

**56.678 ACRES
FOR SALE
REDEVELOPMENT OPPORTUNITY
3000 N. LANDING ROAD #1
VIRGINIA BEACH, VIRGINIA**



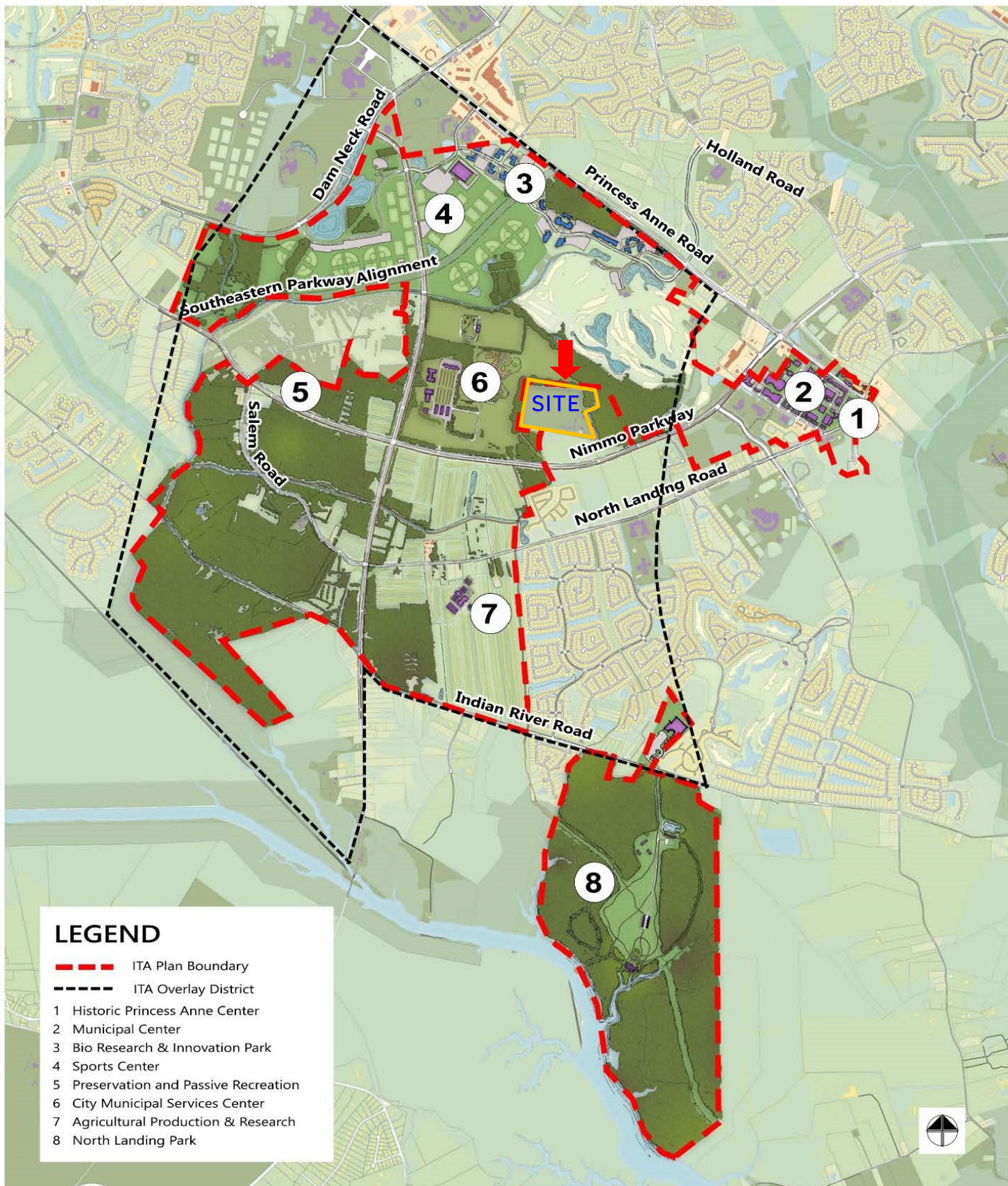
An exceptional opportunity for industrial development awaits. With just 2.7% of Virginia Beach's industrial land currently available for development, this 56.678-acre parcel offers a prime solution to the region's growing demand. Currently zoned for agricultural use, and operating as a summer camp and retreat, the owner is open to offers contingent upon a rezoning. Its strategic location—minutes from Sentara Princess Anne, Tidewater Community College, the Virginia Beach Municipal Center, and the Veteran's United Virginia Beach Amphitheater—positions it perfectly for a light industrial use, complementing the nearly-filled Innovation Park.

