



RELATIONSHIP
DRIVEN
REAL ESTATE

CENTREWOOD DRIVE

MACHEN ROAD

MULTIPLEX DRIVE

6200 MULTIPLEX DRIVE CENTREVILLE, VA

4.80 ACRES OF LAND TO BE REZONED FOR RESIDENTIAL DEVELOPMENT

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BUSINESS TERMS

SALE PRICE	CONTACT CPG FOR GUIDANCE
STUDY PERIOD	60 DAYS
DEPOSIT	MINIMUM 5% OF PURCHASE PRICE
SETTLEMENT	SUBJECT TO APPROVALS
TERMS	CASH AT SETTLEMENT
OFFERS DUE	TBD

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal. There is no cooperating brokerage commission for this opportunity.

EXECUTIVE SUMMARY

CPG, as exclusive representative to the Seller, is pleased to present an opportunity to purchase a 4.8 acre infill property located on the north end of the Centre Ridge Marketplace at 6200 Multiplex Drive in a mixed-use setting that has a Comprehensive Plan Base designation of 16 – 20 dwelling units per acre (the “Property”). The offering consists of three parcels. One of the parcels is improved with a retail pad site with a vacant building and a surface parking lot, one parcel is vacant unimproved land, and one parcel has a dry pond stormwater management facility and is mostly covered by floodplain. **Centre Ridge Marketplace is a 104,100 retail center** that includes a Planet Fitness, Sweetwater Tavern, Chipotle, United Bank, Pivot Physical Therapy, and several other shopping and dining options. Additionally, the property is across the street from the Cinemark Centreville theater complex.

The Property is currently zoned Planned Development Commercial District (PDC). A zoning application to permit residential uses can be processed under the Property’s current PDC zoning or by rezoning it to PDH – both of these process take approximately 12 months. It is anticipated that the Site Plan process will take an additional 9 to 12 months for approval. The Seller has commissioned multiple conceptual land plans that have townhomes, **2 Over 2’s, and Side-to-Side** (Back-to-Back) units with densities ranging from **42 to 62 total dwelling units**.

The property at 6200 Multiplex Drive represents a rare opportunity to **entitle, develop, and build an infill townhome development** in a mixed-use setting that will offer future residents benefits and amenities that will create strong demand from future homebuyers. Contact CPG for additional information or to answer any questions you may have.



PROPERTY SUMMARY

ADDRESS 6200 Multiplex Drive, Centreville, VA 20121

FAIRFAX COUNTY PARCEL IDS 0651 10 0008, 0651 10 0009, and 0651 10 0010

LAND SIZE 4.80 acres

EXISTING BUILDING SIZE 4,100 SF

UTILITIES Public Water and Public Sewer

ZONING PDC

AFFORDABLE HOUSING REQUIREMENTS Varies depending on development plan. Refer to Land Use Memo in sharefolder

ANTICIPATED PROFFERS Refer to Land Use Memo in sharefolder

CONDITION

Parcel 10 is improved with a vacant retail (former bank) building with a surface parking lot and the other parcel is unimproved land. Parcel 9 has a floodplain easement that is approximately 0.4 acres that is mostly on the unimproved parcel. Parcel 10 has a dry pond stormwater management facility and has a floodplain easement that covers approximately 1.2 acres (82% of parcel area).

DEMOGRAPHICS (3MILE RADIUS)



