

FOR GROUND LEASE

**BUSINESS/DEVELOPMENT
OPPORTUNITY**

**Fully Serviced, 5.70-Acres Economic Opportunity
Zoned Land in Lightfoot**

2 Adjacent Parcels

Excellent Visibility

The Offering

Twiddy Realty (“Twiddy”), on behalf of Land Owner, is pleased to present the opportunity to ground lease approximately 5.70 usable acres of fully-serviced, Economic Opportunity zoned land located at 715 and 707 E. Rochambeau Dr. in Lightfoot, York County, Virginia (the “Subject Property”).

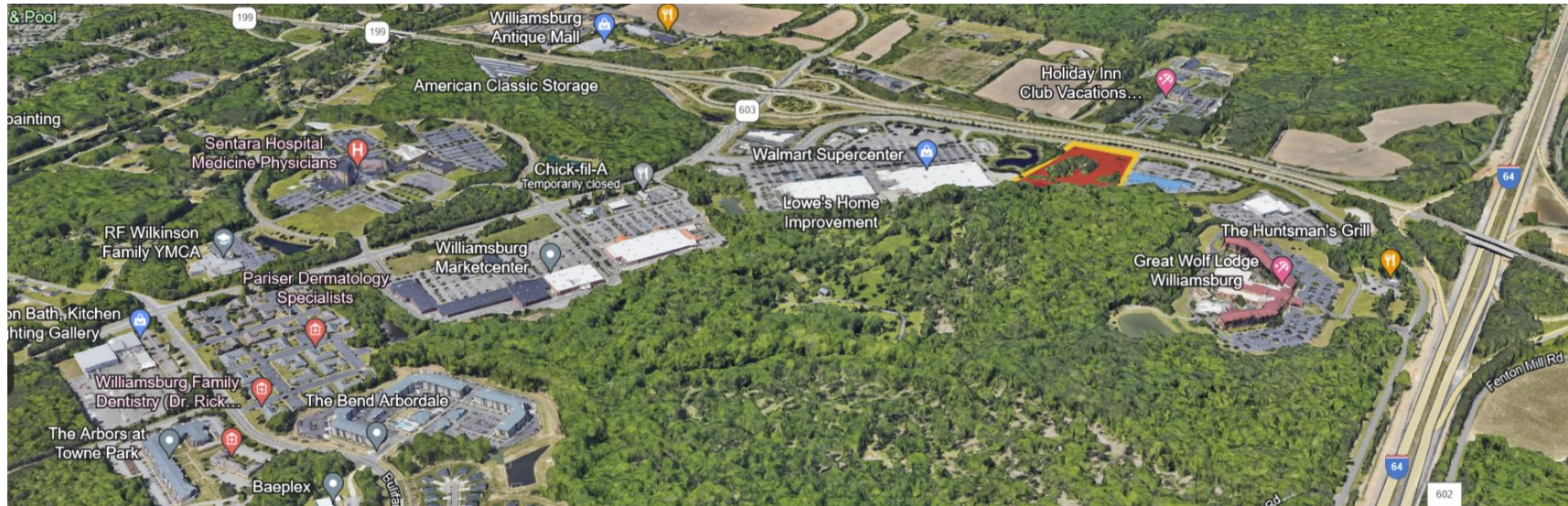
The offering presents to opportunity to acquire long-term usage rights to a rare buildable site in an established commercial node, directly adjacent to a Walmart Supercenter and Lowe’s Home Improvement to the South and CMA’s Ford to the North, all within close proximity to Sentara Hospital and I-64.

Property is two adjacent parcels which can be sold together or separate.



Opportunity Highlights

- Rare undeveloped opportunity in high growth market
- 5.70 usable acres of rare, fully-serviced Economic Opportunity zoned land in Williamsburg, adjacent to Walmart Supercenter and CMA's Williamsburg Ford
- Zoning – site can be developed for majority of retail uses, including shopping centers, as well as some limited industrial uses and is the only remaining development site along the 199/E. Rochambeau between the Mooretown Road and I-64 interchanges
- Subject Property located at key, high-traffic corridor with easy access/egress and high visibility



EO - Economic Opportunity

SELECT PRIMARY USES

- Regional, Community or Neighborhood Shopping Center
- Recreation and Amusement
- Restaurant and Hospitality
- Conference Center
- Office Park or Government Offices
- Industrial Park
- Healthcare / Medical Office



OFFERING PRICE

\$228,000 / Year
(\$40,000 per usable acre)



