

For Sale

Highway Commercial Land

14240 & 14304 Jefferson Davis Hwy
Woodbridge, VA 22191



Prepared by:

Trust Properties, Inc.

Patrick T. Sullivan II PSullivan@TrustPropertiesInc.com
Greg McGillicuddy GMcGillicuddy@TrustPropertiesInc.com

Phone (703) 392-0002 • Fax (703) 392-1140
www.TrustPropertiesInc.com

TRUST PROPERTIES

www.TrustPropertiesInc.com

8100 Ashton Avenue • Suite 206 • Manassas, VA 20109

Office (703) 392-0002 • Fax (703) 392-1140

Highway Commercial Land For Sale

Area: Prince William County • Northern Virginia
Washington DC Metropolitan Area

Location: 14240 & 14304 Jefferson Davis Hwy • Woodbridge, VA 22191

Tax ID: 8391-59-1732 and 8391-59-1017

Parcel Size: Approximately 1.617 acres

Zoning: B-1, General Business District (Prince William County)

Sale Price: \$1,750,000.00

Comments:

- Located at a signalized intersection
- Established Retail Corridor
- Ideal for free-standing office, restaurant / fastfood
- Strong demographics
- Public water & sewer
- All utilities on site
- VDOT 2016 Estimated Daily Car Count on Jefferson Davis Highway/Rt1: 38,000

Contact: Office: 703-392-0002
Patrick T. Sullivan II ext 19 PSullivan@TrustPropertiesInc.com
Greg McGillicuddy ext 20 GMcGillicuddy@TrustPropertiesInc.com