92,632
POPULATION



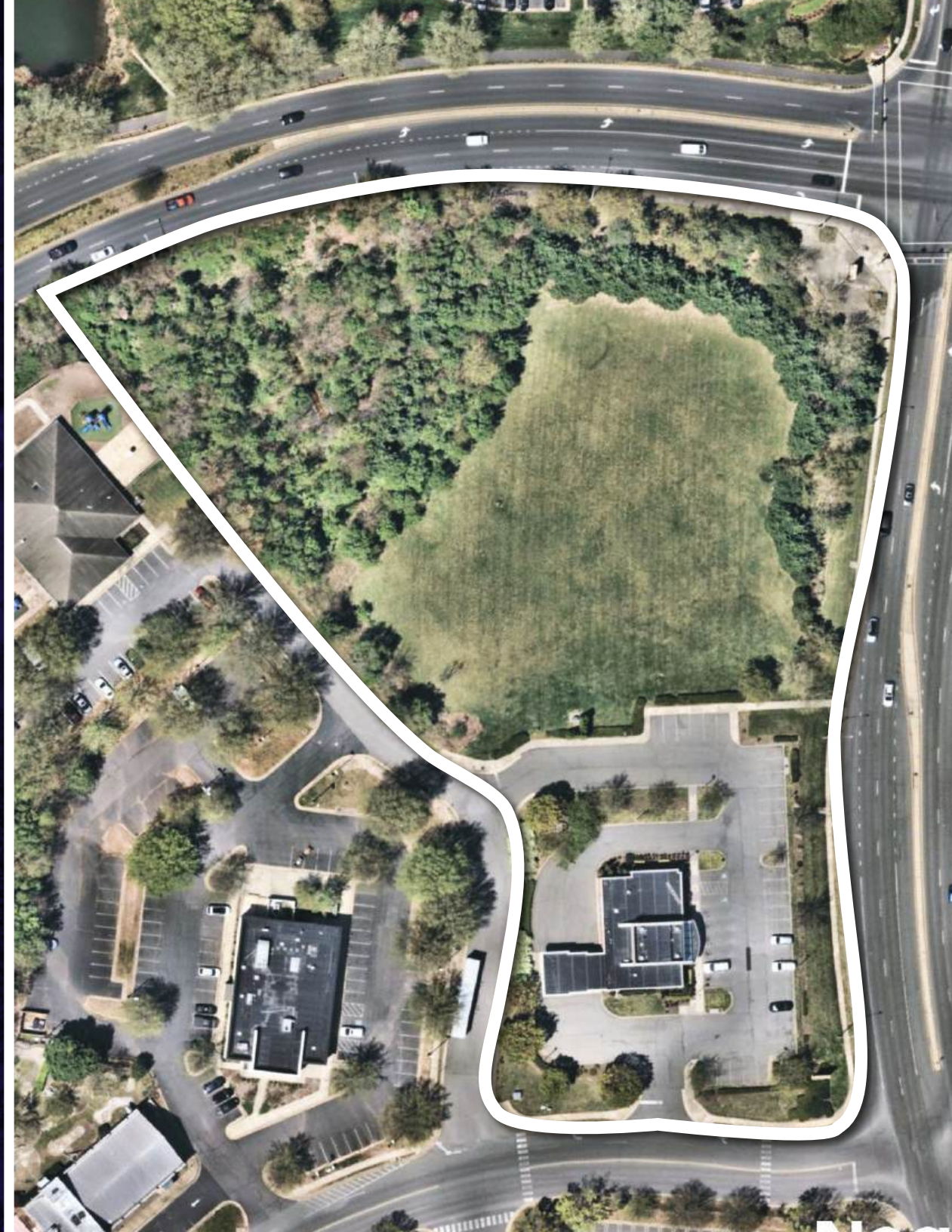
\$159,775
AVG INCOME



31,123
HOUSEHOLDS



2,307
BUSINESSES



SITE MAP



III. Existing Zoning Approval

The Property is subject to the Centre Ridge rezoning RZ 81-S-058 (concurrent with RZ 86-S-096), which was approved by the Fairfax County Board of Supervisors (the “Board”) on December 15, 1986. The Centre Ridge rezoning applied to an approximately 448-acre tract, which was rezoned to the PDH-2, PDH-12, PDH-20, and PDC zoning districts. The approved rezoning applications divided the 448-acre tract into 12 land bays. The Property is located in Land Bay 11. The following are approved rezoning applications that govern the Property.

- RZ 91-Y-010 (concurrent with PCA 88-S-083 and PCA 81-S-058-2): This application was approved by the Board on October 28, 1991, subject to proffers dated October 24, 1991. This approval rezoned Land Bay 11 to the PDC zoning district to permit development of an additional 138,500 square feet of commercial uses within the Centre Ridge development [see Exhibit B].
- PCA 91-Y-010-2 (concurrent with PCA 81-S-058-5): This application was approved by the Board on June 6, 1994, subject to proffers dated April 29, 1994. The approvals modified the permitted building and uses on Land Bays 10 and 11B of the Centre Ridge development [see Exhibit C].
- PCA 91-Y-010-03 and FDPA 91-Y-010-02: The Property is subject to proffered development conditions dated January 18, 2005 (the “Proffers”), final development plan conditions dated January 25, 2005 (the “Development Conditions”), and a Conceptual Development Plan/Final Development Plan dated January 15, 2025 (the “CDP/FDP”) [see Exhibit D].