TOTAL SITE AREA

5.70 acres



ZONING

EO Economic Opportunity

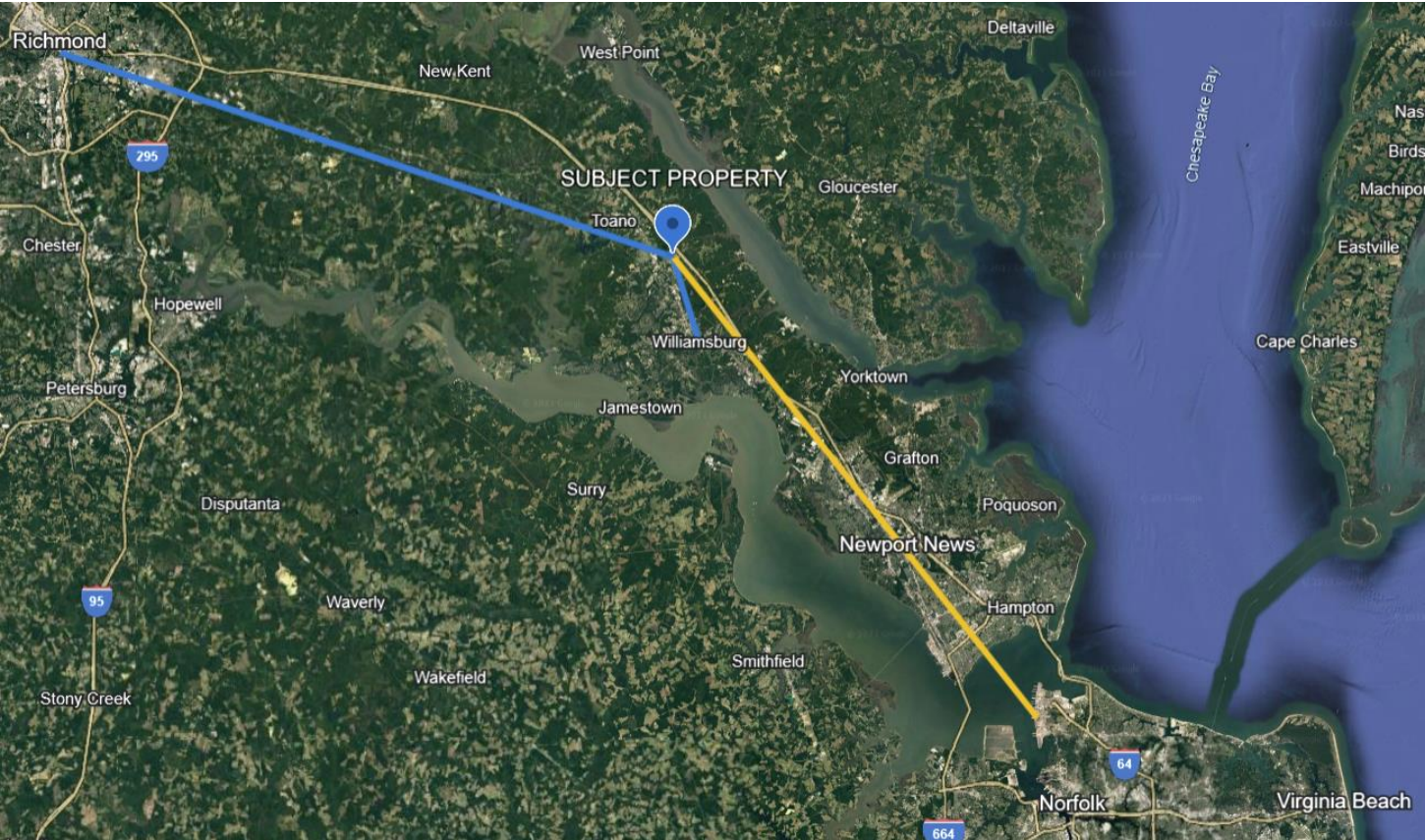


LEGAL DESCRIPTION

York County
GPIN: C20c-0535-0118
C19a-0431-4865

LOCATION & DEMOGRAPHICS

Williamsburg Downtown	5.5 Miles
Norfolk	36 Miles
Richmond	41 Miles



POPULATION

97,410 within 10-mile radius



GROWTH

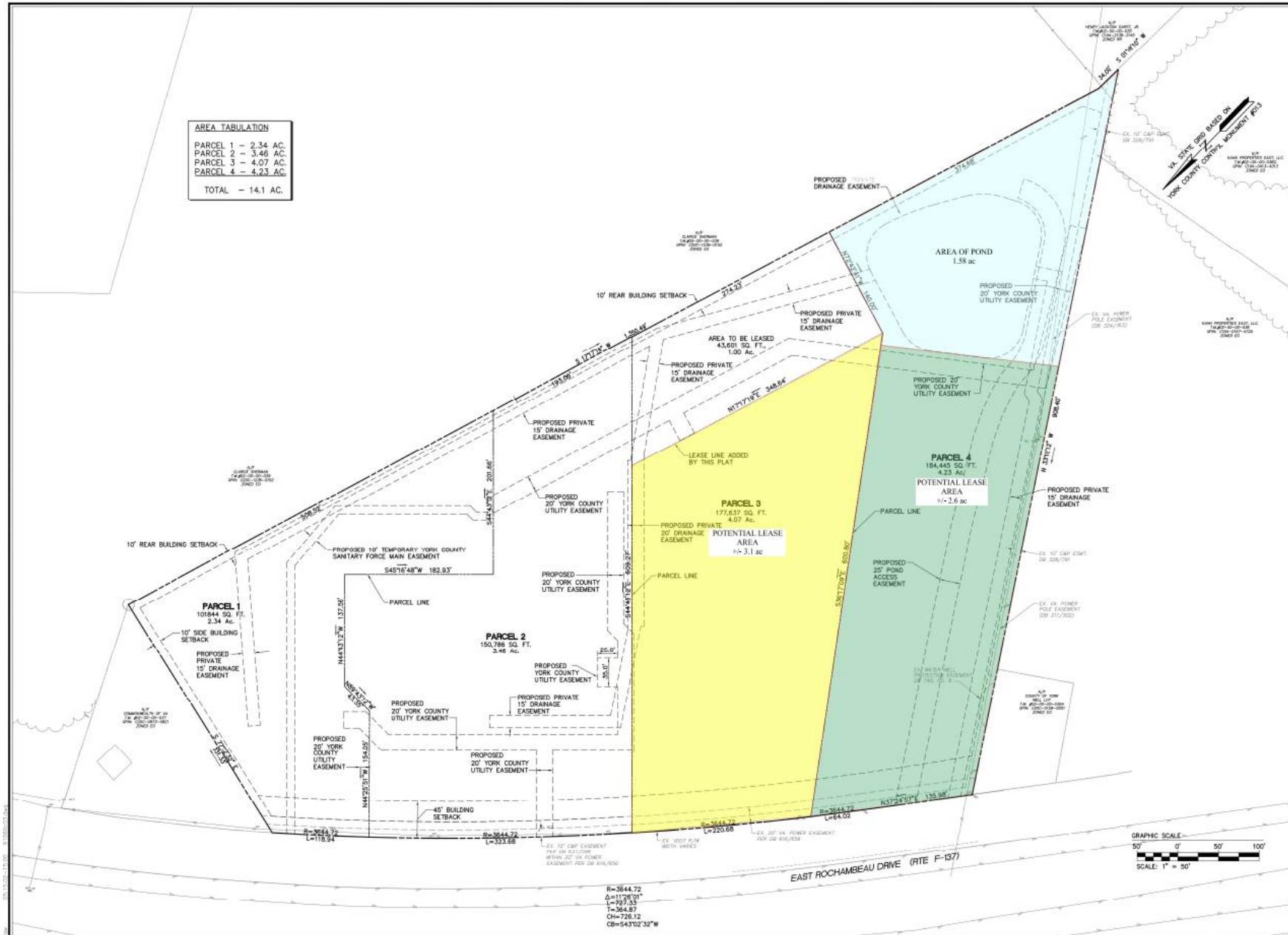
19% growth in population since 2010 within 10-mile radius, 30% increase within 2-mile radius



ECONOMY

\$110,144 Avg. Household Income within 10-mile radius, \$108,923 Avg. Household Income within 2-mile radius

SITE PRELIMINARY PLAT



NO.	DATE	REVISION / COMMENT / NOTE	BY
1	11/17/22	ISSUED FOR YORK COUNTY COMMISSION	DRP
2	11/17/22	REVISIONS FOR YORK COUNTY AND GOVT COMMENTS	DRP
3	11/17/22	REVISIONS FOR YORK COUNTY AND GOVT COMMENTS	DRP
4	11/17/22	REVISIONS FOR YORK COUNTY AND GOVT COMMENTS	DRP



52048 Olden Torne Road, Suite 1
Williamsburg, Virginia, 23188
(757) 253-0040
Fax: (757) 250-9894



PRELIMINARY PLAT
WILLIAMSBURG MOTORS
OWNER/DEVELOPER: WILLIAMSBURG MOTORS, INC.
SPYVAUN DISTRICT YORK COUNTY VIRGINIA

Designed: ARH
Scale: 1"=50'
Drawn: HBK
Date: 11/8/22
Project No.: 9106-D
Drawing Title: 3 OF 17

Parcels 3 and 4 Are the parcels listed for sale

CONTACT INFORMATION

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