

# Economic Development Market Analysis of Eastern Loudoun County Office & Industrial Land December 2008 Update

In April 2004, the report *Economic Development Market Analysis of Eastern Loudoun County Office & Industrial Land* was published. This document serves as an update to the information and data in that report.

The study parameters, assumptions, data sources and calculation methods are detailed in the report which is available online at [www.biz.loudoun.gov](http://www.biz.loudoun.gov). The following are important definitions to understand when reviewing the data summary tables:

**Lot Sale:** Land that is subdivided, infrastructured, ready for development and offered for sale.

**Land Sale:** Land available for sale as-is and typically large acreage. Many of these properties may require subdivision.

**Developer/Build Only:** Land owned by a developer who will only entertain build-to-suit opportunities and will generally not sell the land.

**Holder:** Land owned by an entity that is not currently marketing the land; the land is being held as a long-term investment.

**Owner Intention Unknown:** Land zoned for office or industrial use, but no information is available concerning the owner's desire to market or develop the land.

**Legislative Process:** Property is included in a legislative process to change the use.

**Density (FAR):** The development density, or Floor Area Ratio (FAR), is calculated by dividing the building's square footage by the total square footage of a property. The FAR is based on zoning regulations detailed in the zoning ordinances.

To discuss the data or provide updates contact Robyn Bailey, Manager of Business Infrastructure, at 703-777-0426 or [rbailey@loudoun.gov](mailto:rbailey@loudoun.gov).

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## Office and Industrial Land Summary by Corridor

Loudoun is fortunate to have six distinct corridors with approximately 9,000 acres zoned for office and industrial uses. Historically, the actual developed density is 0.22, just over half the maximum density allowed of 0.40.

**Table I**  
**Office and Industrial Land Summary by Corridor**

Corridor	Total Usable Acres	Vacant Usable Acres	Developed Usable Acres			Vacant Square Footage Potential		
			Developed Usable Acres	Developed Square Footage	Developed Density	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Route 7	1,628	860	768	7,632,174	0.23	12,260,159	10,372,878	7,526,907
Route 28	1,950	1,130	820	8,708,606	0.24	18,385,189	14,622,508	9,840,640
Route 50	763	587	176	851,080	0.11	10,118,048	7,670,916	5,113,944
Route 606	1,815	891	924	8,414,985	0.21	15,159,490	11,643,065	7,762,044
Route 625	1,548	642	906	8,122,232	0.21	9,886,437	8,262,461	5,593,104
Greenway	1,315	1,235	80	930,073	0.27	23,523,640	9,974,404	6,891,952
<b>Total</b>	<b>9,020</b>	<b>5,345</b>	<b>3,675</b>	<b>34,659,150</b>	<b>0.22</b>	<b>89,332,962</b>	<b>62,546,233</b>	<b>42,728,590</b>

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2008. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business-owned vacant acres are not included in the total vacant acres; vacant acres reflect land that is available.

Changes to the zoning ordinance in December 2007 increased the density in PDOP and PDRDP to 0.60; however, the increased densities are not reflected above. The majority of properties will require a conversion to the new ordinance or a concept plan amendment to take advantage of the increased density.

## Office and Industrial Land Summary by Time Frame

The development time frames dictate how soon occupancy can be achieved. Approximately 60 percent of Loudoun's vacant land is potentially available within the next three years, the time frame most likely to meet the current growth cycle.

**Table II**  
**Office and Industrial Land Summary by Development Time Frame**

Development Time Frame	Dec-04		Dec-08	
	Vacant Usable Acres	Percent of Vacant Usable Acres	Vacant Usable Acres	Percent of Vacant Usable Acres
0-3 Years	2,728	34%	3,228	60%
4-8 years	547	7%	863	16%
Over 9 years	2,156	26%	164	3%
Unknown	1,165	14%	334	6%
Legislative Process (Rezoning)	1,693	19%	756	14%
<b>Total Vacant Useable Acreage</b>	<b>8,289</b>	<b>100%</b>	<b>5,345</b>	<b>100%</b>

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2008. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Changes to the zoning ordinance in December 2007 increased the density in PDOP and PDRDP to 0.60; however, the increased densities are not reflected above. The majority of properties will require a conversion to the new ordinance or a concept plan amendment to take advantage of the increased density.

