MID-ATLANTIC ACQUISITIONS LLC

RAW LAND FOR SALE

ROUTE 50 & LOUDOUN COUNTY PKWY. | SOUTH RIDING, VA

Space Features

- Price: $9,200,000
- Space Type: Bank | Restaurant | Office | Retail | Hotel | Light Industrial
- Zone Type: CLI (Residential, Commercial, Light, Industrial) PRIME Commercial Property
- Acreage: 15.84 acres (Listing #L08389351)
- Many commercial, institutional and light industrial uses permitted!

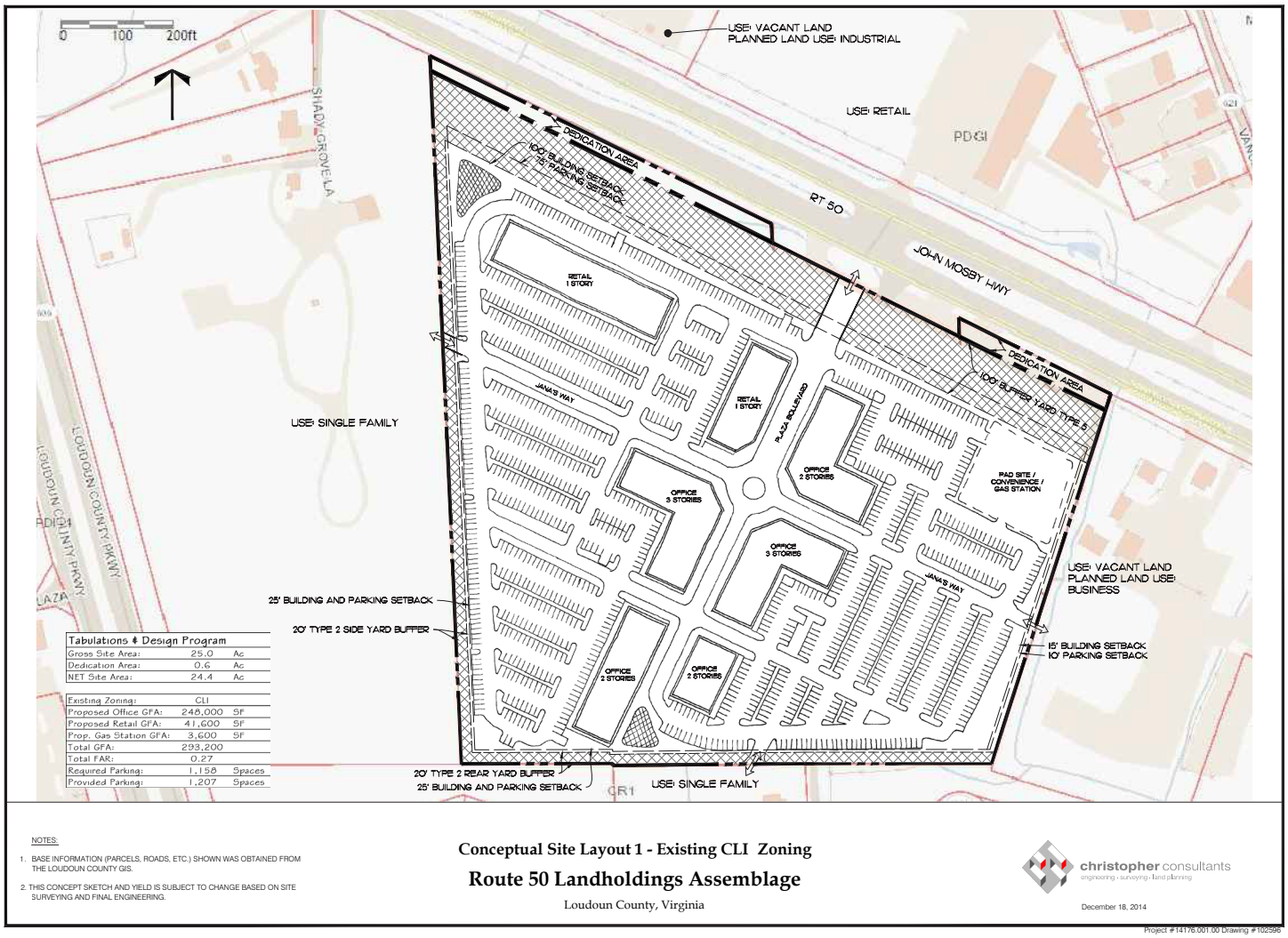
Ideal Location!

