

COMMERCIAL LAND FOR SALE

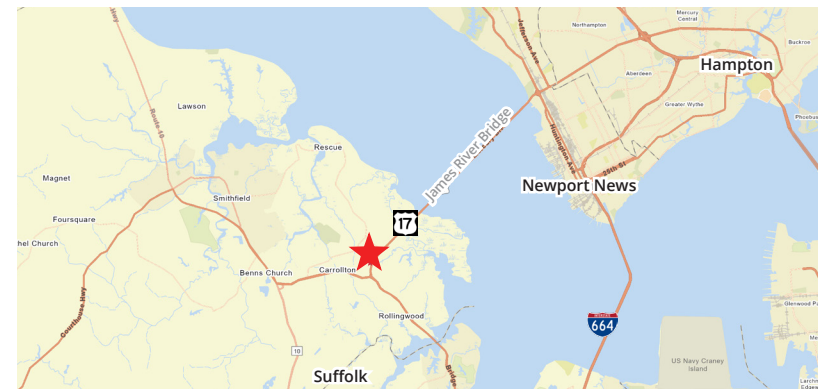
14100 Carrollton Boulevard
Carrollton, VA 23314



ABOUT PROPERTY

- Development Opportunity
- Located in Newport Development Service District, a strategic growth area planned for future residential, commercial, and industrial development
- 8.89 Total Acres
- Zoned RAC (Rural Agricultural Conservation District)
- Easy access to Route 17 and Interstate 64 & 664
- 1 Mile to Smithfield, 1 Mile to Northern Suffolk, 5 Miles to Newport News
- For Sale: \$3,500,000 **\$2,699,000**

2023 DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Population	3,812	10,038	22,990
Households	1,466	3,896	8,964
Average HH Income	\$125,036	\$133,379	\$141,121
Total Businesses	65	203	541



CONTACT: **LINDSAY HIMELRIGHT, CCIM** **CLARK BALDWIN, CCIM**
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lindsayhimelright@harveylindsay.com clarkbaldwin@harveylindsay.com

999 Waterside Drive • Suite 1400
Norfolk, Virginia 23510
757-640-8700
www.HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE
A Tradition of Forward Thinking

The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

SITE STATISTICS:

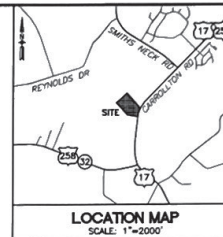
OWNER/DEVELOPER:
JANAKI CORPORATION, INC.
512 RUSHWOOD COURT
SUITE 100, VIRGINIA 23455

ZONING: RAC TO GC
SITE AREA: 396,813 SQ.FT. OR 8.880 AC.
TOTAL NUMBER OF LOTS: 4

CRITICAL AREAS:
TOTAL WETLAND AREA: 34,763 SQ.FT. OR 0.798 ACRES

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE COUNTY OF ISLE OF WIGHT, VIRGINIA. COMMUNITY PANEL No. 51093C 01600 EFFECTIVE DATE: SEPTEMBER 4, 2002 (BY SCALED MAP AND PLOTTING ONLY)
2. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND AVAILABLE FIELD EVIDENCE. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.



NO.	DATE	DESCRIPTION	BY

HOGGARD-EURE
ASSOCIATES, P.C.
Engineers, Surveyors, Planners
901 ParkCentre Parkway, Suite 5
Farmingdale, Virginia 23764
(703) 484-9970

APPROVAL DATE:

REZONING EXHIBIT
SHOWING THE RESUBDIVISION OF
TAX PARCELS 34-01-004, 004A & 005
CARROLLTON BOULEVARD - U.S. ROUTE 17
ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 12/10/2008
SCALE: 1"=50'
ENGR: SCM
DESIGN: TDM
DRAWING: MSA

SHEET NO.
1
1 OF 1

FILE
2851-CAR-34-2008-11-17.dwg
PLOT: No. 2851.00.

