



# LAND FOR SALE

## ±78.8 acres | Fairfax County, Virginia



## Redevelopment Opportunity

Location	Distance From Site
George Mason University	0.5 miles
Route 123 (Ox Road)	1.5 miles
I-495	4 miles
I-66	5 Miles

### Property Address:

**9901 Braddock Road  
(Braddock Rd. @ Burke Station Rd.)  
Fairfax, Virginia 22032**

***\*\*\*Special Note: Any and all access to the campus without an appointment and escort is strictly prohibited\*\*\****

#### FOR FURTHER INFORMATION, PLEASE CONTACT:

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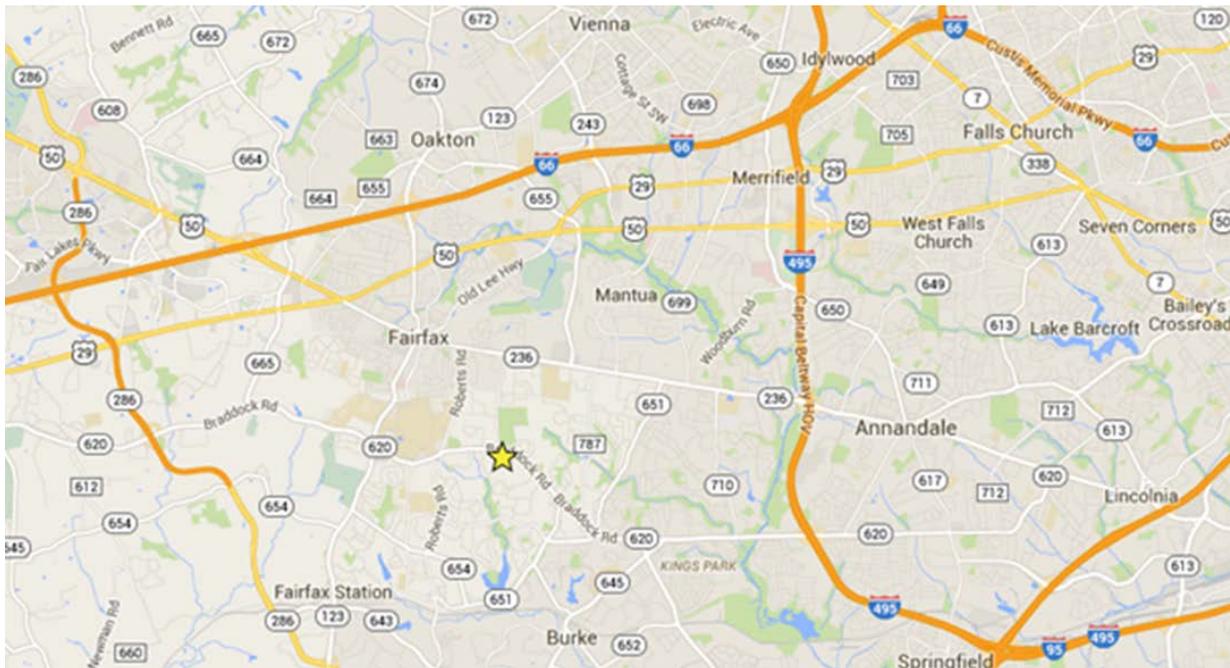
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## Disclosure Statement

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The material contained in this document is furnished to prospective purchasers to assist in considering the purchase of the former **Northern Virginia Training Center, 9901 Braddock Road** located in **Fairfax, Virginia** (“NVTC” or, alternatively, the “Property”).

These materials contain selected information pertaining to the Property and do not purport to be all-inclusive, nor are they warranted or represented by the owner or Divaris as being accurate or correct. The owner and Divaris make no representation, guaranty or warranty, expressed or implied, as to the projections or any other portion of the materials. These materials are being provided for general information only and should not be relied upon or used as the sole basis for making decisions. Any reliance on these materials and this information is at your sole risk. Neither the owner nor Divaris has an obligation to notify you of any change to the information contained in these materials. No legal commitment or obligation shall be incurred by the owner by reason of your receipt of this material or any other material supplied to you by or on behalf of the owner or Divaris.

The owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in the Property, or portions thereof, and to terminate discussions with any party at any time with or without notice.

## Special Considerations

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The existing improvements on the Property form an active institutional care facility for persons with developmental disabilities. The facility—with the exception of the Services Homes—is slated for closure in March of 2016 but, as of this publication, is still in use. The Services Homes and surrounding land identified in this package will be sold with the campus but remain in operation as client housing subject to a lease expiring 12/31/16; thereafter either party can terminate with 90 days written notice. Out of respect for the privacy and safety of these individuals, **all visitors to the campus must be escorted by appointment, and photography is strictly prohibited.** Specific requirements for visitors will be covered upon scheduling an appointment.

