

**NEW PRICE REDUCTION**



**±22 acres overlooking the beautiful Intracoastal Waterway situated on the  
Virginia Beach / Chesapeake line**

**3984 N. LANDING ROAD &  
3001 MT. PLEASANT ROAD**

**VIRGINIA BEACH | CHESAPEAKE**



**CUSHMAN &  
WAKEFIELD**  
**THALHIMER**

# SITE PHOTOS

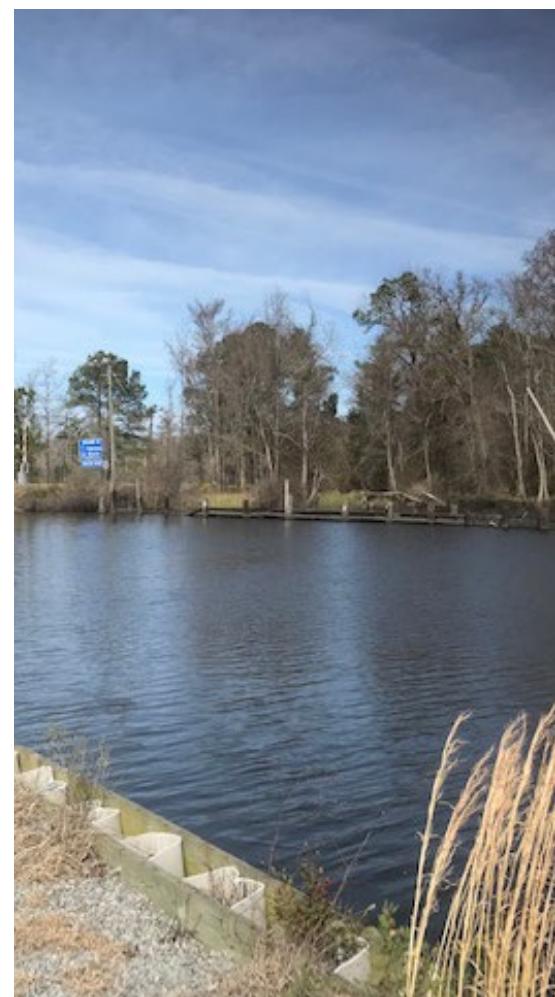
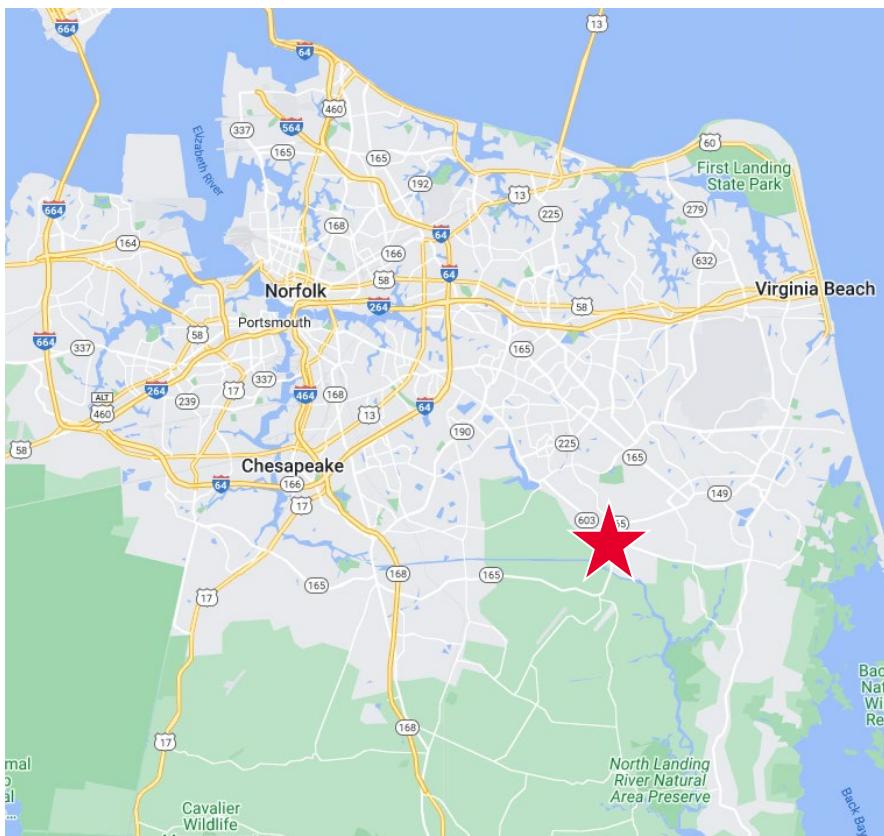