**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 Jan.06.2020

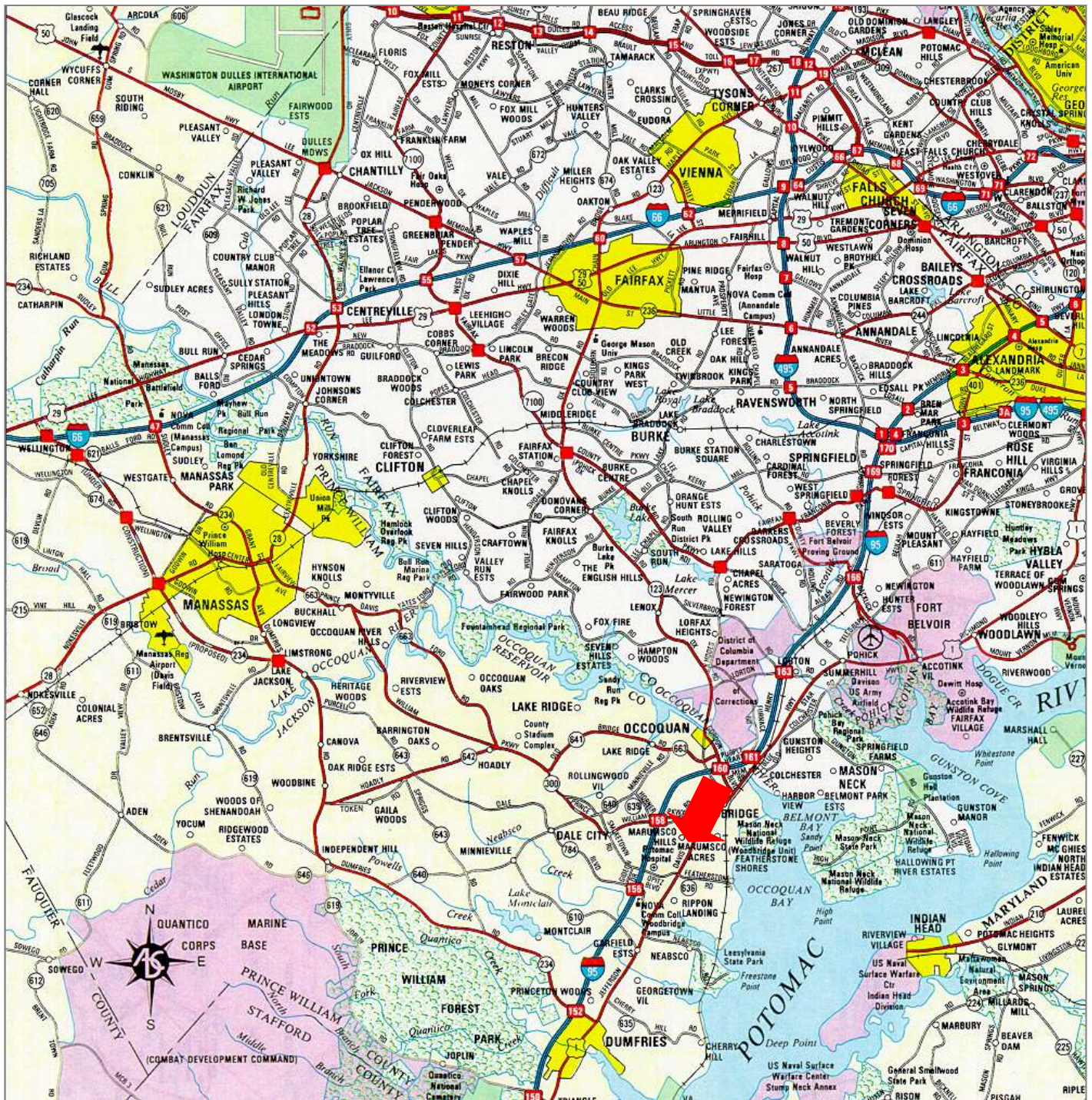
TRUST PROPERTIES

703-392-0002

www.TrustPropertiesInc.com

REGIONAL MAP

14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191



Copyright ADC The Map People
Permitted Use No. 20704130

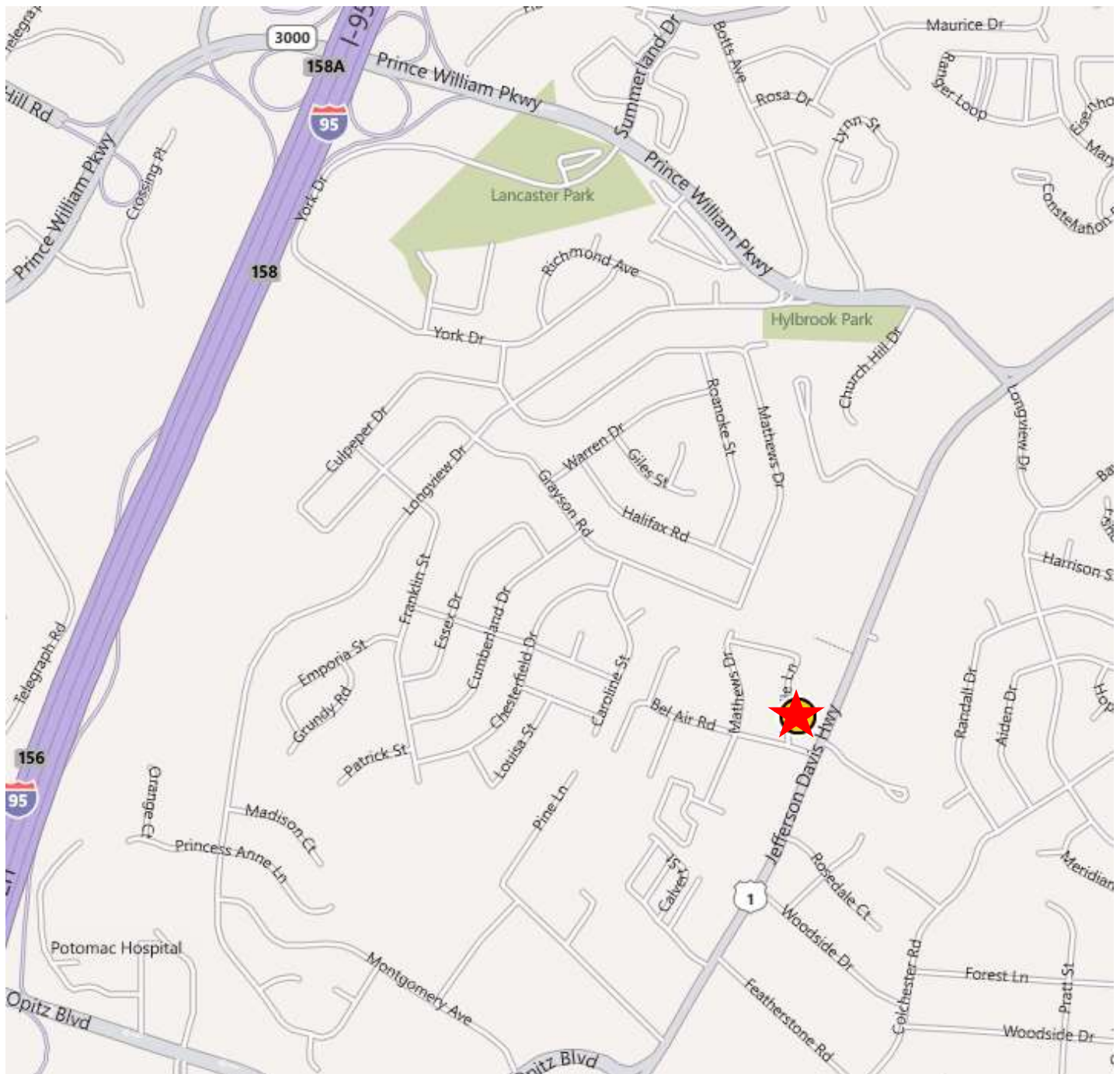
Contact: Pat Sullivan
Greg McGillicuddy

PSullivan@TrustPropertiesInc.com
GMcGillicuddy@TrustPropertiesInc.com

Office: 703.392.0002 ☎ Fax: 703.392.1140 ☎ www.TrustPropertiesInc.com

LOCATION MAP

14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191