RECEIVED
DEC 30 2008
DEPARTMENT OF
PLANNING AND ZONING



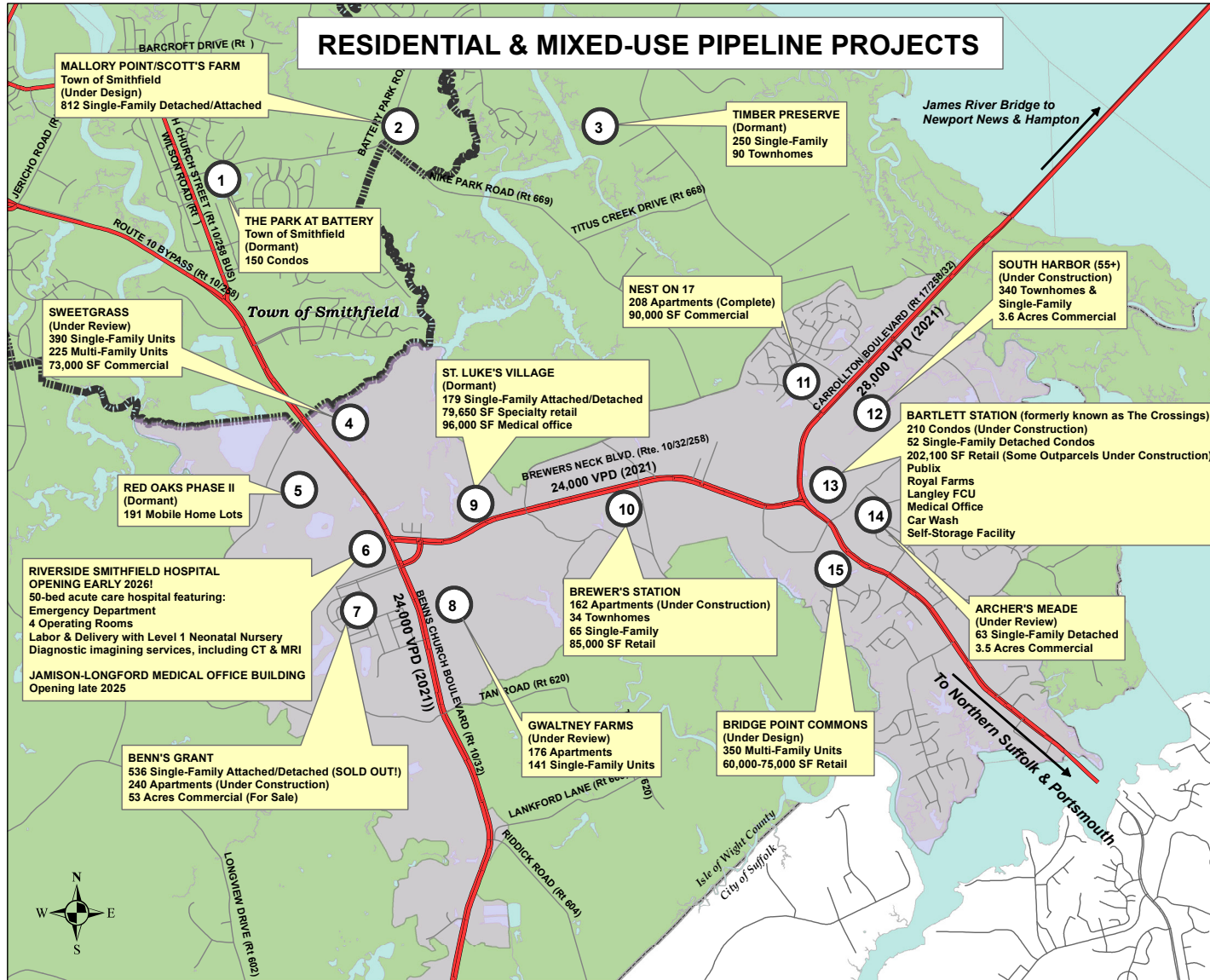
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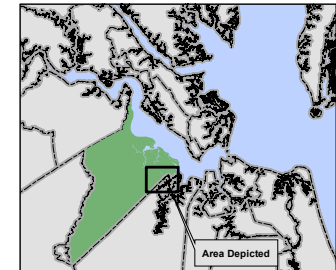
ECONOMIC DEVELOPMENT

14100 Carrollton Boulevard
Carrollton, VA 23314



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.insidethelisle.com

October 2023

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