

# land FOR SALE



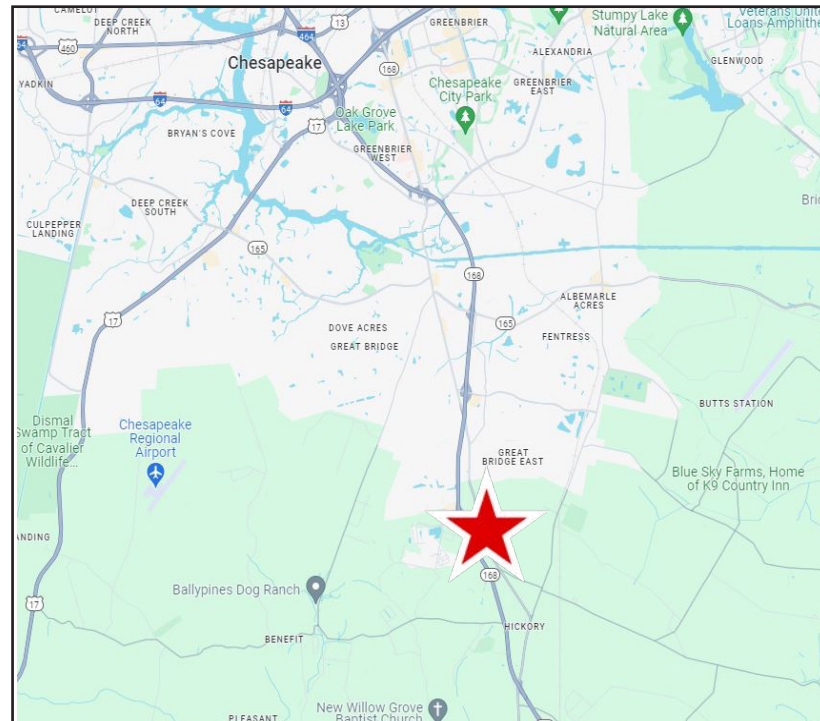
Land Parcel | 124 Hillcrest Parkway, Chesapeake, Virginia

**LAND PARCEL PRICE: \$3.9 MILLION**

## PROPERTY FEATURES:

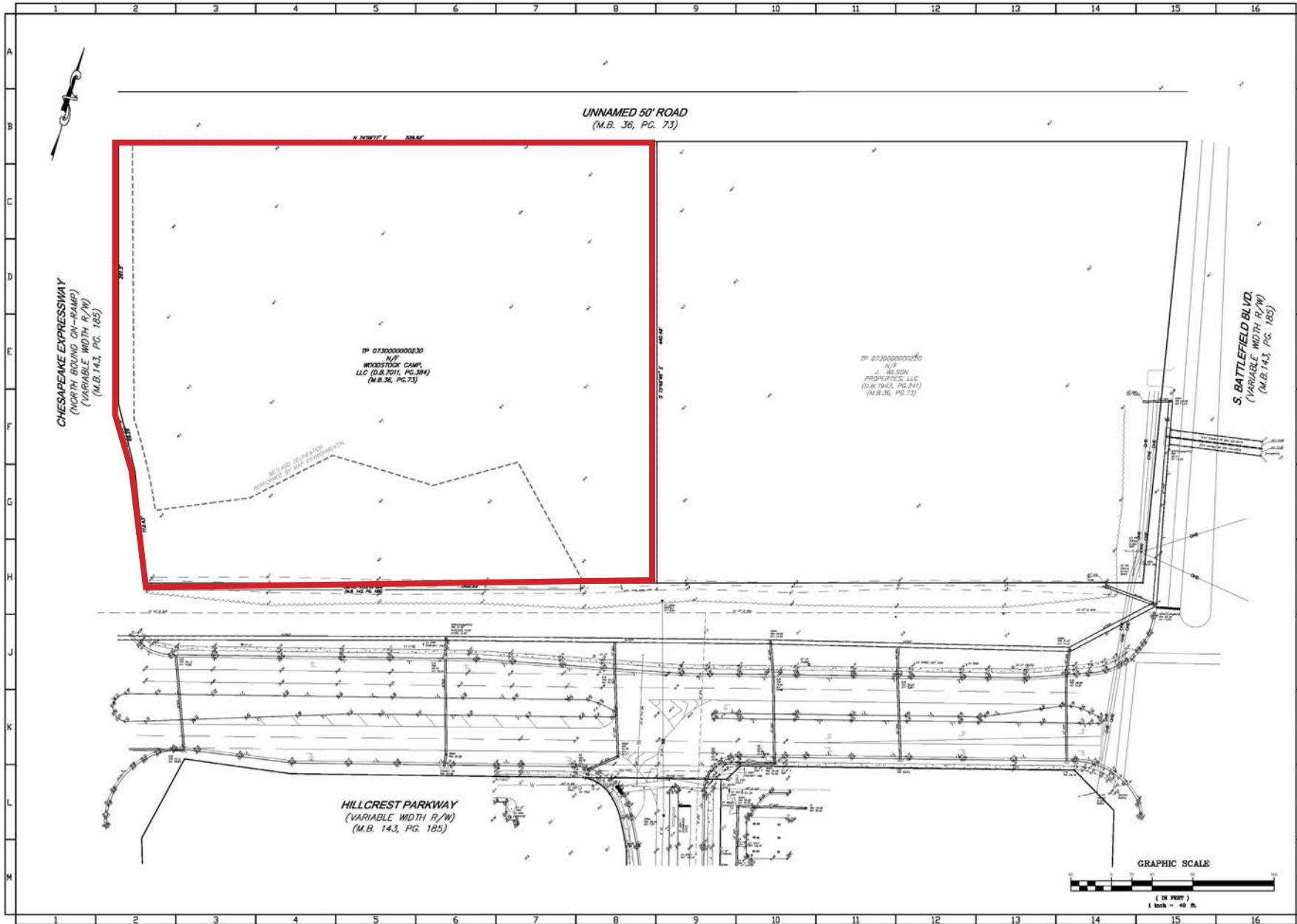
- **±5.271 AC of Land (site is cleared & graded) with BMP in place; B2 zoning.**
- **Strategically located across the street from Edinburgh East Shopping Center (Home Depot) along Hillcrest Parkway and less than a mile from Target & Walmart supercenters.**
- **New residential (235 single-family townhomes) under construction less than 0.5 miles from site.**
- **Traffic counts over ±22,102 VPD along Hillcrest Parkway**

