

FOR SALE

MIXED-USE LAND

**PARCELS AVAILABLE
FOR SALE**

**HUNTINGTON POINTE
PHASE II**

**HUNTINGTON POINTE
PHASE I**

Owner Will Subdivide
Potential Site Options range from 1/2 acre
to 4 1/2 acres

MARY IMMACULATE
HOSPITAL

NEWPORT NEWS/
WILLIAMSBURG
INT'L AIRPORT

Direct I-64 Access to Denbigh
Blvd Approved

PHASE 1
PHASE 2

For more information:

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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

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ABOUT PROPERTY | 903 Denbigh Blvd, Newport News, 23608

Two Mixed-Use or Commercial Outparcels Available for Sale

- 903 Denbigh - ± 4.5 acres
- 903 #A Denbigh - ± 4.48 acres

The Outparcels are part of the master planned Huntington Pointe Development

- 200 - Acre master planned community
- Approved for up to 2,550 Residential units & approximately 320,000 SF of Commercial Space
- Phase I near completion, includes
 - 359 SFH, Townhomes
 - 176 - Unit multi family
- Phase II in planning & Infrastructure Development

Traffic Counts:

- Denbigh Blvd - 27,742 VPD
- Jefferson Ave - 47,444 VPD

Zoning: R9 (Mixed-Use)

- Zoning allows for a multitude of mixed-use & commercial uses

Significant Development Infrastructure in Place

- Regional stormwater
- Water to site
- Sewer to site
- Road infrastructure, with additional improvements planned

Close proximity to Mary Immaculate Hospital, Williamsburg-Newport News International Airport, Huntington Ingalls Newport News Shipbuilding, and Fort Eustis

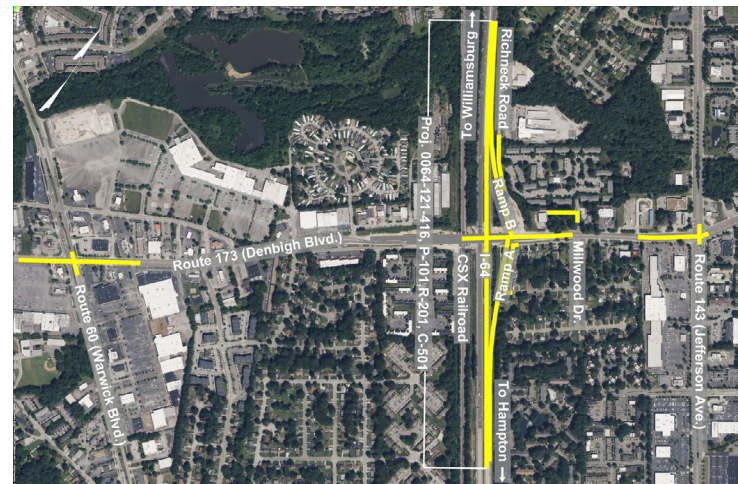
Call Agent for Pricing

New I-64 Direct Access Project Approved for Denbigh Blvd

- new diamond interchange at (I-64) and Denbigh Blvd
- serve as an additional access point along I-64 between Fort Eustis Blvd and Jefferson Ave

PHASE 1

- Widen I-64 to support the proposed ramp
- Improvements at Denbigh Blvd intersections with Warwick Blvd and Jefferson Ave



PHASE 2

- Widen the Denbigh Boulevard bridge to reduce traffic congestion and queueing and improve safety



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SITE LOCATION | 903 Denbigh Blvd, Newport News, 23608



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DEMOGRAPHICS | 903 Denbigh Blvd, Newport News, 23608



Key Facts

903 Denbigh Blvd, Newport News, Virginia, 23608 2
Ring of 5 miles

KEY FACTS

137,228

Population



2.4

Average
Household Size

36.7

Median Age

\$80,473

Median Household
Income

EDUCATION

5.4%

No High School
Diploma



26.7%
High School
Graduate



29.6%
Some College/
Associate's Degree



38.4%
Bachelor's/Grad/
Prof Degree

BUSINESS



4,040

Total Businesses



57,711

Total Employees

EMPLOYMENT



63.4%

White Collar



19.2%

Blue Collar



17.5%

Services

2.8%

Unemployment
Rate

INCOME



\$80,473

Median Household
Income



\$42,663

Per Capita Income



\$194,768

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.5%)

The smallest group: \$15,000 - \$24,999 (5.3%)

Indicator ▲	Value	Diff	
<\$15,000	5.4%	-4.7%	
\$15,000 - \$24,999	5.3%	-2.7%	
\$25,000 - \$34,999	6.6%	-1.6%	
\$35,000 - \$49,999	10.1%	-1.0%	
\$50,000 - \$74,999	18.6%	-0.6%	
\$75,000 - \$99,999	14.7%	-0.2%	
\$100,000 - \$149,999	20.5%	+4.2%	
\$150,000 - \$199,999	9.7%	+3.8%	
\$200,000+	9.2%	+2.9%	

Bars show deviation from

Newport News city

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

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