## Office and Industrial Land Summary by Land Status

Land status takes into account the landowners' marketing or development plans and current state or condition. Only a relatively small amount of land, 240 acres (4 percent of vacant land), is available in the Lot Sale category -- lots that are subdivided, infrastructured and available for sale.

**Table III**  
**Office and Industrial Land Summary by Land Status**

Land Status	Dec-04		Dec-08	
	Vacant Usable Acres	Percent of Vacant Usable Acres	Vacant Usable Acres	Percent of Vacant Usable Acres
Developer/Build Only	1,924	25%	3,698	69%
Holder	919	11%	164	3%
Land Sale	2,146	26%	153	3%
Lot Sale	441	5%	240	4%
Unknown	1,165	14%	334	6%
Legislative Process (Rezoning)	1,694	19%	756	14%
<b>Total Vacant Useable Acreage</b>	<b>8,289</b>	<b>100%</b>	<b>5,345</b>	<b>100%</b>

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2008. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Changes to the zoning ordinance in December 2007 increased the density in PDOP and PDRDP to 0.60; however, the increased densities are not reflected above. The majority of properties will require a conversion to the new ordinance or a concept plan amendment to take advantage of the increased density.

## Office and Industrial Land Summary - Route 7 Corridor

The Route 7 Corridor is planned for office and research. This corridor is home to all of Loudoun's universities and colleges and the Howard Hughes Medical Institute's Janelia Farm Research Campus. To date, the land has been developed at an average density of 0.23. There are 776 acres available for development in the next three years; however, 751 of those acres, or 97 percent, are classified as Developer/Build Only and typically not available for sale.

**Table IV**

### Office and Industrial Land Summary for the Route 7 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 FAR)	Density (0.20 FAR)
Ashbrook Corporate Center	Developer/ Build Only	0-3 years	PD-IP	34	329,616	0.22	65	0.40	1,132,560	849,420	566,280
Ashburn Village Executive Center *	Rezoning	Not Applicable	PD-IP	0	0	0.00	84	0.40	1,463,616	1,097,712	731,808
Ashmill	Completed	Not Applicable	PD-OP	5	90,112	0.41	0	NA	NA	NA	NA
Belmont	Developer/ Build Only	0-3 years	PD-OP	31	124,716	0.09	31	0.40	540,144	405,108	270,072
Cascades Business Center	Completed	Not Applicable	PD-IP	10	135,153	0.31	NA	NA	NA	NA	NA
Commonwealth Center-Ashburn	Developer/ Build Only	0-3 years	PD-IP	47	366,619	0.18	117	0.40	2,038,608	1,528,956	1,019,304
Crosscreek Corporate Center	Lot Sale	0-3 years	PD-OP	6	60,000	0.24	12	0.40	213,618	160,214	106,809
Janelia Farm	Business Owned	Not Applicable	PD-RDP	72	971,320	0.31	NA	NA	NA	NA	NA
Lansdowne Corporate Center	Developer/ Build Only	0-3 years	PD-OP	121	1,293,092	0.25	12	0.40	209,088	156,816	104,544
Lansdowne Town Center	Completed	Not Applicable	PD-OP	17	169,042	0.23	NA	NA	NA	NA	NA
Lexington Seven (Potomac Farm)	Developer/ Build Only	0-3 years	PD-OP	0	0	0.00	71	0.29	896,900	896,900	618,552
Loudoun Pointe	Developer/ Build Only	0-3 years	PD-IP	0	0	0.00	78	0.40	1,359,072	1,019,304	679,536
Loudoun Square	Lot Sale	0-3 years	PD-IP	11	166,916	0.35	12	0.40	209,088	156,816	104,544
Loudoun Tech Center	Developer/ Build Only	0-3 years	PD-IP	224	2,572,703	0.26	22	0.40	383,328	287,496	191,664
One Loudoun	Developer/ Build Only	0-3 years	PD-OP and PD-TC	0	0	0.00	266	0.26	3,000,000	3,000,000	2,319,657
Phillips Property	Completed	Not Applicable	PD-IP/ PD-OP	30	243,318	0.19	NA	NA	NA	NA	NA