III. Existing Zoning Approval

Land use and development in the County are guided by recommendations set forth in the Fairfax County Comprehensive Plan (the “Comprehensive Plan”). These policy recommendations are carefully considered in discretionary legislative actions (e.g., rezonings, special exceptions, and Planning Commission reviews subject to Va. Code § 15.2-2232).

The Property is included within the Sub-Unit D-2 of Land Unit D of the Centreville Suburban Area of the Area III Comprehensive Plan. Land Unit D-2 is planned for residential uses at 16 to 20 units per acre as a baseline recommendation, alongside an alternative option for commercial development including a movie theater, child care center, and retail/office uses if certain conditions are met [see Exhibit E]. Based upon our informal discussions with staff (discussed below in Section VI), redevelopment of the Property solely for residential uses should be considered in conformance with the Comprehensive Plan’s general recommendations for the Property.

However, the Property is included in an ongoing Comprehensive Plan amendment study (PA 2022-III-BR1), which is being led by DPD-Planning Division staff and the Centreville Planning Study Task Force (the “Task Force”). As discussed below, the Task Force is presently considering amendments to the Comprehensive Plan and, in particular, Land Units D-2 and -3.

V. Proposed Zoning & Process

Depending upon the number and type of residential units proposed, a zoning application to permit residential uses could be processed under the Property’s existing PDC zoning or by rezoning to the PDH zoning district [see Exhibit F]. Bowman should determine which zoning district most closely aligns with the proposed residential community in terms of lot and building dimensions, and open space requirements.

Retaining the Property’s PDC zoning or rezoning to the PDH zoning district will require approval of a CDP or CDPA by the Board and approval of a FDP or FDPA by the Planning Commission. A proffer condition amendment (“PCA”) or proffered rezoning will also be required in the event the PDH zoning district is selected.

These approvals may be processed concurrently, and generally take approximately 12 months from application submission to a vote by the Planning Commission and Board. An anticipated project review schedule, assuming a project start date of January 1, 2026, is attached as Exhibit G.

When an application is submitted, it is reviewed to ensure that it meets the minimum submission requirements outlined in the Zoning Ordinance. The submission requirements for rezoning/CDP/FDP applications are attached as Exhibit H. The staff review process takes approximately four weeks.

Once the applications are accepted, a tentative hearing date will be scheduled before the Planning Commission. In addition, upon acceptance, the applications will be assigned to a staff coordinator, who will review and evaluate the submission. The staff coordinator will assemble comments from other review agencies and may suggest modifications to the submission. Roadside will also be expected to submit proffers, as discussed below.

During the review process, it will be important to meet with Sully District Supervisor Kathy L. Smith and her Planning Commissioner, Evelyn Spain. Roadside will also need to meet with adjacent neighborhoods, and we will work with Supervisor Smith on a list of suggested outreach meetings. These will include meeting with the Sully District Council and Western Fairfax County Citizens Association, which are advisory citizen organizations that meet monthly in one joint meeting. Typically, land use applications are presented twice; once for information purposes, and once for a vote.

Towards the conclusion of the review process, the staff coordinator will prepare a staff report that will be published approximately two weeks prior to the scheduled hearing before the Planning Commission. The report will recommend either approval of the application subject to proffers (for the CDP) and conditions (for the FDP), or denial.

The applications will be the subject of two public hearings; the first before the Planning Commission which will make a recommendation on the rezoning/CDP and take final action on any FDP; and a second and final hearing before the Board which will take action on the rezoning/CDP.

IX. Conclusion

As noted above, redevelopment of the Property with residential uses and, in particular stacked townhomes, condominium flats, and triplex units, appears acceptable to staff and Supervisor Smith. While townhomes may also be acceptable, staff and Supervisor Smith have expressed a strong desire for alternative product types that will deliver additional housing supply and ownership opportunities.

As part of this process, the Applicant will be required to mitigate development impacts through proffer commitments that address housing, transportation, environmental sustainability, community amenities, and public facilities.

The rezoning process is expected to take a minimum of 12 months from application submission to a vote by the Board of Supervisors. Throughout this period, the proffer negotiation process will involve coordination with County staff, community stakeholders, the Planning Commission, and the Board to ensure the final commitments are aligned with County policies and the community's expectations.

