



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

SPECIAL PURPOSE PROPERTY FOR SALE

# Coles Point Marina

307 PLANTATION DR, HAGUE, VA 22469



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All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. K&M Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. K&M Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



# Section 1

## PROPERTY INFORMATION

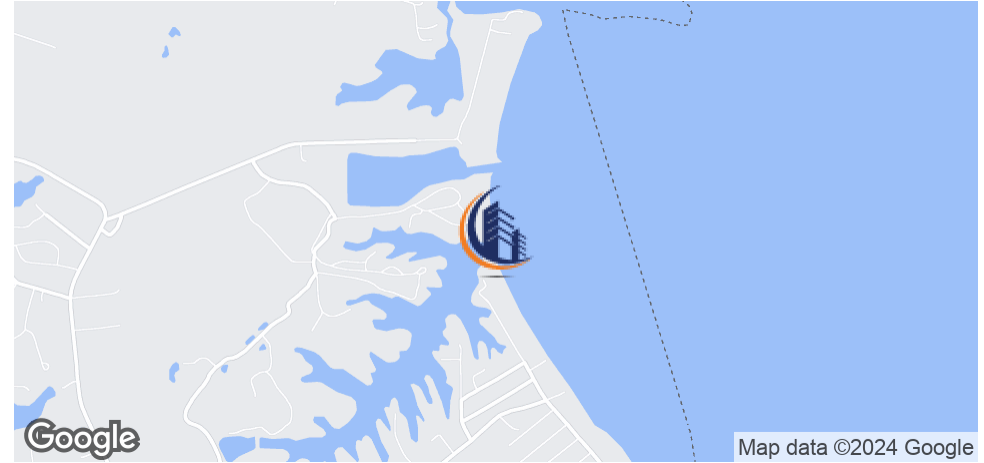
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**KAYVAN MEHRBAKHS, CCIM, MBA**

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[kayvan@svndc.com](mailto:kayvan@svndc.com)





## OFFERING SUMMARY

Sale Price:	\$7,200,000
Lot Size:	300.0 Acres
Year Built:	1990
Building Size:	10,000
Renovated:	2017
Price / SF:	\$720.00

## PROPERTY OVERVIEW

K&M Commercial Real Estate as the exclusive representative of the owner is happy to present this 300 Acre Resort / Marina for sale. Coles Point Marina Resort is your gateway to the best the lower Potomac River has to offer. From world-class fishing, sailing and water sports to frequent opportunities to see nature in all its glory. There's plenty of room on the river, and nearby creeks to wakeboard, water ski or even go tubing. Take your Boat or PWC to find a cove and anchor out for lunch on the water. Every trip out on the Potomac is different, depending on which way the wind blows. Bring your boat, kayak or canoe, and a useful chart and set a course for your incredible Potomac adventure today!

## PROPERTY HIGHLIGHTS

- 300 Acres of Land w/ conservation area
- Full Restaurant on site
- 7 Cottages (Five 1 Beds, Two 2 Bed, and One 3 Bed)
- 121 RV/Campground Sites w/ water, sewer, and power
- 140 Boat Slips w/ water and power
- Potential to expand RV park



### PROPERTY OVERVIEW

As the exclusive representative of the owner, K&M Commercial Real Estate is happy to present this 300 Acre Resort / Marina for sale. Coles Point Marina Resort is your gateway to the best the lower Potomac River has to offer. From world-class fishing, sailing, and water sports to frequent opportunities to see nature in all its glory. There's plenty of room on the river and nearby creeks to wakeboard, water ski, or even go tubing. Take your boat or PWC to find a cove and anchor out for lunch on the water. Every trip out on the Potomac is different, depending on which way the wind blows. Bring your boat, kayak, or canoe, and a useful chart and set a course for your incredible Potomac adventure today!