**JANET WHITBECK**  
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The Town Center of Virginia Beach  
222 Central Park Ave., Suite 1500  
Virginia Beach, VA 23462  
[www.thalhimer.com](http://www.thalhimer.com)

# Property Highlights

- ±22 acres overlooking the beautiful Intracoastal Waterway situated on the Virginia Beach / Chesapeake line
- Zoned AG2 in Virginia Beach, which allows for a brewery operation, growing hops, for production
- APZ-2 property has Navy easements which allow for a marina, fuel, food and beverages may be sold
- Center island perfect for boat docking and marina, with no Navy easements over this portion, which is zoned AG1 and located in Chesapeake
- Potential Owner financing to qualified purchaser
- Former Mercer Marine
- 800' of shoreline on the land side & 350' of bulkhead on the peninsula side
- 1200' on N. Landing Rd.
- 12,282 VPD on North Landing Road
- **Sales price: \$1,395,000**



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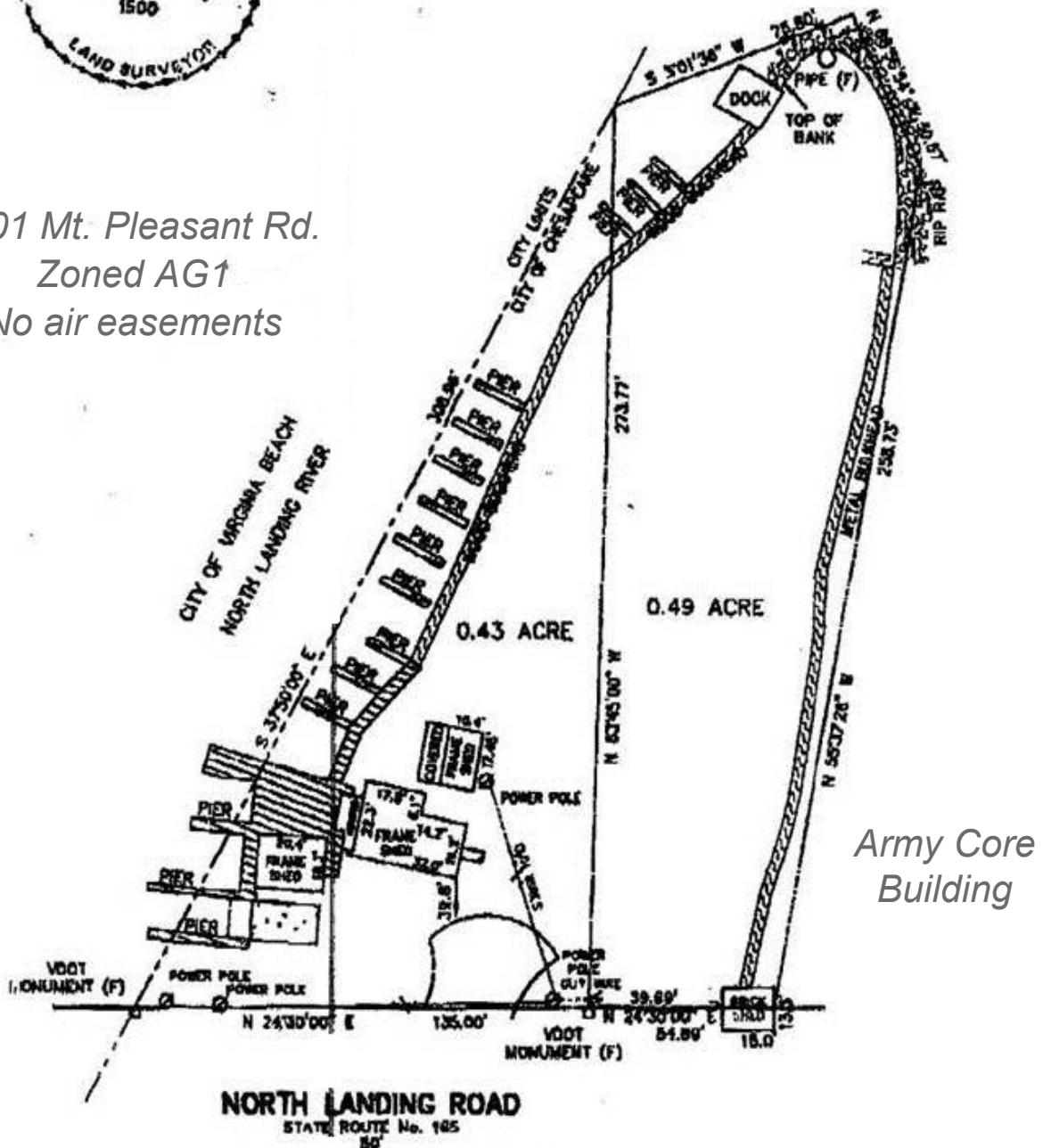
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# PLAT

THIS IS TO CERTIFY THAT I ON MAY 2, 2002 SURVEYED THE PROPERTY SHOWN ON THIS  
PIAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO  
ENCROACHMENTS OF OTHER BUILDINGS, EXCEPT AS SHOWN.