**Executive Summary**

Divaris Real Estate, Inc., as exclusive representative to the Commonwealth of Virginia (the “Owner”), is pleased to offer for sale the Northern Virginia Training Center campus, an approximately 78.8 acre parcel located in Fairfax County, Virginia. The surrounding area is largely developed as low density residential housing, uniquely positioning this site for large scale redevelopment. The Property is currently zoned R-1 and featured in the Fairfax County Comprehensive Land Use Plan as a government facility; however, surrounding property is designated for R-2, R-3, and/or R-4 use in the plan.

**Offering Terms**

The Owner is offering its fee simple interest in the Property on an “as-is” basis.

Interested parties are requested to submit offers to purchase in writing to Divaris Real Estate, Inc. If you are interested in receiving additional information or would like to discuss the Property, please contact John Wingfield (804-225-2450; [jwingfield@divaris.com](mailto:jwingfield@divaris.com)), Debbie Wake (804-225-4010; [dwake@divaris.com](mailto:dwake@divaris.com)) or Joseph Farina (571-620-5142; [jfarina@divaris.com](mailto:jfarina@divaris.com))



**Property Information**

Address	9901 Braddock Road, Fairfax, Virginia 22032
County	Fairfax County
Estate	100% of Fee Simple Estate
Size (Building/Land)	±245,890 square feet over fourteen buildings / ±78.8 acres
Flood Hazard	Zone X—Low Risk
Zoning Classification	R-1 Single Family Residential; Comprehensive Plan calls for R-2, R-3 and R-4 on surrounding parcels
Tax Map #	0691 01 0034 (portion of)
Frontage	Approximately 2,000 feet on Braddock Road
Access	3 curb cuts including one signal controlled intersection with deceleration lanes

**Existing Improvements**

The Property’s current use is as an intermediate care facility for intellectually/developmentally impaired persons, a campus improved with 14 buildings totaling ±245,890 square feet. In general, these buildings are roughly 40 years old and were specially constructed for the purposes of behavioral care. The Property is being marketed for redevelopment, and the condition and nature of the existing improvements is not salient to the purpose of this document. Electricity, water, sewer and natural gas are in place on site. More information regarding the existing improvements and infrastructure can be provided upon request.

**Traffic Counts**

Street	From	To	AADT
Braddock Rd	Roberts Rd	Burke Station Rd	37,000
Braddock Rd	Burke Station Rd	Twinbrook Rd	38,000

**Property Tax Assessment**

Fairfax County provides annual assessments each fiscal year. The current base real estate tax rate is \$1.0900 per \$100.00 of assessed value. The Property falls in the 30000 Tax District and is subject to special assessments for pest control and stormwater—\$0.0010 and \$0.0225 per \$100 of assessed value respectively—bringing the total property tax rate to \$1.1135 per \$100 of assessed value.