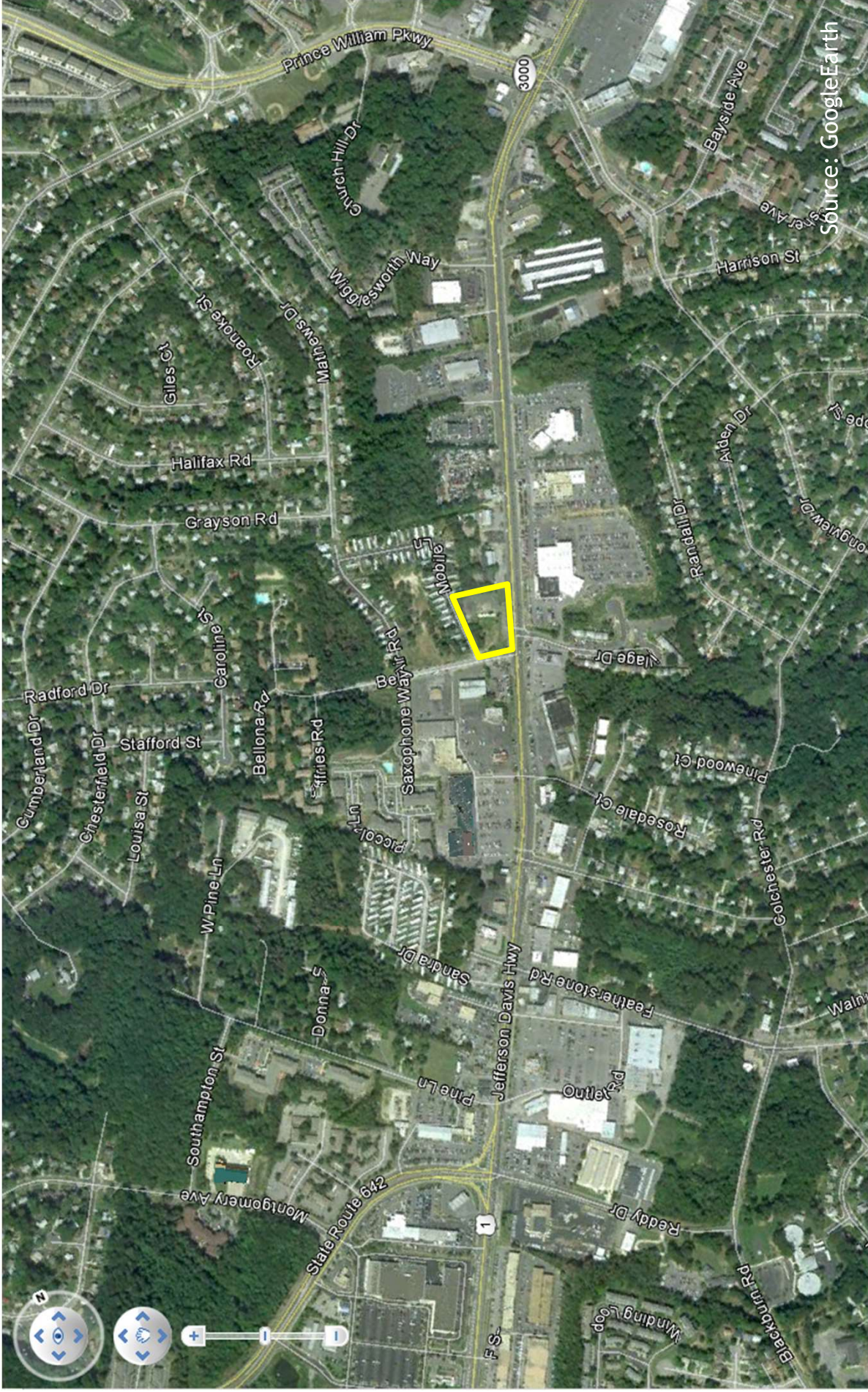


Source: Bing

Contact: : Pat Sullivan
Greg McGillicuddy

PSullivan@TrustPropertiesInc.com
GMcGillicuddy@TrustPropertiesInc.com

Office: 703.392.0002 ☎ Fax: 703.392.1140 ☎ www.TrustPropertiesInc.com



TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com

14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191

AERIAL



Source: pwcgov.org

TRUST PROPERTIES
703-392-0002
www.TrustPropertiesInc.com

14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191

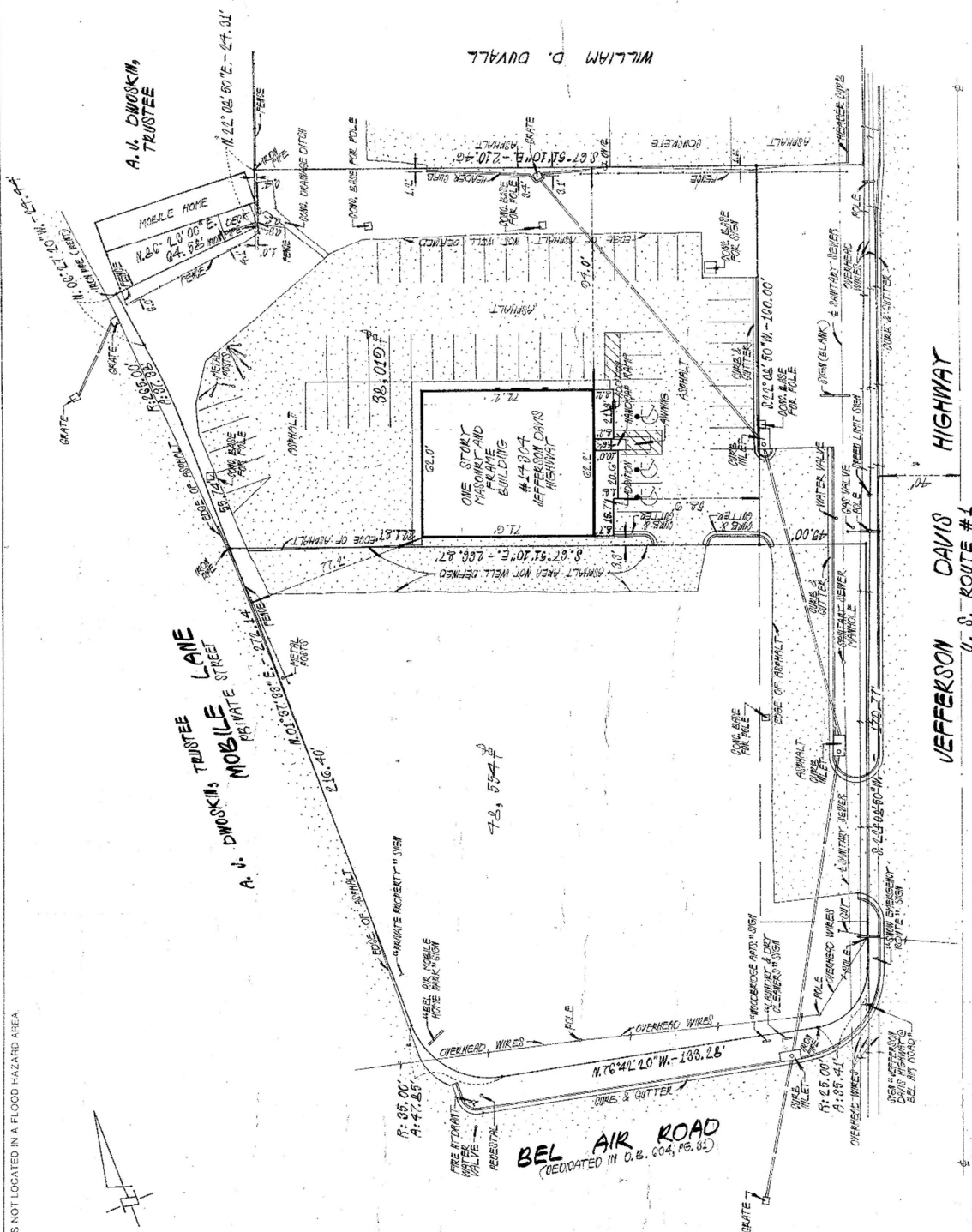
TAX MAP

14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191



14240 & 14304 Jefferson Davis Highway
Woodbridge, VA 22191





PRE RIGHT-OF-WAY ACQUISITION

BUILDING LOCATION SURVEY
ON THE PROPERTY OF
B & L PARTNERSHIP
WOODBRIIDGE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' DATE: DECEMBER 9, 1991



TOTAL AREA: 86,573 sq

NO TALKING TO PRESS OR OTHERS
FOR INFORMATION OF THE PUBLIC
THE FOLLOWING INFORMATION IS BEING FURNISHED FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED IN ANY MANNER THAT COULD BE DETRIMENTAL TO THE NATIONAL DEFENSE.

