



FOR LEASE

DEVELOPMENT OPPORTUNITY

Fully Serviced, 5.70-Acres Economic Opportunity Zoned Land in Lightfoot

2 Adjacent Parcels

Excellent Visibility

The Offering

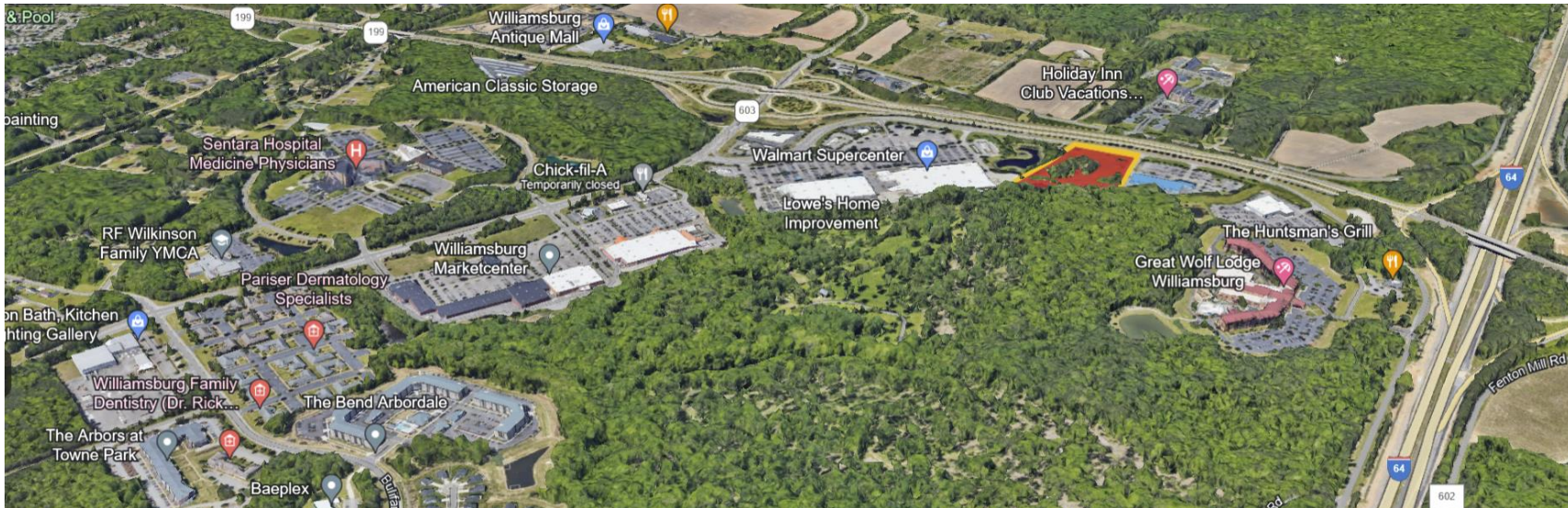
Twiddy Realty (“Twiddy”), on behalf of Land Owner, is pleased to present the opportunity to ground lease approximately 5.70 usable acres of fully-serviced, Economic Opportunity zoned land located at 715 and 707 E. Rochambeau Dr. in Lightfoot, York County, Virginia (the “Subject Property”).

The offering presents to opportunity to acquire long-term usage rights to a rare buildable site in an established commercial node, directly adjacent to a Walmart Supercenter and Lowe’s Home Improvement to the South and CMA’s Ford to the North.



Opportunity Highlights

- Rare undeveloped opportunity in high growth market
- 5.70 usable acres of rare, fully-serviced Economic Opportunity zoned land in Williamsburg, adjacent to Walmart Supercenter and CMA's Williamsburg Ford
- Zoning – site can be developed for majority of retail uses, including shopping centers, as well as some limited industrial uses and is the only remaining development site along the 199/E. Rochambeau between the Mooretown Road and I-64 interchanges
- Subject Property located at key, high-traffic corridor with easy access/egress and high visibility



EO - Economic Opportunity

SELECT PRIMARY USES

- Regional, Community or Neighborhood Shopping Center
- Recreation and Amusement
- Restaurant and Hospitality
- Conference Center
- Office Park or Government Offices
- Industrial Park
- Healthcare / Medical Office



OFFERING PRICE

\$228,000 / Year
(\$40,000 per usable acre)



