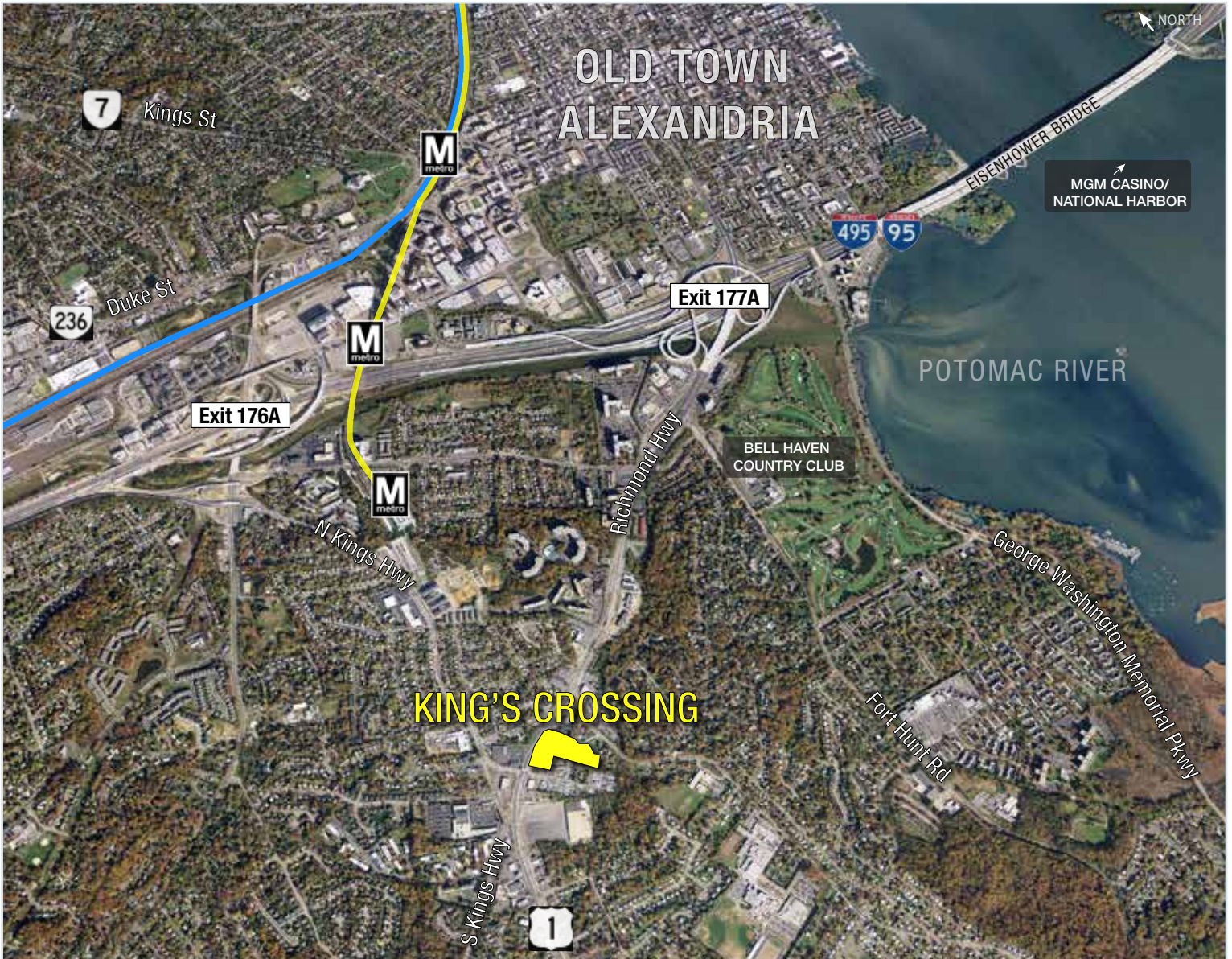


KING'S CROSSING

Residential Development Site
FOR SALE



HIGHLIGHTS

- Located in King's Crossing Planning Area, Fairfax County
- 1/2 Mile to Huntington Metro Station
- 1 Mile from I-95/I-495 Interchange
- 1.5 Miles to Old Town Alexandria
- 6.35 Acres
- Plan Calls for up to 1.5 FAR or 414,909 SF
- Sale Subject to Zoning
- Extensive Studies Available
- Close-in High Growth Redevelopment Area

Entitlement and Land Development issues have been extensively studied and vetted.

