

# PROPERTY FOR SALE

## 7835 RICHMOND HIGHWAY

HYBLA VALLEY | GUM SPRINGS | ALEXANDRIA

TARTAN  
PROPERTIES



### PROPERTY SUMMARY

**Sale Price:** \$3,000,000

**Lot Size:** 86,301 SF (1.98 ACRES)

**Zoning:** R-2 and C-8

**Cross Street:** Sherwood Hall Lane

### PROPERTY OVERVIEW

Residential redevelopment opportunity in Hybla Valley for an 86,300 SF lot, currently with 4,000 SF building. Location on the coming BRT (Bus Rapid Transit) scheduled to significantly increase the access and improve experience and lifestyle for residents and workers traveling the Richmond Highway Corridor, between the Huntington Metro and Fort Belvoir, ultimately leading to a Metrorail extension to Hybla Valley. The property provides immediate access to all parts of the county and national parks, an award-winning hospital, and a nationally acclaimed public school system.

### PROPERTY HIGHLIGHTS

- High visibility location with daily count of over 50,000 cars
- Easy in/out access via signalized intersection onto frontage road
- Zoning is C-8 and R-2. (The residential portion cannot be changed to commercial zoning.)
- Local amenities include Costco, Walmart, Starbucks, Home Depot, Michaels, DSW, CVS, UPS Store, Giant Food, Home Goods, Target, Lowe's and a variety of restaurants, banks, gas stations
- Currently served by Fairfax Connector, Arlington Transit, and REX (Richmond Hwy Express) linking King St, Eisenhower Ave, and Huntington METRO Stations with Ft. Belvoir
- To be served in the future by the Richmond Highway BRT (Bus Rapid Transit) system with new, dedicated bus lanes to increase access along the corridor from Huntington Metro to Fort Belvoir, with the ultimate goal of extending the METRORAIL's
- 2018 Real Estate taxes: \$16,655

Presented by:

