

FOR SALE - \$3,200,000

10.26 Acres, Russell Branch Parkway

Ashburn, Virginia

The property is priced significantly below Loudoun County's assessed value of \$3,693,000. Priced for a quick, all cash sale.

Approximately 10.26-acre piece of land zoned PD-OP 1993 (Planned Development – Office Park) located in Ashburn, Virginia and further referred to as Parcel ID Number 040-38-7478-000. Property is one tax parcel but is physically divided by the newly constructed Russell Branch Parkway section that connects to Pacific Blvd. The north parcel (Parcel “A”) is 4.06+/- acres and the south parcel (Parcel “B”) is 6.20+/- acres. At this time, the seller is only entertaining offers for the entire property, giving the next buyer the opportunity to create value by having the property legally subdivided into two tax parcels.

Parcel B has 0.84 acres in flood plain leaving 5.36+/- acres of developable land. Parcel A lies outside the flood plain. The current FAR is 0.4; allowing 164,134.08 square feet of development. The FAR can be increased to 0.6 by Special Exception; allowing 246,201+/- square feet of potential development. The property is located near the intersection of Route 7 and Route 28. The north parcel has frontage on Route 7 with a traffic count of approximately 88,000 vehicles per day, giving this property excellent visibility.

The property is very close to One Loudoun and Top Golf Loudoun, two popular destinations for Loudoun County residents, as well as Kincora, a large retail, office, hospitality and residential mixed-use project.

3% Broker Participation Offered.

For more information, please visit RealtyMarkets.com or contact us directly at:

Ryan Rauner, Listing Agent, Realty Markets,
a Century 21 New Millennium Team
703-943-7079 and ryan@realtymarkets.com

Stephen Karbelk, Team Leader, Realty Markets,
a Century 21 New Millennium Team
571-481-1037 and stephen@realtymarkets.com