In terms of next steps, the Task Force intends to evaluate revisions to Land Unit D in the December 2025 timeframe. It may be advantageous to provide DPD staff and the Task Force with suggested language to incorporate into the Comprehensive Plan text. Prior to this, we suggest refinements to the proposal and one or more meetings with DPD staff.

This memorandum should not be interpreted as a formal opinion of this firm. With the exception of the two preliminary meetings noted above, we have not consulted staff in the preparation of this memorandum.

We are available to discuss upon review.

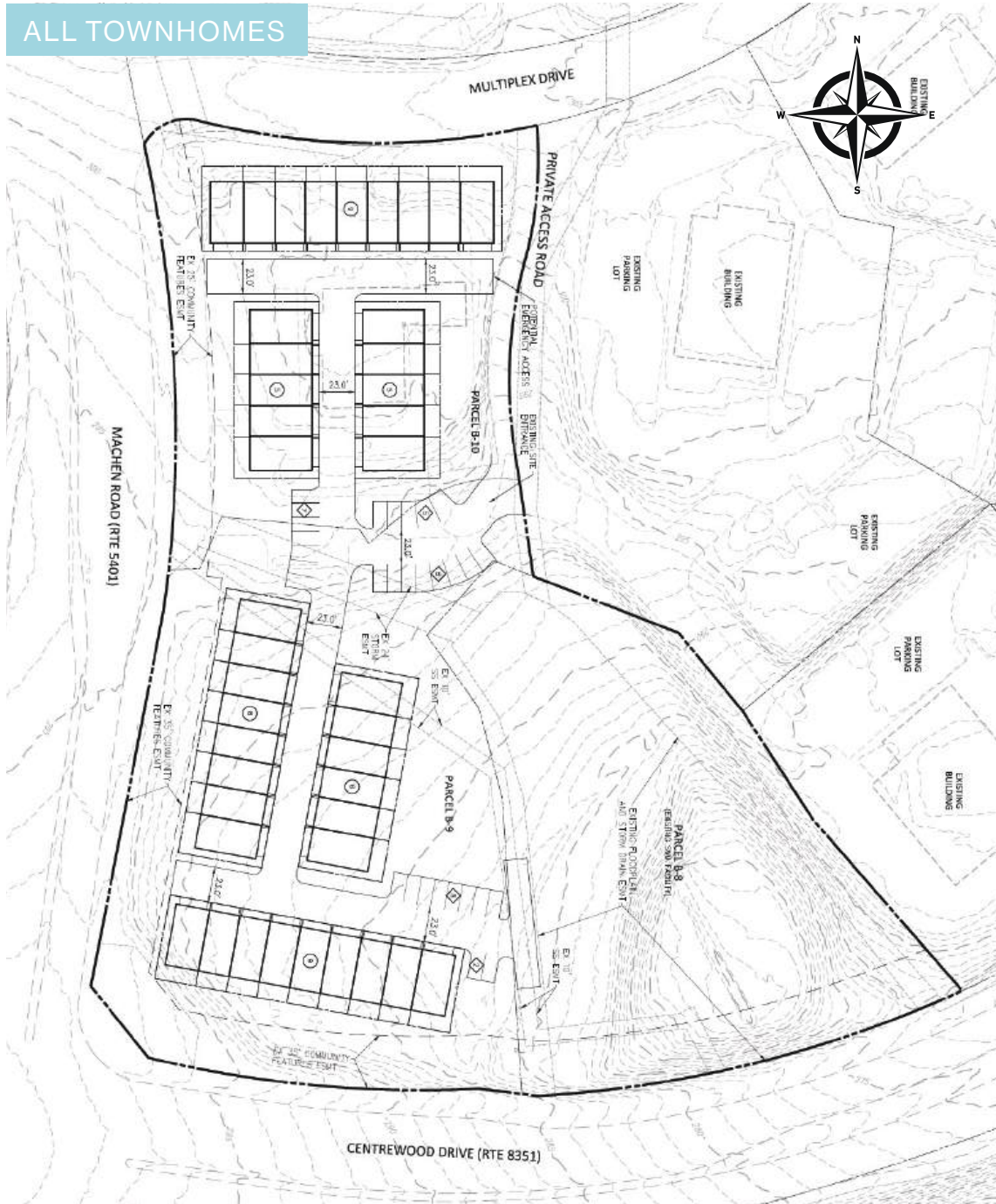


LAND USE CONSULTANT:

