



BROKERS | CONSULTANTS

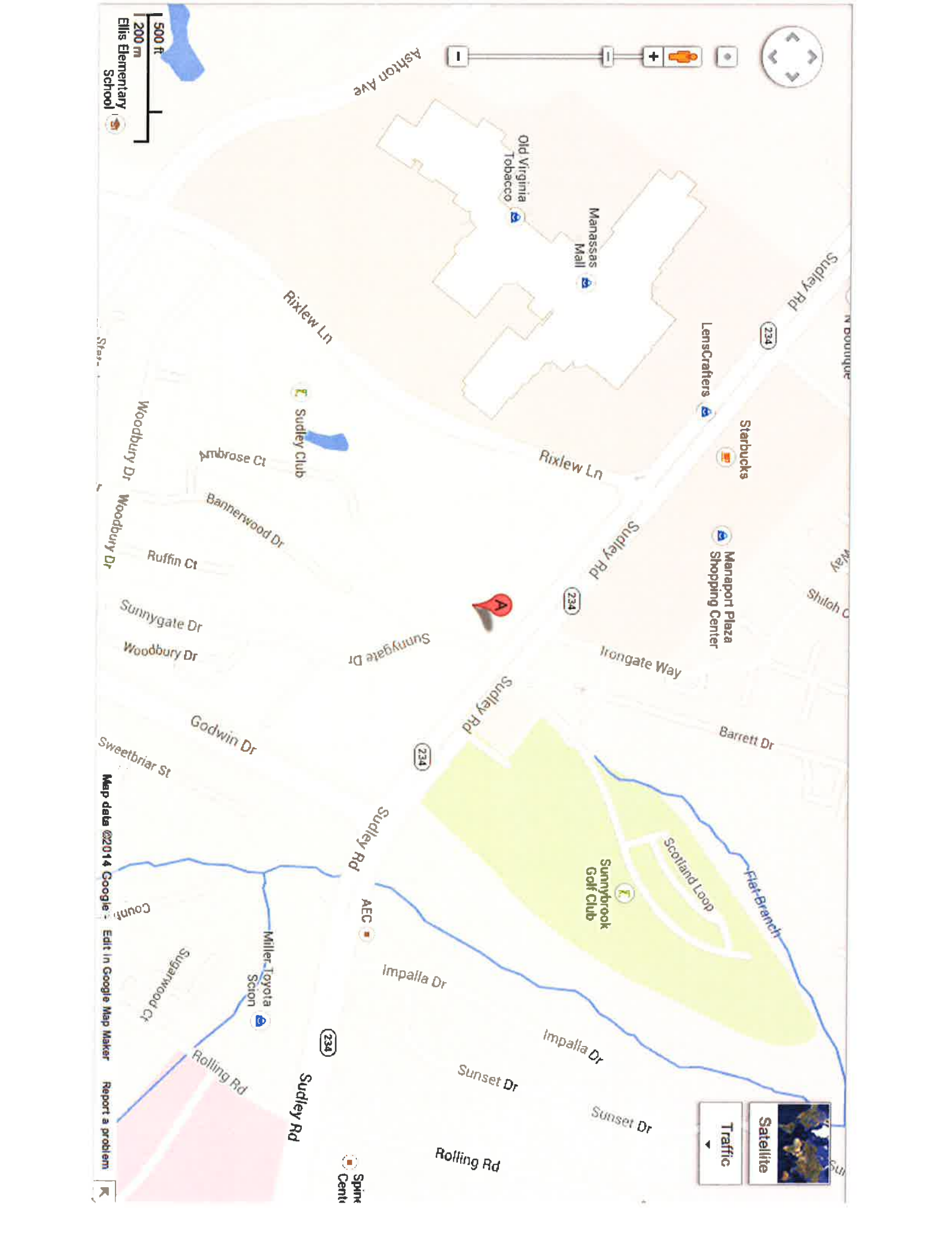
GENERAL INFORMATION
FOR LEASE PROPERTY

- Ownership:** Steven L. Cowles, Trustee
- Acreage:** 3.8171
- PIN:** Prince William County – 7696-85-1866
8430 Sudley Road, Manassas, VA
- Zoning:** B-1 General Commercial with restrictions
- Comprehensive Plan:** GC (General Commercial)
- Description:** This parcel may be developed under Prince William County zoning ordinance for commercial related uses. Some commercial uses such as self-storage, car wash, and motor vehicle sales (see proffers).
- Frontage:** 250 feet of road frontage on Route 234 (Sudley Rd.) and 400 feet fronting Sunnygate Drive.
- Assessment:** \$743,200 (2014)
- Price:** \$2,650,000 (\$15.96 per square foot)
- Brokerage:** Pete Ebert of Farms & Acreage, Inc. 3% commission to be paid to Buyer's Broker.
- Note:** Information above and enclosed is deemed to come from reliable sources but is not guaranteed and is subject to errors and omissions.

**SHOWN BY APPOINTMENT ONLY
FOR FURTHER INFORMATION AND APPOINTMENT TO INSPECT
CONTACT FARMS & ACREAGE, INC.
703 591-7020**



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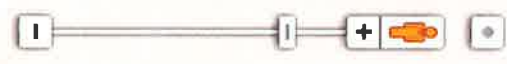


