

JAMESTOWN LANDING

on Powhatan Creek • 2054 Jamestown Road, Williamsburg, VA

*America's most historically unique marina
and waterfront entertainment venue*



FOR SALE

- 37 Acres Including 7.7 Acre Basin
- 48 Wet Slips
- Potential to Add 45+/- Wet Slips
- Restaurant site
- Over \$4.5 million in recent improvements
- Billsburg Brewery & Taproom on Site
- Adjacent to Jamestown Settlement
- Within America's Historic Triangle
- \$310,000,000 Annual Tourist Spend

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Property Description

Jamestown Landing, also known as James City County Marina, is located at 2054 Jamestown Road within America's Historic Triangle, one of America's most prominent tourism destinations. It is the only marina of its kind in the United States, offering a rare combination of boating and recreational amenities, as well as food, beverage and entertainment venues. Immediate neighbors include nationally significant attractions such as the Historic Jamestown Visitor Center, the original Jamestown Settlement, Jamestown Park, Jamestown Beach and the historic Scotland-Jamestown Ferry. Historic Williamsburg, Yorktown and Bush Gardens are all within a short drive.

This property offering encompasses approximately 37 acres with new improvements including:

- A marina with 48 existing wet slips with potential to double capacity
- Space for future dry boat storage
- A protected basin of approximately seven acres
- Two commercial buildings leased to a marina store, Hampton Marine services, and the popular Billsburg Brewery, featuring a Tasting Room, outdoor entertainment and dining areas
- Additional waterfront building site suitable for a freestanding restaurant
- Ample room for expanded parking

With its combination of waterfront infrastructure, commercial amenities, and unmatched location, Jamestown Landing represents a premier opportunity for investment and development. It is ideally suited to continue as a regional hub for boating, dining, and waterfront entertainment with the added potential for new uses.

America's Historic Triangle

Comprising more than 300 acres of historic James City County, Virginia, America's Historic Triangle is home to the nation's earliest European settlements - Jamestown, Williamsburg and Yorktown. This remarkable region is where America was founded, forged, and tested, offering an immersive connection to the nation's origins.

Each year, the Historic Triangle welcomes more than 3.1 million visitors who generate over \$310 million in direct spending, contributing to an annual economic impact that exceeds \$450 million within James City County. As a premier destination for heritage tourism, it combines national significance with strong economic performance, making it one of the most vibrant and historically rich areas in the US.



Jamestown District

Jamestown Landing is situated on Powhatan Creek, within the lands and waterways originally inhabited by Indigenous peoples led by Chief Powhatan and later settled by the first English colonists in the New World. This rich historical context positions Jamestown Landing not only as a place of deep cultural significance, but as a rare investment opportunity within one of the most storied regions in American history.

The surrounding Jamestown District is a vibrant destination for historical tourism, education, and recreation. Anchored by nationally significant sites, the area offers a unique mix of attractions that draw millions of visitors each year.



Notable Adjacent Attractions:

- **Jamestown Settlement Museum**
A dynamic, family-friendly museum offering immersive exhibits and living history experiences that explore 17th-century Virginia. [Visit Jamestown Settlement Museum](#)
- **Historic Jamestown**
The site of the original 1607 settlement, where ongoing archaeological exploration continues to uncover the origins of English America. A must-visit for history enthusiasts and families alike. [Explore Historic Jamestown](#), [Watch a Virtual Tour](#)
- **Jamestown Beach and Event Park**
A county-owned 90-acre river front park offering free public access to the James River, with picnic areas, event space, and scenic views of the river. [Learn More](#)
- **Virginia Capital Trail & Trail 757**
Adjacent to Jamestown Landing is the start of the Virginia Capital Trail, a 52-mile dedicated biking and walking trail connecting Jamestown to Richmond. Nearby will be the starting point of the planned Trail 757, a transformative 40-mile route set to link Jamestown through Williamsburg to Fort Monroe in Hampton, VA. [Virginia Capital Trail](#) | [Trail 757](#)
- **Jamestown-Scotland Ferry**
This historic ferry - operated by the Virginia Department of Transportation - has connected Jamestown with Surry County since 1925. Operating 24/7, the ferry provides free transports for approximately 800,000 vehicles each year, passing directly alongside Jamestown Landing and offering exceptional visibility. [Learn More](#)