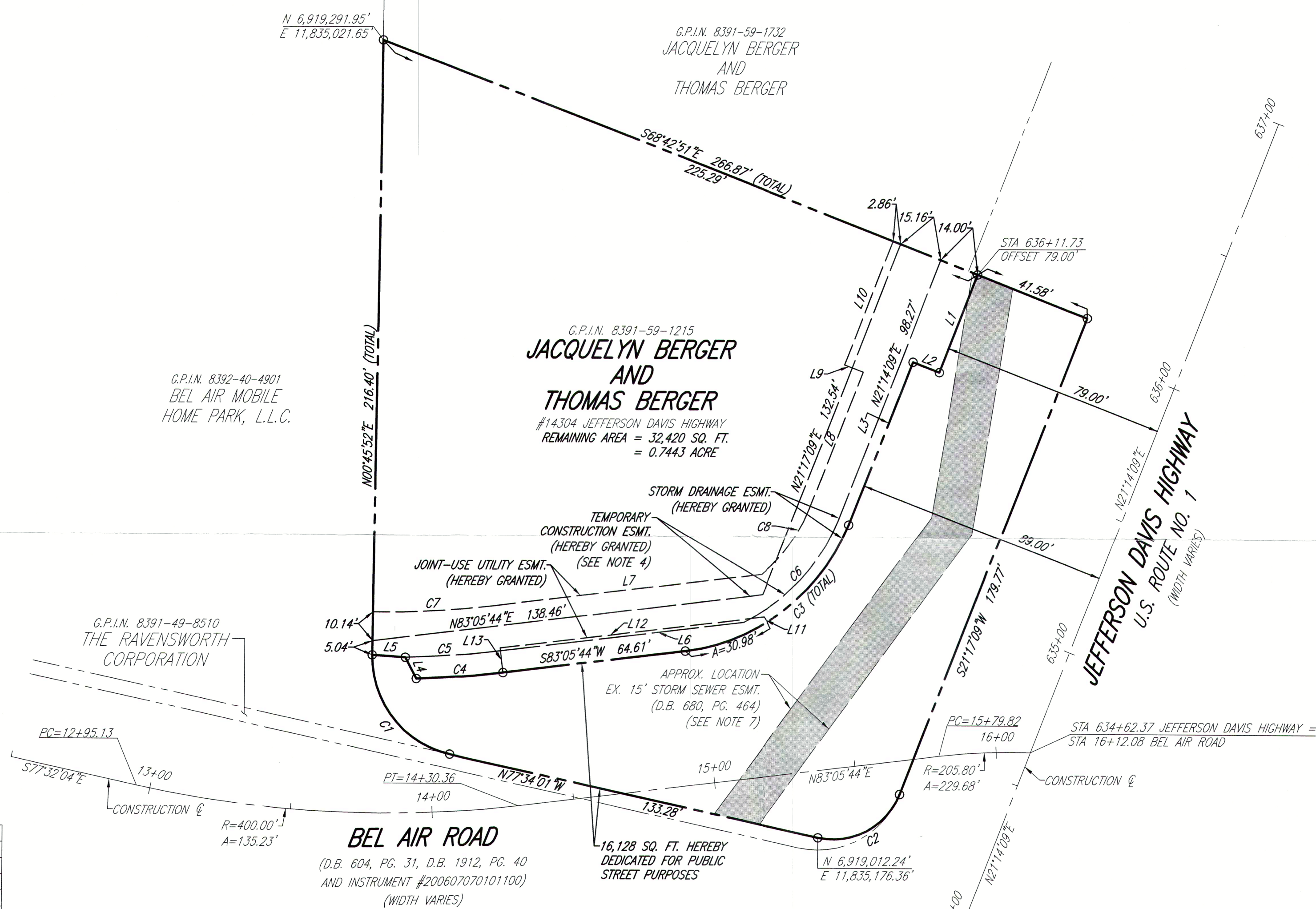
LARRY N. SCARTZ
CORPORATION
WOODBRIDGE, VIRGINIA

TELEPHONE: WOODBRIDGE 6-9041
WATERGATE 8-7000
FAX: 703-595-1000
CABLE: LSCARTZ

B. B. L. PARTNERSHIP

AX MAP # 00-01-00-0018

VCS 1983 NORTH



LINE TABLE

LINE	BEARING	DISTANCE
L1	S21°14'09"W	36.73'
L2	N68°45'51"W	10.00'
L3	S21°14'09"W	61.52'
L4	N27°39'29"W	8.46'
L5	N86°13'29"W	11.67'
L6	N83°05'44"E	86.33'
L7	N83°05'44"E	94.46'
L8	N21°14'09"E	51.82'
L9	N68°45'51"W	7.02'
L10	N21°14'09"E	46.46'
L11	N31°54'28"W	2.17'
L12	S83°05'44"W	93.70'
L13	S06°54'16"E	8.62'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	47.85'	28.51'	44.21'	N38°24'04"W	78°19'53"
C2	25.00'	35.41'	21.41'	32.52'	S61°51'34"W	81°08'50"
C3	71.00'	76.66'	42.54'	72.99'	S52°09'57"W	61°51'34"
C4	353.00'	30.65'	15.33'	30.64'	S85°34'58"W	4°58'28"
C5	345.38'	33.66'	16.84'	33.64'	N85°53'14"E	5°35'01"
C6	67.00'	50.22'	26.35'	49.05'	N42°42'27"E	42°56'34"
C7	329.38'	43.17'	21.62'	43.14'	N86°51'00"E	7°30'33"
C8	56.00'	28.98'	14.82'	28.66'	N36°03'38"E	29°38'57"



OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEE(S), IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS TO THE DEDICATION OF ANY EASEMENT INDICATED ON SUCH PLAT FOR STORM DRAINAGE, TEMPORARY CONSTRUCTION AND TEMPORARY CONSTRUCTION FOR ENTRANCES AND PARKING LOTS, AND FURTHER CONSENT(S) TO THE DEDICATION TO THE APPROPRIATE UTILITY COMPANY THE UTILITY EASEMENTS AS SHOWN HEREON.

JACQUELYN BERGER _____ DATE _____
THOMAS BERGER _____ DATE _____

NOTARY CERTIFICATE

COMMONWEALTH/STATE OF _____, CITY/COUNTY OF _____
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____
NOTARY REGISTRATION NUMBER _____

SURVEYOR'S CERTIFICATE

I, RYAN J. DREELIN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF JACQUELYN BERGER AND THOMAS BERGER AS RECORDED IN INSTRUMENT #200603240048021 AS CORRECTED IN INSTRUMENT #200605040069532 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON DEEDS AND PLATS OF RECORD AND FIELD-TIED MONUMENTATION, CLOSES MATHEMATICALLY WITH A PRECISION RATIO GREATER THAN OR EQUAL TO 1:10,000 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 PER A FIELD SURVEY WHICH TIES THIS BOUNDARY TO PWC MONUMENT NO. 07 (ALLEN).