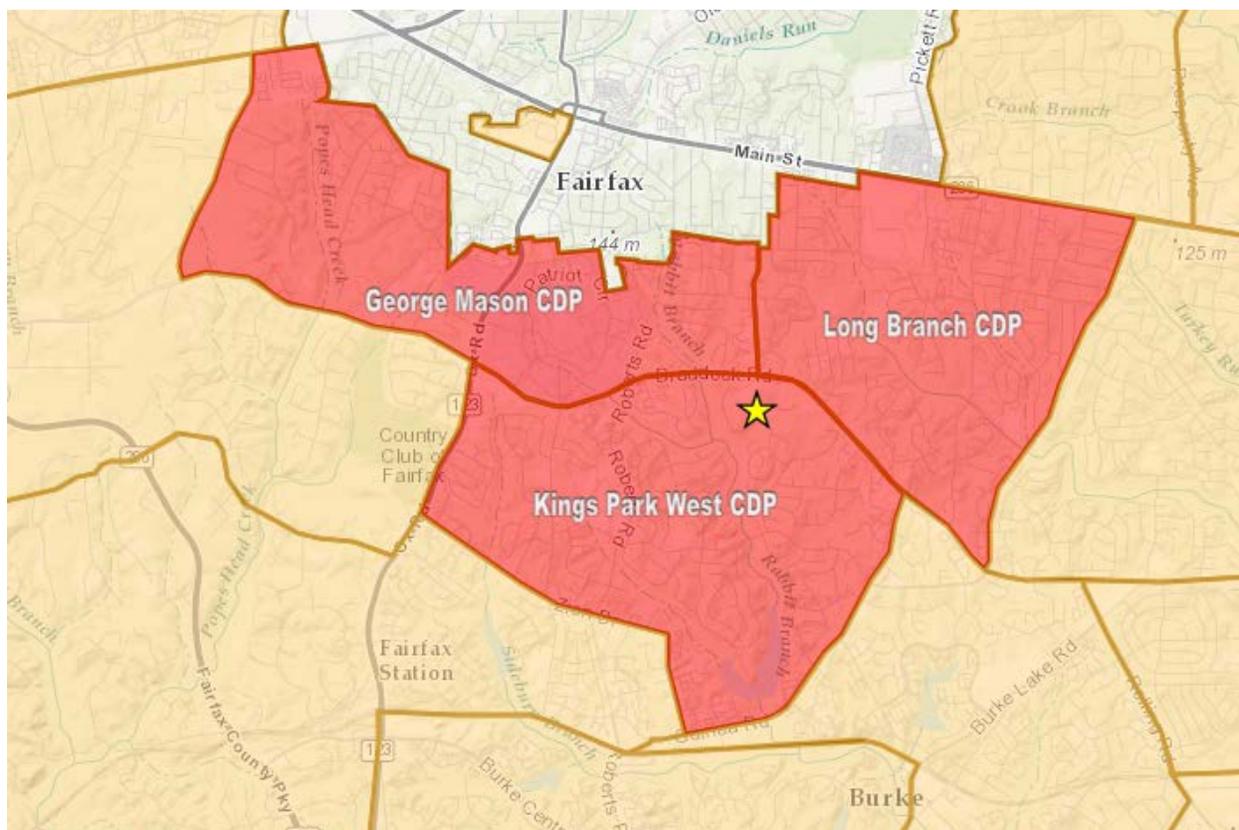
Note: property owned by the Commonwealth of Virginia is tax exempt, and the Property represents only a majority portion the parcel recorded and most recently assessed by Fairfax County. Neither the Commonwealth nor Divaris represent knowledge of the tax value of the Property.



**Location**

The Property is located on the south side of Braddock Road in the King’s Park West CDP (Census Designated Place) of Fairfax County, Virginia and adjacent to the George Mason CDP to the northwest and Long Branch CDP the northeast immediately across Braddock Road. The surrounding area is predominantly residential, being comprised of single family homes in neighborhoods including Kingsberry, George Mason Forest, Somerset South, and Briarwood.

	<b>Kings Park West CDP</b>	<b>George Mason CDP</b>	<b>Long Branch CDP</b>
Total Population	13,839	11,336	7,937
Population Forecast(5 yrs)	13,881	11,353	7,959
Total Housing Units	4,424	1,540	2,738
Single Family Detached	3,000	1,436	2,435
Single Family Attached	1,424	92	33
Multi-family 1-4 Stories	-	12	270
Occupied Housing Units	4,374	1,518	2,703
Housing Units 30+ Year	3,845	1,018	2,285
Housing Units <30 Years	579	365	450
Housing Mkt Value < \$500K	3,161	830	1,139
Housing Mkt Value \$500K to < \$1m	1,259	482	1,302



Data Source: Fairfax County Department of Neighborhood and Community Services; Economic, Demographic and Statistical Research, 2013.

## Surrounding Area

The Property is near several interstate highways, being less than 5 miles from the interchange of I-66 & US-50 (Lee Jackson Memorial Hwy) as well as 4 miles to the interchange of Braddock Road and the I-495 Capital Beltway. Immediately adjacent to the Property to the east on Braddock Road is the Virginia State Police 7<sup>th</sup> Division Headquarters. Approximately 1/2 mile west is George Mason University, a state university with an annual enrollment of about 34,000 students (over 6,000 students live on campus). Other local features include numerous parks, public and private schools, neighborhood shopping centers, country clubs and places of worship typically found in a dense suburban environment. Nearby shopping destinations include Fair Oaks Mall (8 miles), Fair City Mall (2 miles); Twinbrooke Centre (1 mile); and University Mall (2 miles); The Property is in the Braddock Supervisor District and served by Laurel Ridge Elementary, Robinson Middle School and Robinson High School.

## Fairfax County

Fairfax County, officially the County of Fairfax, is a county in the Commonwealth of Virginia. As of the 2010 census, the population was 1,081,726; in 2013, the population was estimated to be 1,116,897, making it the most populous jurisdiction in the Commonwealth of Virginia, with 13.6% of Virginia's population. The county is also the most populous jurisdiction in the Washington Metropolitan Area, with 19.8% of the MSA population, as well as the larger Baltimore–Washington Metropolitan Area, with 13.1% of the CSA population.