**Table IV, Continued**

**Office and Industrial Land Summary for the Route 7 Corridor**

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
University Center (GW University)	Business Owned	Not Applicable	PD-RDP	59	358,891	0.14	NA	NA	NA	NA	NA
University Center	Developer/ Build Only	0-3 years	PD-RDP	102	750,676	0.17	89	0.21	814,136	814,136	814,136
<b>Total</b>				<b>768</b>	<b>7,632,174</b>		<b>860</b>		<b>12,260,159</b>	<b>10,372,878</b>	<b>7,526,907</b>

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2008. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business owned vacant acres are not included in the total vacant acres; vacant acres reflect land that is available.

\* Rezoning in process

Changes to the zoning ordinance in December 2007 increased the density in PDOP and PDRDP to 0.60; however, the increased densities are not reflected above. The majority of properties will require a conversion to the new ordinance or a concept plan amendment to take advantage of the increased density.

## Office and Industrial Land Summary - Route 28 Corridor

The Route 28 Corridor is planned for high-end office and business uses. There are currently 820 acres and 8.7 million square feet developed at a density of 0.24. There are 522 acres available for development in the next 3 years; however, 413 acres, or 79 percent, are classified as Developer/Build Only and typically not available for sale.

**Table V**  
**Office and Industrial Land Summary for the Route 28 Corridor**

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 FAR)	Density (0.20 FAR)
Cedar Green	Developer/Build Only	0-3 years	PD-IP	0	0	0.00	20	0.40	348,480	261,360	174,240
Commonwealth Center- Sterling	Lot Sale	0-3 years	PD-IP	37	386,841	0.24	12	0.40	209,088	156,816	104,544
Downs Industrial Park	Lot Sale	0-3 years	PD-IP	20	38,780	0.04	36	0.40	626,393	469,795	313,196
Dulles 2000	Developer/Build Only	4-8 years	PD-RDP	0	0	0.00	29	0.64	800,000	374,790	249,860
Dulles Commerce Center/ out parcels	Developer/Build Only	0-3 years	PD-GI/ C1	2	2,452	0.02	32	0.40	557,568	418,176	278,784
Dulles Gateway	Developer/Build Only	0-3 years	PD-IP	3	43,047	0.35	7	0.40	121,968	91,476	60,984
Dulles International Park	Developer/Build Only	0-3 years	PD-IP	49	531,232	0.25	22	0.40	383,328	287,496	191,664
Dulles North Corporate Park	Developer/Build Only	0-3 years	PD-IP	65	860,714	0.30	15	0.40	261,360	196,020	130,680
Dulles Town Center*	Rezoning	Not Applicable	PD-IP/ PD-OP	28	363,640	0.30	214	0.40	3,728,736	2,796,552	1,864,368
Highpoint Corporate Park	Developer/Build Only	0-3 years	PD-IP/PD-RDP	0	0	0.00	56	0.33	804,989	731,808	487,872
Kincora*	Rezoning	Not Applicable	PD-IP	0	0	0.00	216	0.32	3,000,000	2,822,035	1,881,356
Loudoun Center	Completed	Not Applicable	PD-IP	11	90,874	0.19	0	NA	NA	NA	NA
Loudoun Gateway	Developer/Build Only	0-3 years	PD-IP	62	813,664	0.30	24	0.40	418,176	313,632	209,088
Misc Cedar Green	Unknown	Unknown	PD-IP	2	14,605	0.17	31	0.40	540,144	405,108	270,072
Misc Church	Unknown	Unknown	PD-IP	0	0	0.00	16	0.40	278,261	208,696	139,131
Misc Shaw Road	Unknown	Unknown	PD-IP	15	125,405	0.19	13	0.40	226,512	169,884	113,256
Misc Sterling Blvd	Unknown	Unknown	PD-IP	11	88,390	0.18	12	0.40	209,088	156,816	104,544