FOR MORE INFORMATION, OR TO SCHEDULE A TOUR

Troy A. Brinkley, President **Phone: 757-461-7441**
2212 Laskin Road **Fax: 757-461-6812**
Virginia Beach, VA 23454 **E-mail: troy@imperaclc.com**



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

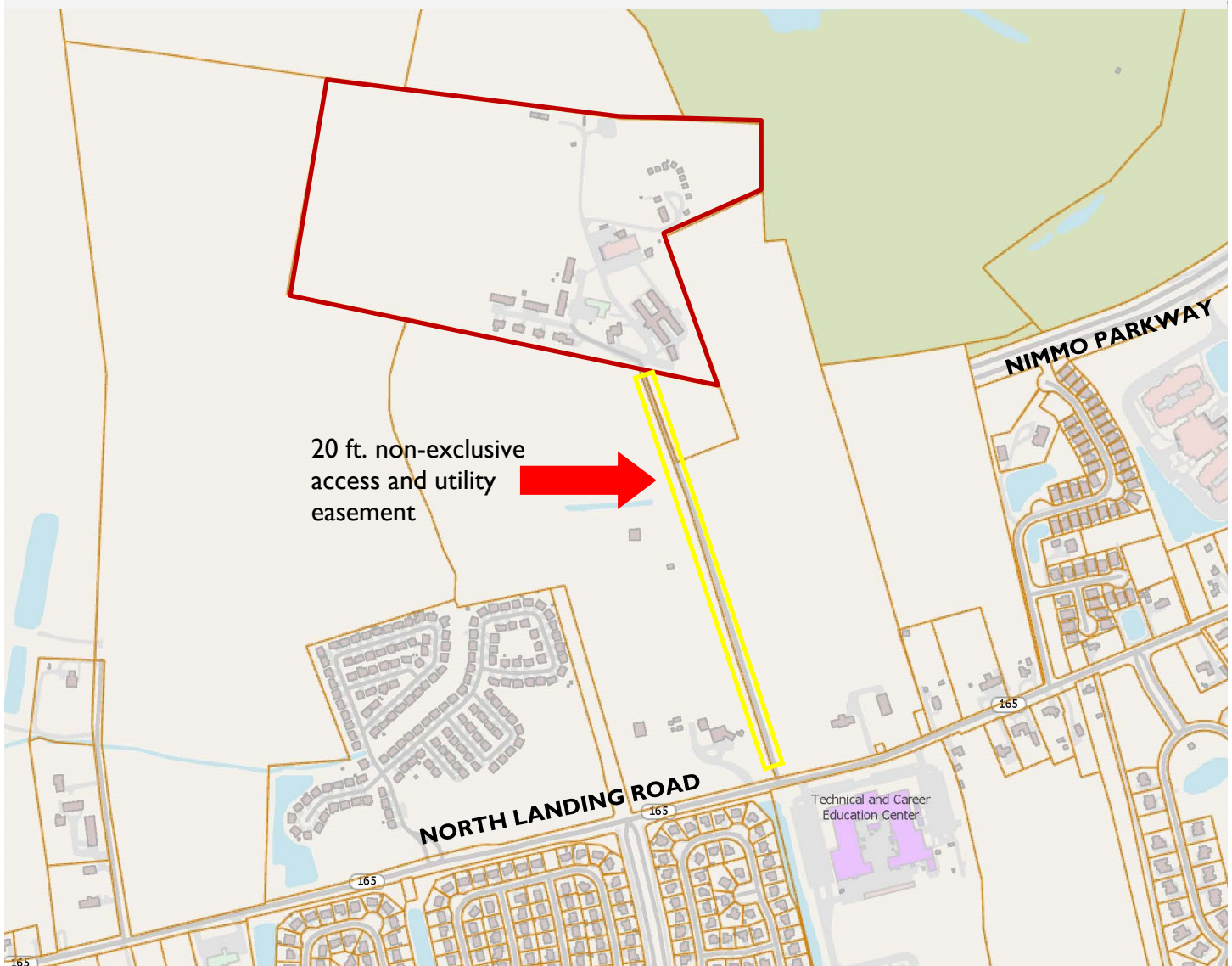


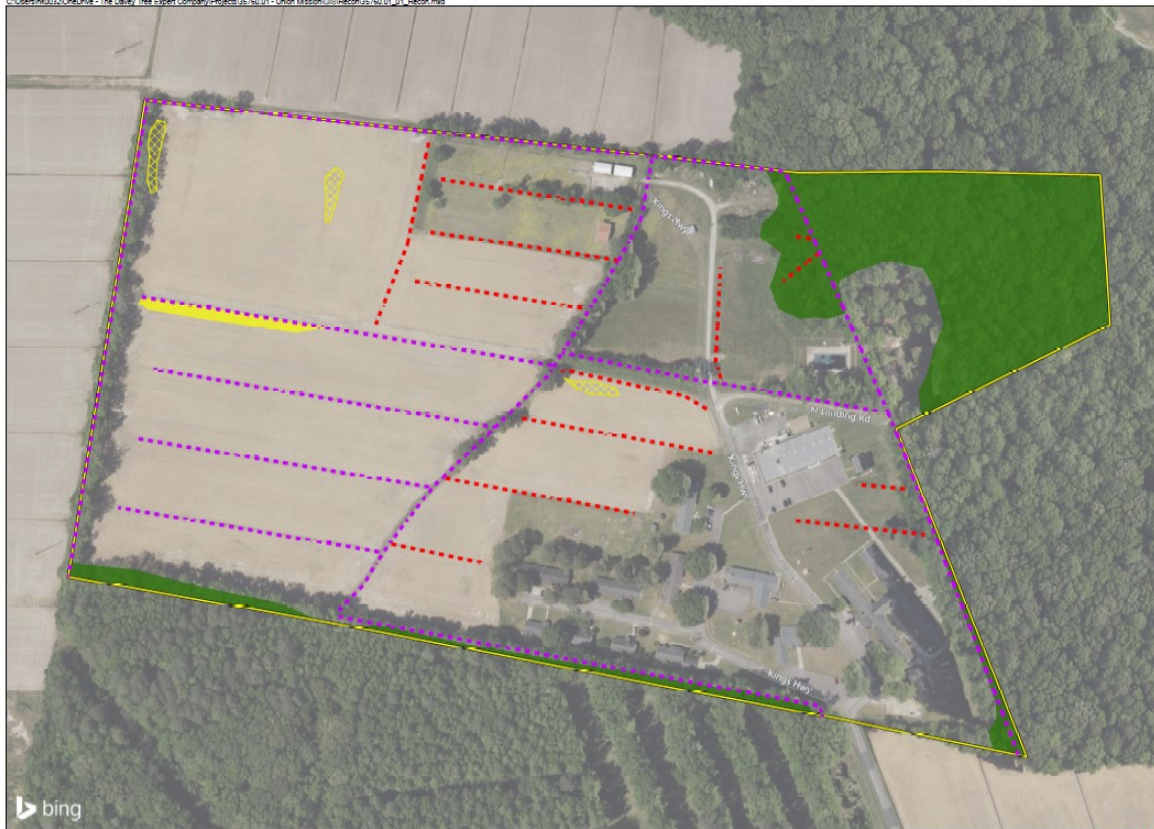
Interfacility Traffic Area & Vicinity Master Plan (2017)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