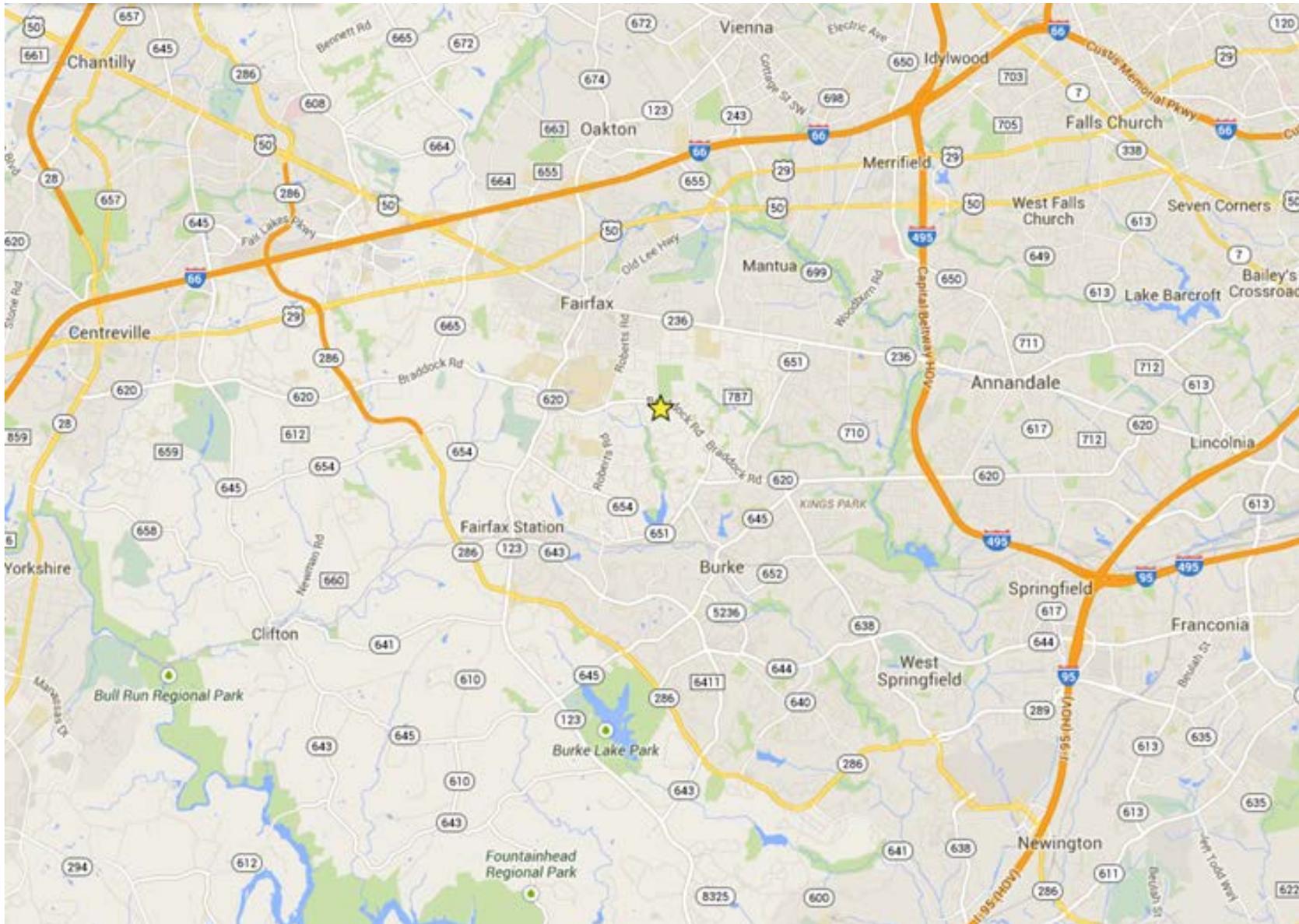
Fairfax was the first county in the United States to reach a six-figure median household income and has the second-highest median household income of any local jurisdiction in the United States after neighbor Loudoun County. The county is also home to ten Fortune 500 companies, and almost 400 foreign-owned firms and North American headquarters locations of firms such as Volkswagen, EADS, Airbus, Rolls Royce and China Telecom.