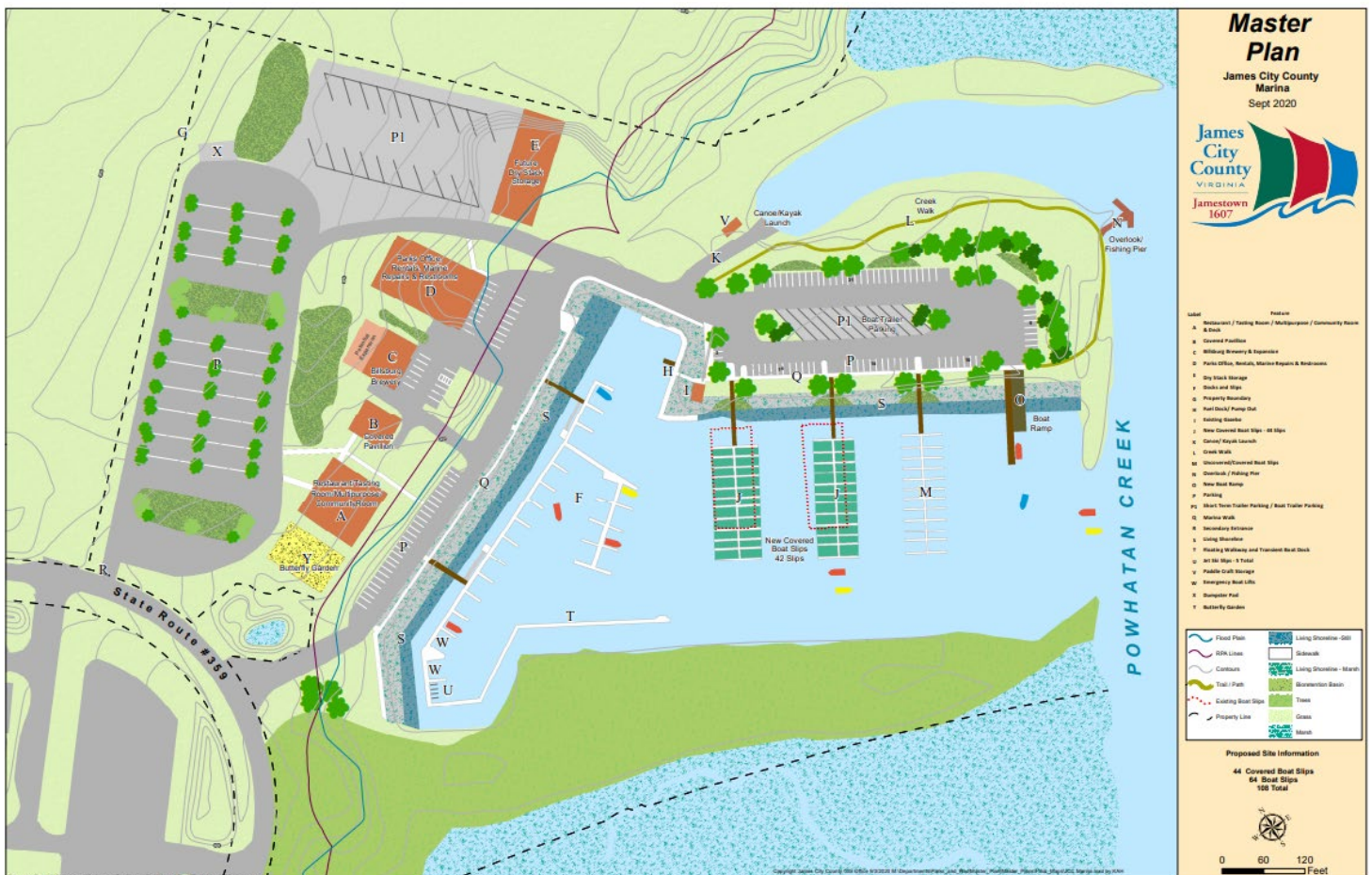
The Marina at Jamestown Landing



Jamestown Landing Marina, currently operated as the James City County Marina, encompasses approximately 37 acres, including a 7-acre protected marina basin. Since acquiring the marina in 2006 for \$5.5 million, James City County has invested over \$4.7 million in infrastructure improvements, including:

- Removal of outdated covered slips
- Construction of floating dock systems
- Fueling and pump-out stations
- Shoreline stabilization
- New parking facilities
- Development of the Billsburg Brewery complex

<https://www.jamestownva.gov/DocumentCenter/View/25348/James-City-County-Marina-Approved-Master-Plan-Map-PDF>



To learn more about completed improvements:

<https://www.jamestowncountyva.gov/4002/Marina-Dock-Extensions>

<https://www.jamestowncountyva.gov/4001/Marina-Boat-Shed-Demo>

<https://www.jamestowncountyva.gov/4002/Marina-Dock-Extensions>

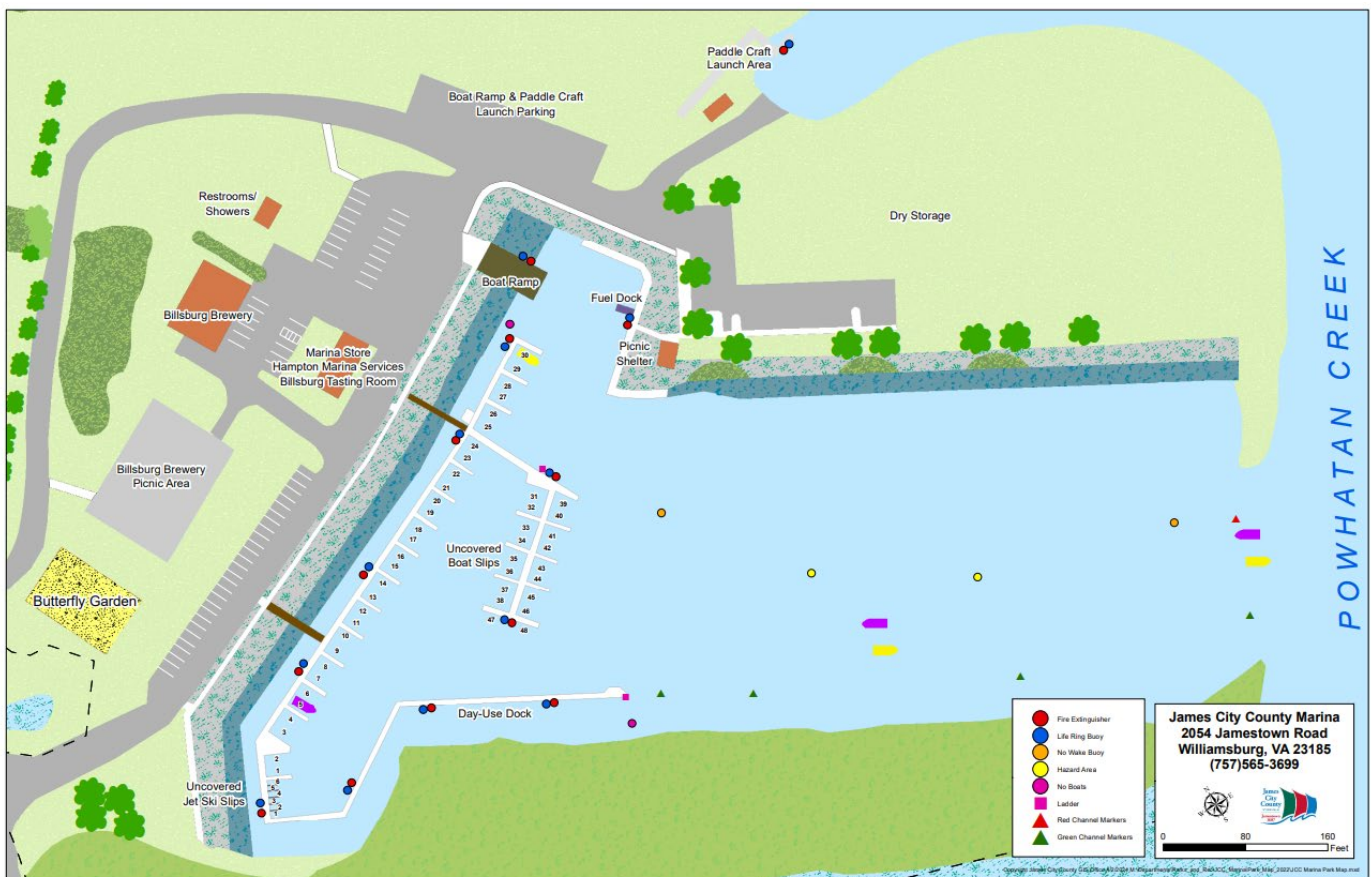
These enhancements have transformed the marina into one of the County's favorite recreational and entertainment destinations, attracting locals, tourists and boaters alike.

