

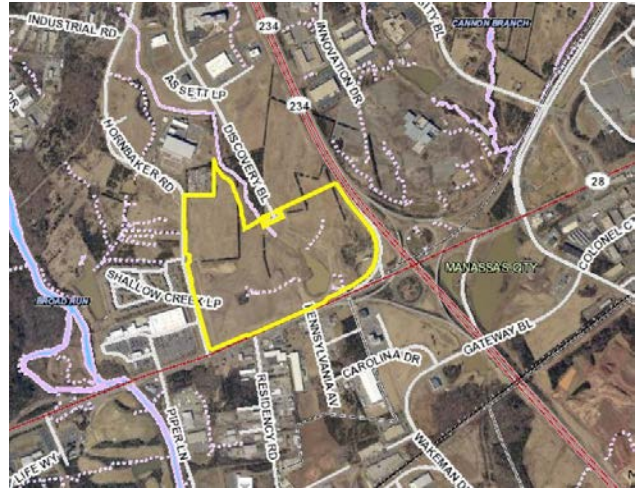
## Innovation County Owned Land

**Site Address:** 9349 Hornbaker Road

**Acreage:** 176 acres total

**Targeted Industry:** Federal Agencies and Corporate Facilities

**Overview:** Excellent location for large secure federal agency or corporate facility. FBI Northern Virginia Resident Agency is just north of this site. The site is easily accessible to I-66 (3 miles away) by way of Prince William County Parkway and has incredible visibility from Prince William County Parkway (Route 234). Other neighbors in Innovation Park include: George Mason University Prince William Campus, COPT DC-6 Data Center, Corning Life Science, Zestron and ATCC.



### Highlights:

- Land can be sub-divided
- Topography - Relatively flat and clear
- Major roadway and storm drainage infrastructure already in place
- Major power and fiber available at the site

### Site Stats:

- Acreage: 176
- Zoning: Planned Business District
- Workforce: 588,000 workers within a 30 minute drive; 58% of this workforce has an Associate's Degree or higher
- Distance to Dulles International Airport: 23.4 miles
- Distance to Manassas Regional Airport: 4.4 miles
- Allowed uses include: Office, Office/Flex, Data Centers