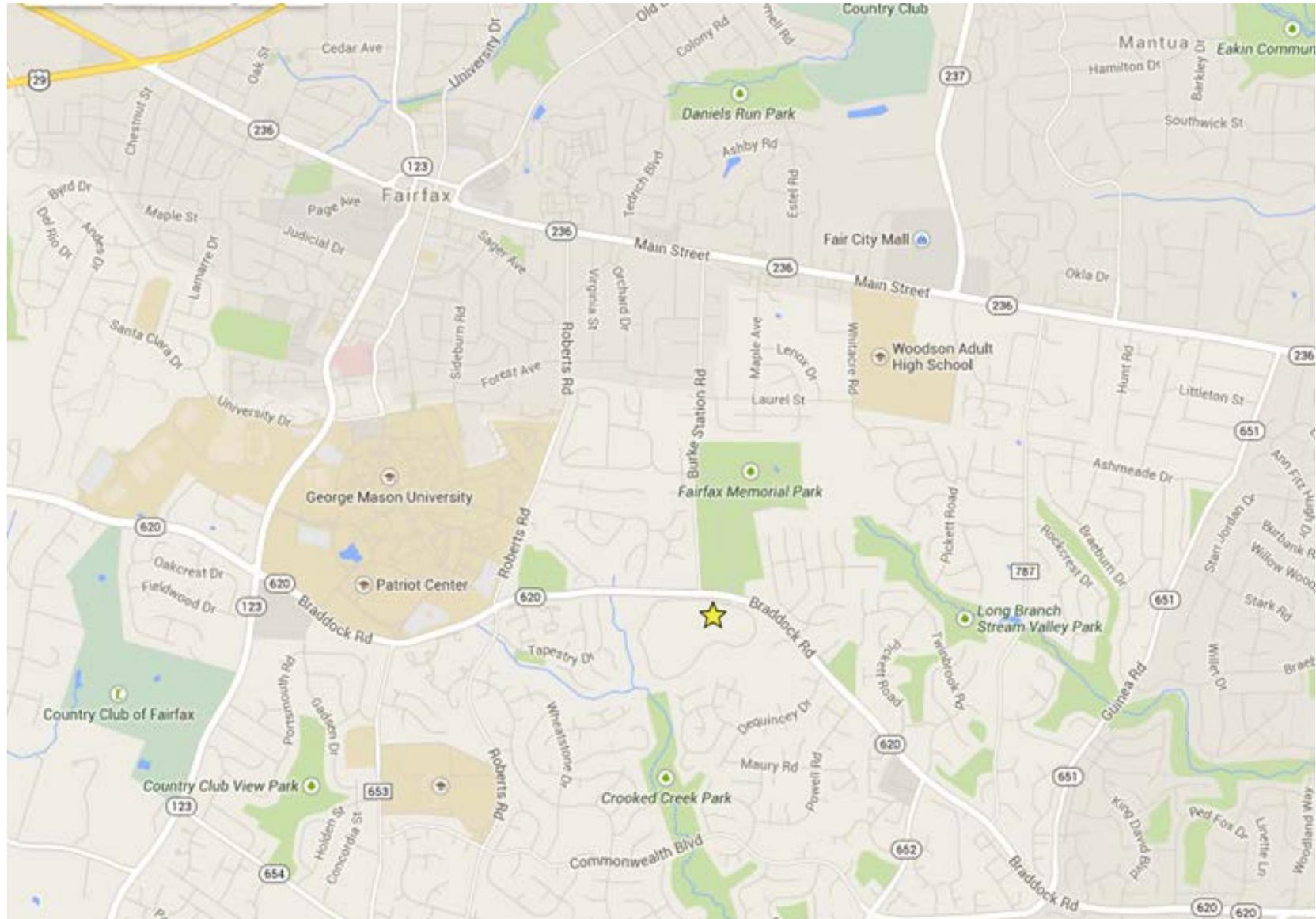


The economy of Fairfax County revolves around professional services and technology, with a higher concentration of high-tech workers than Silicon Valley. Many residents work for the government or for contractors of the federal government. The government is the largest employer, with Fort Belvoir in southern Fairfax being the county's single largest location of federal employment. Fairfax County has a gross county product of about \$95 billion.

