

21 ACRES FOR SALE | SANDBRIDGE, VA

3713 SANDPIPER RD
Virginia Beach, VA 23456



S.L. NUSBAUM
REALTY CO.

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FOR SALE

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PROPERTY INFORMATION

SECTION 1

EXECUTIVE SUMMARY

3713 SANDPIPER RD
Virginia Beach, VA 23456



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PROPERTY OVERVIEW

Being the southernmost developable coastal property in Virginia, this site is located at the tip of Sandbridge on the West side of Sandpiper Road with breathtaking views. Directly to the South is the entrance to the Back Bay National Wildlife Refuge and to the East is the Sanctuary at False Cape, a condominium community developed in 2005. There is an access easement directly through this development for ingress and egress to and from the beach.

The 21.677-acre site has 4.38 acres developable and identified as uplands. The property includes 12 boat slips with potential in the works to add more. The B-4 zoning permits hotels, condos, multifamily and short-term rentals.

PROPERTY HIGHLIGHTS

- Zoned for 156 Units
- Utilities to site
- Direct easement access to the beach
- Secluded location adjacent to Back Bay National Wildlife Refuge and False Cape State Park
- Access to urban amenities in Virginia Beach

OFFERING SUMMARY

SALE PRICE	\$8,100,000.00
ADDRESS	3713 Sandpiper Rd, Virginia Beach, VA 23456
PARCEL NUMBER	243-263-61400-000
BUILDING SIZE	10,686 Square Feet
LOT SIZE	21.677 Acres
ZONING	B4: Allows for Condos, Multifamily, Hotels, Short-Term Rentals
POTENTIAL UNITS	156
BOAT SLIPS	12 existing with potential to add more

