

Van Metre

Austin Ridge Center

I-95 | COURTHOUSE RD | AUSTIN RIDGE DRIVE | STAFFORD, VA

AUSTIN RIDGE CENTER



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EXECUTIVE SUMMARY

Location:

Austin Ridge Rd. & Courthouse Dr., Stafford, Virginia
22554 (38.427089°, -77.424174°)

Parcel Size:

Phase I (pads): 12.94 +/- acres; Phase II (grocery and inline): 11.24 +/- acres;
Phase III (TBD): 11.99 +/- acres; Phase IV (TBD): 6.94 +/- acres

Current Zoning:

B-2 (Urban Commercial)

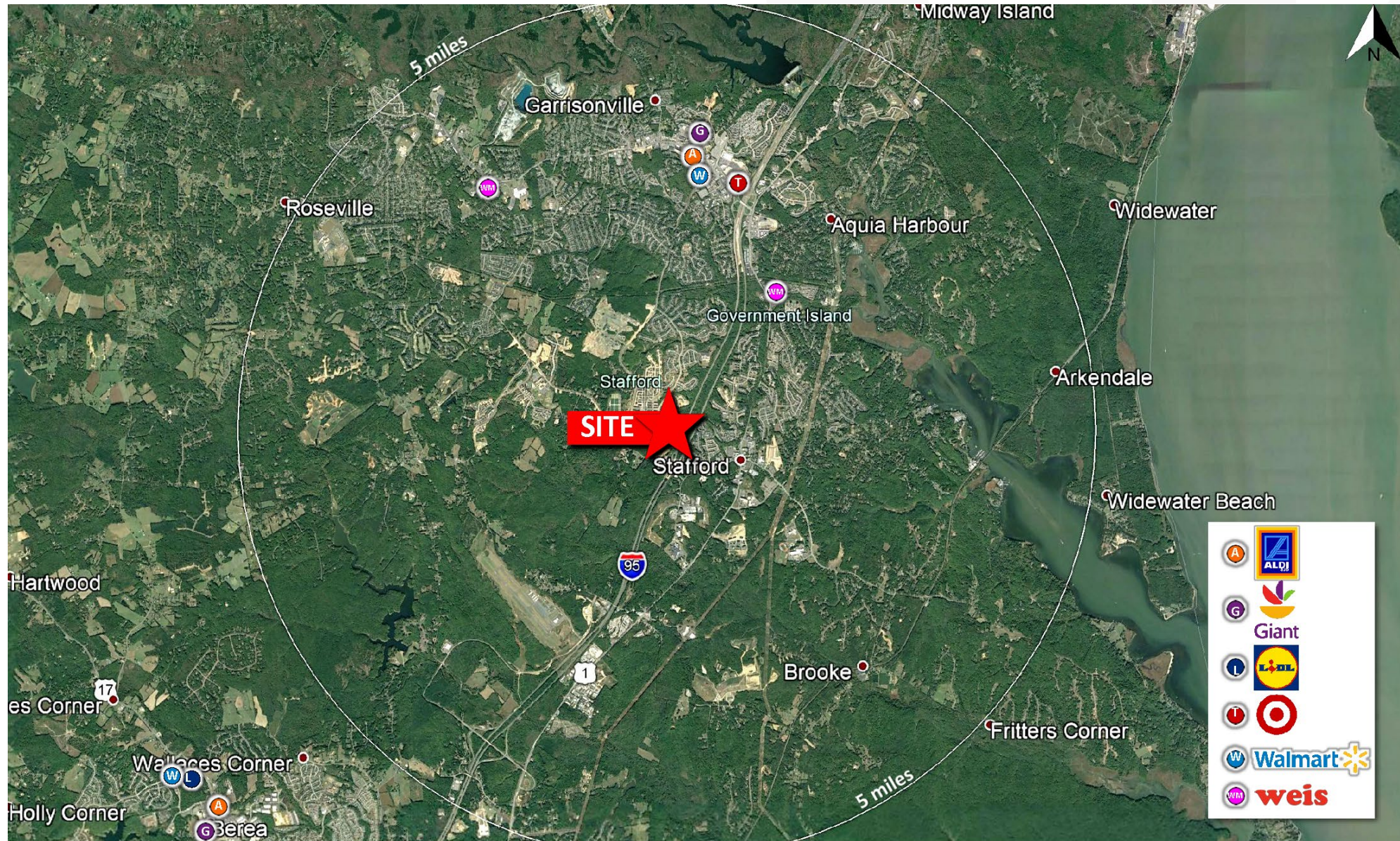
Summary:

