

# INDUSTRIAL LAND FOR SALE IN VIRGINIA BEACH

## STARLING FARM ASSEMBLAGE

1688 WINDY WILLOW COURT, VIRGINIA BEACH, VA 23453



 **The KATSIAS**  
C O M P A N Y  
*Brokerage with vision. Real estate with results.*

*Presented By:*

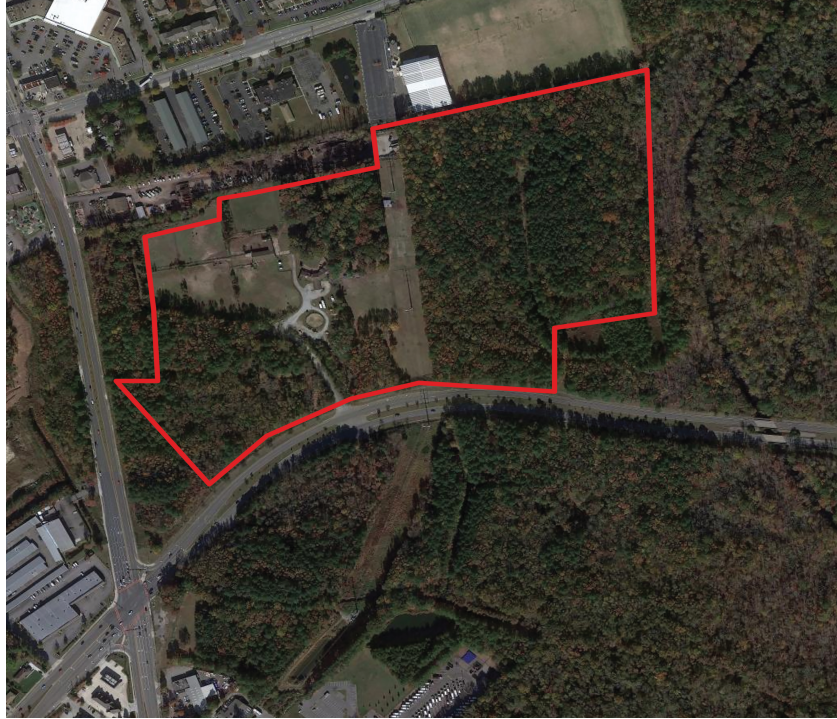
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Total Assemblage:** 52.48 Acres

**Zoning:** I-1 & R7.5

**Price Per Acre:** \$80,000.00 per Acre

### PROPERTY HIGHLIGHTS

- Four separate parcels totaling 52+ acres available for sale near the signalized intersection of Dam Neck Road and Holland Road
- High traffic counts of 42,000 vehicles per day on Dam Neck Rd
- Convenient access to the site from Dam Neck Road with an Easement to Holland Road
- Located in close proximity to Sentara Princess Anne Hospital, VA Beach SPCA, VA Beach Waste Management, and VA Beach District Courts



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,048	33,061	77,791
Total Population:	12,159	95,698	215,661
Average HH Income:	\$76,511	\$70,429	\$74,233



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We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

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PARCEL MAP



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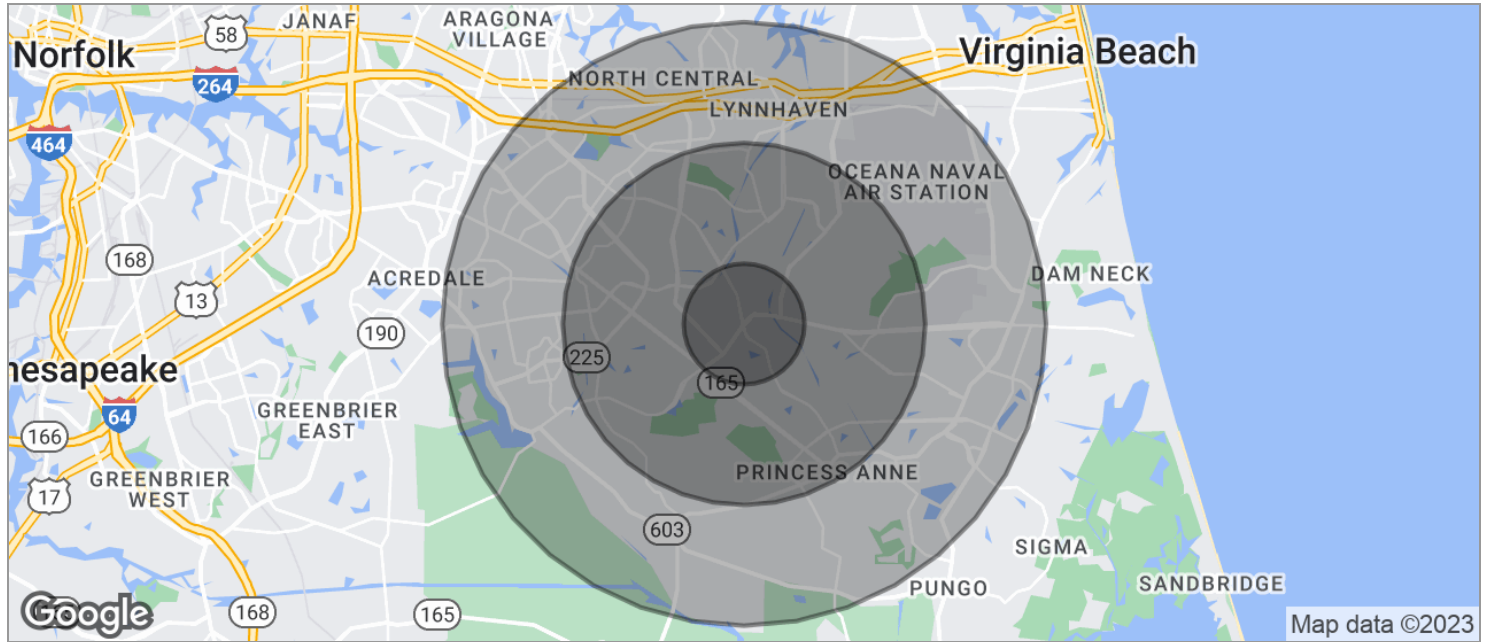
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,159	95,698	215,661
MEDIAN AGE	31.0	32.0	33.9
MEDIAN AGE (MALE)	29.3	30.8	32.7
MEDIAN AGE (FEMALE)	32.4	33.5	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,048	33,061	77,791
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$76,511	\$70,429	\$74,233
AVERAGE HOUSE VALUE	\$267,536	\$255,813	\$284,050
RACE	1 MILE	3 MILES	5 MILES
% WHITE	53.9%	58.3%	64.0%
% BLACK	25.2%	25.7%	22.0%
% ASIAN	10.4%	7.9%	7.4%
% HAWAIIAN	0.0%	0.2%	0.3%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	1.9%	2.1%	1.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.0%	8.8%	7.1%

\* Demographic data derived from 2020 ACS - US Census



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