

SALE

PORTFOLIO SALE FOR RESIDENTIAL DEVELOPMENT

10299, 10305 S. Grant Av & 8560 Oakview Dr Manassas, VA 20110

SALE PRICE

Negotiable



**COLDWELL BANKER
COMMERCIAL**
REALTY

Deniz Senyurt
571 271 6604

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Prospective buyers be aware that the seller is not liable for the injuries while walking through the property.

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PROPERTY DESCRIPTION

Explore a prime investment with this 10-acre land package, featuring two parcels zoned Agricultural in Prince William County and one R-2 zoned acre in the City of Manassas. Approved with 25-foot road access from South Grant Avenue, this property offers 8 buildable acres potentially suitable for 7 single-family homes with regular or family subdivisions approval. Covered with natural woodland, it presents a unique development opportunity in Northern Virginia's sought-after real estate market. With public water available on the Cabin Ridge Court side, and public sewer available up to the neighboring Hamlet division, it's perfectly positioned for a new residential project or strategic land investment, capitalizing on the area's growing demand for housing.

OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	10 Acres
Zoning:	R2 and Agricultural

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,918	66,796	141,431
Average HH Income	\$97,264	\$110,461	\$111,463

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LOCATION DESCRIPTION

In Manassas, VA, the properties at 10299, 10305 S Grant Ave, and 8560 Oakview Dr offer a prime residential development chance near amenities like Harris Teeter and key routes I-66 and Route 28. With a median income of \$105K, a median age of 37, and a 5% population increase since 2021, the community is affluent and growing. The current renter-to-homeowner ratio is 1:3, expected to shift to 1:4 by 2028, reflecting a rising demand for homeownership. This makes the properties ideal for development in a market poised for growth.

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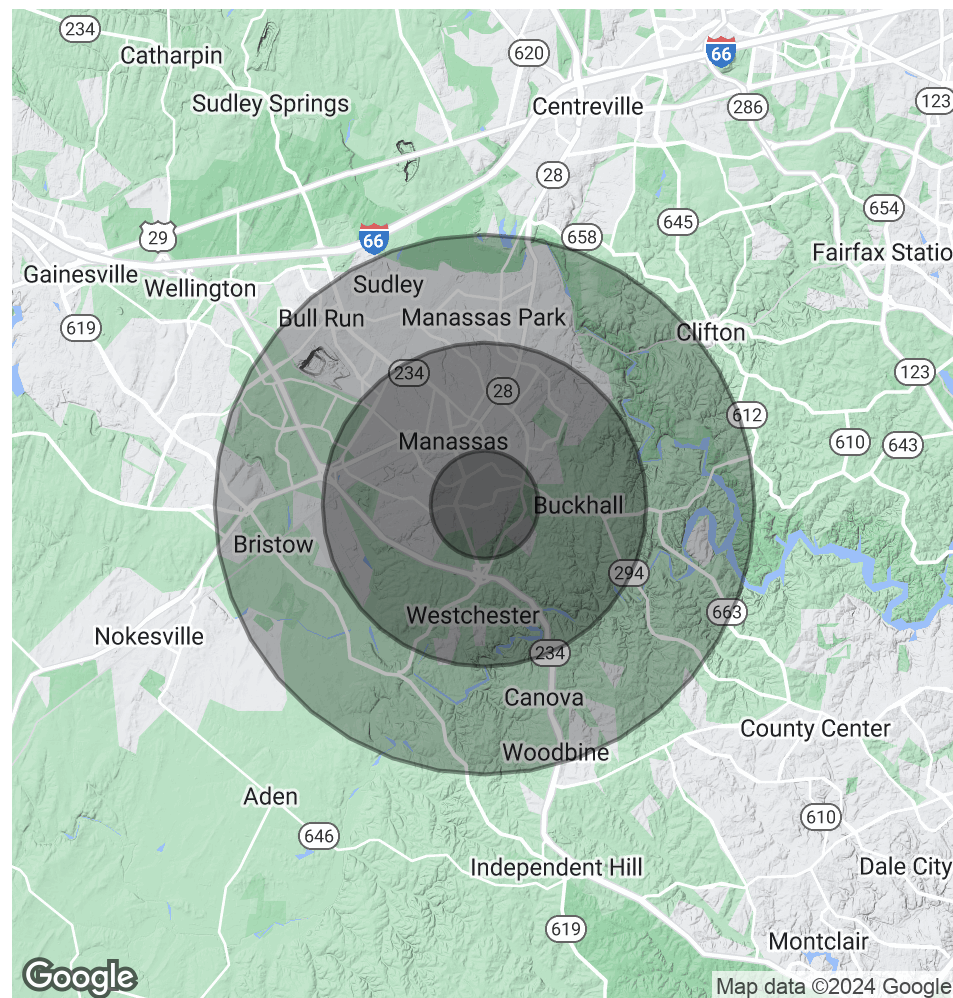
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,918	66,796	141,431
Average Age	35.1	36.8	36.2
Average Age (Male)	33.6	35.5	35.7
Average Age (Female)	36.9	37.6	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,460	21,654	45,119
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$97,264	\$110,461	\$111,463
Average House Value	\$362,437	\$359,453	\$355,285

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from being the President of Mid Atlantic Real Estate Marketing Association, and Vice Chair of the Commercial Council of NVAR, Deniz serves as DC Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

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