

FOR SALE

6-ACRE DEVELOPMENT OPPORTUNITY

Carrollton Blvd. at Route 258 (Brewers Neck Blvd.) | Carrollton, VA 23314



S.L. NUSBAUM
REALTY CO.



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EXECUTIVE SUMMARY

CARROLLTON BLVD AT ROUTE 258 (BREWERS NECK BLVD)
±6-Acre Development Opportunity | Carrollton, VA 23314



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OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	6.03 Acres
Zoning:	GC (General Commercial) and RAC (Rural Agricultural Conservation)
Parcel ID Numbers:	34-01-012 34-01-013 34-01-014 34-01-015

PROPERTY HIGHLIGHTS

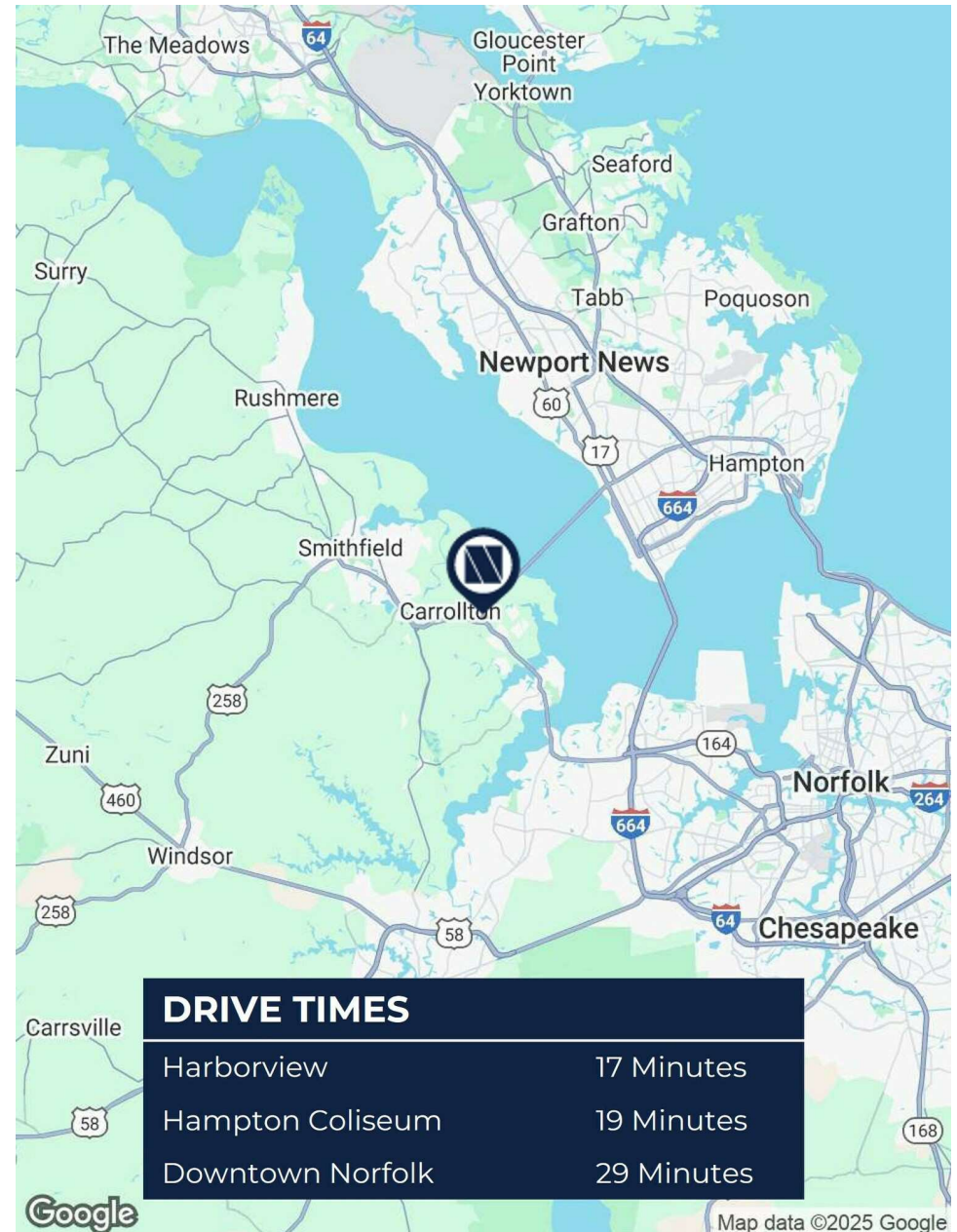
- Four contiguous parcels (6.03 acres) located at the northwest quadrant of Carrollton Boulevard and Route 258 (Brewers Neck Boulevard) in Carrollton (Isle of Wight County), Virginia.
- Ideal opportunity for fast food, medical, hospitality, convenience store, mini storage, and retail users.
- Great visibility and accessibility at signalized intersection (three existing ingress/egress curb cuts via Rt. 258).
- Across the street from Crossings at Bartlett Station, a 62-acre development including 262 residential units and 200,000 commercial SF
- Total Traffic Count - 61,000 VPD (Brewers Neck (US RT 258) - 30,300, Carrollton Blvd (Rt 17) - 31,000)
- Utilities - All public utilities are located at the site or along Route 17 in front of the site