TOTAL SITE AREA

8.21 acres



ZONING

EO Economic Opportunity



LEGAL DESCRIPTION

York County
GPIN: C20c-0535-0118
C19a-0431-4865

NEARBY BUSINESSES



LOCATION & DEMOGRAPHICS

Williamsburg Downtown	5.5 Miles
Norfolk	36 Miles
Richmond	41 Miles



POPULATION

97,410 within 10-mile radius



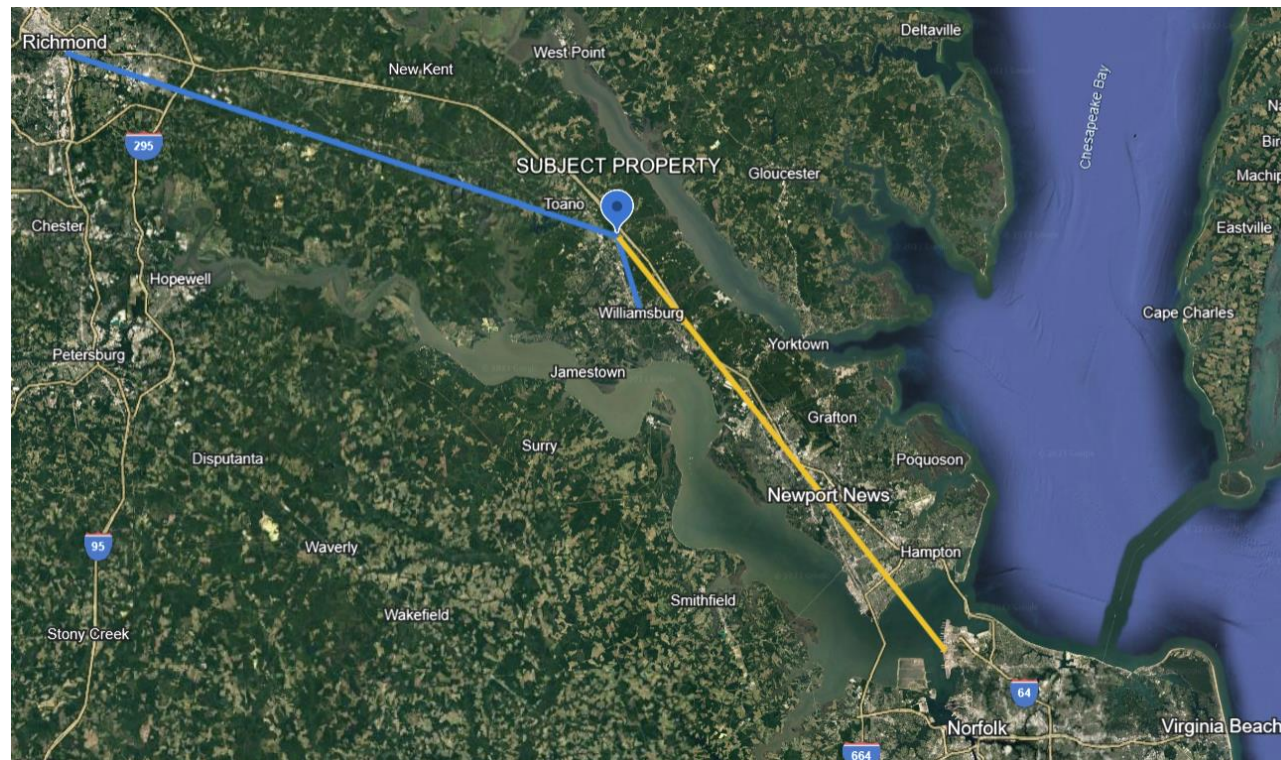
GROWTH

19% growth in population since 2010 within 10-mile radius, 30% increase within 2-mile radius