- Located at an I-95 interchange (137,000 AADT along I-95)
- 40 active residential developments within a 5 mile radius
- Various road improvements impact the site, including extension of the I-95 interchange, expansion of the Park and Ride Lot to 1,100 parking spaces, and widening of Rt. 630/ Courthouse Road for two to four lanes
- Near Marine Corps Base Quantico, with nearly 12,000 military and civilian personnel
- Pad delivery estimated 2nd quarter 2020. Inline delivery estimated 1st quarter 2021



COMPETITION MAP

AUSTIN RIDGE CENTER







ILLUSTRATIVE RENDERING



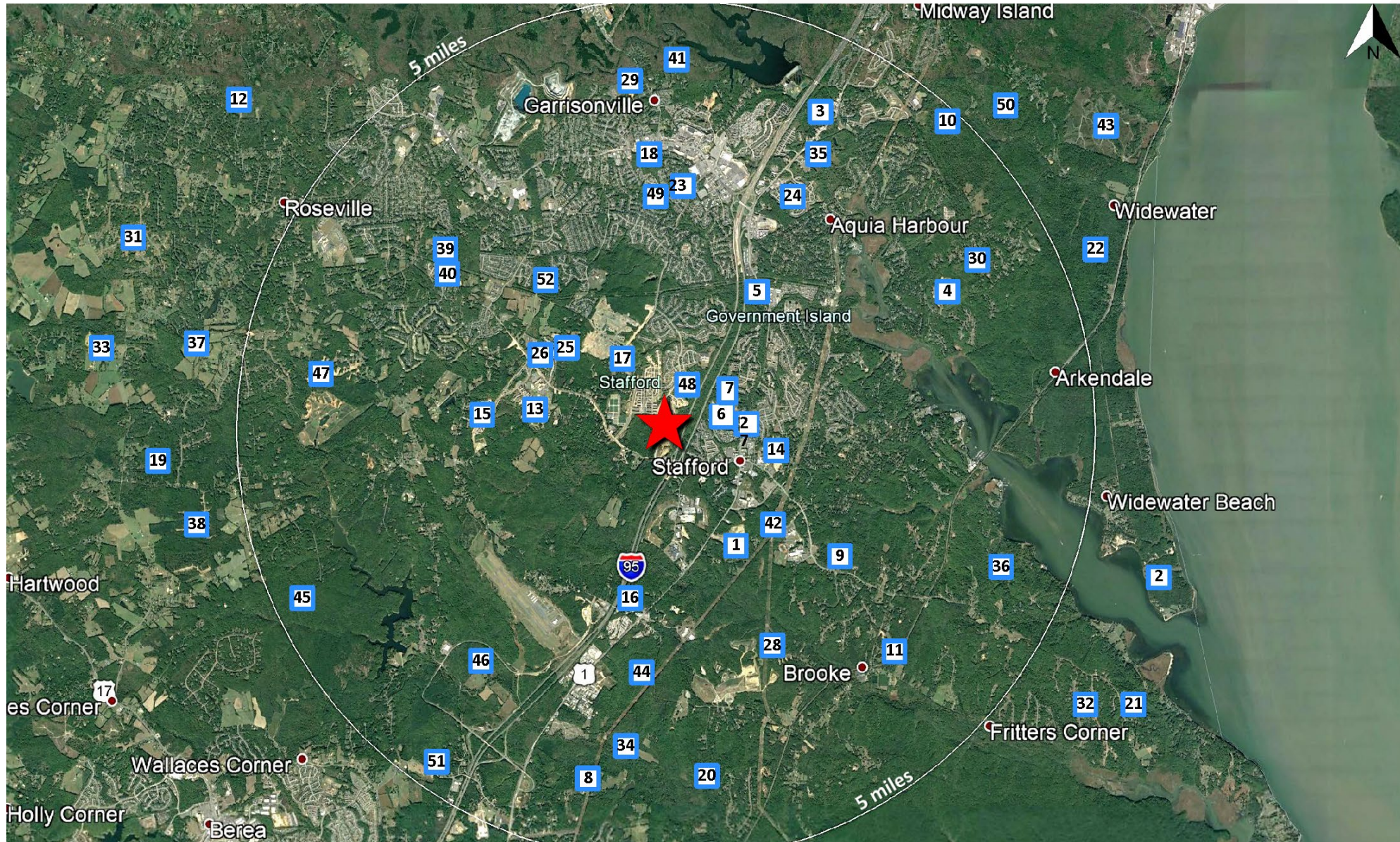
PRELIMINARY SITE PLAN -COMPLETED ROAD NETWORK