### LOCATION OVERVIEW

<https://www.facebook.com/ColesPointMarina/posts>





## SALE HIGHLIGHTS

- 300 Acres of Land w/ conservation area
- Full Restaurant on site
- 7 Cottages (Five 1 Beds, Two 2 Bed, and One 3 Bed)
- 121 RV/Campground Sites w/ water, sewer, and power
- 140 Boat Slips w/ water and power
- Potential to expand RV park
- 98% Seasonal Occupancy for RV/Campground
- 60% Occupancy for Boat Slips
- Seasonal weekend non-vacancy for Cottages











# Section 2

## LOCATION INFORMATION

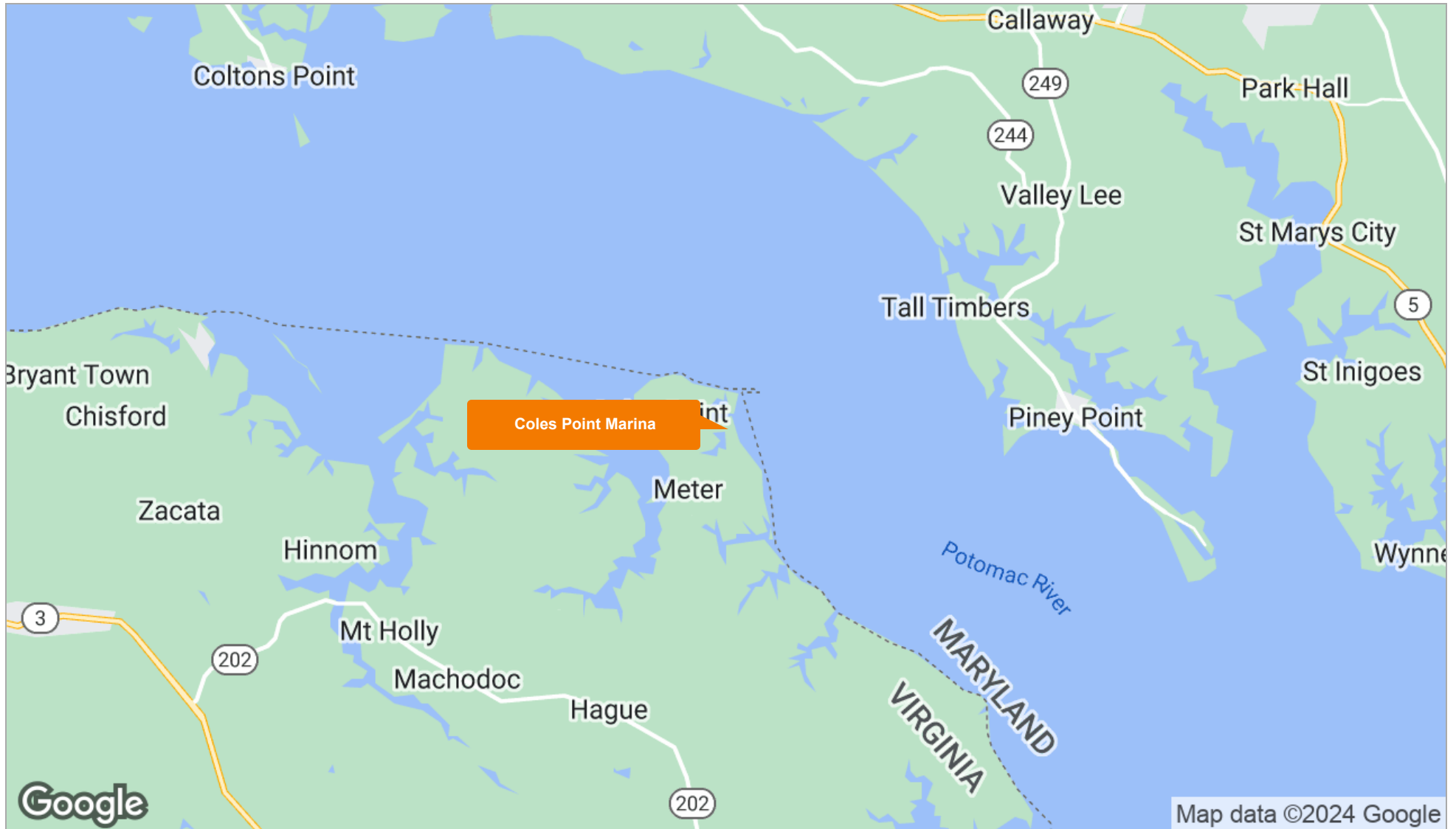
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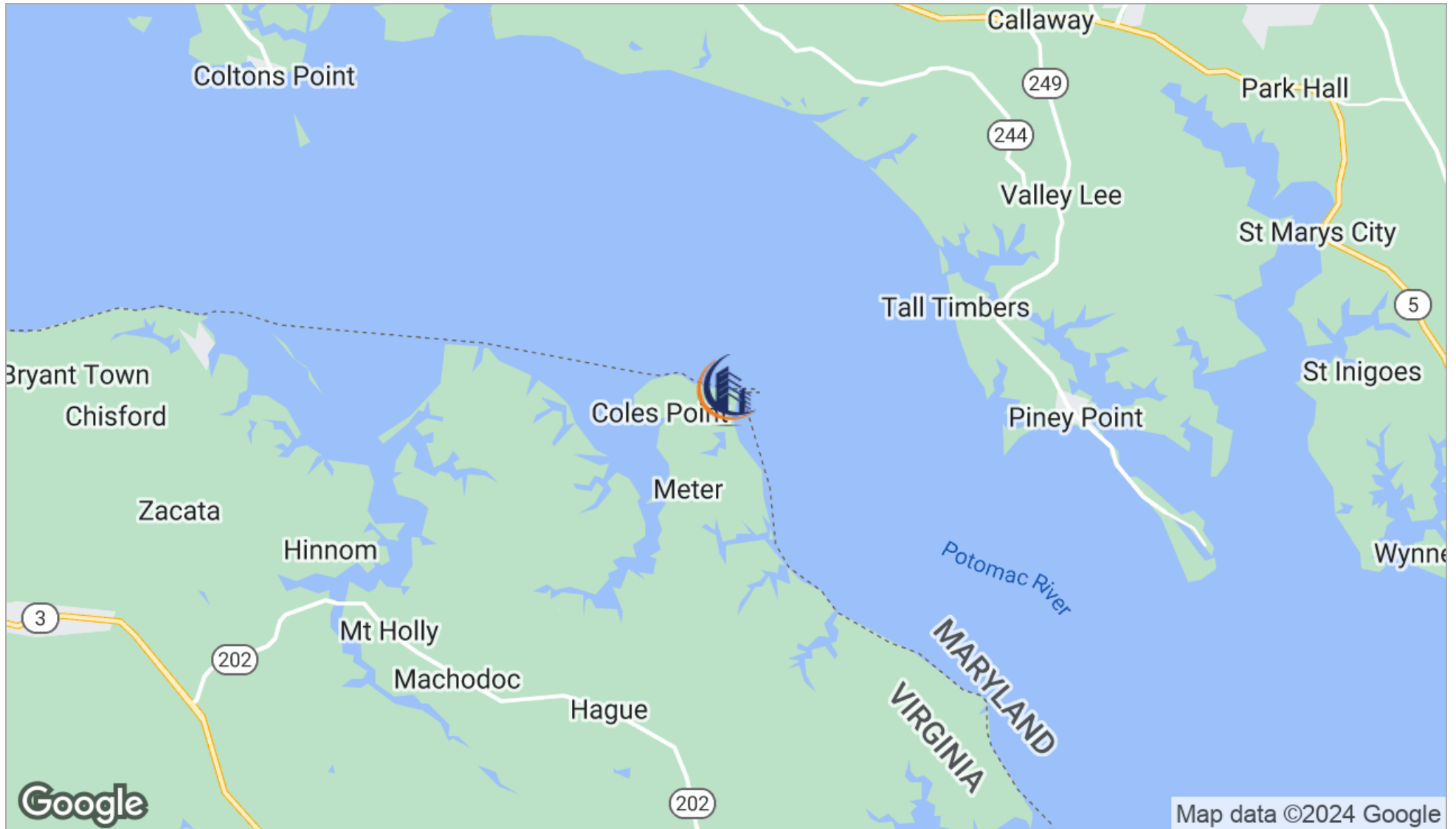
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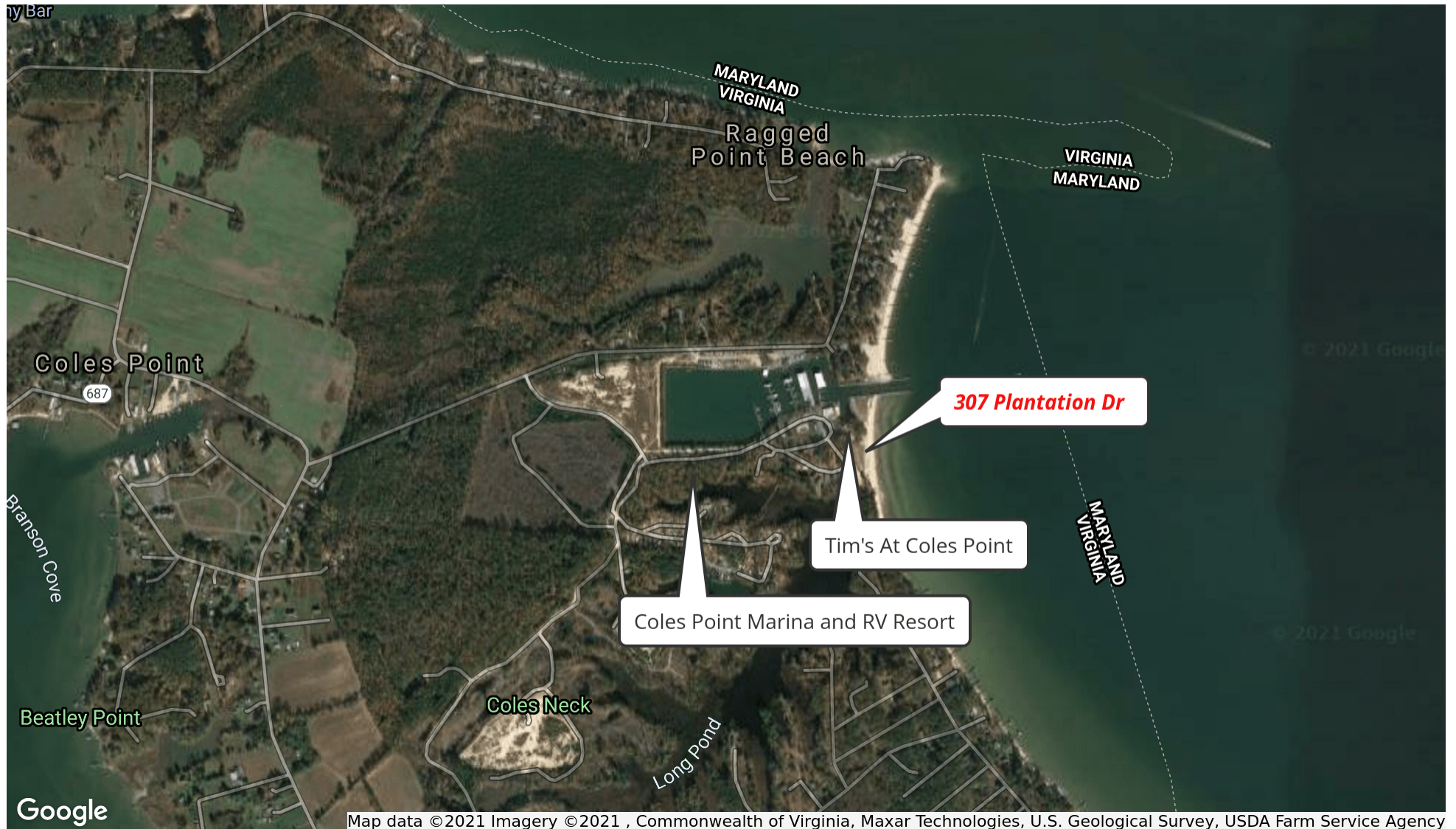
















