

Potomac Shores

Site Address: 2451 Potomac Shores Parkway,
Dumfries

Acreage: 60 acres within a 1,920 acres
planned mixed use development

Targeted Industry: Federal Agencies and
Corporate Facilities

Overview: Potomac Shores is a 1,920 acres mixed-use master planned community located 30 miles south of Washington, DC. It includes a town center that is zoned for 3 million square feet of commercial space with the ability to provide 2 million square feet of office in a secured campus setting of 50 to 60 acres. A Virginia Railway Express (VRE) commuter station is planned to open in 2017 and the site has convenient access to I-95, Route 1 and Route 234.



Highlights:

- Town center and pedestrian-friendly neighborhoods
- Planned 5-Star hotel & conference center
- Jack Nicklaus Signature Golf Course (open)
- River access with a planned 450 slip marina
- 850 acres set aside as natural, open space
- VRE station to open in 2017

Site Stats:

- Acreage/Sq. Ft.: Zoned for 3 million square feet of commercial
- Zoning: Planned Mixed Use with Office High Rise sub-zoning
- Workforce: There are approximately 123,000 workers within a 45 minutes' drive; 25% of whom have an Associate's Degree or higher.
- Developer: SunCal
- Distance to Quantico: 5.6 miles
- Distance to Fort Belvoir: 18.1 miles
- Distance to Dulles International Airport: 40.5 miles
- Distance to Reagan National Airport: 28.3 miles