**Table V, Continued**  
**Office and Industrial Land Summary for the Route 28 Corridor**

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 FAR)	Density (0.20 FAR)
Oakbrook	Completed	Not Applicable	PD-IP	20	142,709	0.16	0	NA	NA	NA	NA
Paragon Park	Developer/Build Only	0-3 years	PD-IP	0	0	0.00	113	0.40	1,958,217	1,476,684	984,456
Prospect Industrial Park	Unknown	Unknown	PD-IP	25	278,472	0.26	7	0.40	121,968	91,476	60,984
Staverton/Severn (east/west 28)	Lot Sale	0-3 years	PD-IP	62	666,815	0.25	15	0.40	261,360	196,020	130,680
Steeplechase	Lot Sale	0-3 years	PD-IP	126	880,011	0.16	27	0.40	470,448	352,836	235,224
Sterling Park Business Center	Developer/Build Only	0-3 years	PD-IP	79	932,223	0.27	43	0.24	449,539	449,539	374,616
Tall Oaks	Developer/Build Only	0-3 years	PD-IP	8	39,374	0.11	18	0.40	313,632	235,224	156,816
TransDulles Centre	Developer/Build Only	0-3 years	PD-IP	101	1,367,308	0.31	53	0.40	923,472	692,604	461,736
Vintage Park	Developer/Build Only	0-3 years	PD-IP	17	254,228	0.35	10	0.40	174,240	130,680	87,120
Waterside (AOL)	Holder	over 9 years	PD-OP	0	0	0.00	64	0.27	762,622	810,285	557,568
Wiseland	Unknown	Unknown	PD-IP	11	146,279	0.31	6	0.40	104,544	78,408	52,272
Woodland	Lot Sale	0-3 years	PD-GI	66	641,543	0.22	19	0.40	331,056	248,292	165,528
<b>Total</b>				<b>820</b>	<b>8,708,606</b>		<b>1,130</b>		<b>18,385,189</b>	<b>14,622,508</b>	<b>9,840,640</b>

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2008. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business owned vacant acres are not included in the total vacant acres; vacant acres reflect land that is available.

\* Rezoning in process

Changes to the zoning ordinance in December 2007 increased the density in PDOP and PDRDP to 0.60; however, the increased densities are not reflected above. The majority of properties will require a conversion to the new ordinance or a concept plan amendment to take advantage of the increased density.

## Office and Industrial Land Summary - Route 50 Corridor

The Route 50 Corridor is planned for industrial and business uses. This corridor has undergone a year-long planning effort by the Board-appointed Route 50 Task Force. The Board has adopted a Comprehensive Plan Amendment for the eastern portion of the corridor to implement the majority of recommendations from the Task Force and created a Mixed-Use Business District.