500 ft
200 m
Ellis Elementary School

Ashton Ave

Old Virginia Tobacco

Manassas Mall



Rixlew Ln

LensCrafters

Starbucks

Manaport Plaza Shopping Center

Sudley Club

Rixlew Ln

234

234

Woodbury Dr

Woodbury Dr

Bannerwood Dr

Ruffin Ct

Sunnygate Dr

Woodbury Dr

Sunnygate Dr

Irongate Way

Barrett Dr

Godwin Dr

Sweetbriar St

234

Sudley Rd

Sunnybrook Golf Club

Scotland Loop

Flat Branch

Map data ©2014 Google

Miller Toyota

Scion

Sugarwood Ct

Rolling Rd

Sudley Rd

AEC

Impalla Dr

234

Sunset Dr

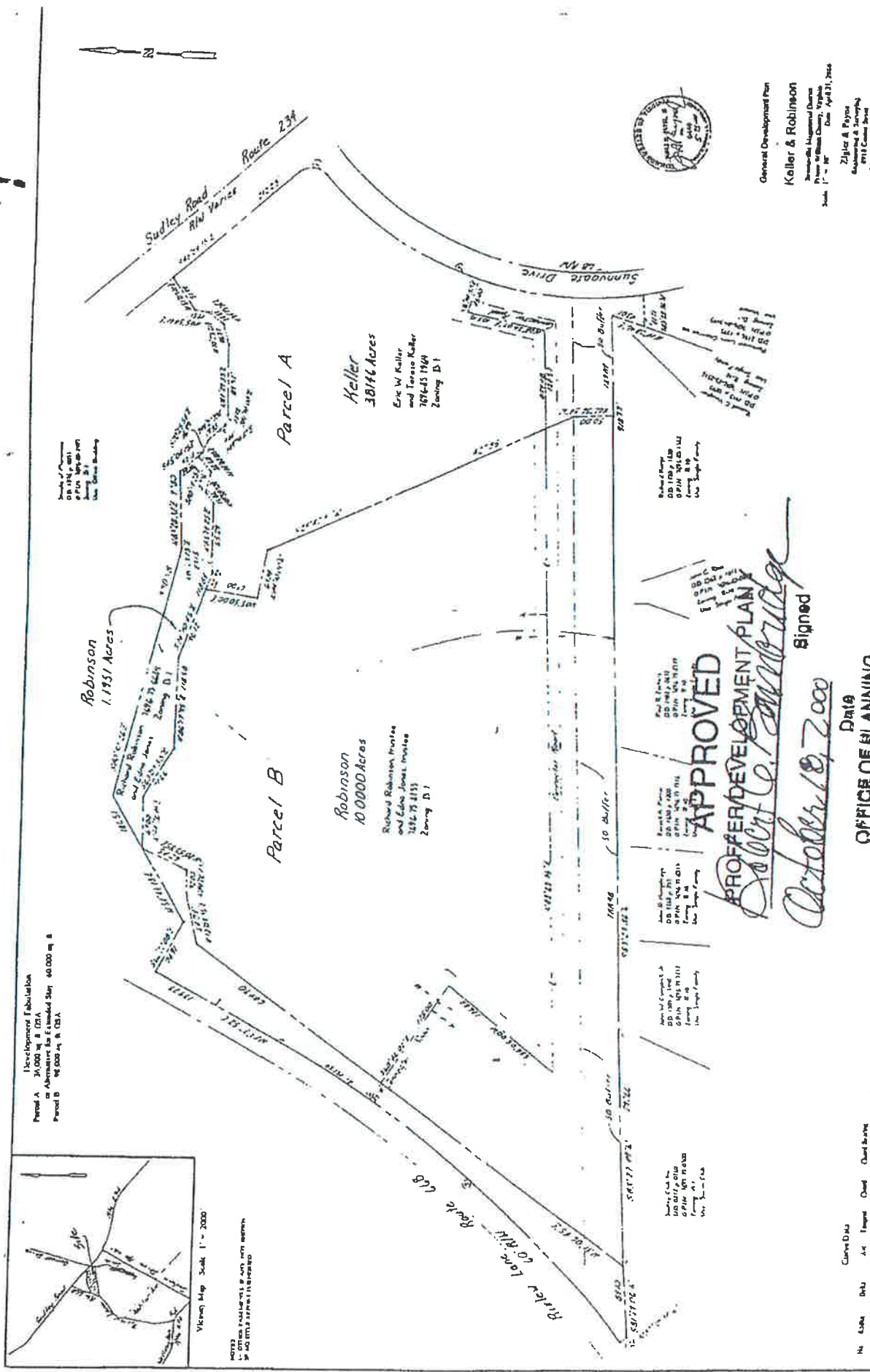
Impalla Dr

Sunset Dr

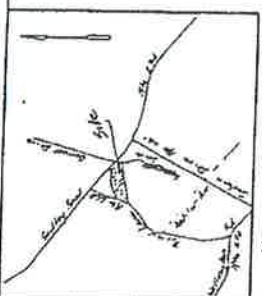
Rolling Rd

Spike Centre





Development Fabrication
 Parcel A 24,000 sq ft (7A)
 or Alternative for Extended Stay 40,000 sq ft
 Parcel B 40,000 sq ft (7B)



Viewing Map Scale 1" = 2000'
 NORTH
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
 BY 10/11/2000

Robinson
 1,195.7 Acres
 Richard Robinson
 and
 Linda Jones
 2016 75 2153
 Zoning D.1

Robinson
 10,000 Acres
 Richard Robinson
 and
 Linda Jones
 2016 75 2153
 Zoning D.1

Keller
 3814.6 Acres
 Eric W Keller
 and
 Terese Keller
 707645 1949
 Zoning D.1

APPROVED
PROFFER DEVELOPMENT PLAN

Robert C. [Signature]
 Signed
 October 18, 2000

Date
OFFICE OF PLANNING



General Development Plan
Keller & Robinson
 Professional Development
 10000 Sunnyside Drive
 Prince of Georges County, Virginia
 20686
 Date: April 21, 2000
 Zilber & Payne
 Engineering & Surveying
 8913 Curtis Road
 Manassas, VA 20108
 703-791-9979

No. 1000
 Date
 As Prepared
 Check
 Check Date