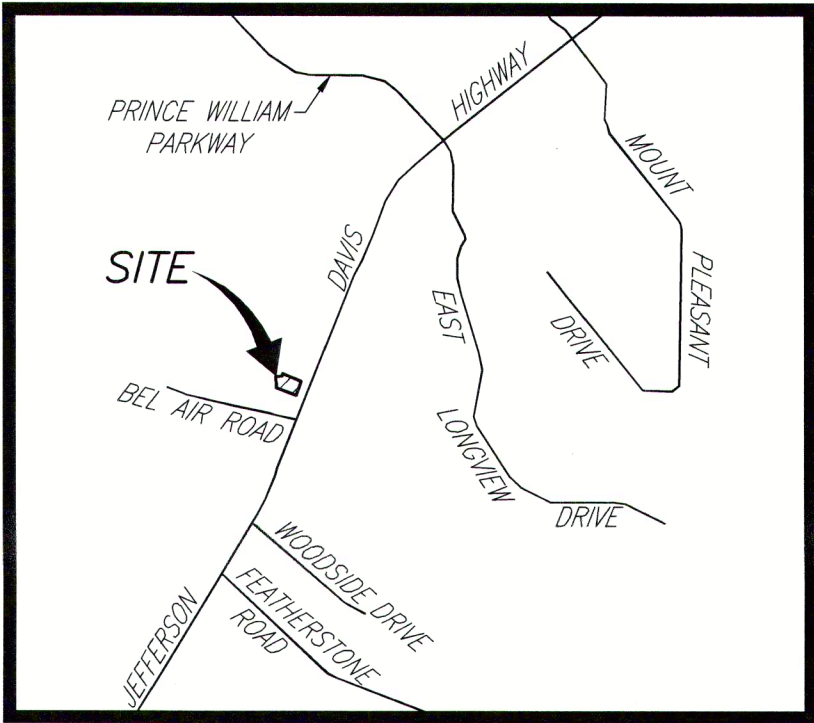
GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF MARCH, 2017.

