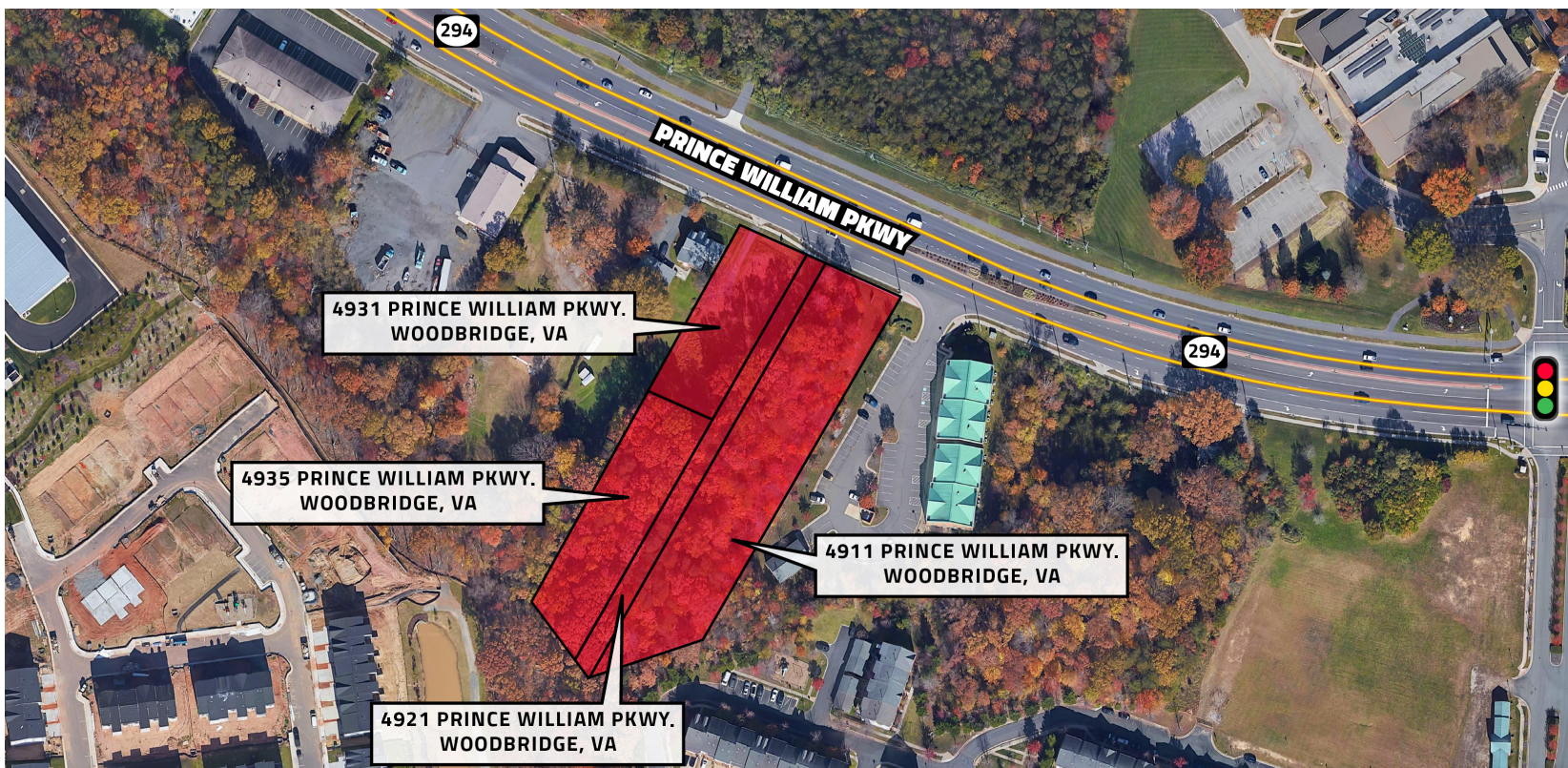




BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

4911, 4921, 4931 & 4935 PRINCE WILLIAM COUNTY PKWY. WOODBRIIDGE, VA 22192



PROPERTY SUMMARY

Approximately 2.65 acres of A-1 zoned land with a Comprehensive zoning of MU-4 (Mixed-Use T-4) and OMU-3 (Office Mixed-Use T-3).