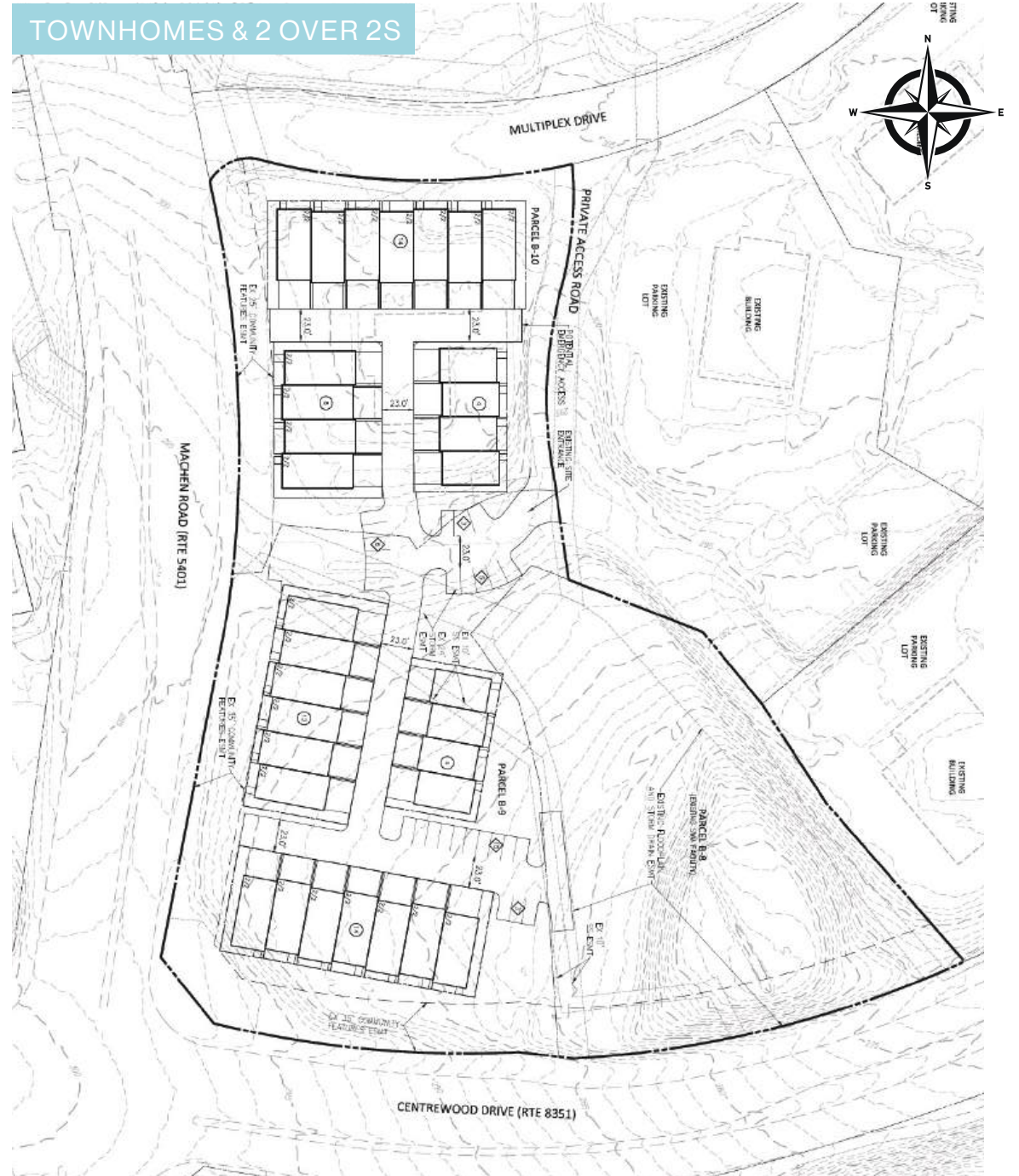
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CONCEPTUAL PLANS

