



FOR SALE OFFERING

3.84 ACRES

**42827 BRADDOCK ROAD
CHANTILLY, VA 20152**

For more information,
or to see the property,
please contact:

Peggy Duffy
703-969-0092
pduffy@baileys4u.com

Gayle Bailey
703-968-7761
gayle@baileys4u.com

The Bailey Team
4201 Pleasant Valley Rd
Chantilly, VA 20151
Fax: 703-378-8609

www.baileys4u.com



FEATURES

Located at the intersection of Braddock Road (Route 620) and Ticonderoga Road (Route 613—future Tri-County Parkway, extension of the Loudoun County Parkway)

Gas, water and sewer are stubbed to the property

The majority of the property is zoned TR1 in Loudoun County with a very small area (about 4%) zoned TR3

Permitted uses include equestrian facilities, pet farms, stables, veterinary service, single family dwellings, religious building w/seating capacity of 300 or less, among others

Accepted special exceptions include child or adult day care facilities, vocational school, private club or lodge, commercial nurseries, small retail sales and service business, among others

Could accommodate around 12,000-14,000 SF building with a 6,000-7,000 SF footprint

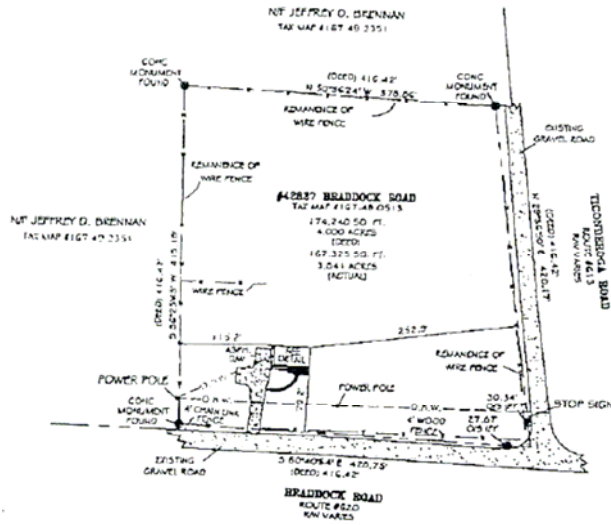
Sub-dividable –preliminary sketch plan available for 4 residential lots

For Sale @ \$975,000.00/\$5.829 per dirt foot

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LOCATION

At the intersection of Braddock Road (Route 620) and Ticonderoga Road (Route 613—future Tri-County Parkway, extension of the Loudoun County Parkway) features 3.84 acres, or 167,270.4 SF



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TRI-COUNTY PARKWAY

A new north/south transportation link in Northern Virginia will connect the City of Manassas with I-66 and the Loudoun County Parkway in the Dulles area. The study and proposed corridor extends north from VA 234 (Sudley Road) in the City of Manassas through Fairfax County to Route 50 (John Mosby Highway) in Loudoun County where it could tie-in with the Loudoun County Parkway. It is planned to be approximately 10 miles long and traverse portions of the counties of Prince William, Fairfax, and Loudoun along with the Cities of Manassas and Manassas Park. The concept for a Tri-County Parkway is identified in the Northern Virginia 2020 Transportation Plan and in the comprehensive plans for Fairfax, Loudoun and Prince William Counties. For complete information on the Tri-County Parkway study, see <http://www.virginiadot.org/projects/tri-overview.asp>

ADJOINING PARCELS

Exceptionally well located adjacent to The Cedar Terrace Approved Preliminary Subdivision. The Cedar Terrace Preliminary Plan (below) was approved by Loudoun County in January 2007.