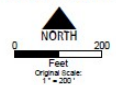
Property Features

- ◆ 20 ft. wide, asphalt paved, non-exclusive access and utility easement extending 2,184 liner feet from North Landing Road to the south side of the property.
- ◆ All public utilities are available. 4" city water line and 4" sewer line extend from North Landing Road along the access and utility easement.
- ◆ Private sewer pump station serves the property
- ◆ Campus includes 10 cottages ranging from approximately 1,000 SF. to 4,000 SF, an office (3,926 SF), a chapel/apartment (2,720 SF), a retreat center (+/- 19,000 SF), a +/- 16,000 SF multi-purpose building made up of a 9,000 SF gym and 2-story, 7,000 SF building that was used as a dining hall and dormitories on the second floor.
- ◆ Northwest 7.4 acre portion represents wetlands and is improved with a summery camp with 8 cabins (400-440 SF each), a chapel/hall (2,720 SF) and an outside pool (40'x75')
- ◆ Buildings sold "AS IS"





WOTUS & State Waters Reconnaissance
 Union Mission Property
 3000 N Landing Rd
 Virginia Beach, VA
 WSSI #35760.01



- Site (+/- 56.7 ac)
- Waters of the U.S.**
- PFO Wetlands (7.39 ac)
- PEM Wetlands (0.24 ac)
- Ditch (OHWM/RPW) (10,274 lf)
- State Waters**
- PEM Wetlands (0.21 ac)
- Ditch (No OHWM/Non-RPW) (4,035 lf)

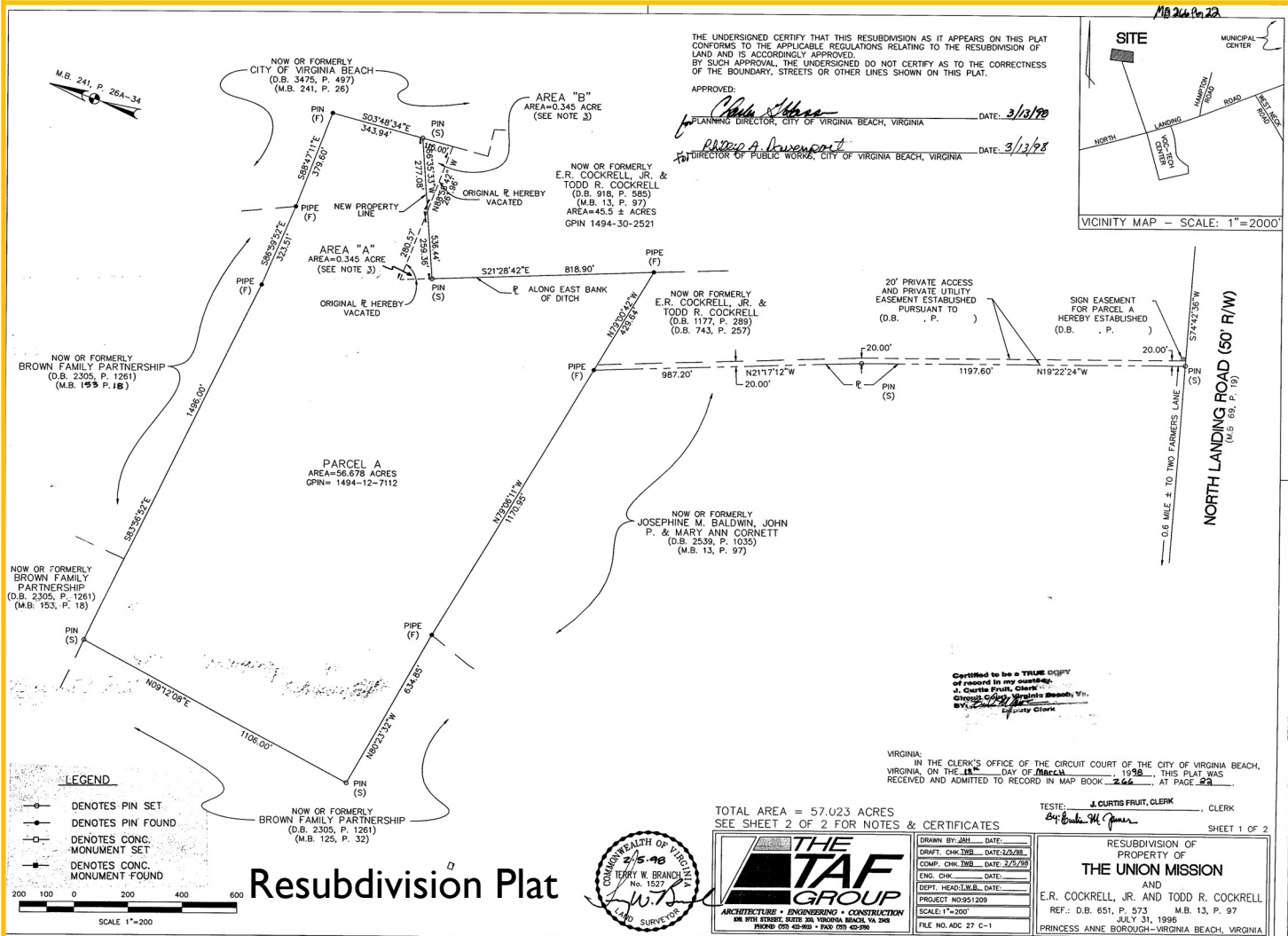
Notes:
 In-field wetland reconnaissance performed on March 19, 2025 by Nikolai Karlov, WPIT, PWD, VSWD.
 This does not constitute a delineation.
 All locations are approximate.

