

20961 Gulick Mill Road

LOUDOUN COUNTY, VA

For Sale

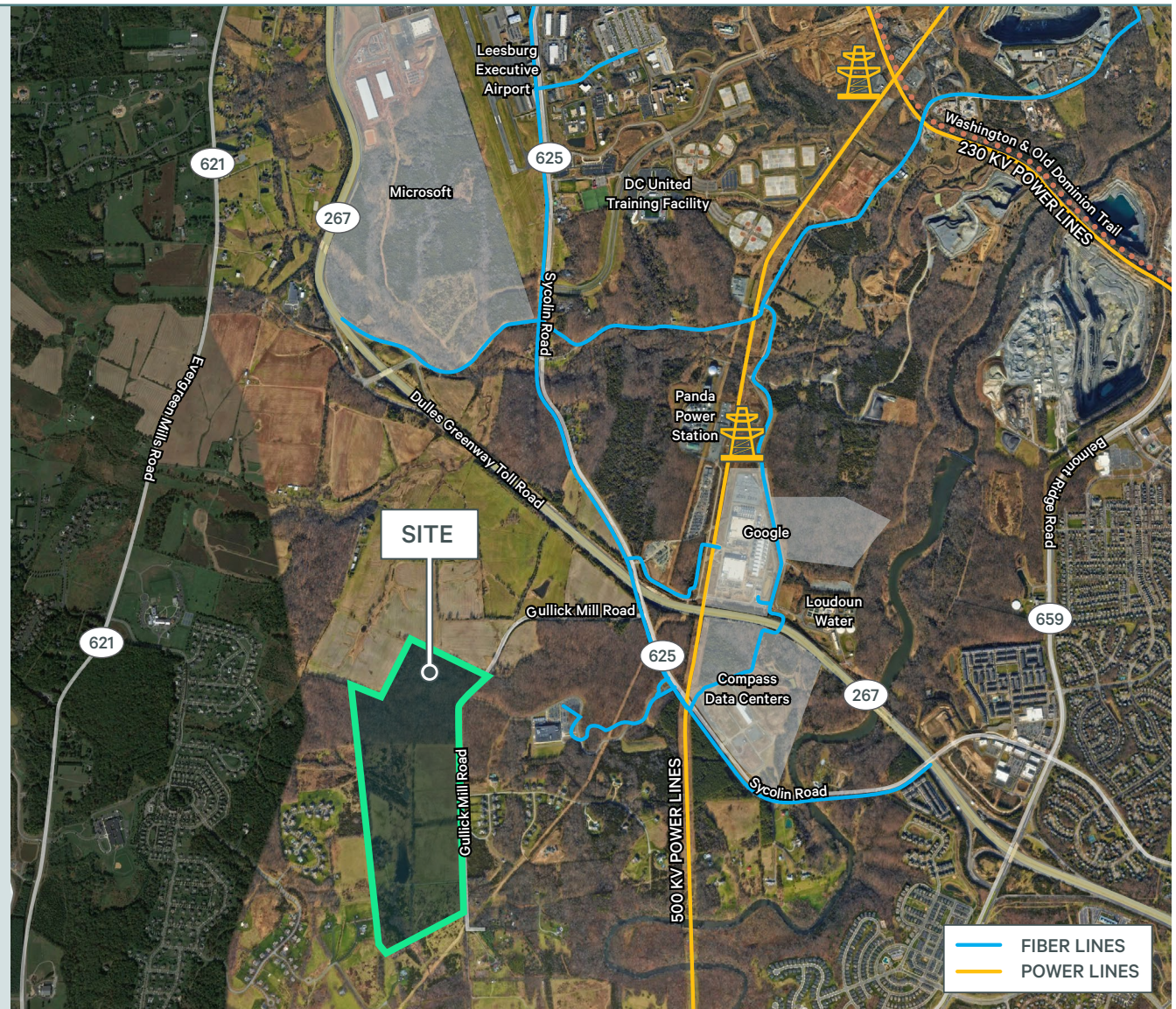
174 ACRES

Holyfield Farm is a 174-acre vacant development site located in Leesburg ideally suited for data center use, or for single family residential development.

The area surrounding Holyfield Farm is developed with data centers to the north and east, including Microsoft, Google and Compass Datacenters, as well as heavy industrial uses, such as the 750MW Panda Power Plant, the Luck Stone quarry and the Loudoun Water purification plant. The area is served by three electrical substations which are fed by the nearby Dominion 500/230 kV transmission lines. At least 16 fiber networks, including 12 metro networks and 4 long haul networks, exist near the site.

This area had been slow to develop but is now filling in. It has gained attention as new data centers are being developed nearby. Other new area developments include the DC United soccer training facility and the STEM school and planned STEM library. Despite this growth this site offers buffers to adjacent properties from its natural and developed geographical barriers.