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ZONING

The majority of the property is zoned TR1 (Transitional Residential –1), with a small percentage zoned TR3 (Transitional Residential –3)

TABLE 2-1702 TR-1 TRANSITIONAL RESIDENTIAL-1 DISTRICTS USE TABLE				
P = PERMITTED S = SPECIAL EXCEPTION				
USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES				
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	P	Manufactured housing subject to Section 5-620.
	Home occupation (accessory to single family detached dwelling)	P	P	Section 5-400
	Portable Dwelling/ Construction Trailer	P	P	
	Guest house (accessory to single family detached dwelling)	P	P	Section 5-612
Group Living	Congregate housing facility	S	S	
	Continuing care facility	S	S	
	Orphanage or similar institution	S	S	
	Monastery or convent	S	S	Section 5-656
	Tenant dwelling	P/S	P/S	Section 5-602

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TR-1 TRANSITIONAL RESIDENTIAL-1 DISTRICTS USE TABLE**

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USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
AGRICULTURAL USES				
Agriculture	General Use Category	P	P	Section 5-626
Horticulture	General Use Category	P	P	Section 5-626
Animal Husbandry	General Use Category	P	P	Section 5-626
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site	Animal care business	P	P	Section 5-627
	Custom operators	P	P	Section 5-627
	Direct market business for sale of products produced on-site - including but not limited to PYO (pick-your-own)	P	P	Section 5-627
	Equestrian facilities	P	P	Section 5-627
	Equestrian facilities, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	S	Section 5-627
	Farm co-ops	P	P	Section 5-627
	Farm based tourism	P	P	Section 5-628
	Farm markets	P	P	Section 5-603
	Pet farms	P	P	Section 5-627
	Stables	P	P	Section 5-627
	Stable, neighborhood on lots less than twenty five (25) acres, or without frontage on a state maintained road	S	S	Section 5-627
	Wayside stand	P	P	Section 5-604

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USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Animal Services	Veterinary service	P	P	
PUBLIC AND INSTITUTIONAL USES				
Day Care Facilities	Child care home	P	P	Section 5-609(A)
	Child or adult day care	S	S	Section 5-609(B)
Cultural and Governmental Facilities	Community center, HOA facilities only	P	P	
	Structure or uses for local government purposes not otherwise listed in district	S	S	
Education	Colleges or universities (including dorms)	S	S	
	School (elementary or middle), for fifteen (15) pupils or less	P	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	S	
	Seminary	S	S	
	Vocational school	S	S	
Park and Open Space	Cemetery	S	S	Section 5-637
	Mausoleum	S	S	Section 5-637
	Crematorium	S	S	Section 5-637
	Community, neighborhood, or regional park , passive recreational uses	P	P	
	Community, neighborhood, or regional park, active recreational uses	S	S	
	Wetland mitigation bank	P	P	

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USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Public Safety	Fire and/or rescue station	S	S	Section 5-638
	Police station or substation	S	S	Section 5-638
Religious Assembly	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	P	Section 5-639
	Church, synagogue, temple, or mosque with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	S	Section 5-639
Utility	Communal sewer system	P		Section 5-621
	Communal water supply system	P		Section 5-621
	Public utility service center and storage yard	S	S	Section 5-621
	Public utility service center, without outdoor storage	P	P	Section 5-621
	Recycling drop off collection center, public	P	P	Section 5-607
	Recycling drop off collection center, private	S	S	Section 5-607
	Sewage and water treatment plant	S	S	Section 5-621
	Utility substation, dedicated	P	P	Section 5-621
	Utility substation, distribution	S	S	Section 5-616 and 5-621
	Utility substation, transmission	S	S	Section 5-616 and 5-621

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USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	S	Unless exempted by Section 1-103(D)
	Utility transmission line, underground	P	P	
	Water storage tank	S	S	Section 5-621
	Water and sewer pumping station	P	P	Section 5-621
COMMERCIAL USES				
Recreation and Entertainment	Golf course	S	S	Section 5-648
	Private club or lodge	S	S	
Retail Sales and Service	Small business	P/S	P/S	Section 5-614
Visitor Accommodation	Bed and breakfast homestay	P/S	P/S	Section 5-601(A)
	Bed and breakfast inn	S	S	Section 5-601(B)
INDUSTRIAL USES				
Telecommunication Facilities	Radio and/or television tower	S	S	Section 5-618
	Telecommunications antenna	P	P	Section 5-618(A)
	Telecommunications monopole	P	P	Section 5-618(B)(1)
	Telecommunications monopole	S	S	Section 5-618(B)(2)
	Telecommunication tower	S	S	Section 5-618(C)(2)

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