Benefit from the Russell Branch Parkway extension that just opened in late 2016



Photographs taken April 3, 2017

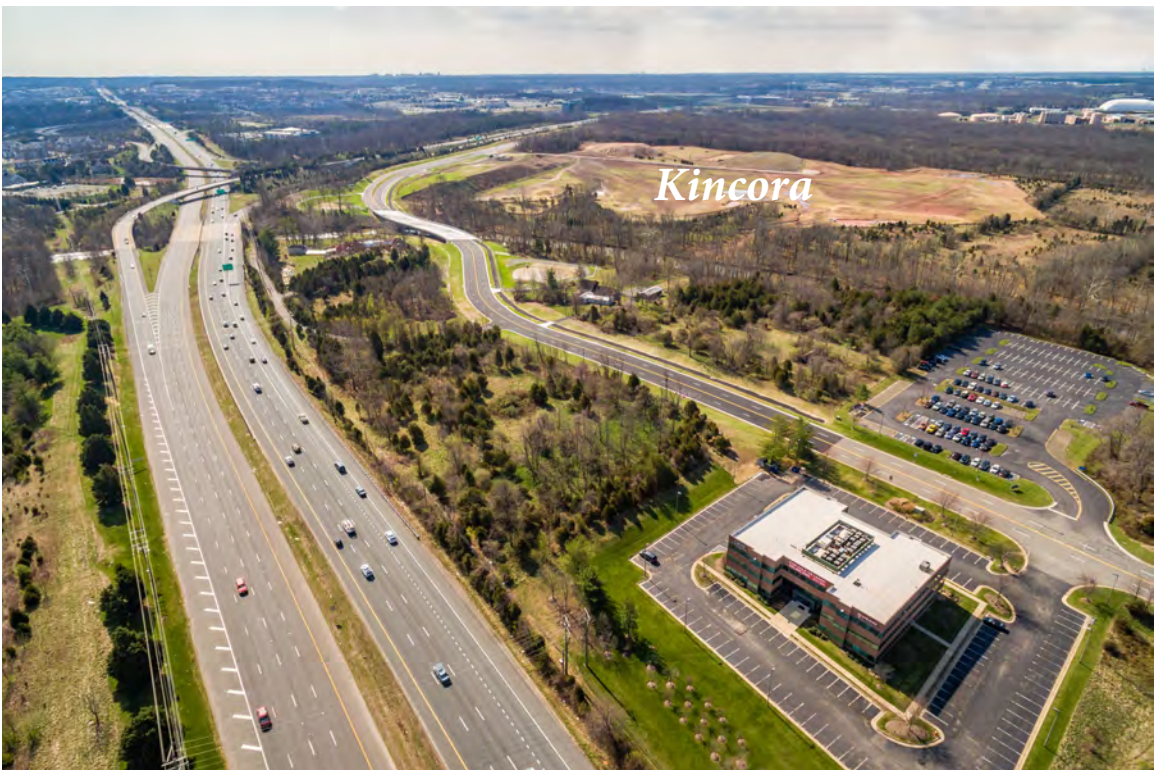


Once developed, the North Parcel will have excellent exposure to the 88,000 vehicles that pass by the property on Rt 7 daily





The Russell Branch Parkway is literally a brand new road connecting with Pacific Blvd



Kincora, a large scale mixed-use project, has started development. Our properties are literally in Loudoun County's growth path.



Strategically located between Rt. 7 and Russell Branch Parkway





Benefit from the brand new road construction





Russell Branch Parkway connects with Pacific Blvd and the newly constructed Gloucester Parkway extension



Level topography - ready for development

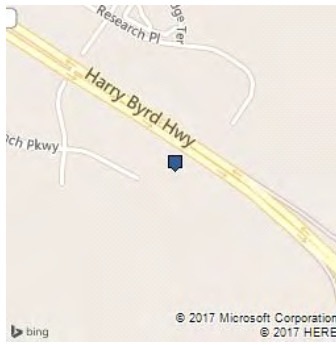


Lot & Land Full - Agent

Metropolitan Regional Information Systems, Inc.

LO9903156 - LOUDOUN
Russell Branch Parkway, ASHBURN, VA 20147 -

Full Listing
Lot-Land



Status: ACTIVE

Listing Type: Excl. Right
Auction: No

List Price: \$3,200,000
Transaction Type: Standard

Incorporated City/Town:
Adv. Subdivision: RUSSELL BRANCH PARKWAY
Legal Subdivision:
Election District: 4
Tax ID#: [040387478000](#)
Lot AC/SF: 10.260 / 446,926
Elementary:

Total Taxes: \$42,302
Middle:

ADC Map Coord: 99999999
Area:
HOA Fee:
High:

Showing Instructions: Vacant, Show Anytime

Directions:

From Rt. 28, Take Gloucester Pkwy Exit, Turn Right On Pacific Blvd, Pacific Blvd Becomes Russell Branch Parkway. Proceed To Property Or
From Rt 7, Take Loudoun County Pkwy Exit Toward One Loudoun, Left On Russell Branch Pkwy To Property.

REMARKS:

General/Agent:
This property is priced to sell. Seller will only entertain offers for all 10.26 acres. Selling as-is only. Priced well below assessment.

Internet/Public:

Amazing location just minutes from One Loudoun, Top Golf and Kincora. 10.26 Acres divided by Russell Branch, with 4.06 acres along Rt 7 and 6.20 acres on the other side of Russell Branch. Buyer must buy all 10.26 acres. Create value by taking the property thru a legal subdivision. Zoned PD-OP. Priced well below assessment!

EXTERIOR

Lot Sqft/Acres: 446,926/10.260
Perc Type:
Building Permits: No Building Permits
Development Status: Zoned
Exterior Features:
Lot Description:
Potential Use: Office, Other, Commercial
Present Use: Land/Lot Only
Roads:
Road Frontage:
Soil Types:
Special Permits:
Topography:
Transportation:
View/Exposure:

Building Sites/Lots:
Perc Sites:

Lot Dimensions: x x
Bedroom Percs:

UTILITIES

Heating Fuel: None
Cooling Fuel:
Water: Public
Sewer/Septic: Public Sewer

FINANCIAL INFORMATION

Earnest Money:
Possession: Settlement
Assessments:
Land: \$3,694,500
Total Taxes: \$42,302
City/Town:
Tap:
HOA Fee:
Other Fees:
Special Assessment:
Special Assessment2:
Water/Sewer Hook-up Fee:

Project Approved:

Improvements: \$
Tax Year: 2016
Total Tax Assessment: \$3,694,500
Refuse Fee:
Special Tax:
Frequency:
Remaining:
Remaining:

Year Assessed: 2016
State/County: \$42,302
Front Foot Fee:

Current Financing:

First Trust Balance:
First Trust Org. Date:
Second Trust Balance:
Second Trust Org. Date:

First Trust PI
First Trust Years Remain:
Second Trust PI:
Second Trust Years Remain:

1st Trust Interest Rate:
2nd Trust Interest Rate:

New Financing:

Cash To Assume:
Years:

Private Financing Amount:
Amortized Years:

InterestRate:
Balloon Years:

Rent Income:

Community Fee Includes:
Community Amenities:
Community Rules:
Community Management:
HOA: No

Rental Year:

HOA Fee:

HOA Payment Freq:

LEGAL INFORMATION

Tax Map #: 040387478000
Section:
Liber #:
Zoning Code: PD-OP
Disclosures: Proffers

Lot:
Phase:
Folio #:
Master Plan Zoning:

Block/Square:
Parcel Number:
Historic Designation ID:

Contract Info:

OWNER

Owner 1: SEE TAX RECORDS

Owner 2:

Home:

Office:

Home:

Office:

AGENT/BROKER INFORMATION

Listing Agent: Stephen Karbelk

Home: (571) 481-1037

Agent Office: (703) 858-2770

Voice Mail: (571) 481-1037 Ext:

Home Fax:

Pager:

Cell: (571) 481-1037

Broker Name: Century 21 New Millennium

Broker Address: 20405 Exchange St 221, Ashburn, VA 20147

Broker Code: CENT2040

Office Phone: (703) 858-2770

Office Fax: (703) 858-2755

COMPENSATION

Sub-Agent Compensation: 3

Additional Compensation:

Buyer Agent Commission: 3

Variable Rate : No

Dual Agency: Yes

Designated Rep: Yes

Listing Date: 31-Mar-2017

Update Date: 31-Mar-2017

Update Type: MEDIA

Original List Price: \$3,200,000

Prior List Price:

Status Change Date: 31-Mar-2017

Total Photos: 1

DOMM:

DOMP:

Off Mkt Date:

Advertising: IDX-PUB

SOLD INFORMATION

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Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size, schools and other information is not guaranteed.

[Terms of Use](#)



Tax Records

The following tax records were obtained from Loudoun County. Please note that the tax map does not show the newly constructed Russell Branch Parkway extension that connects to Pacific Blvd, an important infrastructure project that makes this property such an exceptional investment.

PARID: 040387478000
TAVAKOLI, KHASHAYAR,

Owner

Name	TAVAKOLI, KHASHAYAR
Care Of	
Mailing Address	
.	
.	201510260071464
Instrument Number	
Book	
Page	

Parcel

Primary Address	
Tax Map #	/63/////////7/
State Use Class	Commercial/Indust
Total Land Area (Acreage)	10.26
Total Land Area (SQFT)	
Election District	BROAD RUN
Billing District	Broad Run District
Billing Split Notes 1	
Billing Split Notes 2	
Special Ad Valorem Tax District	Rt 28 Taxable
Special Project District	
Neighborhood	400BUS
Living Units	
Structure Occupancy	VACANT LAND
Condominium Garage Unit or Parking Space	NO
Subdivision	
Affordable Dwelling Unit (Y/N)	N
Ag District	N/A
Ag District Starting Date	
Ag District End Date	
Deactivation Status	

Legal Description

Legal Description	BROAD RUN
.	201510260071464HWY TAKE, 201006300038696
.	1023--164 HWY

General Information

Loudoun County is providing public record information as a public service in accordance with Virginia Code Title 58.1-3122.2 (1998). The Loudoun County Commissioner of the Revenue provides annual valuations and maintenance of fair market values for equitable assessments on all types of real property.

The property information made available on this site includes ownership and deed information, legal description, sales information, assessment values and house characteristics and can be searched by Parcel ID Number, Address and Tax Map Number. The site is updated weekly. Parcels are linked to the Loudoun County GIS, with map overlays displaying boundary and environmental information such as topography, soils, flood plain and major roads.

Condominium garage units or assigned parking spaces associated with condominiums may have separate parcel identification numbers - and may be assessed separately.

