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FOR SALE

1324 MAYFLOWER DRIVE

MCLEAN, VA 22101

EXECUTIVE SUMMARY

CPG, as exclusive representative to the Seller, is pleased to present an opportunity to purchase 1324 Mayflower Drive in McLean, VA. The 10,500 SF lot with basement walkout conditions presents an excellent opportunity to build a custom home in the established Broyhill Estates neighborhood.

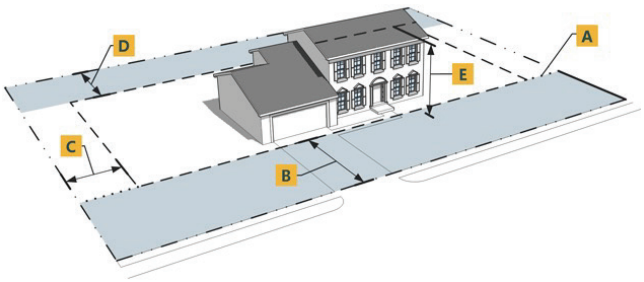
The property is ideally located in close proximity to major commuter routes including I-495, Old Dominion Drive, and Dolley Madison Boulevard providing convenient access throughout the DMV area. The property is walking distance to McLean Central Park, McLean Library, McLean Community Center and all the shopping and dining options that Old McLean has to offer. Regional attractions such as the Tysons Corner Mall and Capital One Center are a five-minute car ride away.

Contact CPG with any questions you may have to purchase this special lot in McLean.

ADDRESS	1324 Mayflower Dr, McLean, VA 22101
MAP ID #	0301 12 0052
MUNICIPALITY	Fairfax County
LAND AREA	10,500 SF
EXISTING CONDITIONS	Single-story 3-bedroom house with basement built in 1958
LOT DIMENSIONS	Approximately 82′ wide and 128′ deep
TOPOGRAPHY	Property slopes moderately from front to back of lot. Ideal conditions for a walkout basement
SCHOOLS	Franklin Sherman Elementary, Longfellow Middle, McLean High
UTILITIES	Public water, sewer and gas
DEVELOPMENT STANDARDS	A. Lot Width (min): 80′ B. Front Setback (min): 30′ C. Side Setback (min): 12′ D. Rear Setback (min): 25′ E. Building Height (max): 35′

DEMOGRAPHICS (3 MILE RADIUS)

90,543	$191,952	35,462	8,782
POPULATION	AVG INCOME	HOUSEHOLDS	BUSINESSES



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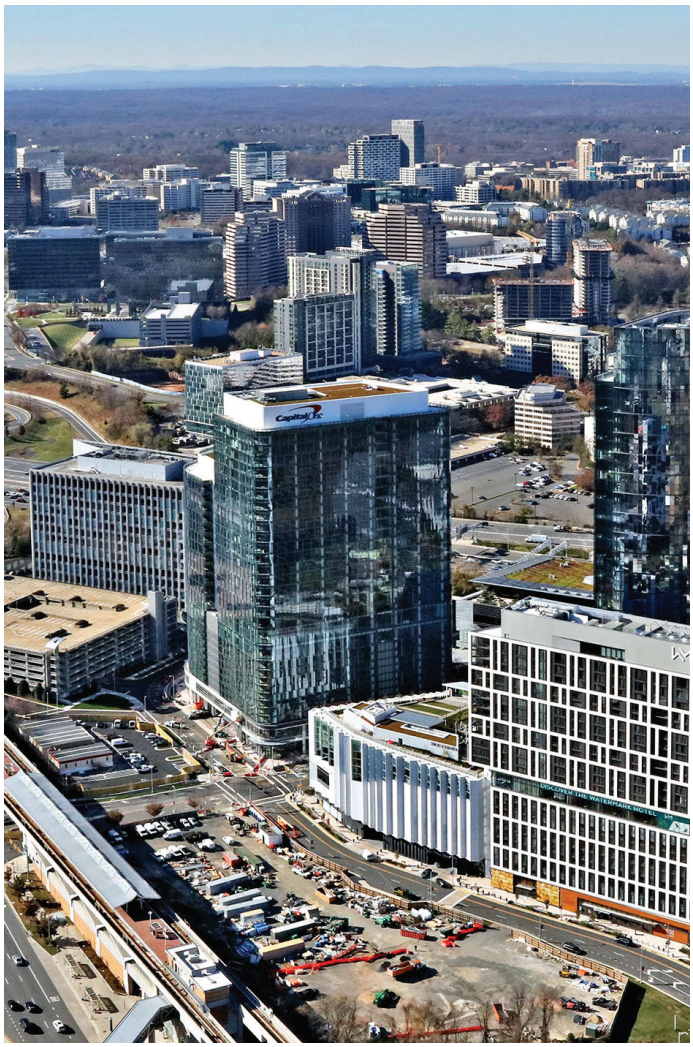
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MARKET SUMMARY

McLean, Virginia, is one of Northern Virginia's most affluent and desirable residential markets, known for its established neighborhoods, high property values, and proximity to Washington, D.C. Located in Fairfax County, McLean offers convenient access to major employment centers, including Tysons, Arlington, and downtown Washington, D.C., via Interstate 495, Route 123, and the George Washington Memorial Parkway. The area benefits from exceptional demographics, with a median household income exceeding $250,000 and a median owner-occupied home value of approximately $1.41 million.

McLean's residential market continues to attract buyers seeking spacious homes, established communities, and proximity to top-tier retail, dining, and employment opportunities. Located within the Broyhill McLean Estates neighborhood, 1324 Mayflower Drive benefits from its proximity to downtown McLean, neighborhood amenities, and the expanding Tysons commercial district. With its affluent population, strong residential property values, and strategic location within the Washington metropolitan area, McLean remains a highly desirable market for residential ownership and long-term real estate investment.



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