LOCATION OVERVIEW

Located across from the Prince William County Government Center in the Government Complex Activity Center District. The subject property is slated for high-density mixed-use development.

OFFERING SUMMARY

ACRES:	2.65
COMPREHENSIVE ZONING:	MU-4 & OMU-3
MARKET:	Washington DC
SUBMARKET:	Woodbridge/Manassas
PARCEL ID:	8093-92-4008 8093-92-5127 8093-92-4710 8093-92-5307

FOR MORE INFORMATION

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GOVERNMENT COMPLEX ACTIVITY CENTER LAND USE PLAN - The Long-Range Land Use classifications associated with the study area include the following:

Mixed Use (MU), T-4-Community Mixed Use areas along the south side of Prince William Parkway will allow for community-serving commercial uses, office and infill higher density residential development.

Mixed Use (MU), T-3- Neighborhood Mixed Use areas along the north side of Prince William Parkway and west of Hoadly Road will allow for community-serving retail and a density of residential uses and housing types in proximity to the existing planned community.

Office Mixed Use (OMU), T-3 areas along Prince William Parkway support existing development.

Park & Open Space (POS), T-1 areas reflect existing and expanded park in the areas with a robust trail network north of the County's Government Administrative Center.

Public Land (PL), T-3 areas reflect existing public facilities in the area.

Residential Neighborhood (RN), T-3 designations consist of existing residential units that will be connected to a trail system from the park and nearby mixed-use developments that surround the Prince William Parkway.

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Office Mixed Use (OMU)	T-3	T-4
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The purpose of this classification is to provide for areas of low- to high-rise offices or research and development activities. Projects developed in this classification shall be for office use, with retail and retail service uses. Office development areas are encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. In the T-4 or higher transects, retail and retail services are discouraged as stand-alone structures.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> • Business Schools & Colleges • Computer & Network Services • Government Contracting • Hotel, Medical & Dental Offices • Offices • Package or Courier Services • Research and Development 	<ul style="list-style-type: none"> • Adult Daycare • Recreational Facility • Restaurant • Parking 	<ul style="list-style-type: none"> • MXD • O(M) • O(H) • PBD • O(F)
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	N/A	<ul style="list-style-type: none"> • T-4: 0.58 - 1.38 FAR • T-3: Up to 0.57 FAR

Mixed Use (MU)	T-3	T-4	T-5
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Mixed Use live work centers include both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed Use Centers should be connected by bus transit to nearby destinations and to nearest rail transit.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> • Government Contracting • Healthcare • Life Science • Healthcare • Multi-Family Residential • Retail & Service Commercial 	<ul style="list-style-type: none"> • Active Adult Retirement Communities • Office • Hotel • Institutional • Parking 	<ul style="list-style-type: none"> • B-1 • MXD-C • MXD-U • O(H) • O(M) • PMD • PMR
Use Pattern	Target Residential Density	Target Non-Residential FAR
	<ul style="list-style-type: none"> • T-5: 12 - 50 du/acre • T-4: 8 - 24 du/acre • T-3: 4 - 12 du/acre 	<ul style="list-style-type: none"> • T-5: 1.38 - 2.30 FAR • T-4: 0.57 - 1.38 FAR • T-3: Up to 0.57 FAR

