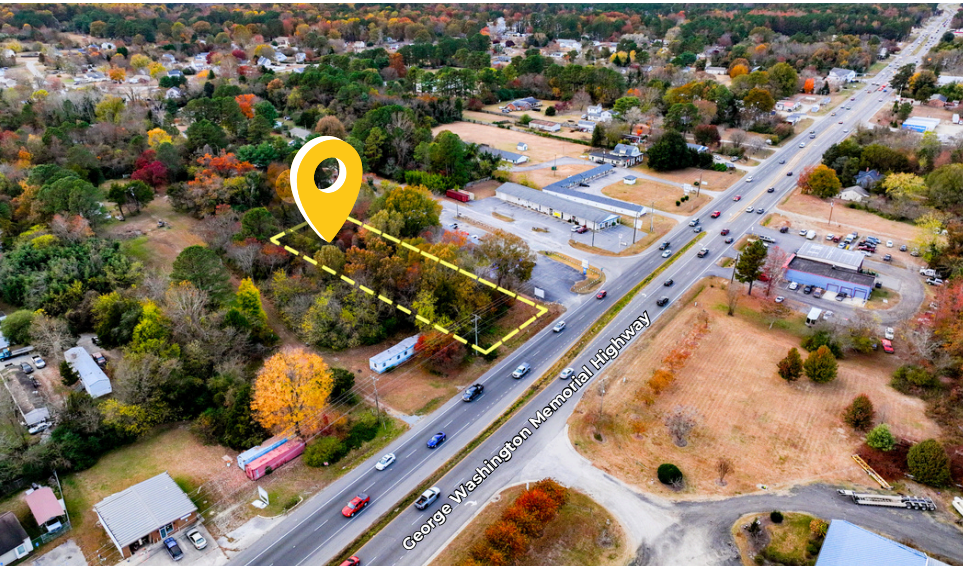


FOR SALE

COMMERCIAL LOT NEARLY 1 ACRE ON GEORGE WASHINGTON MEMORIAL HWY, HAYES, VA



Property Details

- **Prime Opportunity:** With Starbucks just 6 blocks away, act swiftly to secure this valuable investment and capitalize on the impactful growth. This district is evolving and changes are imminent.
- **Highly Visible Location:** Situated along the lively George Wash Mem Hwy, this commercial lot enjoys prominent visibility.
- **Sizable Lot:** Spanning nearly 1 acre (.84 of an acre), this lot offers ample space for a variety of commercial endeavors.
- **Coveted B-1 Zoning:** Boasting a coveted B-1 zoning, the property is well-suited for a range of business uses.



Highlights

Zoning:	B-1
Property Type:	Commercial Land
Total Lot Size:	0.84 acres

- High visibility
- Major employers in the area
- NEW Starbucks store 6 blocks away
- Upcoming Golf Community just miles away

FOR SALE

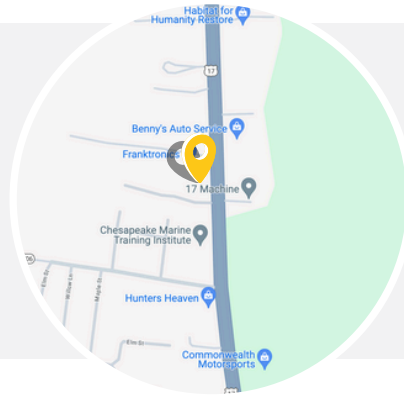
COMMERCIAL LOT NEARLY 1 ACRE ON GEORGE WASHINGTON MEMORIAL HWY, HAYES, VA

Date Available: Now

Zoning: B-1

Property Type: Commercial Land

No. of Lots: 1



0.84 Acres

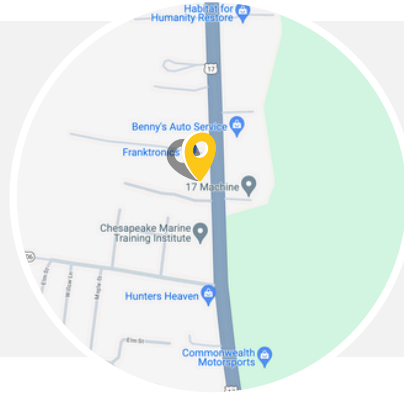
Sale Price: \$147,000



FOR SALE

COMMERCIAL LOT NEARLY 1 ACRE ON GEORGE WASHINGTON MEMORIAL HWY, HAYES, VA

Date Available: Now
 Zoning: B-1
 Property Type: Commercial Land
 No. of Lots: 1



0.84 Acres

Sale Price: \$147,000

PERMITTED USES

Supp. No. 14

CDB:96

Supp. No. 3

CDB:103

Official Schedule of District Regulations (Zoning District B-1)

Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)				Accessory Buildings			Misc. Requirements	
			Sewer and Water (acres)	Sewer or Water S & W (acres)	On-site S & W (acres)	Width (ft)			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height		Side Lot Lines
Retail stores and shops						80	45	35									Front yard dimensions may be waived whenever a larger portion of existing buildings along a section of street is within 35 feet of such street.
Convenience business						80	45	35									All permitted uses and special exceptions: see Highway Corridor Development District for additional setback requirements.
General business						80	45	35									
Highway business						80	45	35									
Office-type business						80	45	35									
Service business						80	45	35									
Wholesale business						80	45	35									
Schools, colleges, universities						80	45	35									
Music and dance studios						80	45	35									
Indoor theaters and auditoriums.						80	45	35									

App. B, § 5-2

GLOUCESTER COUNTY CODE

Official Schedule of District Regulations (Zoning District B-1)

Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)				Accessory Buildings			Misc. Requirements	
			Sewer and Water (acres)	Sewer or Water S & W (acres)	On-site S & W (acres)	Width (ft)			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height		Side Lot Lines
Lodge halls and social clubs						80	45	35									
Newspaper and commercial printing shops						80	45	35									
Mortuaries						80	45	35									
Public utility offices and government offices						80	45	35									
Banks and other financial institutions						80	45	35									
Churches and other places of worship						80	60	35									
Post offices						80	45	35									
Nursing homes						80	45	35									
Child care centers						80	45	35									
Adult day care center						80	45	35									
Uses required for provisions and maintenance of public facilities and utilities																	
General hospitals						80	45	35	15	35	30						
Veterinary hospitals						80	45	35	15	35	30						
Building supplies and services						80	45	35									

APPENDIX B—ZONING

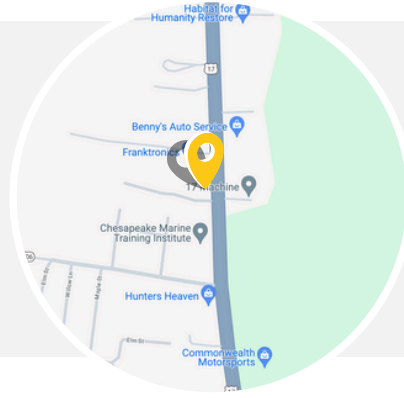
App. B, § 5-2



FOR SALE

COMMERCIAL LOT NEARLY 1 ACRE ON GEORGE WASHINGTON MEMORIAL HWY, HAYES, VA

Date Available: Now
 Zoning: B-1
 Property Type: Commercial Land
 No. of Lots: 1



0.84 Acres

Sale Price: \$147,000

PERMITTED USES

Supp. No. 3

CDB:104

Official Schedule of District Regulations (Zoning District B-1)																	
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)				Accessory Buildings			Misc. Requirements	
			Sewer and Water (acres)	Sewer or Water (acres)	On-site S & W (acres)	Width (ft)			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height		Side Lot Lines
Automotive and farm implement sales and service						80	45	35									
Restaurants						80	45	35									
Drive through food service						80	45	35									
Hotels and motels						80	45	50	35	70	35	35	35	35			
Guest houses and country inns						80	45	50	35	70	35	20	5	5			
Museums						80	35	35				20	5	5			
Motor lodges						80	35	50	35	70	35	35	35	35			
Commercial communications facility, Type I																	See Article 9, Supplementary District Regulations, Section 9-13.
Commercial communications facility, Type II																	See Article 9, Supplementary District Regulations, Section 9-13.
Forestry harvesting																	
Wellness and fitness center							50					20	5	5			