Tax History / Payment

Click on the Parcel ID to view its related document

[040387478000](#)

2017 Values

Fair Market Land	\$3,694,500
Fair Market Building	\$0
Prorated Bldg	\$0
Effective Date	
Fair Market Total	\$3,694,500
Land Use Value	\$0
Total Taxable Value	\$3,694,500
*Deferred Land Use Value	\$0
Tax Exempt Code	TAXABLE
Tax Exempt Land	\$0
Tax Exempt Building	\$0
Tax Exempt Total	\$0
Revitalized Real Estate	
Solar Exemption	

2016 Values

Process Type	FM Land	FM Building	Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
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Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$3,694,500			\$3,694,500		\$3,694,500
Landbook	\$3,694,500			\$3,694,500		\$3,694,500

2015 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Landbook	\$3,749,500			\$3,749,500		\$3,749,500
Notice	\$3,749,500			\$3,749,500		\$3,749,500
Supp/(Exon)		10/26/2015	-\$10,100			\$3,739,400

2014 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$3,574,400			\$3,574,400		\$3,574,400
Landbook	\$3,574,400			\$3,574,400		\$3,574,400

2013 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$3,574,400			\$3,574,400		\$3,574,400
Landbook	\$3,574,400			\$3,574,400		\$3,574,400

2012 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$3,574,400			\$3,574,400		\$3,574,400
Landbook	\$3,574,400			\$3,574,400		\$3,574,400

2011 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$3,574,400			\$3,574,400		\$3,574,400
Landbook	\$3,574,400			\$3,574,400		\$3,574,400

2010 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$3,889,700			\$3,889,700		\$3,889,700

Landbook	\$3,889,700	\$3,889,700	\$3,889,700
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2009 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$4,204,200			\$4,204,200		\$4,204,200
Landbook	\$4,204,200			\$4,204,200		\$4,204,200

2008 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$4,204,200			\$4,204,200		\$4,204,200
Landbook	\$4,204,200			\$4,204,200		\$4,204,200

2007 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$3,138,200			\$3,138,200		\$3,138,200
Landbook	\$3,138,200			\$3,138,200		\$3,138,200

Note

FM (Fair Market) = All land/buildings if 100% complete as of January 1.

Prorated value = The building value added as of the effective date for any new construction.

Taxable value = For details select Tax History / Payment.

Sales / Transfers

Date	Sale Price	Buyer
10/26/2015	\$0	
06/30/2010	\$2,200,000	TAVAKOLI, KHASHAYAR
10/29/2009	\$1,975,000	BUSINESS BANK
07/02/2008	\$0	MILAN, PAM & ASSOCIATES LLC
06/11/2007	\$4,075,000	PHANTOM ACQUISITIONS LLC
11/01/2005	\$3,000,000	DESAI, LAKSHMI TRUSTEE
08/06/2001	\$1,100,000	NEW ERA LLC
05/22/2001	\$750,000	BURKE & HERBERT BANK & TRUST CO

Sales / Transfers Details

Sale Date	10/26/2015
Sale Price	\$0
Seller	
Buyer	
Valuation Code	N/A
Instrument Number	201510260071464
Recordation Date	10/26/2015
Deed Book and Page	-
Multi-Parcel Sale (# of Parcels)	
Additional Notes	
Note	

Tax History / Payment

Click on the Parcel ID to view its related document

[040387478000](#)

Map It

Click on the Parcel ID to view its related document

[040387478000](#)

Friday, March 31, 2017

**Loudoun County, Virginia**www.loudoun.gov

(map not to scale)



Both parcels must be sold together. Significant upside potential by legally subdividing the property into two parcels. Note that the tax map does NOT show the extension of Russell Branch Road to Pacific Blvd.



Zoning and Proffers

The property is zoned PD-OP 1993 (Planned Development – Office Park). The Loudoun County zoning regulations can be found at:

<https://www.loudoun.gov/zoningordinance>

Please refer to the following letter dated January 24, 2017 from Loudoun County outlining the costs associated with the proffers that run with the property. The property has two proffers totaling \$599,992.54. The proffers are related to the construction of the Russell Branch Parkway extension (\$465,100) and expansion of Rt. 7 (\$134,892.54).



Loudoun County, Virginia

www.loudoun.gov

Department of Planning and Zoning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000 Leesburg, VA 20177 7000

703/777-0246 • Fax 703/777-0441

January 24, 2017

**RE: ZCOR-2016-0222, Proffer Determination for Proffers 9, 3, 6 and 8
ZMAP-1987-0030, West Pointe Office Park
Tax Map/Parcel Number: /63/////////7/ (PIN: 040-38-7478)**

I am writing in response to your proffer determination inquiry dated November 9, 2016, which seeks confirmation that that a church use would be in substantial conformance with the concept plan and clarification of other proffer language.

