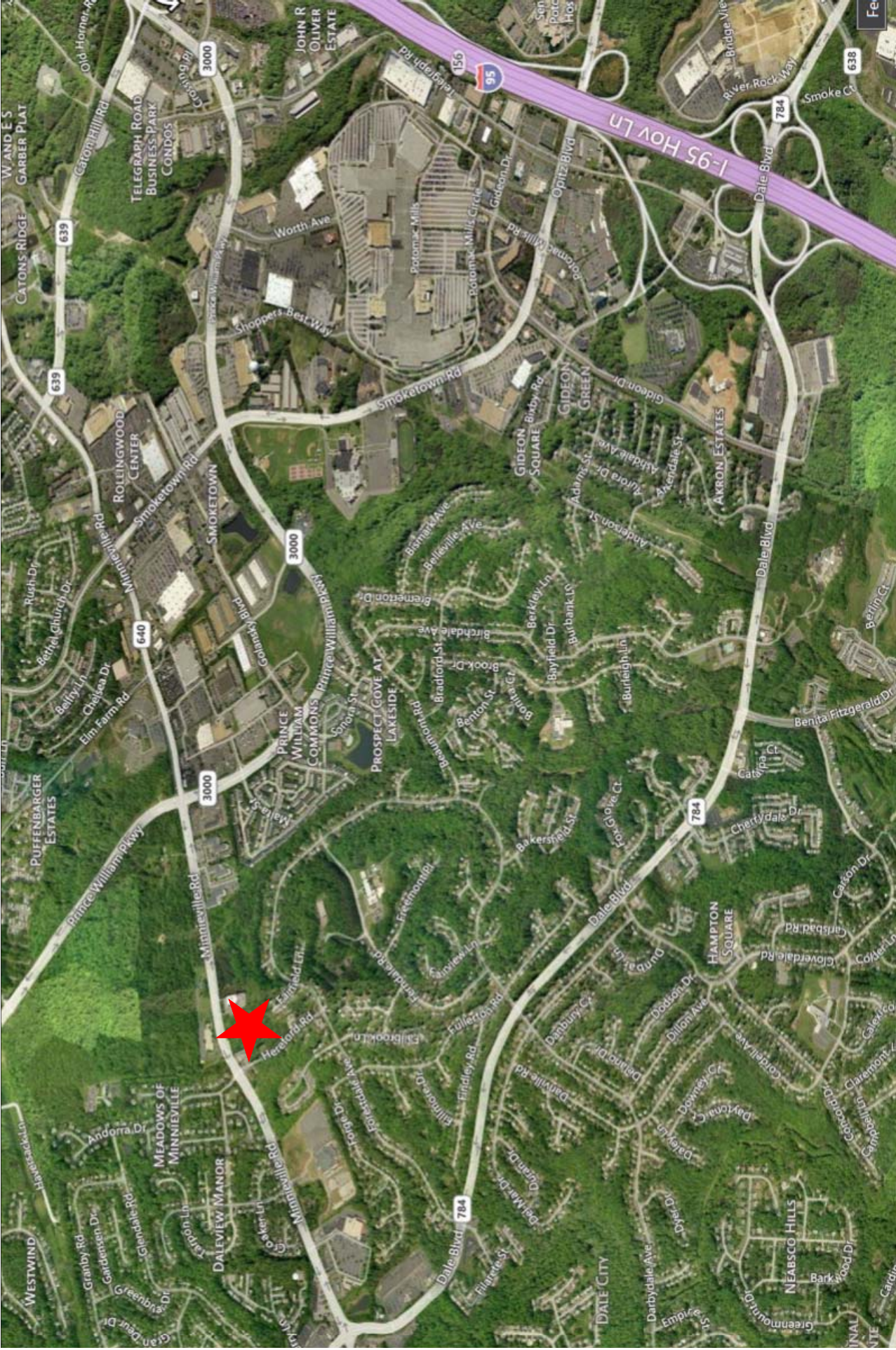




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LOCATION MAP

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AERIAL

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AERIAL

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TAX MAP

13909 Minnieville Rd
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TOPOGRAPHY

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AERIAL

Minnieville-Hereford
Woodbridge, VA 22193





View of Minnieville parcel from the intersection



View of Minnieville parcel

O(L), Office Low-Rise District Zoning Information

Source: CODE OF ORDINANCES County of PRINCE WILLIAM, VA

Online content updated on May.9.2019 • CODE OF ORDINANCES County of PRINCE WILLIAM, VIRGINIA

