

**FOR  
SALE**



**1.97 ACRE DEVELOPMENT PARCEL**

**Sale Price:  
\$400,000**

**PROPERTY OVERVIEW**

1.97-acre development parcel zoned HRC-2 for sale. The parcel is part of the HRCN Quad Condominium and is ideally suited for a developer to build to suite for a government agency, government contractor, defense contractor, or medical office client. Situated in the Hampton Roads Center North Campus, a sprawling 470-acre Master Planned business park, this prime location offers a variety of possibilities.

**DEMOGRAPHICS**

	1 MILE	2 MILES	3 MILES
<b>Households:</b>	2,091	9,114	24,741
<b>Population:</b>	4,355	22,256	58,514
<b>Avg HH Income:</b>	\$72,622	\$73,934	\$81,256

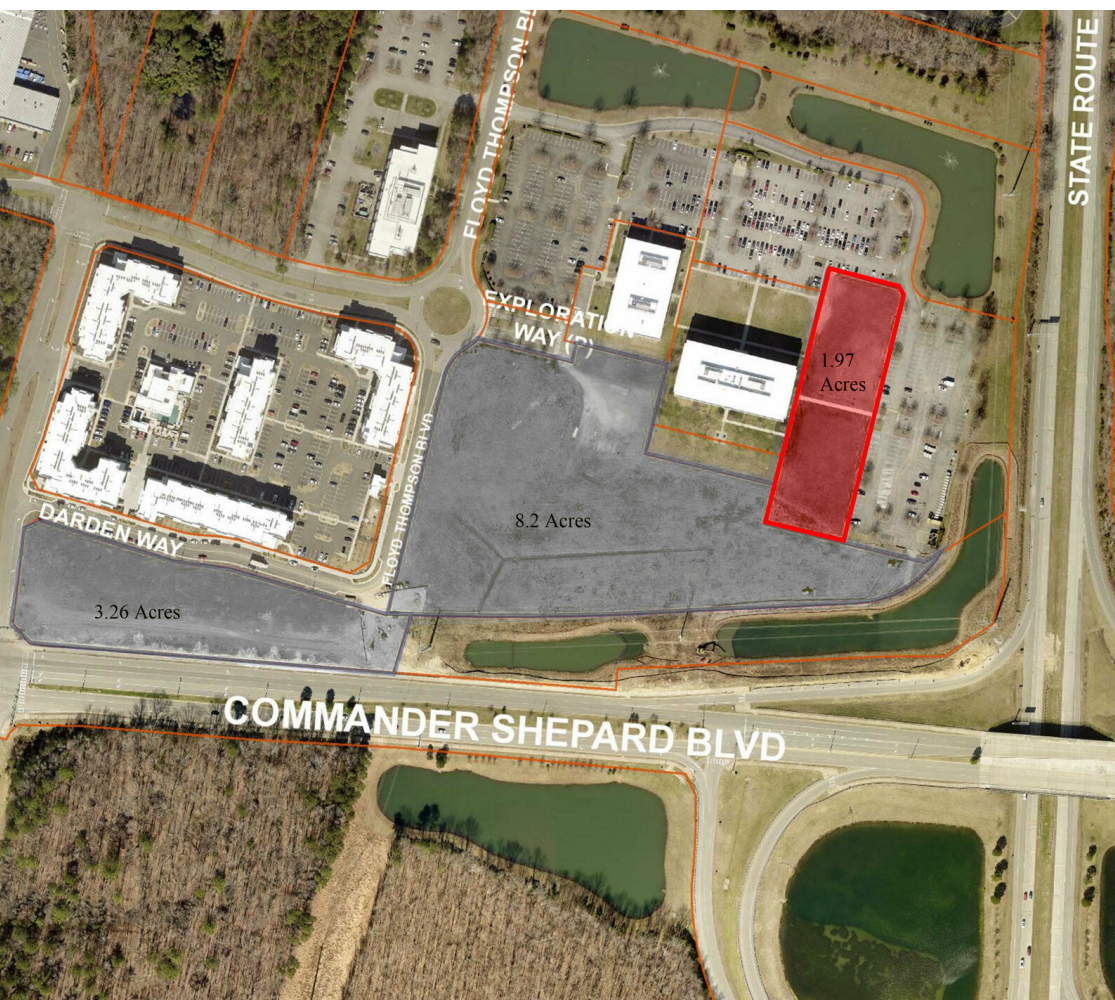
**PROPERTY HIGHLIGHTS**

- 1.5 miles from the entrance to Langley Air Force Base and NASA Langley Research Center
- Within 2 miles of Interstate-64 and Langley Speedway
- Major employers in the area include Fed Ex, the National Institute of Aerospace, and Thomas Nelson Community College
- 27,100 VDP on Neil Armstrong Pkwy
- 6,900 VPD on Commander Shepard Blvd

FOR FURTHER INFORMATION, PLEASE CONTACT:  
LEVI THOMSON • lthomson@divaris.com • 757.333.4382



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