Slip Capacity & Expansion Potential

- New Wet Slips: 48
- Potential for an additional 45 or more wet slips
- New Jet Ski Slips
- Dry Storage Potential: Proposals have been considered for 200+ covered dry slips
- Demand: A current waiting list exists for wet slips, with multiple applicants having placed deposits through the County's Department of Parks and Recreation
- New day-dock of approximately 375 linear feet

Current improvements:

<https://www.jamestowncountyva.gov/DocumentCenter/View/31993/JCC-Marina-Park-Map-PDF>



The marina basin may be large enough to double wet-slip capacity and excess land is available for surface parking and dry-stack storage.

Connectivity & Access

Powhatan Creek connects the marina directly to the James River, providing access to:

- Upstream: Chickahominy and Appomattox Rivers
- Downstream: Gray's Creek, Kingsmill Resort, Deep Creek, Pagan River and Smithfield
- Lower James & Beyond: Suffolk, Norfolk, Downtown Hampton, Fort Monroe and the Chesapeake Bay

Unlike many tributaries on Virginia's middle and upper peninsulas, the James River is known for its powerboating culture with boaters seeking direct access to entertainment destinations along the river corridor.

The Marina at Jamestown Landing's protected location (protected location - is this something you need to expand on?) NO on Powhatan Creek provides direct access to the James River, passing beneath the Colonial Parkway Bridge, with estimated clearance of approximately 12 feet at high tide-accommodating popular angling and recreational boats.

Fishing & Outdoor Recreation

The James River is renowned for its sportfishing, including Blue Catfish, Striped Bass, Shad, Perch, and Smallmouth Bass. This rich aquatic resource attracts anglers year-round.

On-Site Services & Amenities

The Marina at Jamestown Landing is currently home to a wide range of services and activities, including:

- Hampton Marine: On-site boat repair, haul-out, and launch services



- Boat fuel and pump out



- James City County Recreation & Parks: Kayak and bike rentals, guided boat tours, and water recreation programming



- Virginia Capital Trail



- Billsburg Brewery: A major entertainment anchor, drawing thousands of visitors for craft beer, live music, and riverside dining

Billsburg Brewery and Tap House

Billsburg Brewery is a regional favorite for craft beer, live music, and outdoor gatherings. Developed by the James City County Economic Development Authority in 2017 and leased to the brewery, the park-like venue welcomes up to 3,750 visitors per day. Food service is currently provided by an on-site food truck. Learn more: [Visit Billsburg Brewery](#)



James City County and the Virginia Peninsula

“Open for Business Since 1607”

James City County is located on the Virginia Peninsula, midway between Richmond and the Hampton Roads metropolitan area. The County’s prime position along the “I-64 Innovation Corridor” places the County at the heart of the proposed “Global Internet Hub” and “Mega Region” envisioned by the RVA757 Connects initiative. [Learn more: rva757connects.com](https://rva757connects.com)

Ongoing and completed improvements to Interstate 64 continue to enhance regional connectivity, accelerating commuter, commercial and tourist traffic between Richmond, James City County, Virginia Beach and the Ports of Virginia - one of the East Coast’s most critical logistics gateways.

Economic Profile

- Population: Approximately 82,654 (Approximately 500,000 on the Virginia Peninsula)
- Median Household Income: Approximately \$101,137
- Economic Focus: A diversified and growing economy, complemented by strong commercial, tourism, hospitality and logistics sectors
- Major Employers:
 - Anheuser-Busch, Inc.
 - Kingsmill Resort
 - Smithfield Specialty Foods
 - Walmart Import Distribution Center
 - Riverside Regional Medical Center
 - SeaWorld Parks & Entertainment
 - [See Full Employer List](#)

Military & Aerospace Influence

The region benefits significantly from its proximity to several key military and government installations, which contribute both economically and demographically. These include:

- Yorktown Naval Weapons Station
- Camp Peary
- Joint Base Langley-Eustis
- NASA Langley Research Center in Hampton

Just 25 miles east of Jamestown Landing lies Newport News Shipbuilding, a division of Huntington Ingalls Industries and the nation’s largest shipbuilder, employing more than 23,000. This major employer supports the region’s skilled workforce and sustains strong demand for housing, amenities, and transportation.