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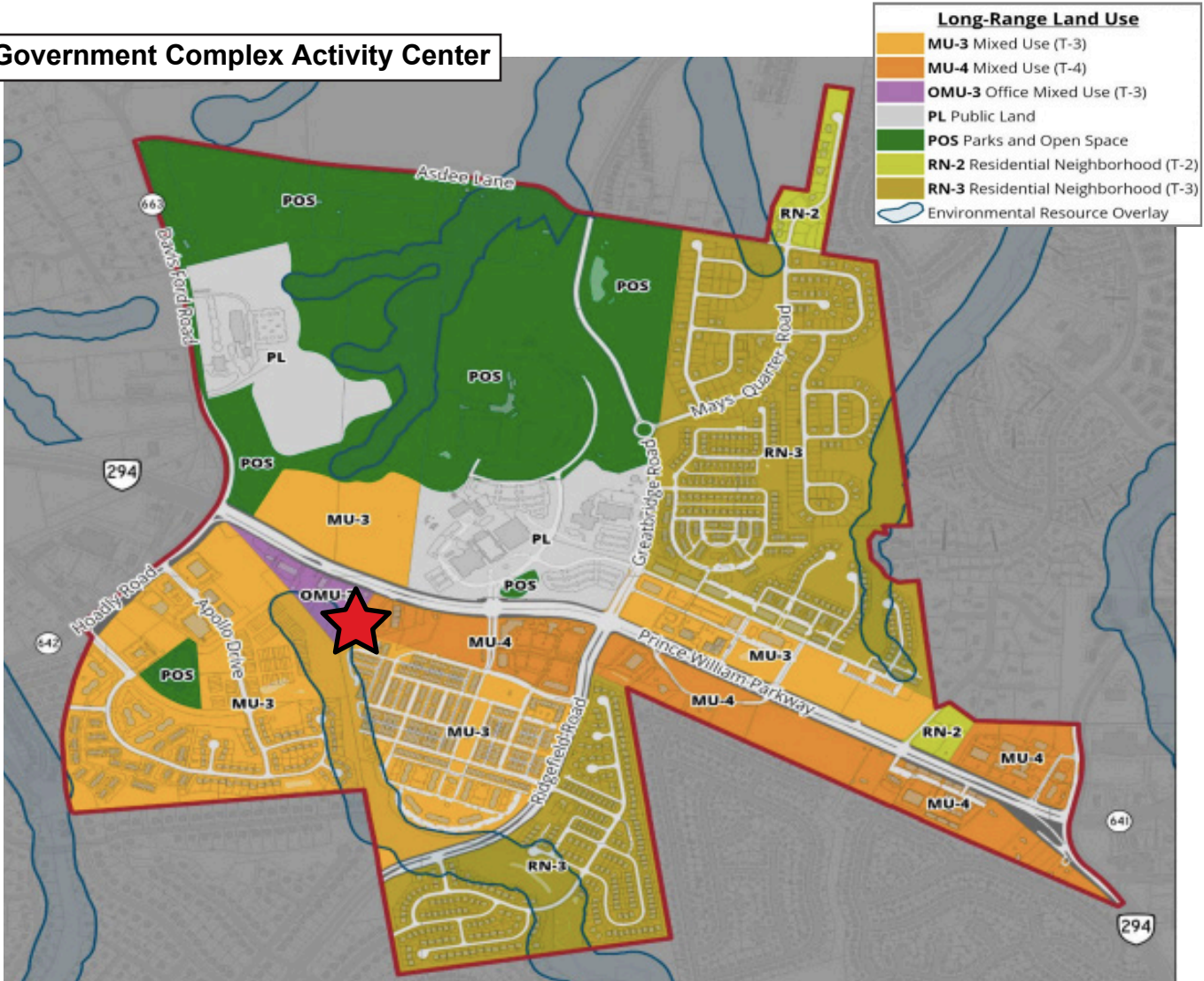


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Government Complex Activity Center



Long-Range Land Use	
■	MU-3 Mixed Use (T-3)
■	MU-4 Mixed Use (T-4)
■	OMU-3 Office Mixed Use (T-3)
■	PL Public Land
■	POS Parks and Open Space
■	RN-2 Residential Neighborhood (T-2)
■	RN-3 Residential Neighborhood (T-3)
■	Environmental Resource Overlay

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design, modification or construction of improvements to real property or for floodplain determination. (8/19/2022)



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