**Table VI**  
**Office and Industrial Land Summary for the Route 50 Corridor**

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 FAR)	Density (0.20 FAR)
Arcola Center	Developer/ Build Only	0-3 years	CLI/PD-IP	0	0	0.00	160	0.40	2,787,840	2,090,880	1,393,920
Dulles Industrial Park	Completed	Not Applicable	CLI/GB	42	589,327	0.32	NA	NA	NA	NA	NA
East Gate	Developer/ Build Only	0-3 years	CLI	0	0	0.00	35	0.33	500,000	457,380	304,920
Evergreen Meadows	Land Sale	4-8 years	PD-GI	0	0	0.00	51	0.40	888,624	666,468	444,312
Pleasant Valley	Lot Sale	0-3 years	CLI	25	38,327	0.04	5	0.40	87,120	65,340	43,560
Rt 50 North	Unknown	Unknown	CLI/PD-GI	31	54,313	0.04	64	0.40	1,115,136	836,352	557,568
Rt 50 South	Unknown	Unknown	CLI/PD-GI	70	64,449	0.02	157	0.40	2,735,568	2,051,676	1,367,784
South Riding	Developer/ Build Only	0-3 years	CLI/PD-GI	8	104,664	0.30	3	0.40	52,272	39,204	26,136
Stoneridge	Developer/ Build Only	0-3 years	PD-IP/PD-OP/CLI	0	0	0	112	0.40	1,951,488	1,463,616	975,744
<b>Total</b>				<b>176</b>	<b>851,080</b>		<b>587</b>		<b>10,118,048</b>	<b>7,670,916</b>	<b>5,113,944</b>

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2008. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business owned vacant acres are not included in the total vacant acres; vacant acres reflect land that is available.

\* Rezoning in process

Changes to the zoning ordinance in December 2007 increased the density in PDOP and PDRDP to 0.60; however, the increased densities are not reflected above. The majority of properties will require a conversion to the new ordinance or a concept plan amendment to take advantage of the increased density.

## Office and Industrial Land Summary - Route 606 Corridor

The Route 606 corridor is planned for industrial uses. The industrial uses located along this corridor are mostly airport- and construction-related businesses that often accommodate heavy trucks and construction equipment. There are 593 acres available for development in the next three years; however, 409 acres, or 69 percent, are classified as Developer/Build Only and typically not for sale.

**Table VII**

### Office and Industrial Land Summary for the Route 606 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 FAR)	Density (0.20 FAR)
Auto --Bryant Dulles	Business Owned	Not Applicable	PD-GI	83	97,225	0.03	0	NA	NA	NA	NA
Airport Commerce Center	Completed	Not Applicable	PD-GI	32	403,030	0.29	0	NA	NA	NA	NA
Bay Dulles/Power	Lot Sale	0-3 years	PD-IP	22	377,622	0.39	8	0.40	139,392	104,544	69,696
Brambleton	Developer/Build Only	4-8 years	PD-GI	0	0	0.00	170	0.40	2,962,080	2,221,560	1,481,040
Bryant Dulles Industrial Park West	Land Sale	0-3 years	PD-GI	0	0	0.00	82	0.40	1,425,632	1,069,224	712,816
Bryant Industrial Park	Completed	Not Applicable	PD-GI	19	115,267	0.14	0	NA	NA	NA	NA
Burgers Industrial	Completed	Not Applicable	PD-GI	17	175,278	0.24	0	NA	NA	NA	NA
Cabin Branch	Completed	Not Applicable	PD-GI	9	43,500	0.11	0	NA	NA	NA	NA
Centennial Dominion Center	Holder	over 9 years	PD-RDP	0	0	0.00	100	0.40	1,742,400	1,306,800	871,200
Concorde Industrial Pk	Lot Sale	0-3 years	PD-GI	45	713,028	0.36	10	0.40	174,240	130,680	87,120
Dulles Summit	Developer/Build Only	0-3 years	PD-GI	37	488,025	0.30	41	0.40	714,384	535,788	357,192
Dulles Trade Center I	Completed	Not Applicable	PD-GI	64	616,974	0.22	0	NA	NA	NA	NA
Dulles Trade Center II	Lot Sale	0-3 years	PD-GI	53	434,907	0.19	48	0.40	836,352	627,264	418,176
Dulles Trade Center West	Developer/Build Only	0-3 years	PD-GI	0	0	0.00	89	0.40	1,550,736	1,163,052	775,368
Dulles Woods	Completed	Not Applicable	PD-IP	27	248,369	0.21	0	NA	NA	NA	NA
Dulles World (Airport owned)	Business Owned	Not Applicable	PD-GI	0	0	0.00	0	NA	NA	NA	NA
Four Corners	Lot Sale	0-3 years	PD-GI	5	42,790	0.21	2	0.40	37,287	27,966	18,644
Greenway Industrial Broad Run	Completed	Not Applicable	PD-GI	90	780,071	0.20	0	NA	NA	NA	NA
Indian Creek	Completed	Not Applicable	PD-GI	13	224,423	0.40	0	NA	NA	NA	NA
Loudoun Business Park	Completed	Not Applicable	PD-GI	4	67,012	0.38	0	NA	NA	NA	NA
Mercure Business Park	Lot Sale	0-3 years	PD-GI	118	1,239,827	0.24	34	0.40	592,416	444,312	296,208