# Section 3

## DEMOGRAPHICS

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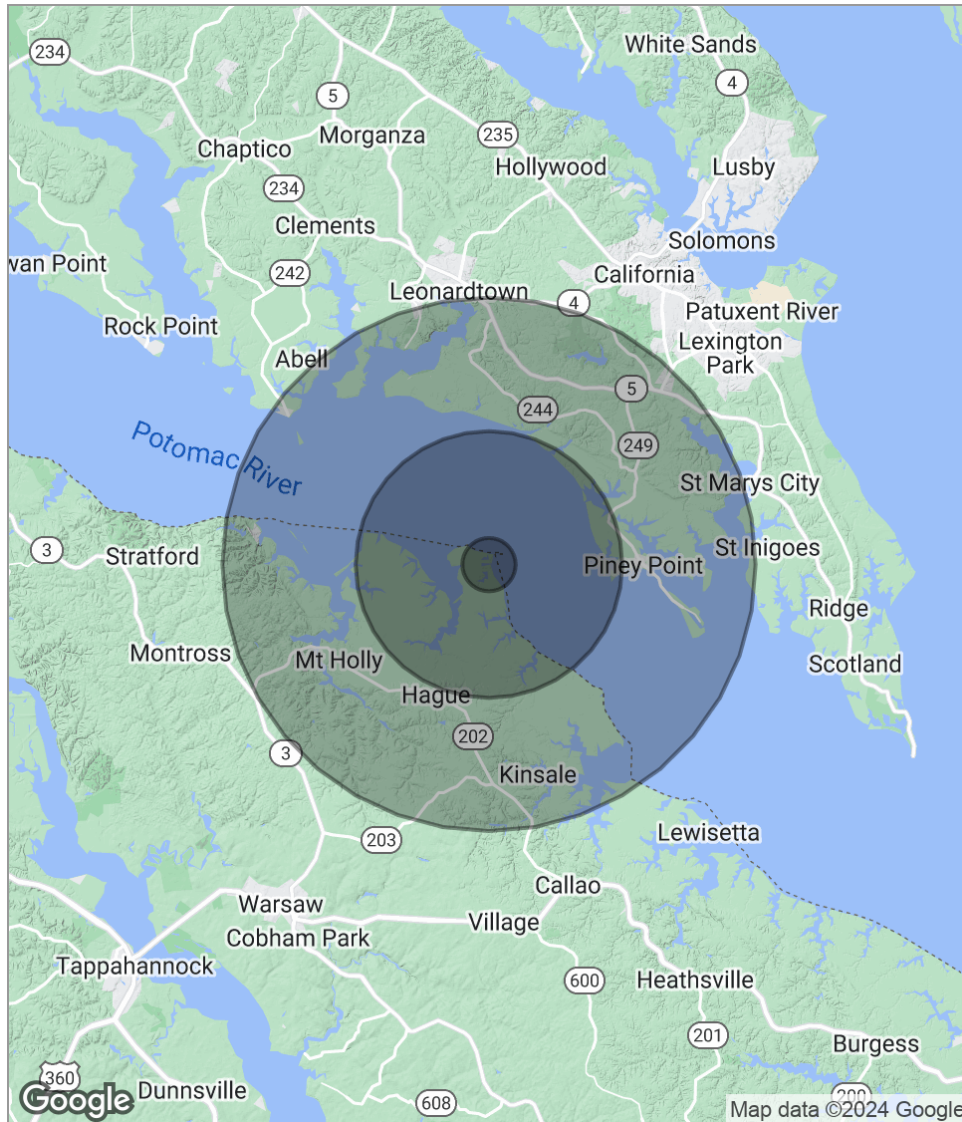
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	1 MILE	5 MILES	10 MILES
Total population	88	1,455	21,710
Median age	46.0	45.6	40.8
Median age (Male)	50.8	50.4	42.5
Median age (Female)	43.4	43.0	39.6
Total households	36	597	8,157
Total persons per HH	2.4	2.4	2.7
Average HH income	\$61,078	\$60,437	\$91,439
Average house value			\$450,623

\* Demographic data derived from 2020 ACS - US Census





## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	88	1,455	21,710
Median age	46.0	45.6	40.8
Median age (Male)	50.8	50.4	42.5
Median age (Female)	43.4	43.0	39.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	36	597	8,157
# of persons per HH	2.4	2.4	2.7
Average HH income	\$61,078	\$60,437	\$91,439
Average house value			\$450,623

*\* Demographic data derived from 2020 ACS - US Census*



# Section 4

## ADVISOR BIOS

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## KAYVAN MEHRBAKHSH



### KAYVAN MEHRBAKHSH, CCIM, MBA

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### PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

### EDUCATION

MBA - American University  
BBA - Radford University

### MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member  
ICSC - The International Council of Shopping Centers  
NAIOP - National Association of Industrial and Office Properties