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Est. Population	8,253	57,224	234,556
Avg HH Income	\$163,078	\$145,198	\$115,500
Households	2,729	18,990	84,131



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# SURVEY



**NOTIFY**  
Miss Utilities At  
1-800-552-7001  
or 811 For Location  
of Existing Utilities

**HASSELL & FOLVES, P.C.**  
ENGINEERS-SURVEYORS-IN-AMERICA  
202 S. VA. BLVD. SUITE 200  
DURHAM, NC 27701-3417  
WWW.HFPC-USA.COM

Project No.	14036
Date	01-25-2019
Scale	1" = 40'
Drawn	DPH
Checked	JNB

NO.	REVISION	DATE	BY

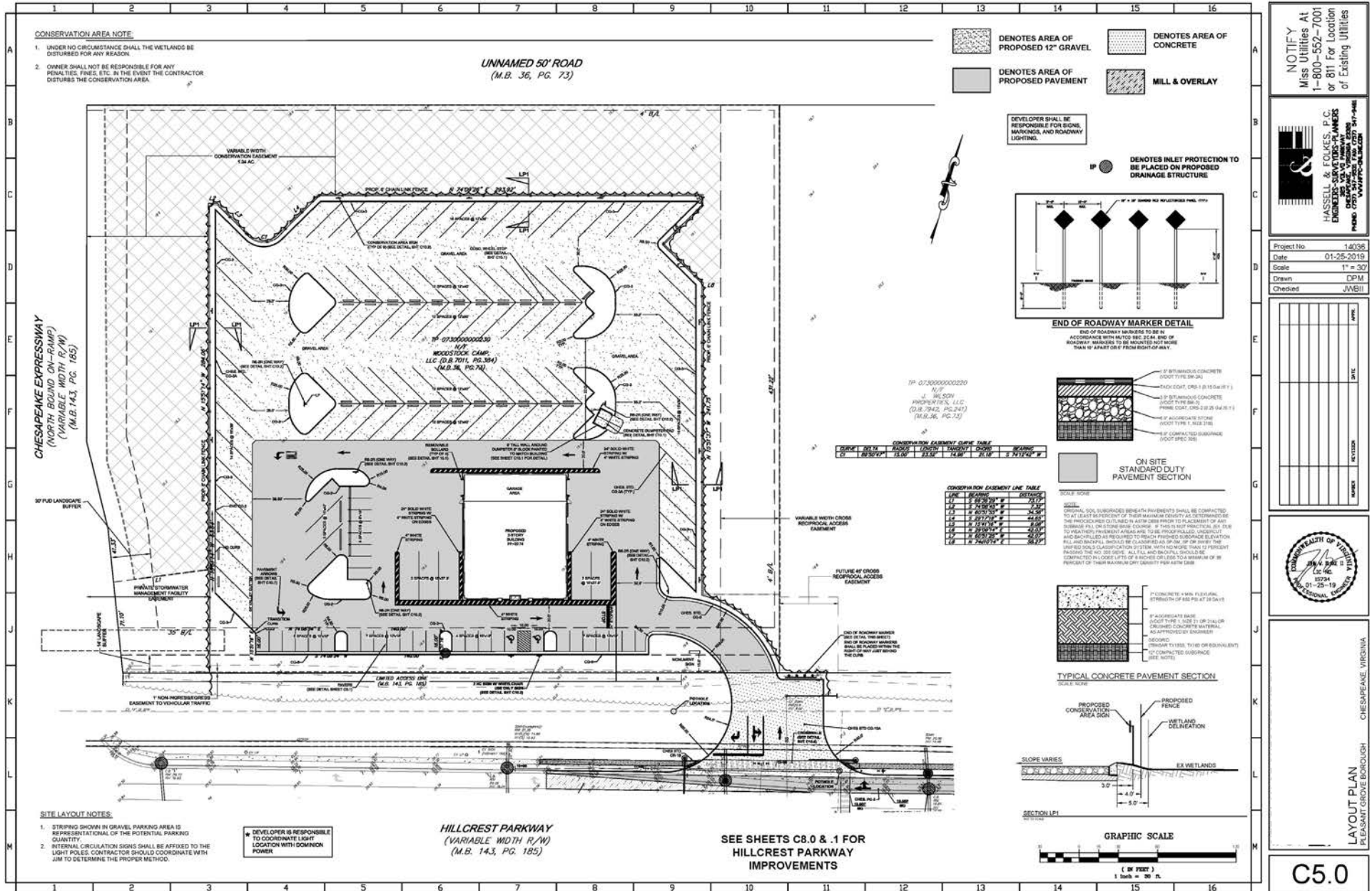
SEAL OF THE BOARD OF PROFESSIONAL ENGINEERS  
STATE OF VIRGINIA  
12724  
01-25-19  
J. NELSON  
PERSONAL ENGINEER

**TOPOGRAPHIC SURVEY**  
PLEASANT GROVE BOROUGH  
CHESAPEAKE, VIRGINIA

**C2.0**



# CONCEPTUAL SITE PLAN





# AERIAL