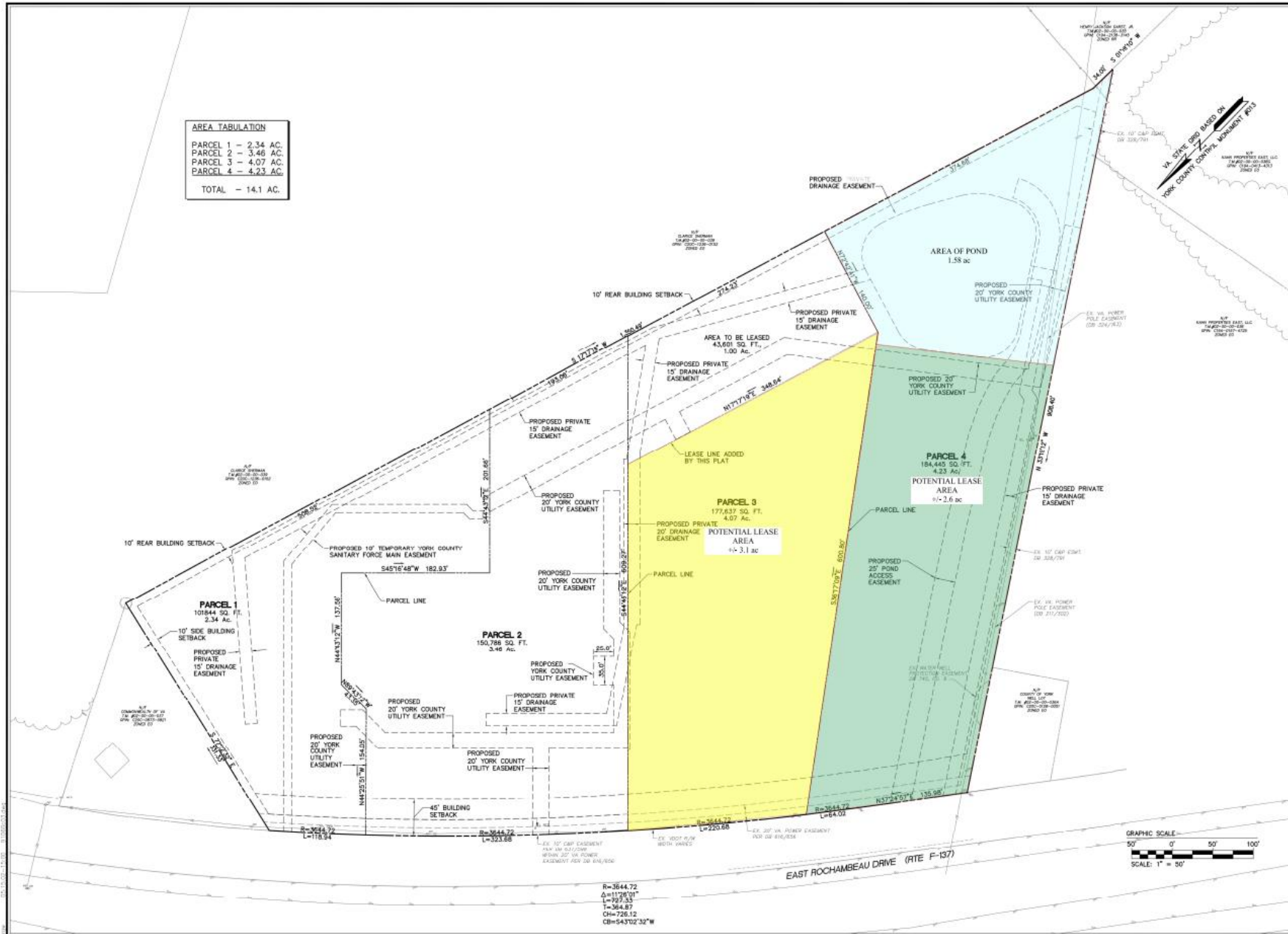


ECONOMY

\$110,144 Avg. Household Income within 10-mile radius, \$108,923 Avg. Household Income within 2-mile radius



SITE PRELIMINARY PLAT



AREA TABULATION	
PARCEL 1	2.34 AC.
PARCEL 2	3.46 AC.
PARCEL 3	4.07 AC.
PARCEL 4	4.23 AC.
TOTAL	14.1 AC.

NO.	DATE	REVISION / COMMENT / NOTE
1	11/17/22	ISSUED FOR YORK COUNTY COMMENTS
2	11/17/22	REVISED PER YORK COUNTY COMMENTS
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5248 Oldo Tomne Road, Suite 1
 Williamsburg, Virginia, 23188
 (757) 253-0040
 Fax: (757) 250-9894



PRELIMINARY PLAT
WILLIAMSBURG MOTORS
 OWNER/DEVELOPER: WILLIAMSBURG MOTORS, INC.
 BRUNSON DISTRICT YORK COUNTY VIRGINIA

Designed	ARR	Drawn	HBK
Scale	1"=50'	Date	1/8/22
Project No.	9106-D	Sheet No.	3 OF 17