



89 ACRES OF DATA CENTER LAND FOR SALE

AVAILABILITY

- Several Amenities Nearby
- New Connecting Road Under Development
- Near Dulles International Airport
- Strong Demographics
- High traffic counts

PROPERTY FEATURES

- Available: 89 Acres
- Flexible Zoning: PD-IP 1993 Revised
- Access to Utilities
- Power and Fiber adjacent to site
- Frontage along Route 50
- Site can be ready to build in 6 months
- Extensive site studies & engineering has been completed

DEMOGRAPHICS 2017

	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	1,698	10,438	21,413
AVG HH INCOME	\$125,870	\$163,758	\$172,121

TRAFFIC COUNTS

ROUTE 50	71,000 ADT
EVERGREEN MILLS RD.	15,000 ADT
GUM SPRINGS RD.	12,000 ADT

SITE PLAN

ARCOLA LAND PARCEL A

JOHN MOSBY HWY , ALDIE, VA 20105



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NAkl**nb**

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