App. B, § 5-2

GLoucester County Code

Supp. No. 12

CDB:105

Official Schedule of District Regulations (Zoning District B-1)																	
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)				Accessory Buildings			Misc. Requirements	
			Sewer and Water (acres)	Sewer or Water (acres)	On-site S & W (acres)	Width (ft)			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height		Side Lot Lines
Aquaculture facility								35									Indoor facilities only. The applicant shall secure all appropriate permits required by federal, state, and local agencies. Packing of whole organisms on ice for transport to market shall be permitted.
Farmers' market																	See Article 9, Supplementary District Regulations, Section 9-23
Seasonal Sales																	See Article 9, Supplementary District Regulations, Section 9-23
	Kennels	A, B, C, G, U				80	20					20					
Manufacturing, craft							45	50				35	5	5			
Manufacturing, food and beverage production and/or processing							45	50				35	5	5			
Manufacturing, light							45	50				35	5	5			

APPENDIX B—ZONING

App. B, § 5-2



FOR SALE

COMMERCIAL LOT NEARLY 1 ACRE ON GEORGE WASHINGTON MEMORIAL HWY, HAYES, VA

PERMITTED USES

Supp. No. 12

CDB:106

Official Schedule of District Regulations (Zoning District B-1)																			
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)					Accessory Buildings			Misc. Requirements		
			Sewer and Water (acres)	Sewer or Water (acres)	On-site S & W (acres)	Width (ft)			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines		Rear Lot Lines	
Micro beverage production establishment								45	50							35	5	5	
	Mini-Warehouse	F,H,L,M,S,U,V	2	2	2	200	80		20	200	50	100	50						
	Recreation and amusement enterprises	C, I	.5	.5	.5	100			35	35						20	5	5	
	Uses required for the provision and maintenance of private wastewater utilities	E, F, I, L, O, S, T, U, W																	
	Commercial communications facility, Type III	X-1, 2, 3, 4, 5, 6, 9, 10, 11, 13, 14, 15, 16																	See Article 9, Supplementary District Regulations, Section 9-13.
	Contractors offices and storage facilities	G, H, I, J, K, L, M, S, U							35	100	50	100	100			35	50	50	The front of the property shall be wooded or landscaped for a depth of no less than fifty (50') feet.
	Commercial communications facility, Type IV	X-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16																	See Article 9, Supplementary District Regulations, Section 9-13.

App. B, § 5-2

GLoucester County Code

Supp. No. 14

CDB:107

Official Schedule of District Regulations (Zoning District B-1)																			
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)					Accessory Buildings			Misc. Requirements		
			Sewer and Water (acres)	Sewer or Water (acres)	On-site S & W (acres)	Width (ft)			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines		Rear Lot Lines	
Transitional Community Facility with Conditional Use Permit								50	35	50	70	35				35	35	35	See Article 9 and Article 14—Conditional Use Permit
Commercial communication facility, Type V	Commercial communication facility, Type V on an existing lot 30,000 SF or less	S, U							35	5	10	5							See Article 9, Supplementary District Regulations, Section 9-13.
Commercial communication facility, Type VI (data pole)	Commercial communication facility, Type VI (data pole) on an existing lot 30,000 SF or less	S, U							35	5	10	5							See Article 9, Supplementary District Regulations, Section 9-13.
Event facility									60	35						20	5	5	See Article 9, Supplementary District Regulations Section 9-30 Event Venues
Power utility-electric (by Conditional Use Permit)																			
Solar energy facility, private small-scale																			
Solar energy facility, private large-scale roof mounted/solar canopy																			

APPENDIX B—ZONING

App. B, § 5-2

Official Schedule of District Regulations (Zoning District B-1)																			
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)					Accessory Buildings			Misc. Requirements		
			Sewer and Water (acres)	Sewer or Water (acres)	On-site S & W (acres)	Width (ft)			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines		Rear Lot Lines	
Solar energy facility, private large-scale ground-mounted (by Conditional Use Permit)																			



FOR SALE

COMMERCIAL LOT NEARLY 1 ACRE ON GEORGE WASHINGTON MEMORIAL HWY, HAYES, VA

SURVEY PLAT