LOCATION OVERVIEW

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NEIGHBORING PROPERTIES

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AERIAL

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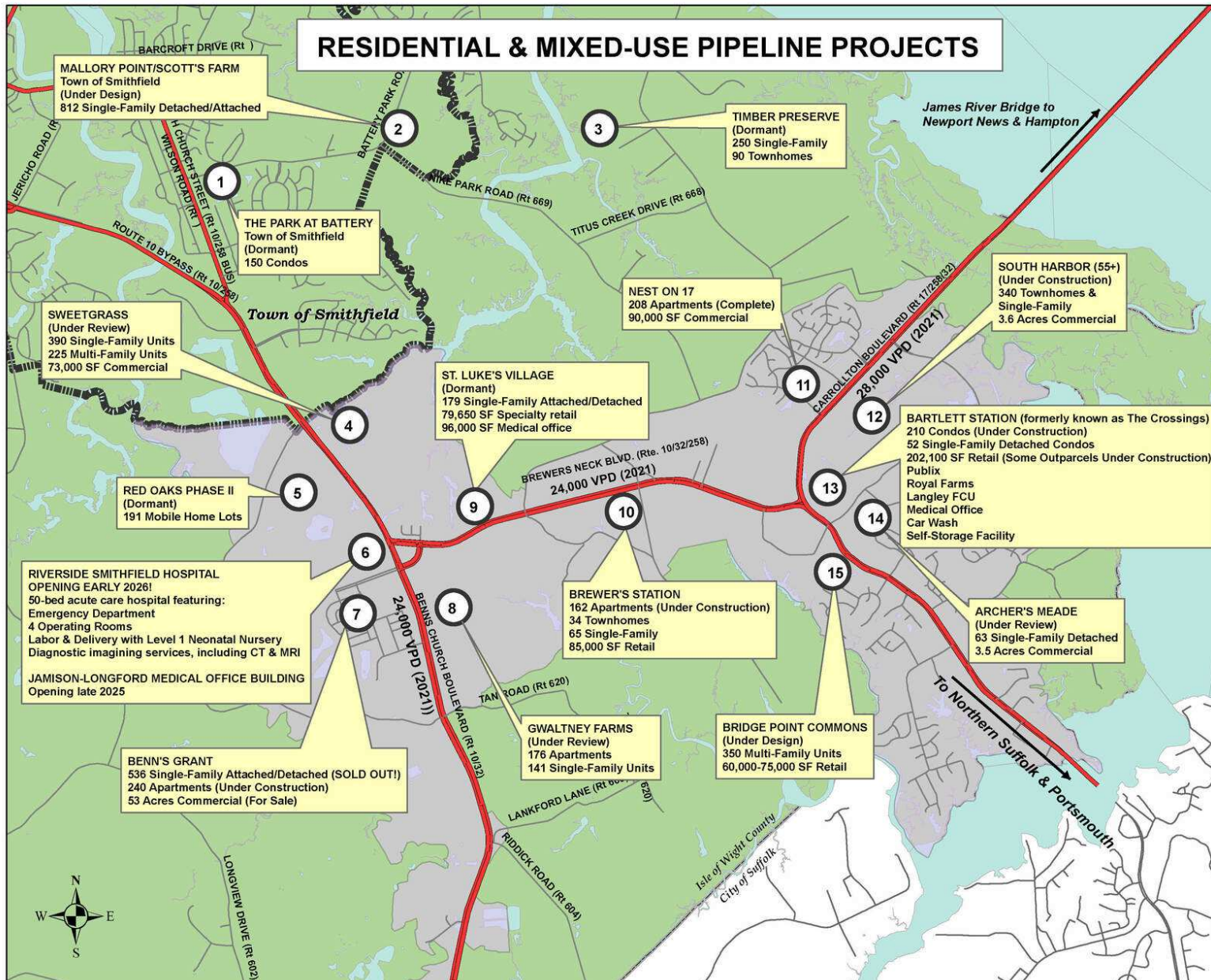


PLANNED DEVELOPMENT

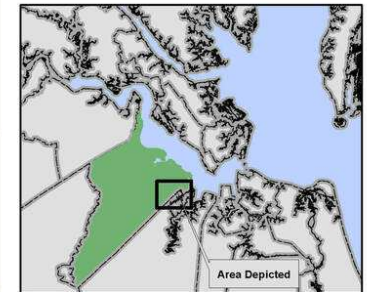
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NEWPORT DEVELOPMENT SERVICE DISTRICT Isle of Wight County, Virginia



The Newport Development Service District is a strategic growth area planned for future residential, commercial and industrial development.