RYAN J. DREELIN
LAND SURVEYOR
9385 DISCOVERY BOULEVARD
SUITE 200
MANASSAS, VA 20109



NOTES

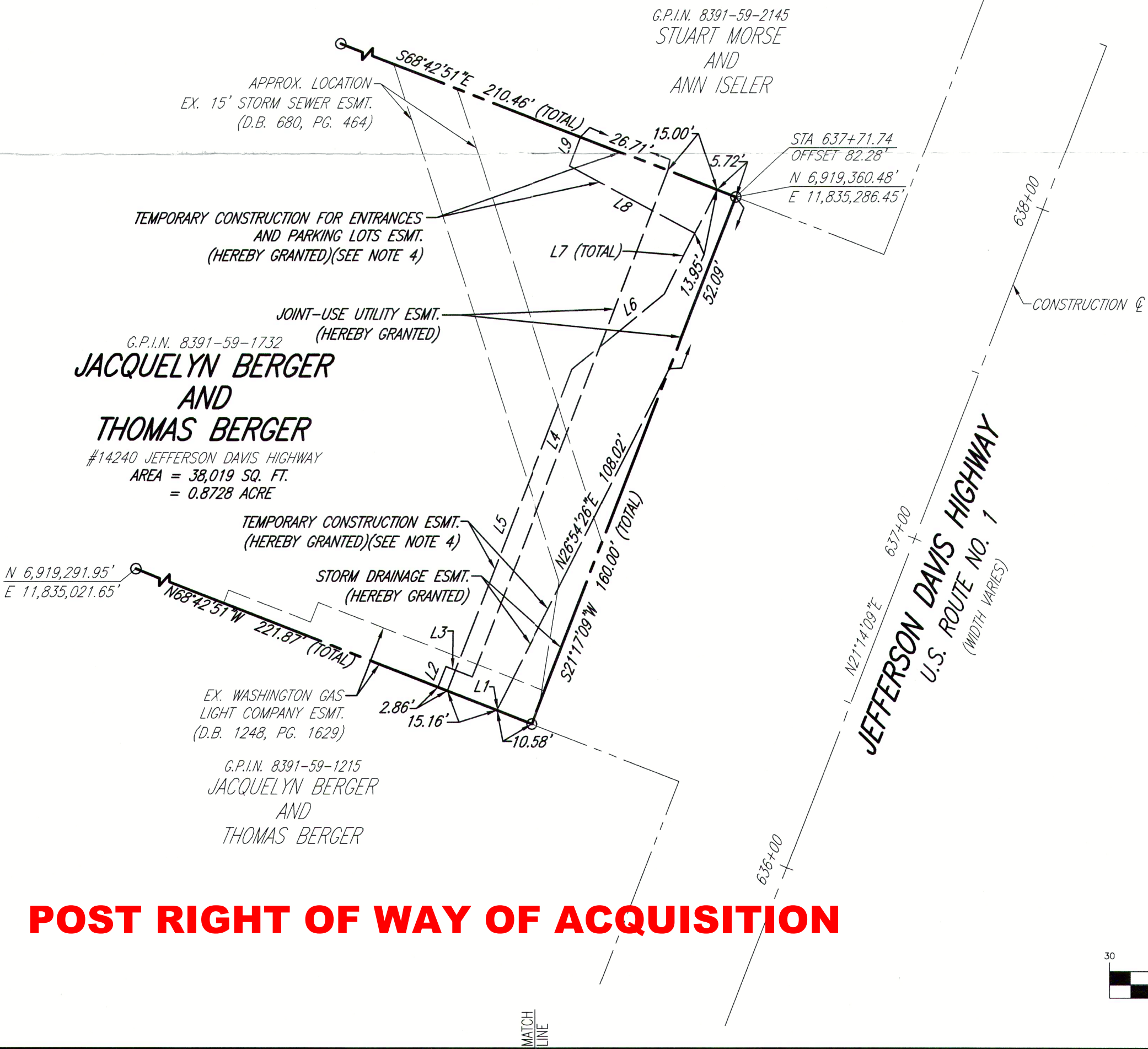
1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 8391-59-1732. THE PROPERTY IS ZONED B-1 AND SUBJECT TO REZONING CASE NUMBER REZ1958-000.
2. PRELIMINARY TITLE REPORT PROVIDED BY METRO TITLE SERVICES, LLC. ALL TITLE EXCEPTIONS MAY OR MAY NOT BE SHOWN HEREON.
3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO PWC MONUMENT NO. 07 (ALLEN). THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999400000. UNLESS OTHERWISE STATED, THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS PROJECT. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT IS THE U.S. SURVEY FOOT OR 1' = 0.3048006096 METERS.
4. TEMPORARY CONSTRUCTION EASEMENT AND TEMPORARY CONSTRUCTION FOR ENTRANCES AND PARKING LOTS EASEMENT ARE TO BE NULL AND VOID AT SUCH TIME AS THE IMPROVEMENTS FOR JEFFERSON DAVIS HIGHWAY ARE COMPLETE.
5. THE PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION SHALL ASSUME THE TOTAL MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM CONTAINED IN AN EASEMENT PROPERLY DEDICATED FOR PUBLIC USE. THE MAINTENANCE RESPONSIBILITY OF THE DEPARTMENT OF TRANSPORTATION FOR THE STORM DRAINAGE SYSTEM SHALL BE TRANSFERRED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) UPON ACCEPTANCE OF THE ROAD IMPROVEMENTS BY THE STATE.
6. THE CONSTRUCTION OF FENCES AND OTHER PERMANENT STRUCTURES/OBSTRUCTIONS IS PROHIBITED WITHIN ANY STORM DRAINAGE EASEMENT.



VICINITY MAP
SCALE: 1"=2,000'

AREA TABULATION

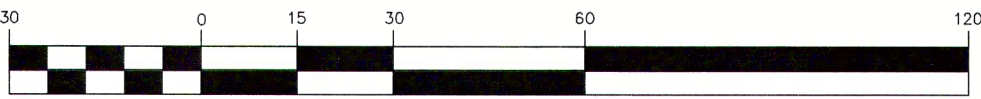
STORM DRAINAGE EASEMENT	573 SQ. FT.
JOINT-USE UTILITY EASEMENT	3,354 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT	2,691 SQ. FT.
TEMPORARY CONSTRUCTION FOR ENTRANCES AND PARKING LOTS EASEMENT	472 SQ. FT.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°14'09"E	0.41'
L2	N21°14'09"E	6.23'
L3	S68°45'51"E	8.02'
L4	N21°14'09"E	153.77'
L5	N21°17'09"E	97.63'
L6	N51°03'35"E	33.74'
L7	N26°55'13"E	33.24'
L8	N61°53'45"W	40.49'
L9	N20°23'58"E	9.07'

PLAT SHOWING
VARIOUS EASEMENTS
ON THE LAND OF
**JACQUELYN BERGER
AND
THOMAS BERGER**
WOODBRIIDGE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1"=30' MARCH 20, 2017
SHEET 1 OF 1

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

POST RIGHT OF WAY OF ACQUISITION

Engineering * Surveying * Land Planning * Transportation * Environmental Services
9385 Discovery Boulevard, Suite 200, Manassas VA, 20109 on the web @ www.rinker.com
Telephone: (703) 988-7373 Fax: (703) 257-5443

Rinker Design Associates, P.C.



Sec. 32-401.10. - B-1, General Business District; purpose and intent.

The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 District is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12)

Sec. 32-401.11. - Uses permitted by right.

The following uses shall be permitted by right in the B-1 District:

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted living facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Business school.
7. Cafeteria/lunchroom/snack bar/automat.
8. Catering—Commercial (off premises).
9. Catering—Commercial (on or off premises).
10. Child-care facility.
11. Civic club.
12. College, university or seminary.
13. Commercial artist or photographer's studio.
14. Commercial bus station.
15. Computer and network services.
16. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
17. Cultural arts center.
18. Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
19. Dry cleaning pick-up facility.
20. Event center/meeting hall.