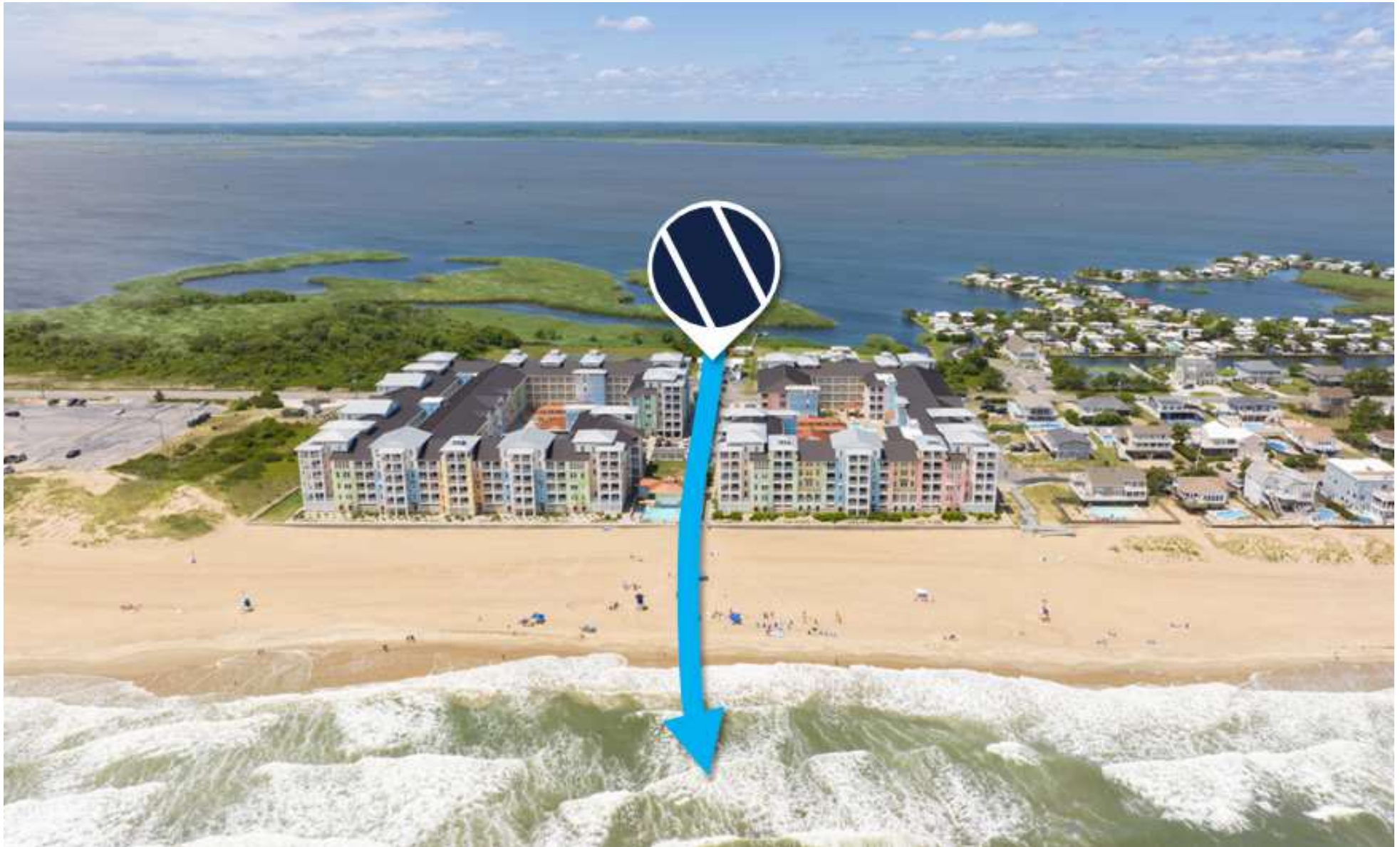


BEACH ACCESS EASEMENT

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BOAT SLIPS

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PROPERTY PHOTO

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LOCATION INFORMATION

SECTION 2

POINTS OF INTEREST

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SANDBRIDGE BEACH

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AREA OVERVIEW

Sandbridge is unique among Virginia Beach communities, drawing residents and visitors alike to a secluded, pristine peninsula. There are unlimited opportunities for water activities surrounded by abundant wildlife.

AREA HIGHLIGHTS

- **Outdoor Activities:** Sandbridge offers a variety of outdoor activities such as fishing, kayaking, surfing and paddleboarding, attracting adventure enthusiasts.
- **Proximity to Attractions:** Walking distance to Back Bay National Wildlife Refuge and False Cape State Park, offering scenic trails, wildlife viewing, and opportunities for nature exploration.
- **Over 13 Million Visitors:** Virginia Beach attracts millions of visitors annually, which generated \$3.7 billion in revenue in 2022.
- **Red Mill Area:** 15 minutes (9.6 miles) away is the Red Mill area, offering over 1.5 million SF of retail including Harris Teeter, Target, Walmart Supercenter and a Publix set to open before the end of 2024.
- **Virginia Beach Resort Strip:** While Sandbridge is quiet and serene, it is only a 35-minute drive to the excitement of the Virginia Beach Oceanfront.



RED MILL AREA RETAIL

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15-MINUTE DRIVE FROM SITE



MAJOR AREA EMPLOYMENT

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AREA OVERVIEW

While Sandbridge feels like its own world, it is within commuting distance to Southside Hampton Roads' major employment centers.

AREA HIGHLIGHTS

- **25 Minutes to Dam Neck Naval Base:** Dam Neck Naval Base serves as a crucial training and support facility for the U. S. Navy, hosting various advanced training schools and operational support units.
- **30 Minutes to Oceana Naval Air Station:** The Navy's East Coast Master Jet Base is less than half an hour away.
- **40 Minutes to VB Town Center:** The Town Center Business District of Virginia Beach is home to numerous corporations, from Fortune 500 companies to innovative startups. There are 156,400 employees within a 5-mile radius from Town Center.
- **50 Minutes to Naval Station Norfolk:** Located in the Sewells Point area of the City of Norfolk, Naval Station Norfolk is the largest naval complex in the world.



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