- Abutting State Route 50 (John Mosby Highway) just east of Loudoun County Parkway
- Close proximity (11-12 mi) to Washington Dulles International Airport entrance, Udvar Hazy Air & Space Museum, Route 66, Route 28

Ken Isaacman | 571-235-0129 | kisaacman@verizon.net
Wayne Klotz | 703-966-8220 | wklotz@midacq.com

KELLER WILLIAMS

The adjacent 9-10 acres is also available and included in this plan.



Tabulations & Design Program		
Gross Site Area:	25.0	Ac
Dedication Area:	0.6	Ac
NET Site Area:	24.4	Ac
Existing Zoning:	CLI	
Proposed Office GFA:	248,000	SF
Proposed Retail GFA:	41,600	SF
Prop. Gas Station GFA:	3,600	SF
Total GFA:	293,200	
Total FAR:	0.27	
Required Parking:	1,158	Spaces
Provided Parking:	1,207	Spaces

NOTES:

1. BASE INFORMATION (PARCELS, ROADS, ETC.) SHOWN WAS OBTAINED FROM THE LOUDOUN COUNTY GIS.
2. THIS CONCEPT SKETCH AND YIELD IS SUBJECT TO CHANGE BASED ON SITE SURVEYING AND FINAL ENGINEERING.