The site will require a rezoning to achieve its highest and best use. The owner will consider a sale subject to rezoning approval.



gulickmillroadland.com

8350 Broad Street | Suite 1100 | McLean, VA 22102

FOR MORE
INFORMATION,
PLEASE CONTACT:

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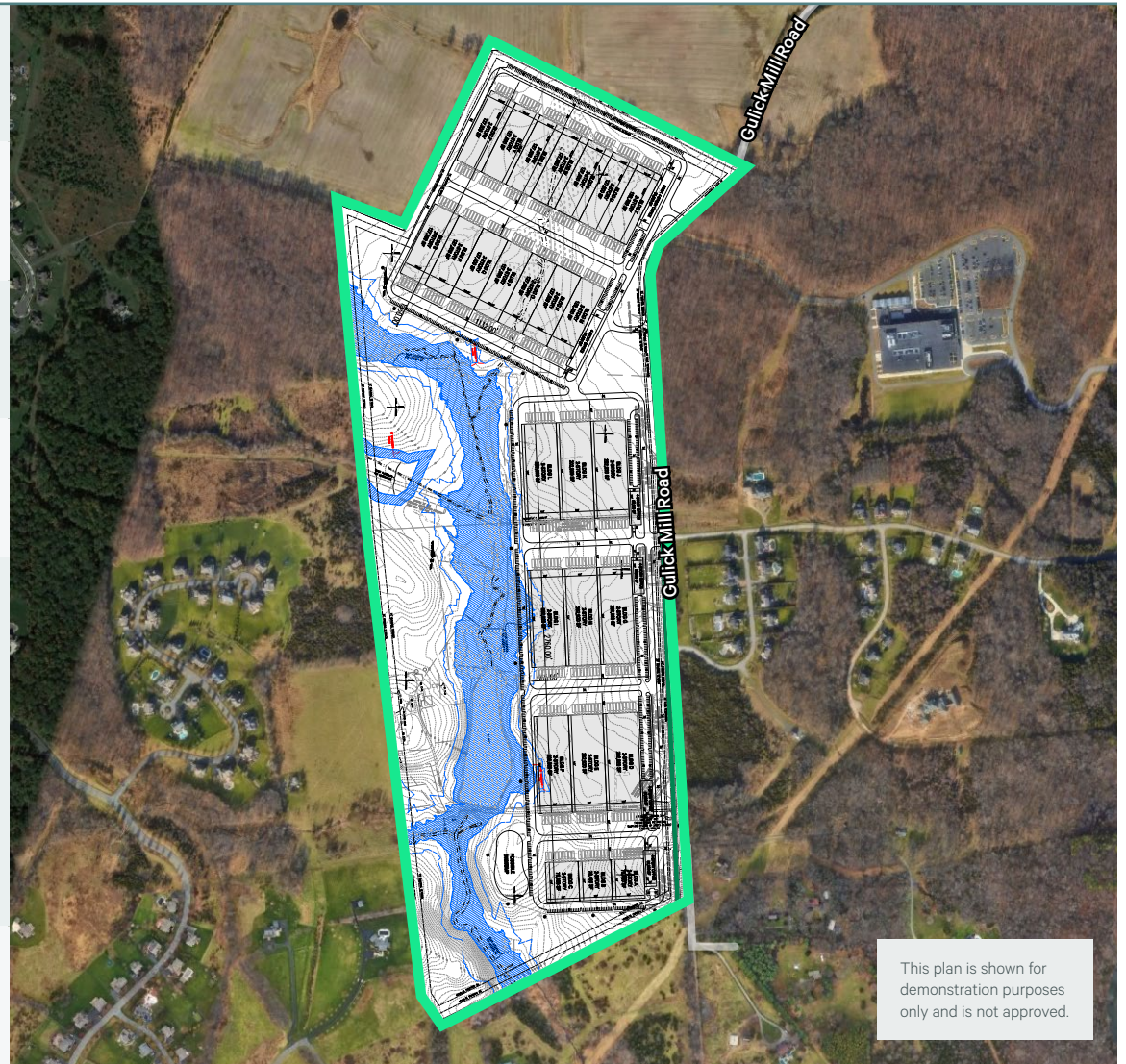
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Address:	20961 Gulick Mill Road Leesburg, Loudoun County, VA
Size:	174 Acres (approximately 156 usable acres)
Tax Parcel ID:	237-19-9862 238-30-2323
Zoning:	TR-10 (Transitional residential zone, 10ac/unit)
Utilities & Fiber	<p>The site is served by electrical power lines and all public utilities.</p> <p>It is approximately 4,000 feet from the Dominion 500/230 kV transmission lines. Summit IG fiber located in Sycolin Road to the east. Multiple networks exist within a mile of the site.</p>
Sale Conditions:	The owner will consider a sale subject to rezoning approval.



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