The referenced property was rezoned to the PD-OP (Planned Development-Office Park) zoning district (Section 4-300) with Zoning Map Amendment application ZMAP-1987-0030, West Pointe Office Park, which was approved by the Board of Supervisors on July 18, 1988, subject to the proffers, dated July 5, 1988 as revised July 18, 1988. Subsequent to this rezoning, the property "opted-in" to the 1993 Loudoun County Zoning Ordinance and is therefore governed by the 1993 Zoning Ordinance as it existed on February 25, 1994, which is the Ordinance adopted June 16, 1993.

Proffer 9 of ZMAP-1987-0030 states:

9. *Any subdivision plat or site plan must be in substantial conformity with the approved Conceptual Development Plan.*

Per Proffer 9 of ZMAP-1987-0030, any subdivision plat or site plan must be in substantial conformity with the approved Conceptual Development Plan. Your inquiry is the concept plan does not show any structures on the plat but notes the office use and asks whether a church use will be in substantial conformance with the concept plan. While the Zoning Ordinance allows a "church, synagogue and temple" as a by-right uses in the PD-OP district, the proffers and the notes on the CDP are very specific to the use of commercial office building. Therefore a church use would not be in substantial conformance with the Concept Development Plan.

ZCOR-2016-0222

Proffer 3 of ZMAP-1987-0030 states:

3. *At the time of submission for first preliminary site plan approval, or first preliminary subdivision approval whichever occurs first, applicant shall submit a storm water management plan for the entire parcel consistent with the provisions of the Facilities Standards Manual and will incorporate best management practices.*

Per Proffer 3 of ZMAP-1987-0030, the applicant shall submit a storm water management plan for the entire parcel consistent with the provisions of the FSM at the time of submission for the first preliminary site plan or subdivision approval. The County no longer has a land development application called preliminary site plan. If the parcel has not been subdivided and a site plan is filed, a complete storm water management plan for the entire parcel must be submitted with such site plan. If the parcel is subdivided, then a separate storm water management plan must be submitted for each parcel at the time of site plan.

Proffer 6 of ZMAP-1987-0030 states:

6. *The applicant shall dedicate, upon request, to the County and/or State for public use, a seventy (70) foot right-of-way, having an alignment mutually acceptable to the County and applicant, running in an east-west direction in the general location shown on the Concept Plan. This right-of-way shall connect with the east-west service road south of Route 7 at the western boundary of subject property and shall provide applicant with initial access to Route 7 through the existing alignment of east-west service road on the properties known as Cross Creek Business Center and Loudoun Square immediately to the west of subject property.*

The developer of Cross Creek Business Center will be constructing an extension of the east-west service road within its property to its eastern boundary line. The applicant will construct, at the time of development, a continuation of the east-west service road across applicant's property in the right-of-way mentioned in the immediately preceding paragraph. The segment of the east-west service road to be constructed on applicant's property shall be constructed to Virginia Department of Transportation ("VDOT") standards at a width of 52' from face of curb to face of curb from its western boundary line to its eastern boundary line. Said road improvements shall be bonded at the time of subdivision or site plan approval, whichever occurs first.

If, and only if, at the time of development of subject property the east-west service road has already been constructed within the 70 foot right-of-way by others, applicant shall provide the County with a cash equivalent contribution in an amount equal to the cost of aforesaid improvements. Applicant shall make such cash contribution in lieu of posting the bond mentioned in the preceding paragraph but shall not be required to make said contribution prior to the earlier of obtaining site plan approval or subdivision approval.

In addition to the aforementioned 70 foot right-of-way, applicant shall reserve, and dedicate upon request, an additional 20 feet of right-of-way, 10 feet on each side of the 70 foot right-of-way, for the future widening of that portion of the east-west service road through the applicant's property. This reservation shall be in force until such time as the County of Loudoun requests the dedication of the additional 20 feet of right-of-way for construction of the widening of the east-west service road, at which time the applicant shall dedicate the additional 20 feet of right-of-way to the County. Nothing contained herein shall prohibit the applicant from petitioning to have such reservation or such dedication vacated should the applicant be advised by the County that said reserved/dedicated additional 20 feet of right-of-way will not be needed for the widening of the east-west service road.