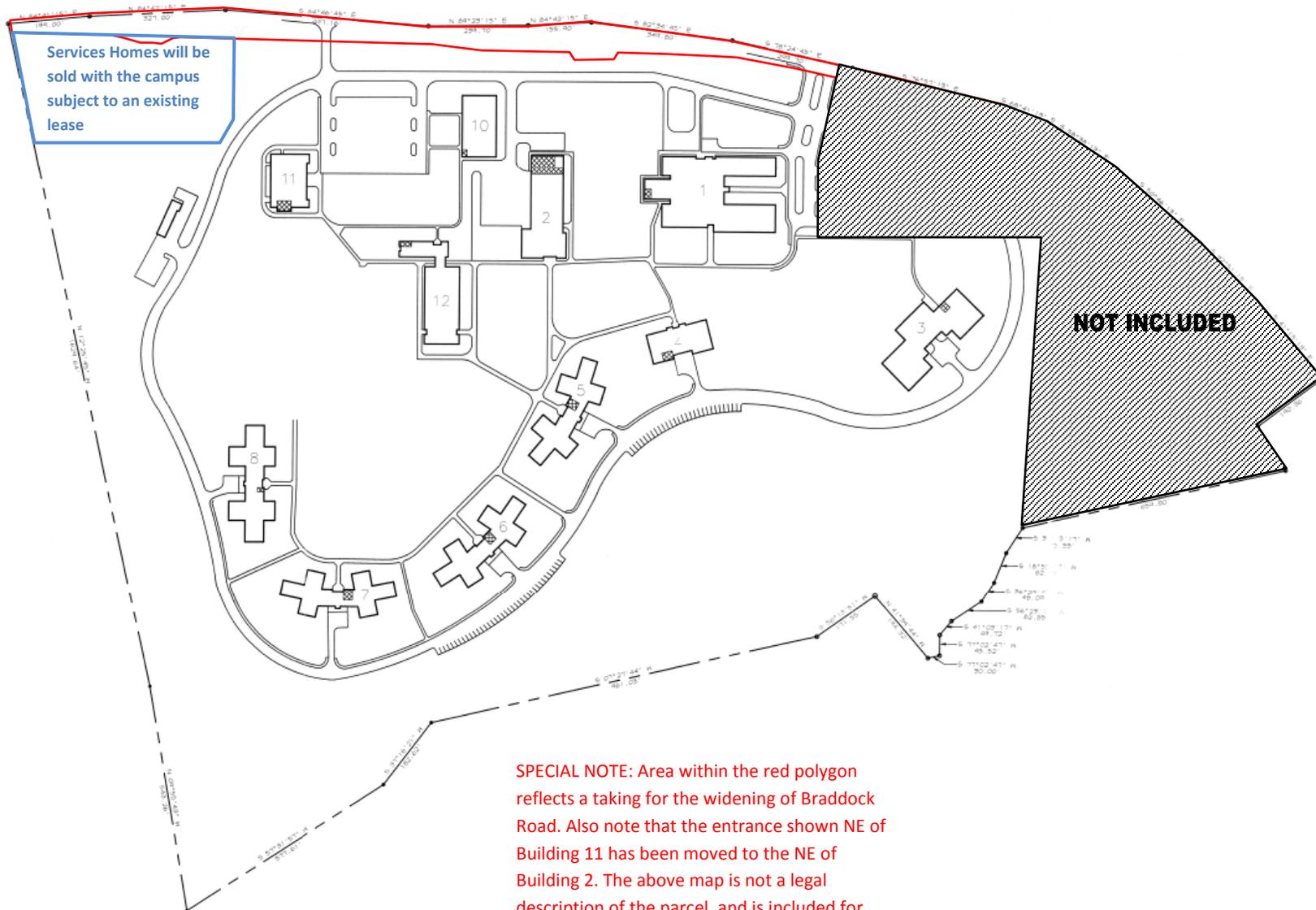


Source: Fairfax County Economic Development Authority

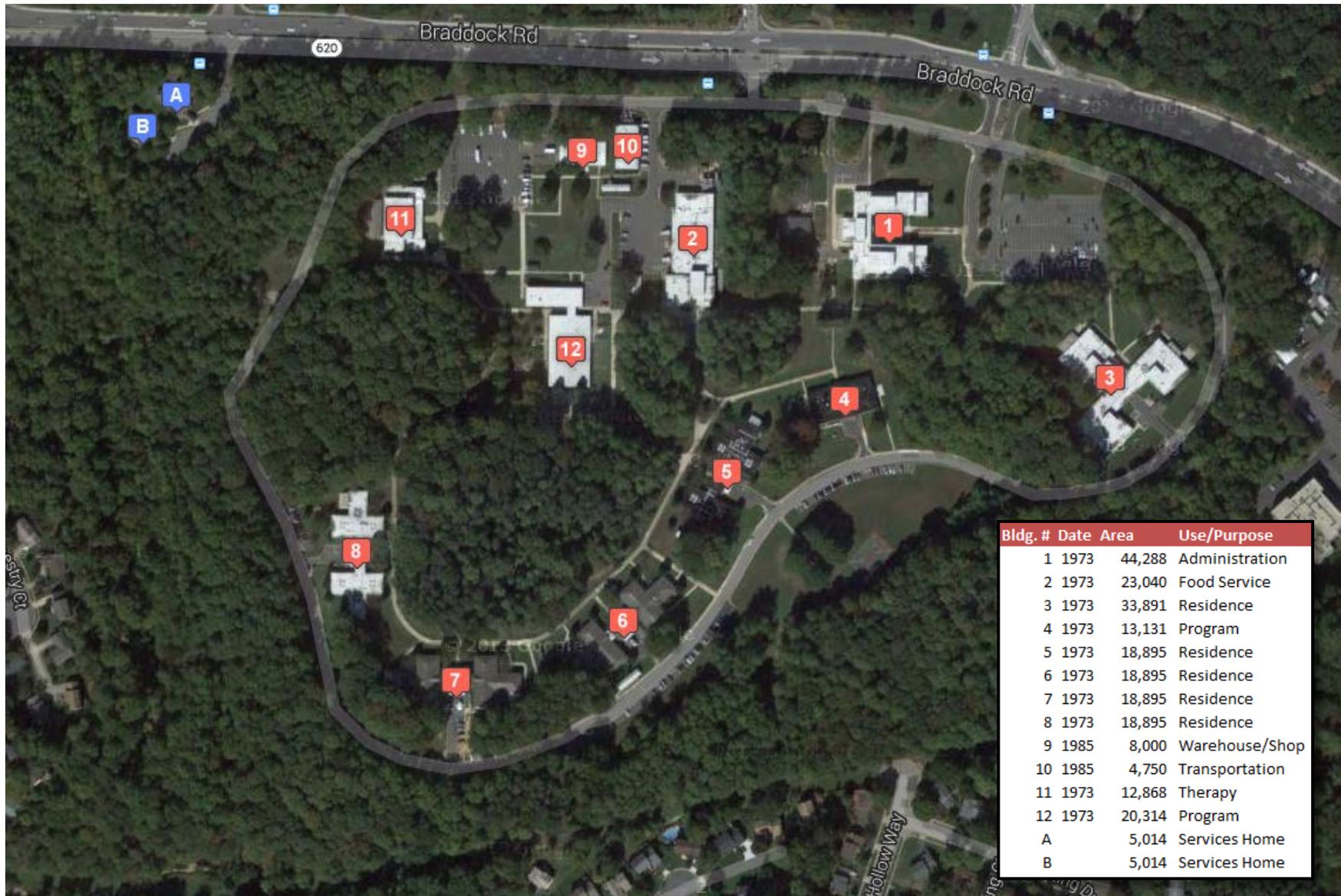


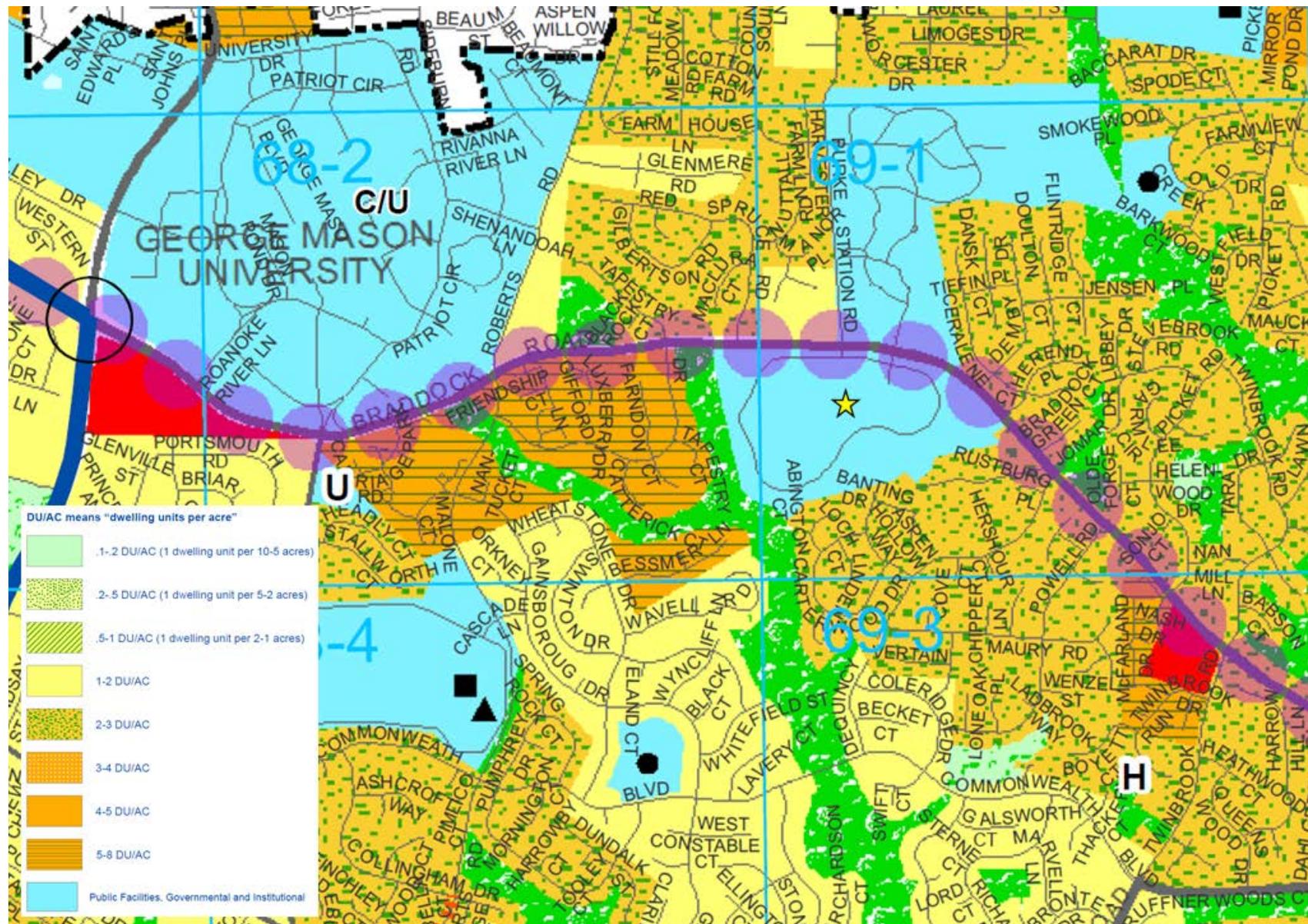






SPECIAL NOTE: Area within the red polygon reflects a taking for the widening of Braddock Road. Also note that the entrance shown NE of Building 11 has been moved to the NE of Building 2. The above map is not a legal description of the parcel, and is included for reference only.











Demographics

Description	1 mile	%	3 miles	%	5 miles	%
<b>Population</b>						
2020 Projection	14,667		123,387		308,380	
2015 Estimate	14,006		117,861		292,830	
2010 Census	13,450		112,943		277,716	
2000 Census	12,309		108,471		253,405	
Growth 2000 - 2010	9.27%		4.12%		9.59%	