**Table VII, Continued**

**Office and Industrial Land Summary for the Route 606 Corridor**

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 FAR)	Density (0.20 FAR)
Misc 606 and Shaw	Completed	Not Applicable	PD-GI	22	299,755	0.31	0	NA	NA	NA	NA
Misc 606 East	Unknown	Unknown	PD-GI	25	121,826	0.11	25	0.40	435,600	326,700	217,800
Misc 606 West (concrete plant)	Completed	Not Applicable	PD-GI	25	33,784	0.03	0	NA	NA	NA	NA
Misc 606/ Dulles Dist.	Completed	Not Applicable	PD-GI	43	121,995	0.07	0	NA	NA	NA	NA
Misc Moran	Unknown	Unknown	PD-IP	18	217,469	0.28	3	0.40	52,272	39,204	26,136
Northpointe	Completed	Not Applicable	PD-GI	60	464,481	0.18	0	NA	NA	NA	NA
Northwoods (Westwind 606)	Developer/ Build Only	0-3 years	PD-GI	0	0	0.00	279	0.37	4,496,699	3,645,972	2,430,648
Oak Grove Industrial Pk	Completed	Not Applicable	PD-GI	20	257,975	0.30	0	NA	NA	NA	NA
Prologis Park	Completed	Not Applicable	PD-IP	63	826,088	0.30	0	NA	NA	NA	NA
Transamerica Park	Completed	Not Applicable	PD-GI	10	4,264	0.01	0	NA	NA	NA	NA
<b>Total</b>				<b>924</b>	<b>8,414,985</b>		<b>891</b>		<b>15,159,490</b>	<b>11,643,065</b>	<b>7,762,044</b>

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2008. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business owned vacant acres are not included in the total vacant acres; vacant acres reflect land that is available.

Changes to the zoning ordinance in December 2007 increased the density in PDOP and PDRDP to 0.60; however, the increased densities are not reflected above. The majority of properties will require a conversion to the new ordinance or a concept plan amendment to take advantage of the increased density.

## Office and Industrial Land Summary - Route 625 Corridor

The Route 625 corridor is planned for office and business uses. America Online headquarters has changed this corridor and it has emerged as a desired location for office uses. There are 906 acres and 8.1 million square feet developed at a density of 0.21. There are 642 acres available for development in the next 3 years and all of them are classified as Developer/Build Only and typically not available for sale.

**Table VIII**

### Office and Industrial Land Summary for the Route 625 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 FAR)	Density (0.20 FAR)
Ashburn Center	Developer/Build Only	0-3 years	PD-IP	29	334,024	0.26	48	0.30	627,264	627,264	418,176
Ashburn Center Crossroads	Developer/Build Only	0-3 years	PD-OP	32	237,914	0.00	11	0.40	191,664	143,748	95,832
Ashburn Corporate Center	Developer/Build Only	0-3 years	PD-IP	90	1,306,196	0.33	35	0.25	381,150	381,150	304,920
Ashburn Farm	Completed	Not Applicable	PD-OP	6	75,000	0.29	0	NA	NA	NA	NA
Beaumeade Corporate Park	Developer/Build Only	0-3 years	PD-IP	477	2,288,363	0.11	151	0.35	2,329,648	1,973,268	1,315,512
Broad Run Business Center	Developer/Build Only	0-3 years	PD-IP	137	1,885,808	0.32	117	0.29	1,477,991	1,477,991	1,019,304
Verizon Campus	Developer/Build Only	0-3 years	PD-OP	135	1,994,927	0.34	280	0.40	4,878,720	3,659,040	2,439,360
<b>Total</b>				<b>906</b>	<b>8,122,232</b>		<b>642</b>		<b>9,886,437</b>	<b>8,262,461</b>	<b>5,593,104</b>

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2008. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business owned vacant acres are not included in the total vacant acres; vacant acres reflect land that is available.