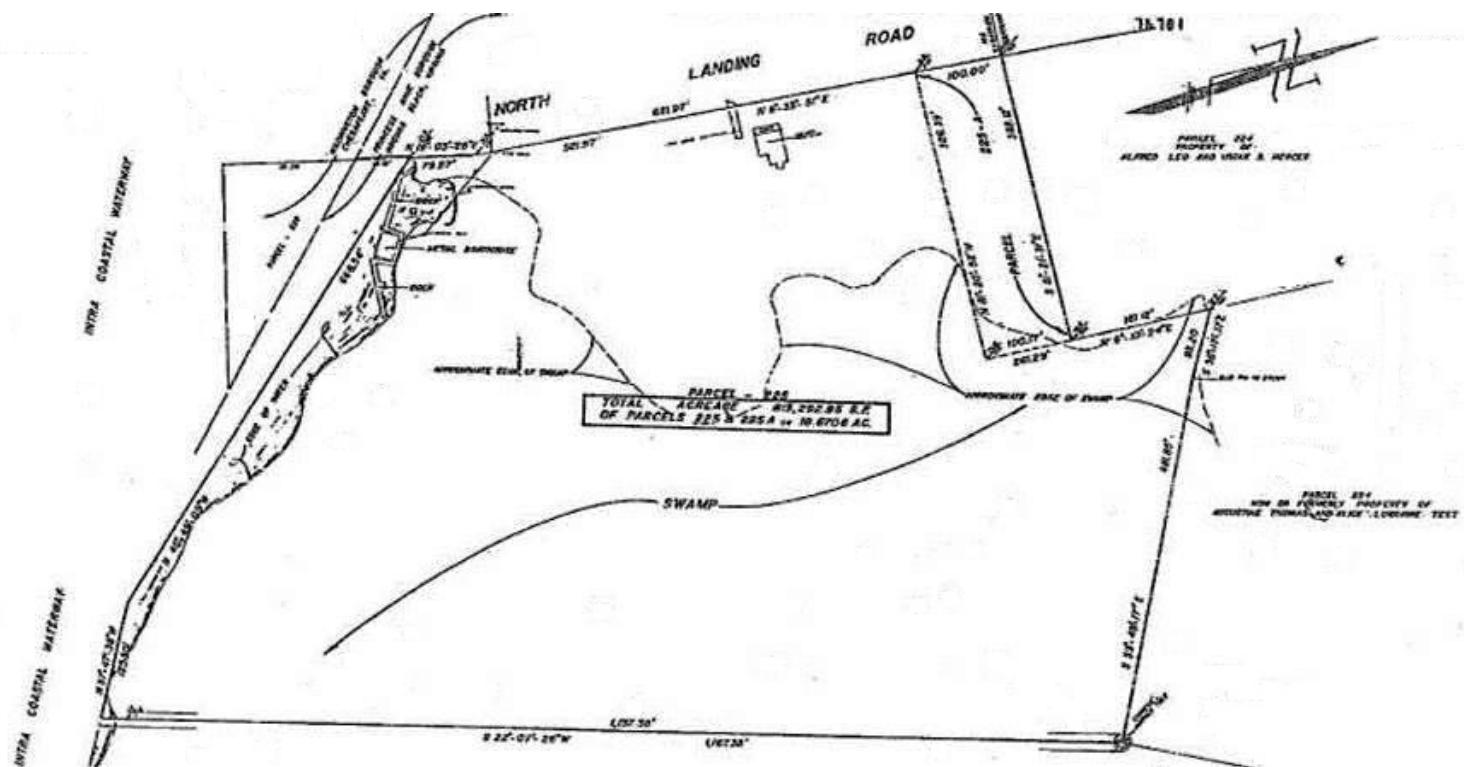
3001 Mt. Pleasant Rd.  
Zoned AG1  
No air easements



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# LANDING SURVEY



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FOR SALE  
**3984 N. LANDING ROAD &  
3001 MT. PLEASANT ROAD**

VIRGINIA BEACH | CHESAPEAKE



**CUSHMAN &  
WAKEFIELD**  
**THALHIMER**

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