ALL TOWNHOMES

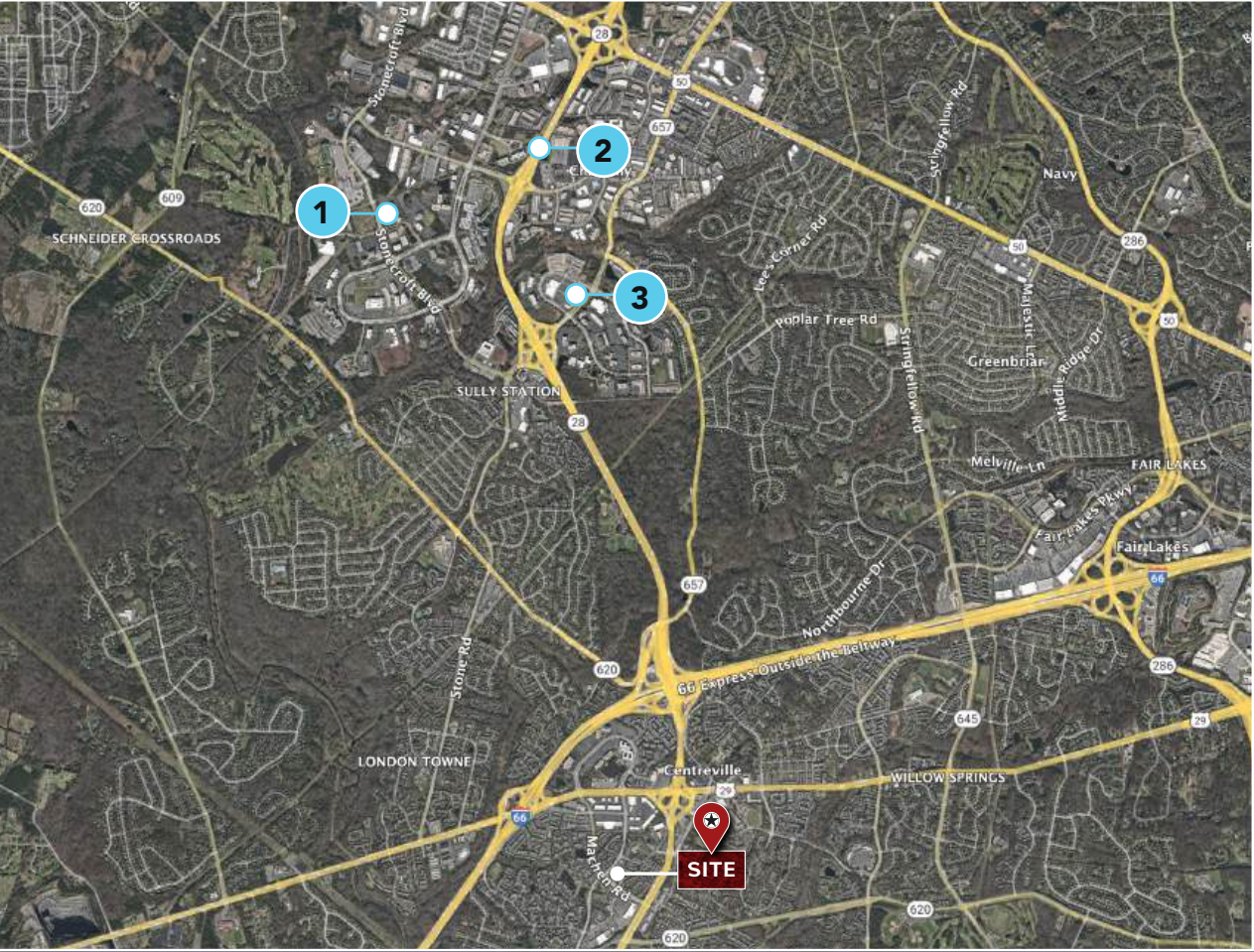


TOWNHOMES & 2 OVER 2S



MARKET COMPS

There are three comparable new home projects in the Westfields submarket near 6200 Multiplex Drive. None of the comparable projects will have remaining inventory by the time 6200 Multiplex Drive is ready to deliver lots. Based on the comparable projects, we believe that new homes will sell with base pricing from the high \$500,000s to the high \$600,000s depending on product type and size.