21. Financial institution.
22. Garden center.
23. Greenhouse or nursery.
24. Hospital.
25. Hotel or motel.
26. Household equipment and appliance service.
27. Institute for special education and training.
28. Interior design and decorating shop.
29. Laundromat.
30. Lawn mower service.
31. Locksmith.
32. Medical or dental laboratory.
33. Medical or dental office and clinic.
34. Mortuary, funeral home (except in shopping centers or shopping malls).
35. Motor vehicle parts, retail.
36. Nursing or convalescent care facility.
37. Office.
38. Office equipment sales, lease and service.
39. Optical and eye care facility.
40. Package, telecommunications and courier service.
41. Pet store, in accordance with the provisions of section 32-400.24.
42. Photographic processing laboratory.
43. Place of religious worship or assembly.
44. Private school (no boarding).
45. Quick service food store.
46. Radio or TV broadcasting station.
47. Recording studio.
48. Recreation facility, commercial (indoor).
49. Recycling collection points, subject to the standards in section 32-250.84.
50. Religious institution.
51. Restaurant.
52. Restaurant, carry-out.
53. Retail store, less than 80,000 square feet.

54. School of special instruction.
55. Shoe repair.
56. Shopping center A, B, C or D (See Part 100).
57. Tailor, seamstress shop.
58. Theater (drive-in).
59. Theater (indoor).
60. Tool and equipment rental (minor).
61. Trade, conference or convention center.
62. Trade, technical and vocational school.
63. Travel agency.
64. Veterinary hospital.
65. Wedding Chapel (except in shopping centers or shopping malls).

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; 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; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16)

Sec. 32-401.12. - Secondary uses.

The following uses shall be permitted by right in the B-1 District only in conjunction with and secondary to a permitted principal use, either existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Fraternity, sorority, secondary to college, university or seminary (on campus only).
2. Helistop.
3. Watchman's dwelling.
4. Live entertainment in accordance with the provisions of section 32-400.15.

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

Sec. 32-401.13. - Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit:

1. Ambulance service, maintenance facility.
2. Boarding/kenneling of pets accessory to a pet store.
3. Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.
4. Car wash (manned or self-service).

5. Commercial kennel.
6. Commercial parking.
7. Company vehicle service facility.
8. Continuing care retirement community.
9. Crematory, secondary to a hospital, mortuary, or funeral home.
10. Data Center.
11. Donated materials collection center.
12. Farmer's market.
13. Flea market.
14. Heliport.
15. Marina.
16. Medical care facility, specialized.
17. Mobile home or office sales, lease or service.
18. Motorcycle sales, rental or lease, service or repair.
19. Motor vehicle fuel station, retail.
20. Motor vehicle impoundment yard.
21. Motor vehicle parts, with service.
22. Motor vehicle repair, machine shop.
23. Motor vehicle sales, rental or lease (limited).
24. Motor vehicle sales, rental or lease (recreational).
25. Motor vehicle service.
26. Motor vehicle towing.
27. Pet care facility, in accordance with the provisions of section 32-400.24.
28. Racetrack (equestrian).
29. Racetrack (motorized vehicles).
30. Railroad passenger station.
31. Range, shooting (indoor).
32. Recreation facility, commercial (outdoor); paintball facilities prohibited.
33. Restaurant, drive-in/drive-up, or drive-through, except as provided in Sec. 32.400.07.
34. Recreational vehicle park/camp ground.
35. Retail use exceeding 80,000 square feet of gross floor area.
36. Self-storage center; in accordance with the provisions of section 32-400.16.
37. Solar energy facility.

38. Stadium or arena, indoor or outdoor.
39. Taxi or limousine dispatching or service facility.
40. Truck stop with related facilities.
41. Water transportation facility.

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 17-84, Attch., 10-17-17; Ord. No. 18-15, Attch., 4-10-18)

Sec. 32-401.14. - Development standards.

The following standards shall apply in the B-1 District:

1. There shall be no minimum lot size.
2. There shall be no minimum lot width or depth.
3. The maximum lot coverage shall be 85 percent, with 15 percent required minimum open space.
4. The maximum floor area ratio (FAR) shall be 0.40, 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. 04-78, 12-21-04)

Editor's note— Former § 32-401.14 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-46 enacted Apr. 21, 1992, 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, Ord. No. 99-50 enacted July 6, 1999 and Ord. No. 00-78, enacted Oct. 17, 2000, and pertained to provisional uses in the B-1 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 §§ 32-401.15 and 32-401.16 have been renumbered accordingly.

Sec. 32-401.15. - Setbacks.

1. All buildings and structures shall be set back at least 20 feet from any street right-of-way, except when specifically otherwise provided for. In the event the provisions of subsection 32-400.03(5) operate to impose a greater setback than this section, they shall prevail.
2. Except where other provisions of this chapter operate to 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 B-1 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 § 32-401.16 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.