It is the fastest growing area in Isle of Wight County. There are over 3,400 households in the DSD and that number could double if all the approved housing units are built.

Median household income is \$100,066

Median home value is \$351,400

Traffic Counts (2019): Average VPDs:

Route 17 = (29,000)
Route 10/32/258 = (25,000)
Route 10 = (25,000)

In Close Proximity to:
Smithfield = (1 mile)
Northern Suffolk = (1 mile)
Newport News = (5 miles)
Hampton = (6 miles)

The area's central location and easy commute to the rest of the Hampton Roads region allows it to pull from a regional workforce of over 800,000 people.

Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles).

Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.



Local Roots, Global Reach
**ISLE OF WIGHT
COUNTY, VIRGINIA**

For more information, contact:
Isle of Wight Economic Development
(757) 356-1962
www.insidetheisle.com

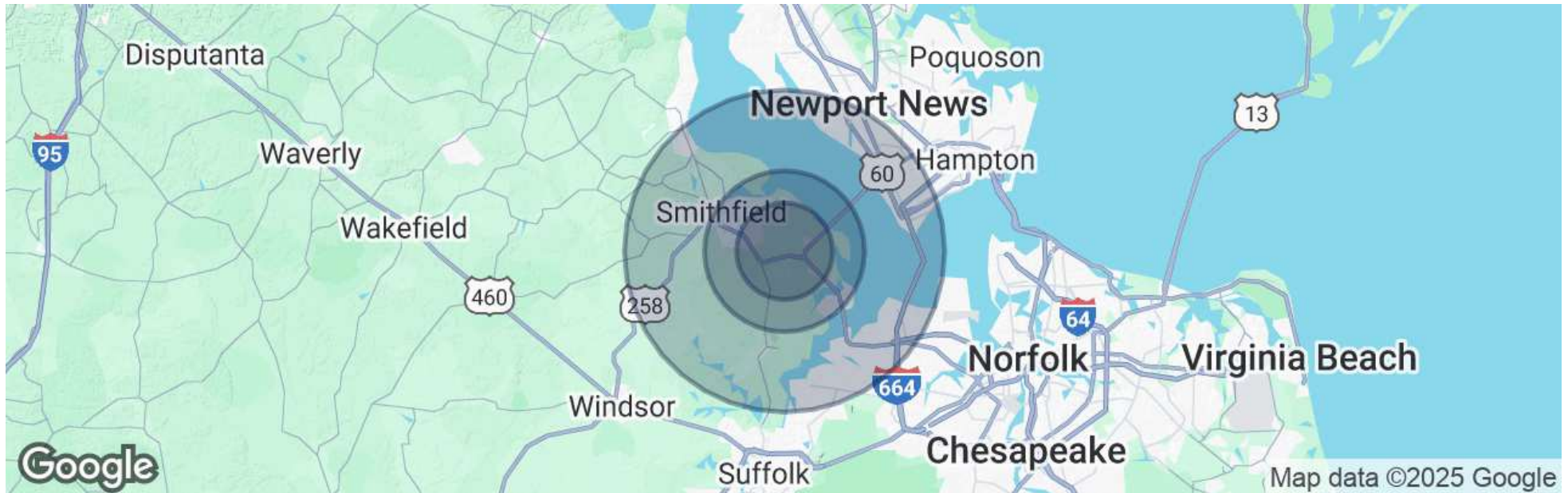
October 2023

DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,136	20,270	195,556
Average Age	42.6	45.3	37.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	866	7,848	75,445
# Of Persons Per HH	2.5	2.6	2.5
Average HH Income	\$97,942	\$109,505	\$77,950
Average House Value	\$344,902	\$342,996	\$268,607

2020 American Community Survey (ACS)

CONTACT INFORMATION

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SITE

PARCEL
34-01-015

PARCEL
34-01-014

PARCEL
34-01-012

PARCEL
34-01-013

**RIO
CAR WASH**

**ROYAL
FARM**

258

BREWERS NECK BLVD / US ROUTE 258

CARROLLTON BLVD / US ROUTE 17

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