**MIKE PORTERFIELD**

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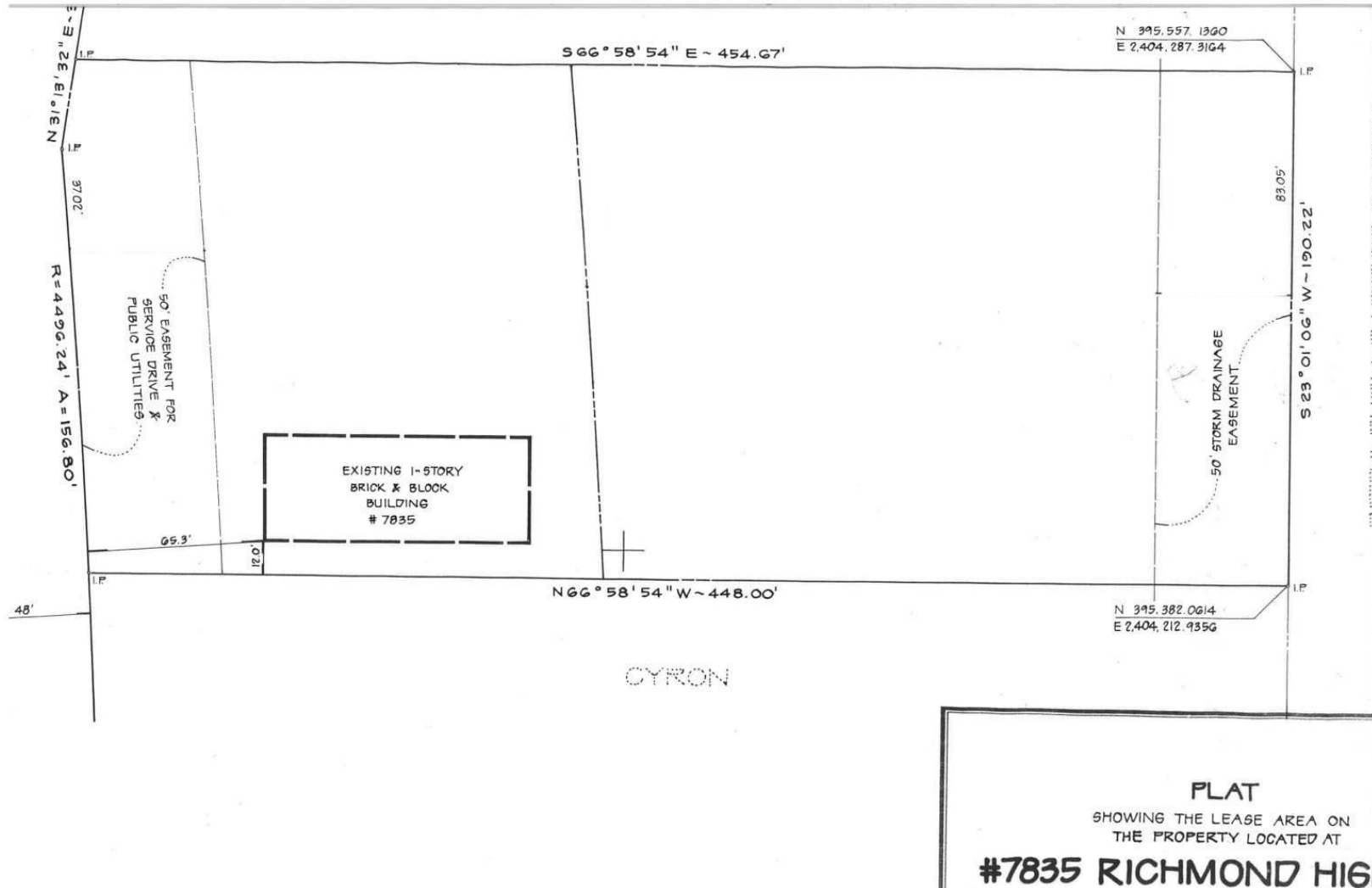
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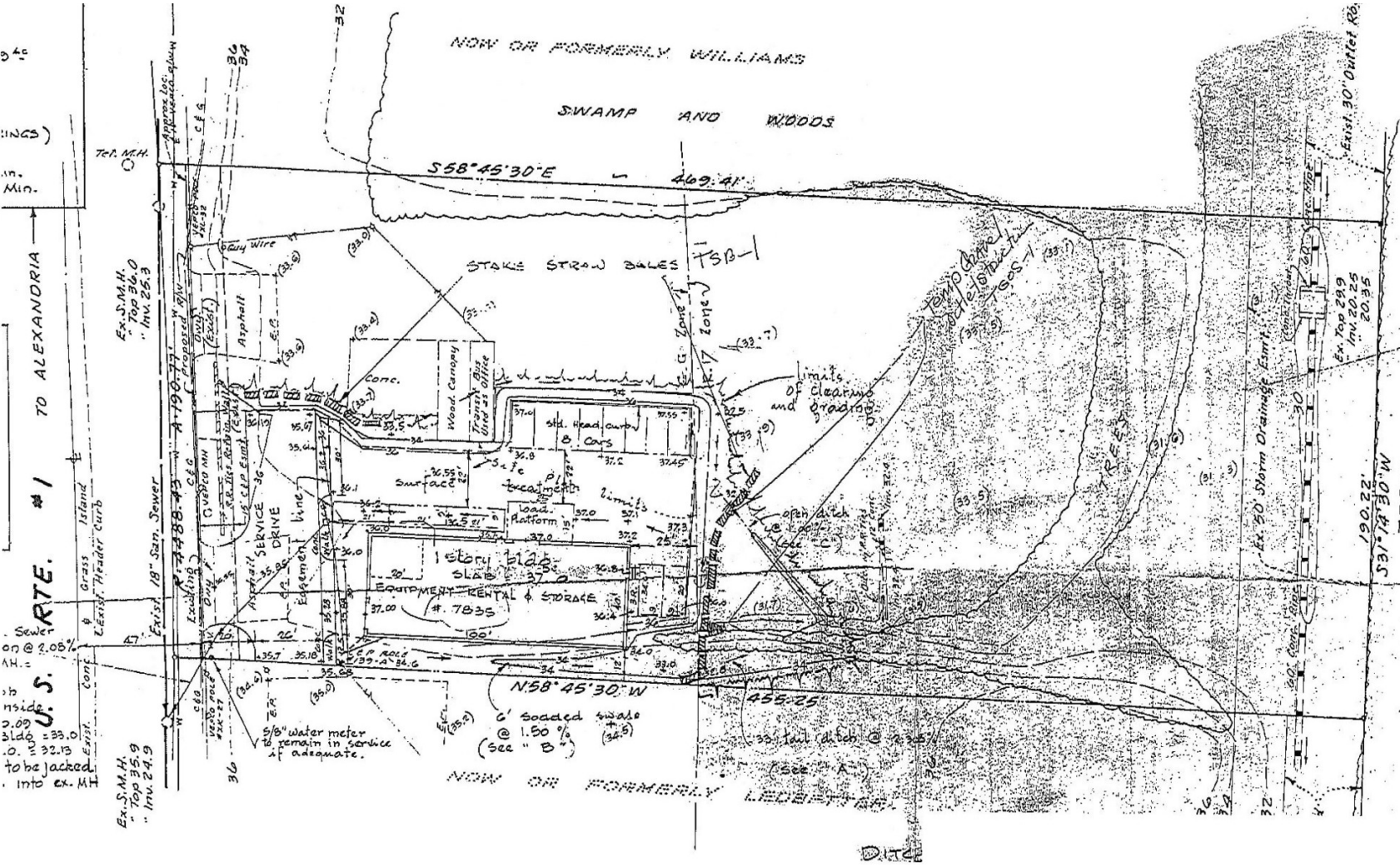