Conceptual Site Layout 1 - Existing CLI Zoning

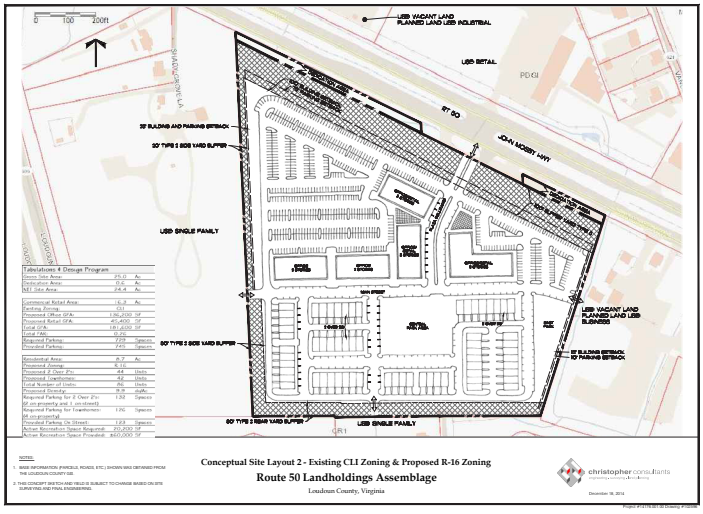
Route 50 Landholdings Assemblage

Loudoun County, Virginia

christopher consultants
engineering · surveying · land planning

December 18, 2014

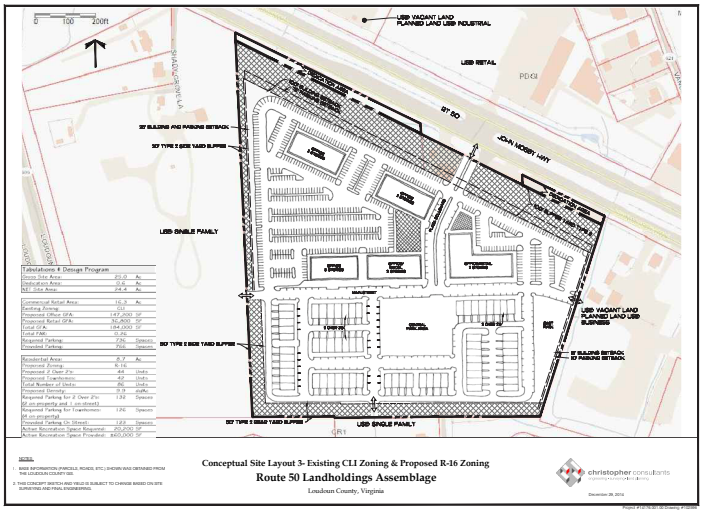
Project #14176.001.00 Drawing #102596



Conceptual Site Layout 2 - Existing CLI Zoning & Proposed R-16 Zoning

Route 50 Landholdings Assemblage

Loudoun County, Virginia



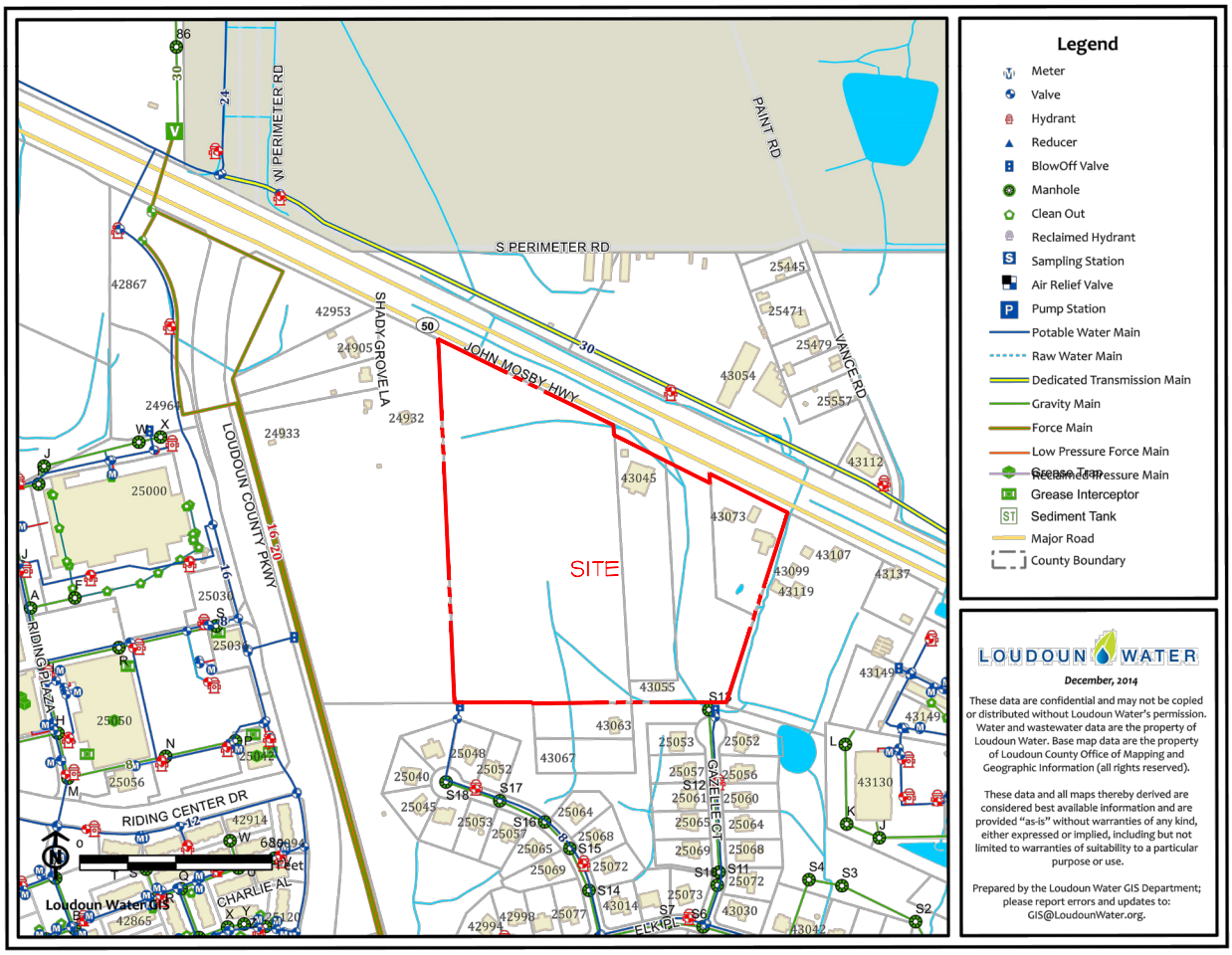
Conceptual Site Layout 3- Existing CLI Zoning & Proposed R-16 Zoning

Route 50 Landholdings Assemblage

Loudoun County, Virginia

Ken Isaacman | 571-235-0129 | kisaacman@verizon.net
Wayne Klotz | 703-966-8220 | wklotz@midacq.com

KELLER WILLIAMS REALTY



NOTE:

INFORMATION SHOWN WAS OBTAINED FROM THE LOUDOUN COUNTY RECORDS.

Attachment D - Vicinity Map: Loudoun Water Facilities

Route 50 Landholdings Assemblage

Loudoun County, Virginia

christopher consultants
engineering · surveying · land planning

December 18, 2014

Project #14176.001.00 Drawing #102596

Ken Isaacman | 571-235-0129 | kisaacman@verizon.net
Wayne Klotz | 703-966-8220 | wklotz@midacq.com

KELLER WILLIAMS