Growth 2010 - 2015	4.13%		4.35%		5.44%	
Growth 2015 - 2020	4.72%		4.69%		5.31%	
<b>Households</b>						
2020 Projection	3,955		40,639		109,950	
2015 Estimate	3,815		38,847		104,206	
2010 Census	3,702		37,228		98,434	
2000 Census	3,642		36,461		89,484	
Growth 2000 - 2010	1.64%		2.10%		10.00%	
Growth 2010 - 2015	3.05%		4.35%		5.86%	
Growth 2015 - 2020	3.66%		4.61%		5.51%	
<b>2015 Occupied Housing Units by Tenure</b>						
Owner-Occupied	3,359	88.05	30,645	78.89	73,792	70.81
Renter-Occupied	456	11.95	8,202	21.11	30,414	29.19
<b>2015 Average Household Size</b>						
	3.00		2.84		2.73	
<b>2015 Est. Households by Household Income</b>						
Income < \$15,000	86	2.25	1,200	3.09	3,317	3.18
Income \$15,000 - \$24,999	129	3.38	1,497	3.85	3,564	3.42
Income \$25,000 - \$34,999	140	3.67	1,314	3.38	4,042	3.88
Income \$35,000 - \$49,999	183	4.80	2,468	6.35	6,597	6.33
Income \$50,000 - \$74,999	318	8.34	5,083	13.08	14,371	13.79
Income \$75,000 - \$99,999	419	10.98	4,520	11.64	13,483	12.94
Income \$100,000 - \$124,999	460	12.06	4,516	11.63	12,944	12.42
Income \$125,000 - \$149,999	389	10.20	4,025	10.36	10,498	10.07
Income \$150,000 - \$199,999	650	17.04	6,039	15.55	14,975	14.37
Income \$200,000 - \$249,999	313	8.20	2,577	6.63	6,378	6.12
Income \$250,000 - \$499,999	470	12.32	3,752	9.66	9,271	8.90
Income \$500,000+	256	6.71	1,856	4.78	4,767	4.57
<b>2015 Est. Average Household Income</b>						
	\$170,073		\$149,026		\$144,413	
<b>2015 Est. Median Household Income</b>						
	\$135,990		\$118,501		\$112,996	