AREA DEVELOPMENT PROJECTS

1. THE SHELBY (Insight Property Group)

Site work began in December 2012 on this 240-unit luxury apartment building on a 3.38-acre site. The site was re-planned as part of the Comprehensive Plan amendment for the Penn Daw area approved in April 2012. Construction on this \$54 million development is complete, and the Shelby opened in November 2014.

2. PENN DAW PLAZA (Combined Properties)

Combined Properties has announced plans to demolish the 50-year old shopping center and replace it with a mixed-use development including 400 apartments, 41 townhomes and 44,000 square feet of retail. The zoning was approved in January 2014 with groundbreaking planned Spring 2016.

3. THE GRANDE AT HUNTINGTON (Capital Investment Advisors)

Following approval of a Comprehensive Plan Amendment in December 2012, the rezoning application to redevelop the Adler Shopping Center to a mixed-use project with 275 residential units and 25,000 square feet of ground-level retail space was approved in June 2013. Commencement of construction estimated 2016.

4. FAIRFIELD INN & SUITES (Hersha Group)

The plan was approved in 2011 to demolish the Fairview Motel at 6417 Richmond Highway and replace it with a 108 room Fairfield Inn & Suites. Construction is underway with opening estimated in 2016.

5. CITYSIDE HUNTINGTON METRO (Carlyle Group)

Proposed five-story, 145-unit infill apartment building on the site of the existing Cityside property. The development would replace a surface parking lot with an underground parking structure for the entire property, and the new building would be constructed on top of the parking deck.

6. THE PARKER AT HUNTINGTON STATION (MRP Realty)

Rezoning approved to tear down the 40-year old VSE office building located next to the Huntington Metro and replace it with a 390-unit multifamily development, a 15-story, 260,000 square foot office/retail building, and a 200-room hotel. The rezoning was approved in November, 2012 and construction was completed Spring 2015.

7. HUNTINGTON/BISCAYNE (A&R Development)

Zoning approved in 2014 for 141 residential units and 3,500 square feet of retail.

8. HUNTINGTON CLUB CONDOMINIUMS

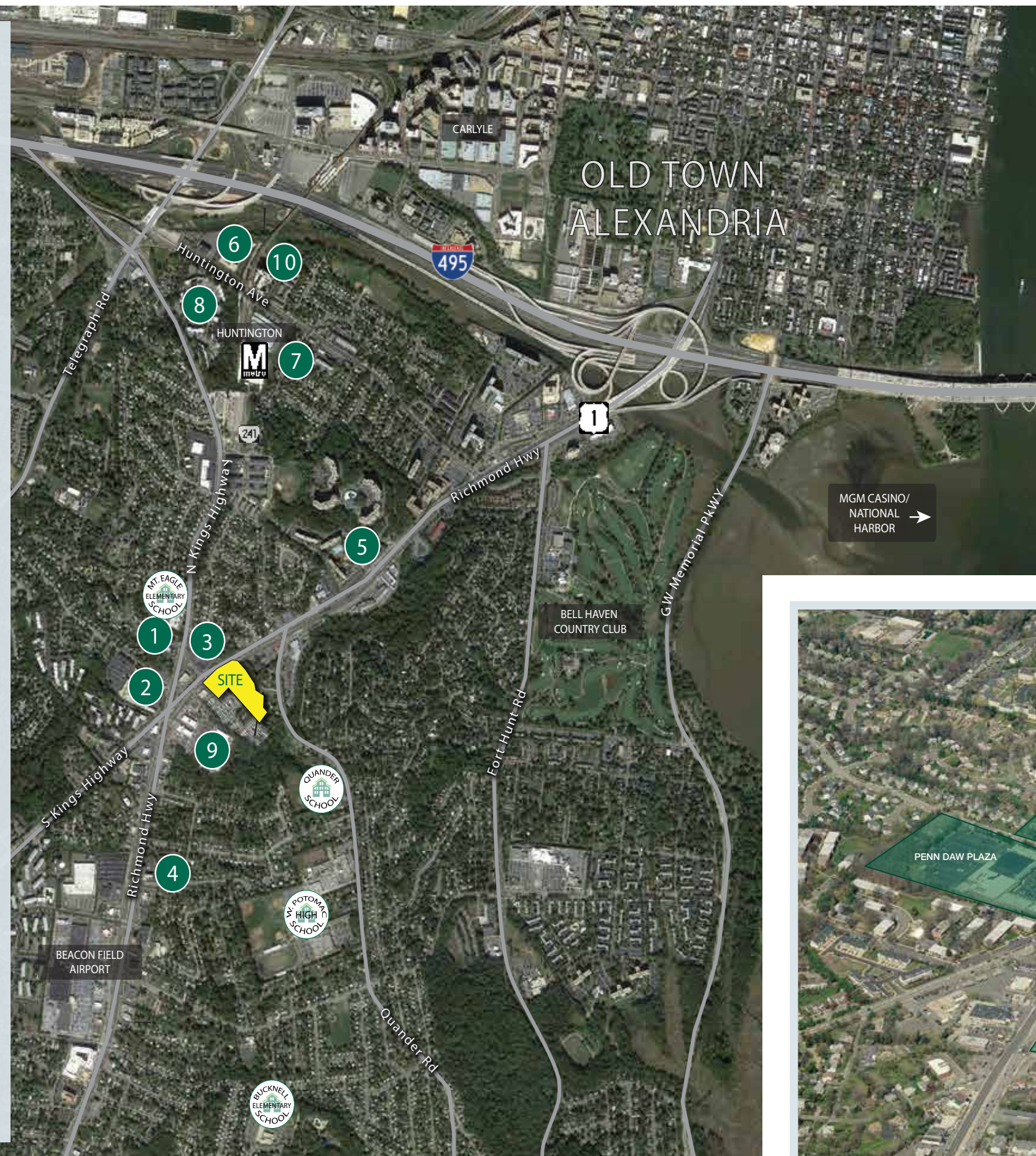
The Huntington Club Condominium Association's Comprehensive Plan amendment was approved February 26, 2013. The amendment allows densities up to 3.0 FAR, which would accommodate the proposed mixed-use development containing 1,200 to 1,800 housing units, 600,000 to 1 million square feet of office space, and 127,000 square feet of retail space. Huntington Club issued an RFP to find a developer to obtain a rezoning and build the project. Bids were received late 2015 and are under review.

