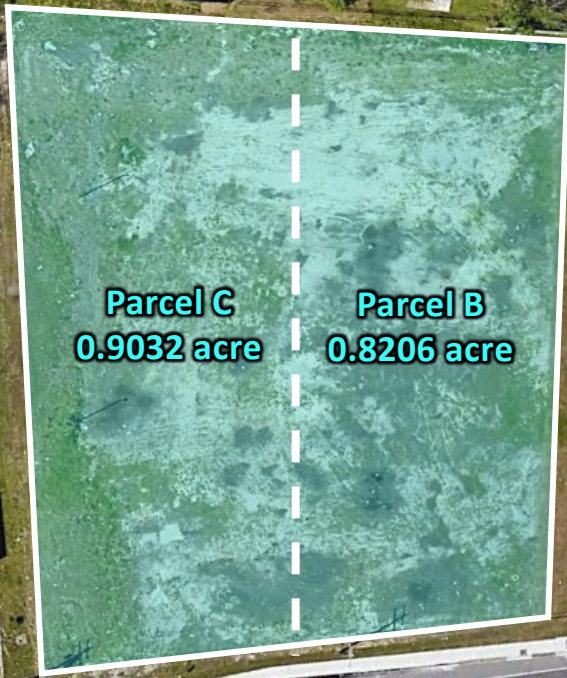


FOR SALE - TWO PARCELS TOTALING 1.7238 AC



Parcel C
0.9032 acre

Parcel B
0.8206 acre



RIPTIDE
CAR WASH

Greenwood Drive

Victory Boulevard

3335 Victory Boulevard | Portsmouth, VA 23701

MICHAEL P. ZARPAS
President
757.286.1783
mzarpas@globalreinc.com

GLOBAL
REAL ESTATE INVESTMENT

SUMMARY

Location	3335 Victory Boulevard Portsmouth, Virginia 23701	
Parcel B	\$600,000	0.8206 acre
Parcel C	\$600,000	0.9032 acre
Parcels B&C	\$1,150,000	1.7238 acres
Zoning	<u>GMU Use Table</u>	