AUSTIN RIDGE CENTER



Site Plan Illustrative





CURRENT RESIDENTIAL DEVELOPMENTS - INFORMATION

#	Name	Approved Units	Built Units	Price Range
1	Abberly Apartments	288	136	
2	Aquia Crest Estates	8	0	
3	Aquia Hollow (Townhomes)	106	0	
4	Aquia Overlook	86	58	
5	Austin Park Centre	74	0	
6	Bells Hill Terrace (Townhomes)	50	0	
7	Bells Valley (Moncure Valley)	117	100	
8	Bluffs at Cranes Corner	21	9	
9	Brooke Point Estates	23	2	
10	Cavin Property	71	0	
11	Chapel Ridge	15	0	
12	Churchill Meadows	36	1	
13	Colonial Forge	538	495	
14	Courthouse Manor	75	5	
15	Courtyards at Colonial Forge	49	0	
16	Ellison Estates	23	3	
17	Embrey Mill	1,602	432	From the \$300s to \$500+
18	Garrison at Stafford	453	0	
19	Grand Garden Estates	8	1	
20	Granville Estates	52	0	
21	Guys Overlook	10	6	
22	Hamlets at Widewater	194	0	
23	Hampton Run	40	0	
24	Hills of Aquia	268	242	
25	Liberty Knolls	99	81	
26	Liberty Knolls West	51	0	

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#	Name	Approved Units	Built Units	Price Range
27	Moncure Estates	82	44	
28	Mount Hope Estates	16	6	
29	Onville Estates	38	0	
30	Patriot Ridge	16	0	
31	Poplar Estates	133	126	
32	Poplar Hills	107	80	
33	Poplar Manor Estates	35	2	
34	Potomac Creek Overlook	24	0	
35	Reserve at Woodstock	40	0	
36	River Park Estates	27	0	
37	Robinson Farm	15	0	
38	Saratoga Woods	58	4	
39	Shelton Knolls	94	0	
40	Shelton Woods	95	39	
41	Smith Lake Estates	31	20	
42	Spartan Oaks	15	2	
43	St. Andrews on the Potomac	122	0	
44	Stafford Town Station	145	0	
45	Staffordshire	336	0	
46	Sycamore Grove	170	0	
47	The Glens	212	122	
48	Westgate at Stafford Courthouse	51	27	
49	Whitson Woods	55	0	
50	Widewater Hills	68	0	
51	Williams Estates	11	3	
52	Winding Creek	97	0	



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CURRENT RESIDENTIAL DEVELOPMENTS - INFORMATION

- Interstate 95 / Route 630 (Courthouse Road) Interchange Relocation and Route 630 Widening
- Starting in Fall 2017, construction began to build the I-95 interchange at Exit 140 (Route 630 / Courthouse Road) in Stafford County as a diverging diamond interchange.
- This project will relocate the Exit 140 interchange slightly south of the existing interchange.
- The project will also relocate the intersection of Courthouse Road and Route 1 to the south to align with Hospital Center Boulevard.
- Courthouse Road will be widened to four lanes between Route 1 and I-95.
- West of I-95, Courthouse Road will be widened to four lanes to just west of Ramoth Church Road / Winding Creek Road.
- A permanent traffic signal will be installed at the end of the project.
- Construction will also realign Ramoth Church Road and Winding Creek Road to intersect at a traffic signal.
- On Oct. 19, 2016, the Commonwealth Transportation Board awarded a \$99.9 million design-build contract for this project to Shirley Contracting Co. Inc. of Lorton.
- Courthouse Rd. Park and Ride Lot
- This project will relocate and expand the VDOT Park and Ride lot on Courthouse Road in Stafford County.
- When construction is complete in 2020, two new Park and Ride lots will open along the relocated Courthouse Road east of I-95. The lots will have a total of 1,100 parking spaces.

- A lot north of Courthouse Road will have approximately 850 parking spaces, and will include a dedicated carpool / vanpool pickup and drop-off area to assist with High Occupancy Vehicle (HOV) use.
- This lot will also have a dedicated bus drop-off and pickup area. A smaller lot south of Courthouse Road will have an additional 250 parking spaces.
- Current lot users will see no change until summer 2018. The existing Park and Ride lot will remain open until that time.
- In summer 2018, the existing lot will be closed, and users will be shifted to a temporary lot east of I-95.
- The existing 545 parking spaces will be available during construction.
- VDOT asks that carpools, vanpools and transit riders continue ridesharing from this I-95 interchange during construction.



Ty Hausch, CCIM

Vice President of Commercial Leasing

D 703.272.2680

thausch@VanMetreCommercial.com

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VanMetreCommercial.com