GALLERY PARK AT WESTFIELDS K HOVNIANIAN

2 Over 2 Condo units with 1,619 & 2,479 SF
Selling from **\$564,990 & \$629,990**



THE ELLIPSE AT WESTFIELDS RYAN HOMES

TH Style Condo units with 1,608 – 2,481 SF
Selling from **\$574,990 to \$644,990**



COMMONWEALTH PLACE AT WESTFIELDS TOLL BROTHERS

2 BR Condos with 1,733 – 1,767 SF
Selling from **\$515,000**

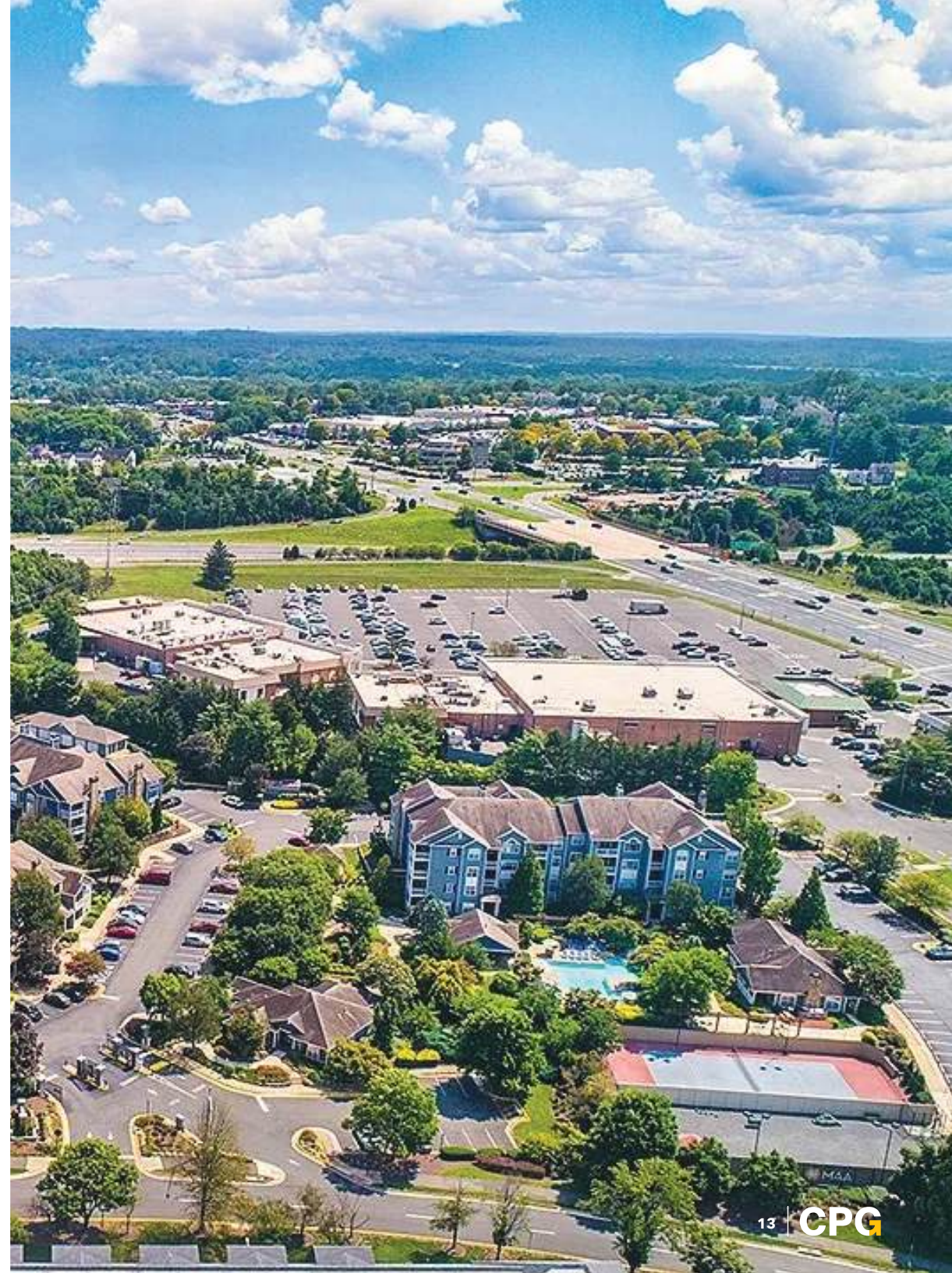
MARKET SUMMARY

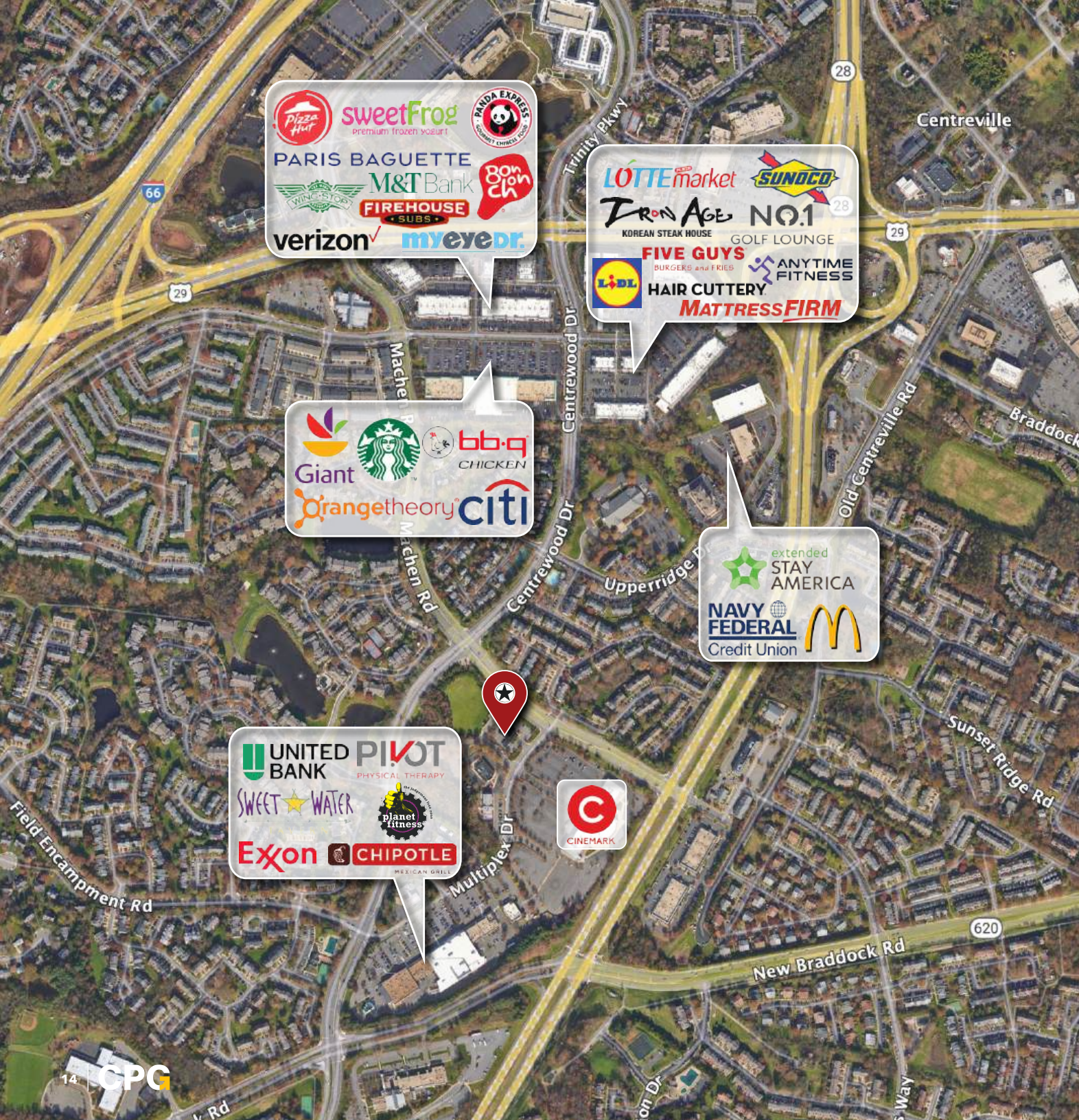
MULTIFAMILY IN CENTREVILLE, VA

Centreville, Virginia sits in western Fairfax County along the I-66 corridor and benefits from Northern Virginia's deep, high-income renter base and employment connectivity to the Dulles/Reston/Herndon tech corridor and the broader DC metro. The surrounding Fairfax County apartment market remains fundamentally tight, with countywide vacancy estimated at 4.4% in 2024 (down from 6.0% in 2023) and average fair-market monthly rents rising to ~\$2,092 (+3.6% YoY).

Within Centreville's immediate submarket, operating conditions are supported by strong household incomes (Centreville median household income ~\$143,704 in 2023), helping sustain demand even as the region digests recent deliveries and rent growth moderates from prior-cycle highs.

Looking ahead, market reports point to continued "healthy but normalizing" fundamentals across Northern Virginia—occupancies still high, absorption positive, and construction activity showing signs of cooling—supporting a stable outlook for well-located, commuter-oriented communities.





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