The applicant shall not lose density credit for the land area comprising the additional 20 feet of right-of-way reservation. Further, set backs for parking and buildings from the east-west service road shall be calculated from the 70 foot right-of-way line.

Per Proffer 6 of ZMAP-1987-0030, the applicant shall construct on its property the east-west service road (now Russell Branch Parkway) per VDOT standards. If the east-west service road is constructed by others, the applicant shall provide the County with a cash equivalent contribution equal to the cost of the aforesaid improvements at the time of development of the subject property. This segment of road was constructed in conjunction with the Pacific Boulevard Extension and opened in December 2016. The County has obtained a cost estimate from Shirley Contracting, which isolates the cost to design and construct Russell Branch Parkway through the subject

property. At the time of development, the applicant will be required to provide the County with a cash equivalent contribution in the amount of \$465,100 pursuant to Proffer 6.

Proffer 8 of ZMAP-1987-0030 states:

8. In addition, the applicant will at the time of first subdivision or first site plan approval, whichever is first in time, provide for a performance bond to guarantee construction of one additional lane of Route 7 across the frontage of the property and shall construct said one lane of Route 7 across the frontage of the property to the VDOT specifications and requirements at the time of development of the property.

If, and only if, at the time of development of subject property, the additional lane of Route 7 across the frontage of the property has already been constructed and paid for by others, the applicant shall provide the County with a cash equivalent in an amount equal to the cost of aforesaid improvements. Applicant shall make such cash contribution in lieu of posting the bond mentioned in the preceding paragraph but shall not be required to make said contribution prior to the earlier of obtaining site plan approval or subdivision approval.

Per Proffer 8 of ZMAP-1987-0030, the applicant shall construct one additional lane across Route 7 frontage of the property. If the frontage has already been constructed and paid for by others, the applicant shall provide the County with a cash equivalent contribution in the amount equal to the cost of the aforesaid improvements. The additional lane across the Route 7 frontage to the aforesaid property was constructed by VDOT at a cost of \$1,297,043.70 per mile and was completed in March 1998. Therefore, the applicant will be required to provide the County with a cash equivalent contribution in the amount of \$134,892.54.

PLEASE NOTE: This opinion is valid only as of this date, and this opinion does not and shall not relieve the owner or any occupant of the property in question from the obligation to comply with all applicable Zoning Ordinance and other County Ordinance requirements. This opinion is based upon the proffers as they exist as of the date of this letter and such proffers may be amended by a subsequent Zoning Concept Plan Amendment.

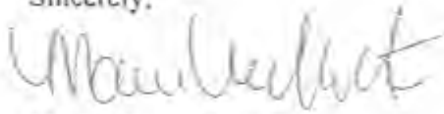
This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any person aggrieved, or any officer, department or agency of Loudoun County affected by an order, requirement, decision or determination made by an administrative

officer in the administration or enforcement of the provisions of the proffer conditions attached to a rezoning or amendment to the zoning map, may appeal said decision within thirty (30) days to the Board of Supervisors in strict accordance with Section 15.2-2301 of the *Code of Virginia*. This decision is final and unappealable if not appealed within 30 days. An application package for an appeal to the Board of Supervisors may be obtained by visiting the Loudoun County Government Center, 1 Harrison St. S.E., Second Floor, Customer Service, Leesburg, VA. Two copies of the completed application must be submitted to the Department of Building and Development Customer Service counter with the fee payment of \$350.00 within 30 days from the date of this letter.

If you have any questions regarding this correspondence, please contact me at (703) 737-8211 or by email at marisa.whitacre@loudoun.gov.

Sincerely,



Marisa Whitacre
Proffer Specialist

Attachment 1: Section 4-300, 1993 Zoning Ordinance

cc: Phyllis J. Randall, Chair at Large, Board of Supervisors
Ron A. Meyer Jr., Board of Supervisors Broad Run District
Ricky W. Barker, AICP, Director, Planning and Zoning
Mark Stultz, Zoning Administrator
Daniel Csizmar, Proffer Program Manager

cc via US Mail: Property Owner



Title Commitment

A Preliminary Title Commitment has been ordered. Please contact Ryan Rauner at ryan@realtymarkets.com to request to receive a copy once it is available.