POPULATION

1 MILE	3 MILE	5 MILE
8,984	79,508	172,543



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$69,889	\$68,726	\$85,977

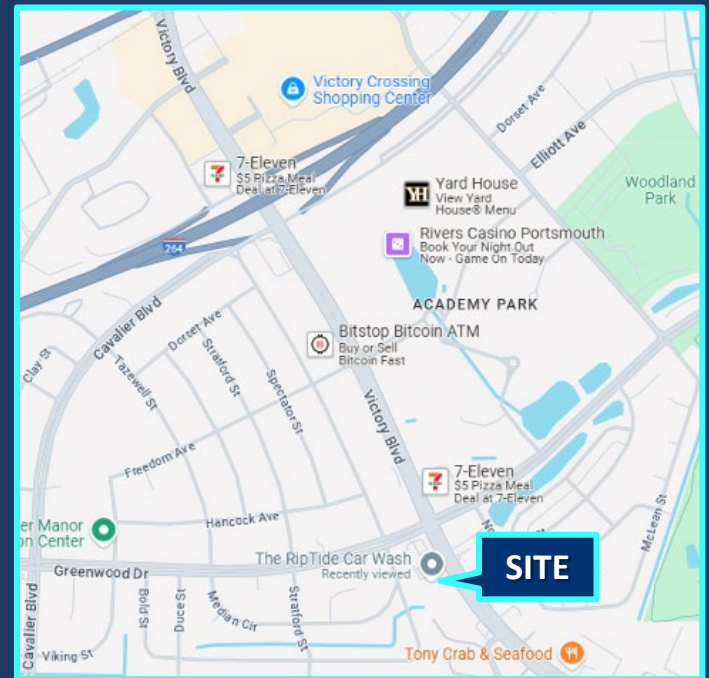


NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,283	30,532	67,504

HIGHLIGHTS

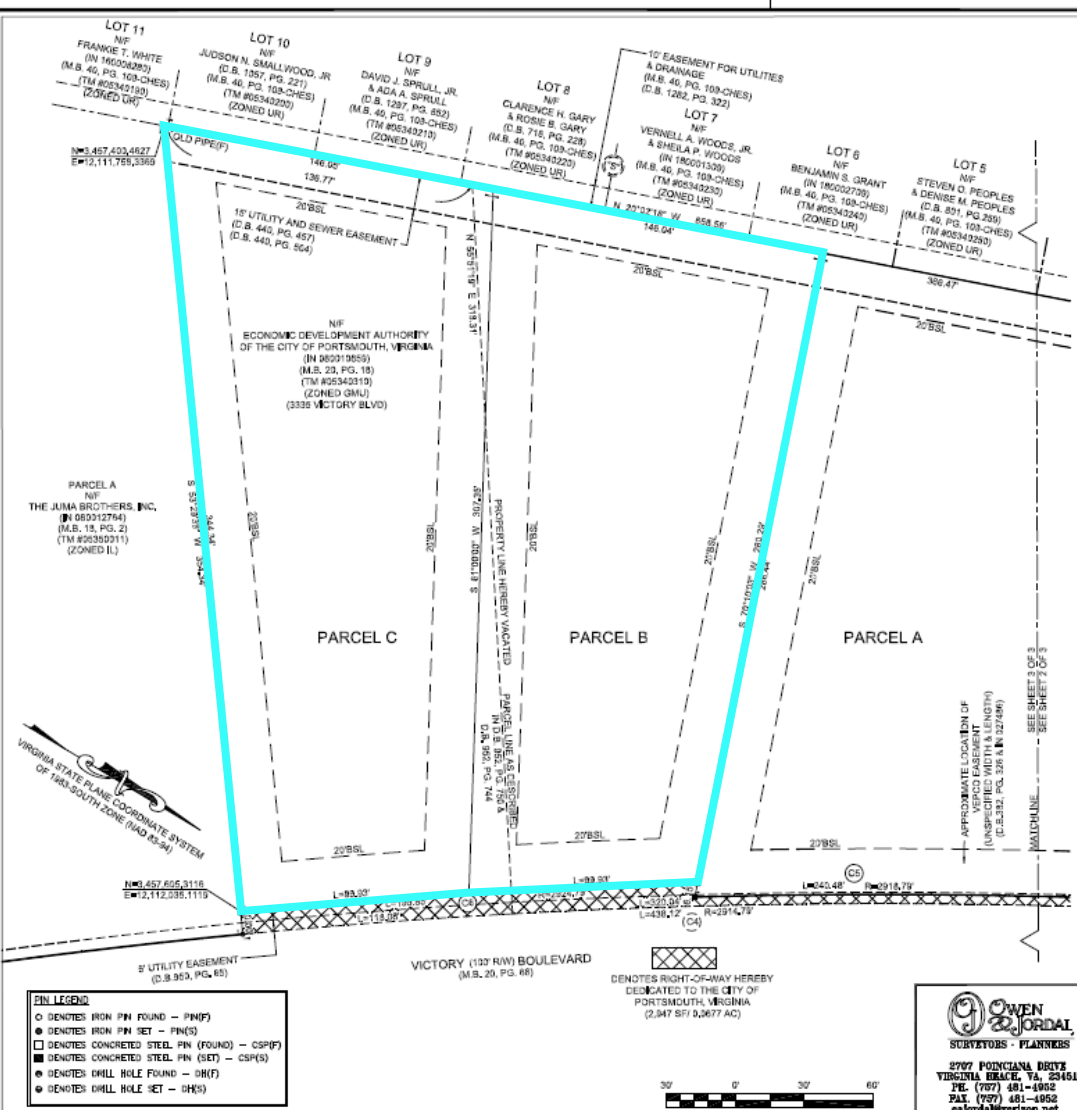
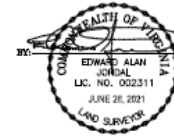
- Located next to strong performing Riptide Car Wash
- Close proximity to Rivers Casino Portsmouth (2 blocks)
- Located across from TCC Portsmouth Campus and Bide-a-Wee Golf Course
- Located across from New Port residential neighborhood
- Located within Portsmouth's new Entertainment District



AERIAL



SURVEY



PARCEL	SQUARE FEET	ACRES
TAX MAP 534 PARCEL 30	23,635	0.5440
TAX MAP 534 PARCEL 31	149,616	3.4367
TOTAL EXISTING	173,251	3.9797

PARCEL	SQUARE FEET	ACRES
PARCEL A	35,276	0.8072
PARCEL B	35,746	0.8206
PARCEL C	39,347	0.9057
RIGHT-OF-WAY DEDICATION	2,347	0.0537
TOTAL	173,311	3.9787

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	3,934.84'	80.80'	0°10'35"	40.40'	80.79'	N 66°17'09" E
C2	39,34.84'	84.78'	0°11'40"	42.39'	84.78'	N 65°04'29" E
C3	1,250.00'	120.08'	05°30'15"	60.09'	120.04'	S 27°28'29" E
C4	2914.79'	438.12'	08°36'44"	219.47'	437.71'	S 32°08'35" E
C5	2918.79'	240.48'	04°43'14"	120.31'	240.41'	S 30°13'01" E
C6	2924.79'	199.85'	03°54'54"	98.97'	199.81'	S 34°30'30" E

- PIN LEGEND**
- DENOTES IRON PIN FOUND - (PINF)
 - DENOTES IRON PIN SET - (PIN(S))
 - DENOTES CONCRETED STEEL PIN (FOUND) - (CSP(F))
 - DENOTES CONCRETED STEEL PIN (SET) - (CSP(S))
 - DENOTES DRILL HOLE FOUND - (DHF)
 - DENOTES DRILL HOLE SET - (DHS)

DENOTES RIGHT-26'WAY HEREBY DEDICATED TO THE CITY OF PORTSMOUTH, VIRGINIA (2,347 SF/ 0.5367 AC)



OWEN JORDAN
SURVEYORS - PLANNERS

8707 POINCIANA DRIVE
VIRGINIA BEACH, VA 23461
TEL: (757) 481-4800
FAX: (757) 481-4852
eajordan@verizon.net

SHEET 3 OF 3

MINOR SUBDIVISION PLAT
OF
TAX PARCEL 05340310 AND TAX PARCEL 05340300
PORTSMOUTH, VIRGINIA

SEE SHEET 1 OF 3 FOR GENERAL NOTES & CERTIFICATIONS

CAD: EAJ DWG: 20-0005FSP DATE: MAY 15, 2021 SCALE: 1"=80' (R 58 P 21 25-23 & 80 FEB 27 P 51 57-61) JUN: 2020-0030

SUB2021-019

MICHAEL P. ZARPAS, PRESIDENT

757.286.1783

mzarpas@globalreinc.com

GLOBAL REAL ESTATE INVESTMENT, INC.

www.globalreinc.com

P.O. Box 65041, Virginia Beach, VA 23467