\* Rezoning in process

Changes to the zoning ordinance in December 2007 increased the density in PDOP and PDRDP to 0.60; however, the increased densities are not reflected above. The majority of properties will require a conversion to the new ordinance or a concept plan amendment to take advantage of the increased density.

## Office and Industrial Land Summary - Route 267/Greenway Corridor

The Route 267, or Greenway, corridor is planned for high-density and high-end office uses. There are 80 acres and 930,073 square feet developed at a density of 0.27. There are 381 acres available for development in the next 3 years; however, 361 acres, or 95 percent, are classified as Developer/Build Only and typically not available for sale.

**Table IX**  
**Office and Industrial Land Summary for the Route 267/Greenway Corridor**

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 FAR)	Density (0.20 FAR)
Broadlands*	Rezoning	Not Applicable	PD-OP	23	180,373	0.18	118	0.25	1,266,000	1,266,000	1,028,016
Dulles Berry	Developer/Build Only	0-3 years	PD-RDP	0	0	0.00	84	0.40	1,463,616	1,097,712	731,808
Dulles Parkway Center	Developer/Build Only	0-3 years	PD-OP/PD-TRC	9	159,366	0.41	54	0.40	940,896	705,672	470,448
Dulles World (CIT)*	Rezoning	Not Applicable	PD-RDP	0	0	0.00	89	0.67	2,610,000	1,163,052	775,368
Greenway Corporate Park	Developer/Build Only	0-3 years	PD-OP	0	0	0.00	31	0.40	540,144	405,108	270,072
Greenway--Rounsewell	Land Sale	0-3 years	PD-GI	0	0	0.00	20	0.20	175,000	175,000	175,000
Loudoun Exchange	Completed	Not Applicable	PD-OP/ PD-IP	25	432,000	0.40	NA	NA	NA	NA	NA
Loudoun Metro Park*	Rezoning	Not Applicable	PD-IP	0	0	0.00	34	0.40	592,416	444,312	296,208
Loudoun Parkway Center	Developer/Build Only	0-3 years	PD-IP / PD-OP	0	0	0.00	164	0.35	2,500,000	2,143,152	1,428,768
Loudoun Station	Developer/Build Only	4-8 years	PD-TRC	0	0	0.00	40	0.75	1,300,000	522,720	348,480
Moorefield Station	Developer/Build Only	4-8 years	PD-TRC	0	0	0.00	444	2.00	9,400,000	NA	NA
Ryan Park Center	Completed	Not Applicable	PD-OP	23	158,334	0.16	0	NA	NA	NA	NA
TAB 1	Developer/Build Only	4-8 years	PD-OP	0	0	0.00	129	0.40	2,247,696	1,685,772	1,123,848
West Dulles Station	Developer/Build Only	0-3 years	PD-IP	0	0	0.00	28	0.40	487,872	365,904	243,936
<b>Total</b>				<b>80</b>	<b>930,073</b>		<b>1,235</b>		<b>23,523,640</b>	<b>9,974,404</b>	<b>6,891,952</b>

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2008. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business owned vacant acres are not included in the total vacant acres; vacant acres reflect land that is available.

\* Rezoning in process

Changes to the zoning ordinance in December 2007 increased the density in PDOP and PDRDP to 0.60; however, the increased densities are not reflected above. The majority of properties will require a conversion to the new ordinance or a concept plan amendment to take advantage of the increased density.