9. KINGS CROSSING SHOPPING CENTER

In 2010 the 80,000 SF Wal-Mart opened, and Phase II, which includes an additional 20,000 SF of retail and restaurants was completed in 2012. Phase III consists 5 acres on the south side of the project. Application was made in December 2015 to rezone Phase III for 340 Multifamily units.

10. METROVIEW (LENNAR)

Lennar submitted an application in November 2015 to rezone 6.32 acres to allow a 364-unit multifamily development.



KING'S CROSSING is a 6.35 acre development site prominently located on a crest where King's Highway and Richmond Highway cross, in Fairfax County, Virginia.

Sitting at a high elevation at a major intersection, **KING'S CROSSING** will offer superior visibility from a distance and unobstructed views of the Potomac River and DC landmarks.

Getting around from **KING'S CROSSING** – whether commuting to work, shopping, attractions, recreation, or entertainment – is easy. King's Crossing is only 1.5 miles to Old Town Alexandria, ½ a mile to Huntington Metro Station, and one mile to the I-95/I495 interchange.

KING'S CROSSING is in Northern Virginia's next growth corridor. Large Investments in urban redevelopment are taking shape, transforming the landscape with new dense upscale mixed-use projects. The Comprehensive Plan calls for high-density residential/mixed-use development with up to a 1.5 FAR or 414,909 square feet for this site.

KING'S CROSSING represents a rare opportunity to acquire a well located, highly visible, easily accessible, large scale residential/mixed-use development site in a growth area of Fairfax County.





UNIT MIX SHOWN

20 FT REAR - LOADED TH	50
16 FT REAR - LOADED TH	27
24 FT 2 - OVER - 2 CONDOS	48
TOTAL	125

- Plan shown has been engineered and received favorable feedback from Fairfax County.
- 2 over 2 units along Rt. 1 and Shields Ave frontage

PROPERTY DESCRIPTION

ADDRESS: 6223 Richmond Highway,
Alexandria, Virginia 22306

LAND AREA: 13 Tax Parcels
6.35 Acres Total

ZONING: Existing Zoning is C-8 and R-4
Comprehensive Plan calls for
rezoning to multifamily/mixed-use up
to 1.5 FAR (or 414,909 SF)

IMPROVEMENTS: Structures to be removed include 3
houses and a 25,000 SF warehouse
building

OPPORTUNITY: Sale would be subject to rezoning
approval.

Extensive studies including title,
survey, environmental, geotechnical,
archeological, and traffic impact are
available.

SCHOOLS: **ELEMENTARY:** Belle View E.S.

MIDDLE: Sandburg M.S.

HIGH SCHOOL: West Potomac H.S.

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