



±18 Acres

FOR SALE – ±18 ACRES RESIDENTIAL LAND

14353 BENNS CHURCH BOULEVARD

SMITHFIELD, VA 23430



CUSHMAN &  
WAKEFIELD

THALHIMER

# PROPERTY FEATURES

## PARCEL B: ±18 ACRES TO BE SUBDIVIDED

- For Sale
- Zoned: SR, Suburban Residential
- Ideal for multifamily / single-family developer
- Call Agents for pricing



10,938

**POPULATION**

*Within 3 Miles*



\$112,873

**AVG. INCOME**

*Within 3 Miles*



\$424,939

**AVG. HOME VALUE**

*Within 3 Miles*



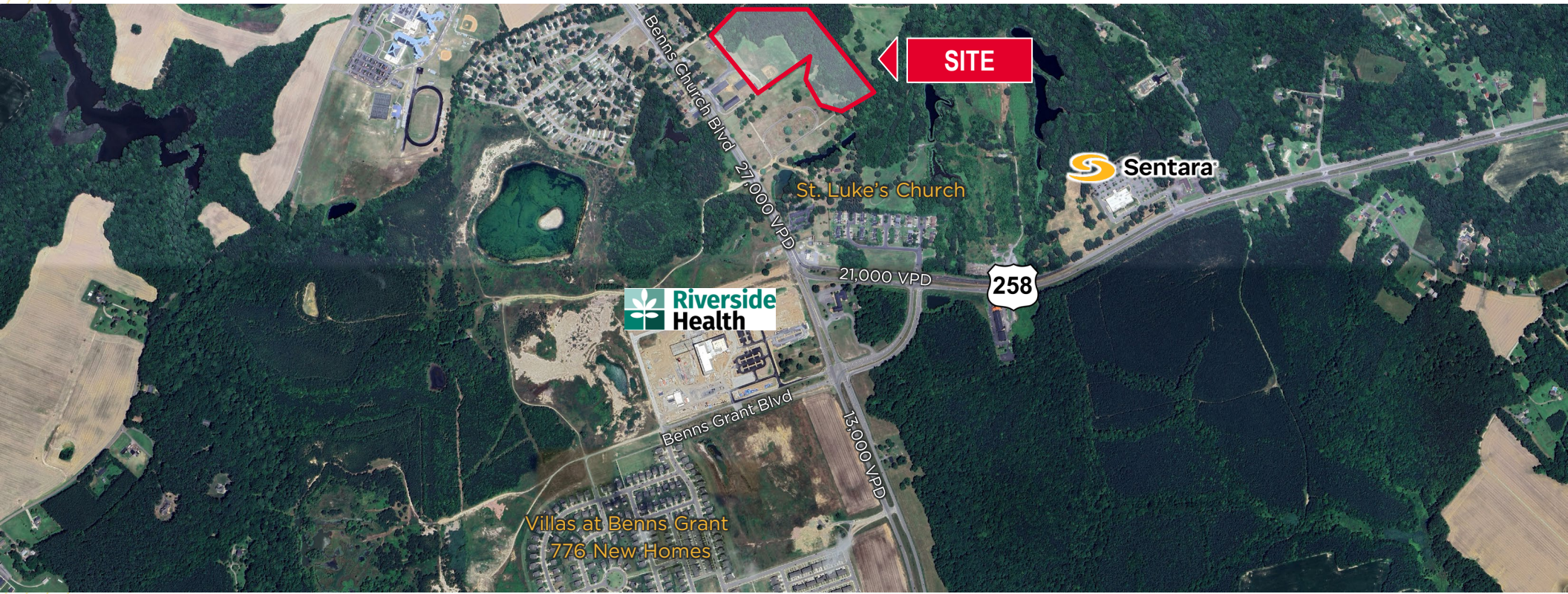
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**AVG. AGE**

*Within 3 Miles*

## MARKET HIGHLIGHTS

- Minutes from Downtown Smithfield, Smithfield High School, and newly constructed Riverside Health Facility
- 776 New homes less than 1-mile away (Villas at Bennis Grant), 500 new homes planned on Bennis Church
- New Publix located 2.5 miles from site
- Adjacent to Historic St. Luke's Church



# CONCEPTUAL PLAN A

## 14353 Benns Church Boulevard Conceptual Master Plan

Isle of Wight, Virginia  
November 4, 2019

### SITE DATA:

GPIN: 32-01-033  
Site Area: ±24.6 ac  
Current Zoning: SR  
Proposed Zoning: PD-MX

Net Developable Area Calculations:  
Total Site Area: ±24.6 a.c.  
• Non-Idal Wetlands: ±4.7 a.c. x 50%: ±2.35 a.c.  
• BPA: ±1.8 a.c.  
Area Remaining: ±20.65 a.c.  
• 20% for planned roads: ±4.19 a.c.  
**NET DEVELOPABLE AREA: ±16.52 a.c.**

