



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 7, 2007

DATE: July 2, 2007

SUBJECT: Approval of an Agreement of Sale for the Conveyance by the County Board of Arlington County, Virginia to Walter Santos and Julia Benitez of an Unimproved Lot Located on S. Nelson Street, Known as Lot 32, Block 38, Douglass Park, Arlington, Virginia (RPC # 31015060).

SUMMARY: Walter Santos and Julia Benitez (“Purchasers”) have offered to purchase the subject property (“Property”) from the County Board for a purchase price of One Hundred Thousand Dollars (\$100,000.00). Due to the small size of the lot (2,625 square feet), the Property has no real value as a stand alone building lot. The property would have to be combined with an adjacent lot or lots to create a viable building lot. The County has owned the Property since April 30, 1962, and has never used the Property for any public purpose, nor does it have any current plans for future use of the Property. The Purchasers own both lots adjacent to the Property along the west side of S. Nelson Street, as well as other lots running north along the west side of S. Nelson Street to the intersection with S. Walter Reed Drive (see attached Exhibit B Vicinity Map). Purchasers intend to combine the Property with their adjacent properties and plan to construct three (3) new, by-right single family homes.

The final terms and conditions of the agreement of sale are still being negotiated with and considered by the County. It is expected that a restriction in the Deed from the County will prohibit the Property from being used for the construction or development of any townhouse dwellings or multi-family dwellings on the Property or on any parcels abutting the Property. If an agreement of sale is approved by the County Board, the Property will be conveyed to the Purchasers in “as is” physical condition by Special Warranty Deed, and the County would have no further interest in the Property. The fair market value of the Property will be significantly reduced by the Deed restriction discussed above.

After being briefed by County staff about the proposed conveyance, the President of the Nauk Civic Association indicated that the Civic Association had no issues with the proposed conveyance, so long as the Deed contains the proposed restriction prohibiting the Property from being used for the construction or development of any townhouse dwellings or multi-family dwellings on the Property or on any parcels abutting the Property.

County Manager: _____
County Attorney: _____

EXHIBIT B: VICINITY MAP - Lot 32, Block 38, Douglas Park