Codified through Ord. No. 18-58, adopted December 11, 2018. (Supp. No. 36)

Sec. 32-402.10 - O(L), Office Low-Rise District; purpose and intent.

The O(L) District is intended to implement the community employment center, office, flexible use employment center, and general commercial land use classifications of the Comprehensive Plan. It is designed to provide areas for low- to mid-rise office buildings and research and development facilities, with limited scale retail and institutional uses at a scale serving as a transition between low- to moderate-density residential uses and higher intensity non-residential uses. The purpose of this district is also to promote employment opportunities and to enhance the tax base of Prince William County.

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

Sec. 32-402.11. - Uses permitted by right.

The following uses shall be permitted by right in the O(L) 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 or dental laboratory.
12. Medical or dental office and clinic.
13. Mortuary, funeral home.
14. Office.
15. Package, telecommunications and courier service.
16. Private school (no boarding).
17. Religious institution with related facilities.
18. Recycling collection points, subject to the standards in section 32-250.84.
19. Research and development (non-HAZMAT).
20. Trade, technical or vocational school.
21. Wedding Chapel.

(Ord. No. 98-30, 4-21-98; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 16-21, Attch., 5-17-16)

Sec. 32-402.12. - Secondary uses.

The following uses shall be permitted by right in the O(L) 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, and tanning salon.
4. Cafeteria/lunchroom/snack bar/automat.
5. Child care facility.
6. Commercial artist or photographer's studio.
7. Helistop.
8. Live entertainment in accordance with the provisions of section 32-400.15.
9. Office equipment, sales, lease and service.
10. Photographic processing laboratory.
11. Quick service food store (not freestanding).
12. Recording studio.
13. Recreation facility, commercial (indoor or outdoor). Paintball prohibited.
14. Recreational facility for employee.
15. Restaurant.
16. Restaurant, carry-out.
17. Retail store.
18. School of special instruction.
19. Travel agency.
20. Watchman's dwelling.

(Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09)

Sec. 32-402.13. - Special uses.

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

1. Civic club.
2. Continuing care retirement community.
3. Crematory, secondary to a hospital or funeral home.
4. Data Center outside the Data Center Opportunity Zone Overlay District.
5. Hospital.

6. Medical care facility, specialized.
7. Radio or TV broadcasting station.
8. Solar energy facility.
9. Taxi or limousine dispatching.
10. Veterinary hospital.

(Ord. No. 94-49, 7-19-94; Ord. No. 98-30, 4-21-98; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 16-21, Attch., 5-17-16; [Ord. No. 18-15](#), Attch., 4-10-18)

Sec. 32-402.14. - Development standards.

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

1. The minimum lot size shall be 10,000 square feet.
2. The minimum lot width shall be 80 feet and the minimum lot depth shall be 125 feet.
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 0.35, except as permitted pursuant to section 32-400.04.
5. The maximum height for all structures shall be 45 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 § 32-402.14 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, Ord. No. 98-62, enacted July 7, 1998 and Ord. No. 00-78, enacted Oct. 17, 2000, and pertained to provisional uses in the O(L) 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 §§ 32-402.15 and 32-402.16 have been renumbered accordingly.

Sec. 32-402.15. - Setbacks.

1. All buildings shall be set back at least 20 feet from any street right-of-way.
2. Except where other provisions of this chapter impose a greater setback, a minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a O(L) District abuts an agricultural or residential district.

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

Editor's note— Former § 32-402.16 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.