

Telegraph Road (Parkway Employment Center)

Site Address: 13205 Telegraph Road

Acreege: 150 acres

Targeted Industry: Federal Agencies and Corporate Facilities

Overview: At build-out, the Parkway Employment Center area is anticipated to contain up to 3,450,000 square feet of nonresidential building area, of which no more than 900,000 square feet would be retail, and up to 325 dwellings. The Parkway Employment Center will be a high-quality mixed-use community at an important gateway into the County that provides employment opportunities, combined with ample open space areas, and allows supporting retail and residential uses. This site is strategically situated between Ft. Belvoir and Marine Corps Base Quantico. It sits at the main entrance of the I-95 / Horner Rd Commuter Lot with access from I-95 exit 158B, and the Prince William Parkway.



Highlights:

- Excellent Visibility and Accessibility
- Within one mile of Potomac Mills Mall
- Site is near Public Transportation, including I-95 / Horner Rd, Tackett's Mill and Potomac Mills Commuter Lots
- High growth area, with strong and growing demographics
- Outstanding traffic counts: 197,000 on I-95

Site Stats:

- Acreage: 150
- Zoning: Comprehensive Plan calls for a Regional Employment Center (30% zoned for Planned Business District and 40% zoned for M-1 or M-2)
- Workforce: 1.3 million workers within a 30 minute drive time; 58% of this workforce has an Associate's Degree or higher
- Distance to Ft. Belvoir: 12.1 miles
- Distance to Quantico: 13.7 miles
- Distance to Pentagon: 22 miles