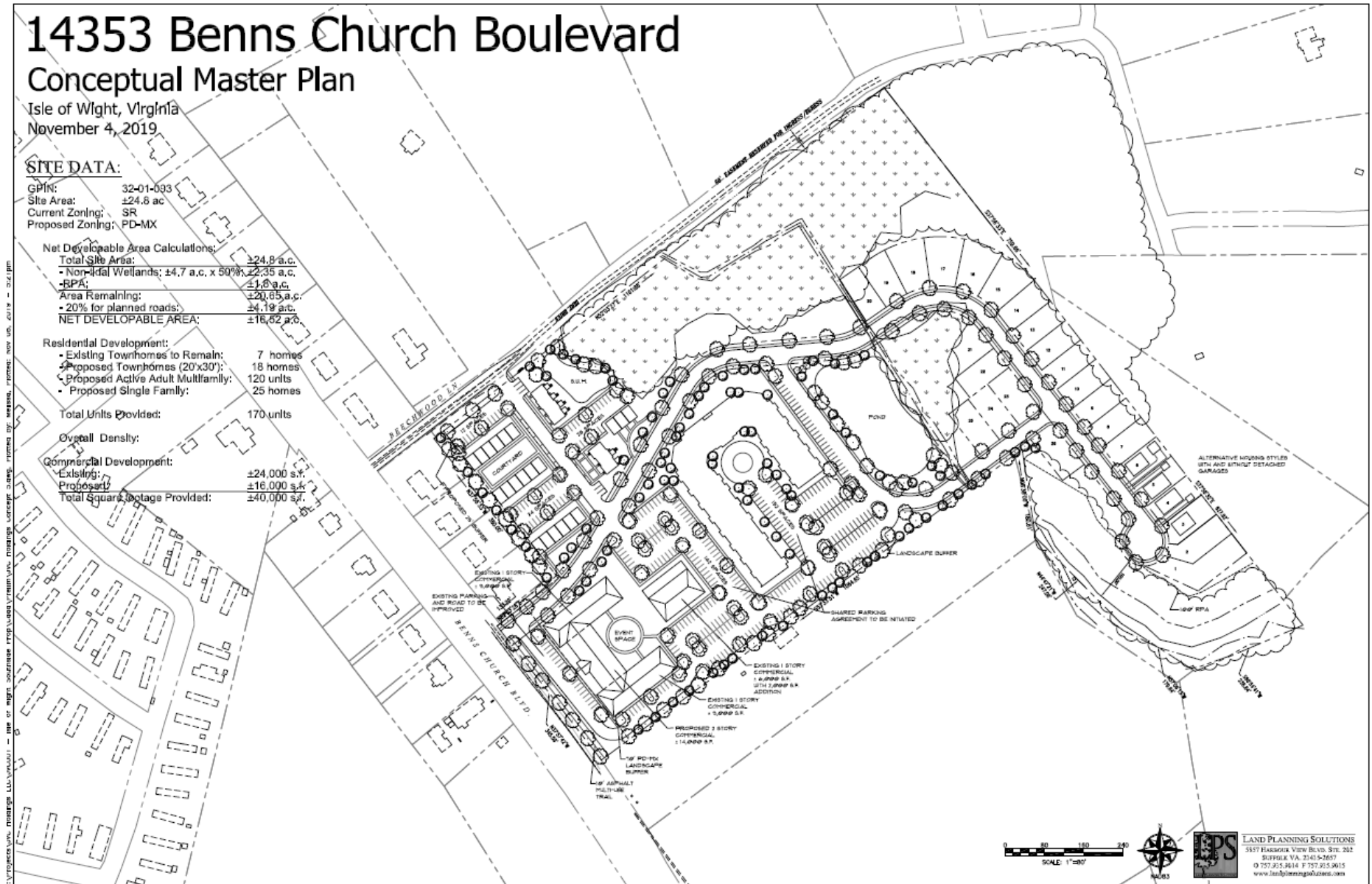
### Residential Development:

• Existing Townhomes to Remain: 7 homes  
• Proposed Townhomes (20'x30'): 18 homes  
• Proposed Active Adult Multifamily: 120 units  
• Proposed Single Family: 25 homes

Total Units Provided: 170 units

### Overall Density:

Commercial Development:  
Existing: ±24,000 s.f.  
Proposed: ±16,000 s.f.  
Total Square Footage Provided: ±40,000 s.f.



SCALE: 1"=80'



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# CONCEPTUAL PLAN B



14353 BENNS CHURCH BLVD ISLE OF WIGHT COUNTY, VA • SCENARIO 2: MAX DENSITY / NEW CONSTRUCTION

PN 2018035 | 02.11.2019 | WILLDOAN FINANCIAL SERVICES

LandDesign.

# LOCATION OVERVIEW



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