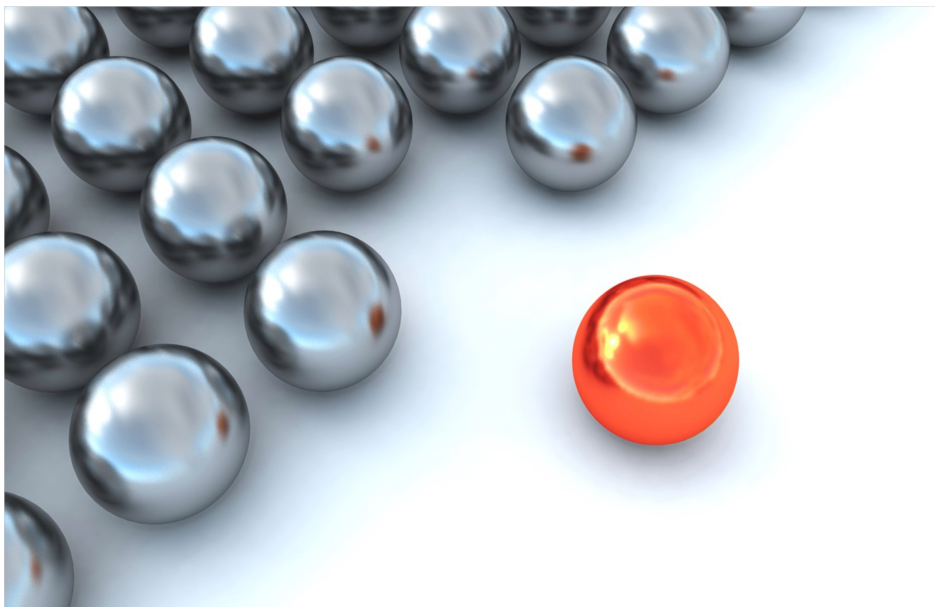
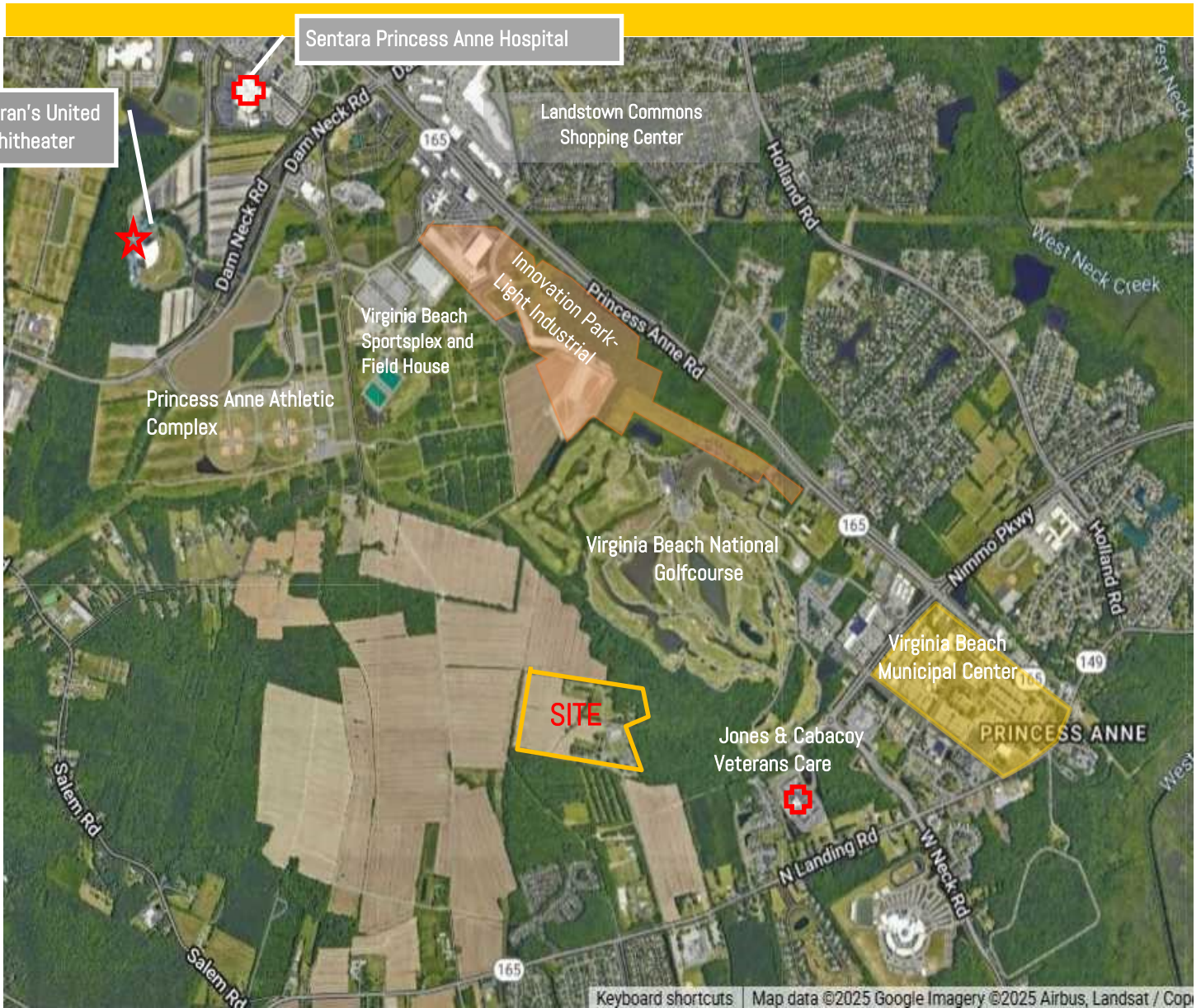
Wetland Studies and Solutions, Inc.
 a DAVEY company

Wetland Exhibit

Aerial Source: Bing
 Date: April 11, 2025

Figure 1





"Excelling above the rest..."