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**RICHMOND HIGHWAY BRT STATIONS**



Full map of the proposed Bus Rapid Transit (BRT) System with new, dedicated bus lanes to be operational in the late 2020's. [Gum Springs Station across from Property.]

**FCDOT**  
Virginia Department of Transportation  
1000 North 17th Street, Suite 200  
Arlington, VA 22209  
703-291-3000

**Richmond Highway BRT Project**  
Fairfax County Department of Transportation (FCDOT) ensures consideration in all projects and activities in accordance with Title VI of the Civil Rights Act of 1964 and the Americans with Disabilities Act (ADA). If you need this information in an alternate format, contact FCDOT at 703-877-5600, TTY 711.

**RICHMOND HIGHWAY BUS RAPID TRANSIT PUBLIC INFORMATION MEETING #2**  
FCDOT

**BOARD**  
10

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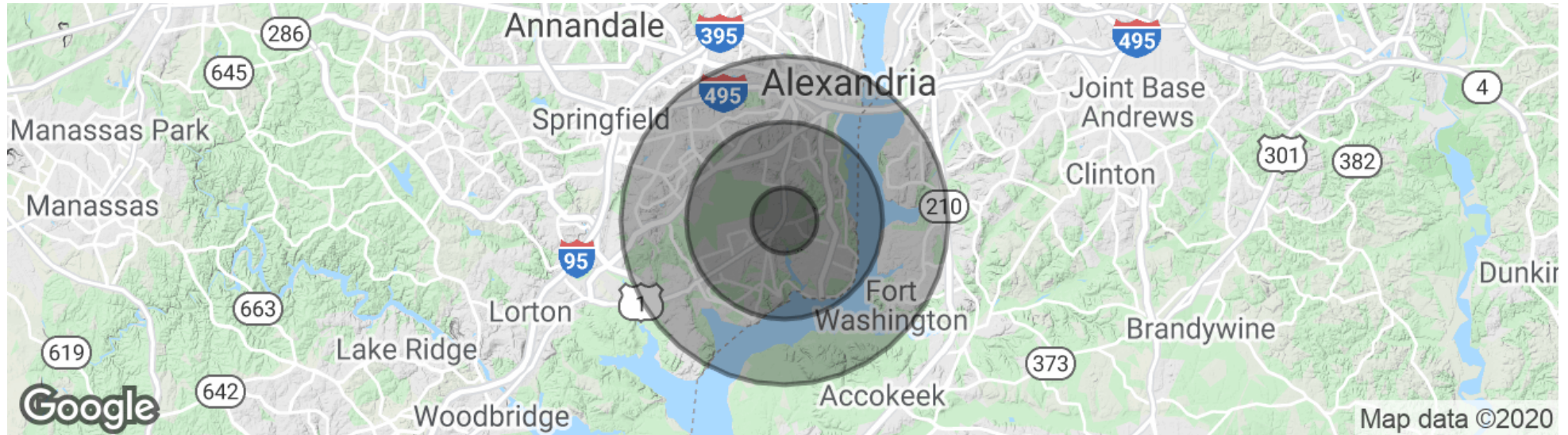
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	18,582	103,090	223,530
Median age	35.1	37.0	38.1
Median age (Male)	34.9	36.2	37.4
Median age (Female)	35.7	38.2	39.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,922	37,859	90,822
# of persons per HH	2.7	2.7	2.5
Average HH income	\$89,468	\$111,085	\$117,266
Average house value	\$563,089	\$541,804	\$545,806

\* Demographic data derived from 2010 US Census

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