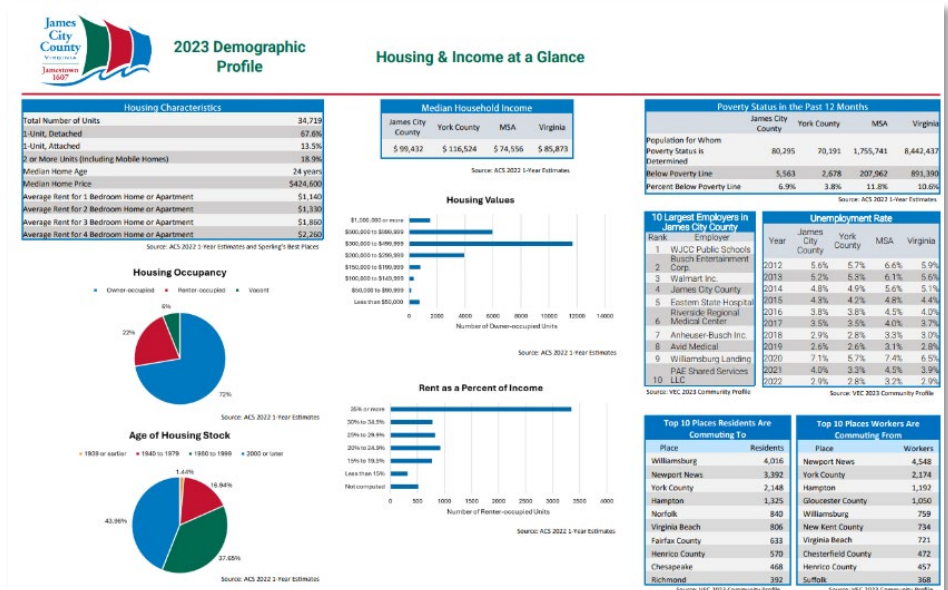
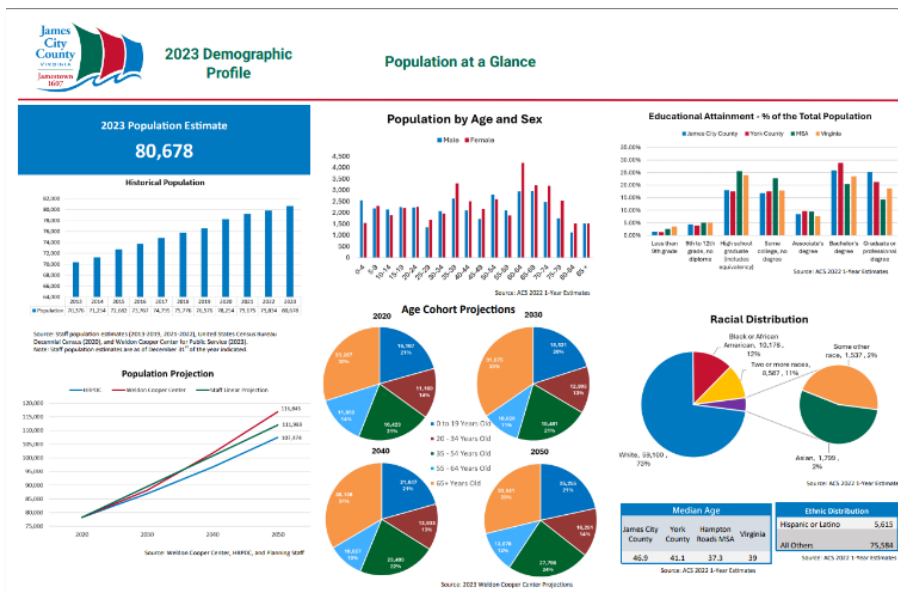
Educational & Workforce Development Assets

James City County is also home to outstanding educational institutions that serve as catalysts for innovation and workforce readiness:

- The College of William & Mary – A nationally ranked research university
- Thomas Nelson Community College – Offering career and technical education aligned with regional employer needs

James City County's Administration, Office of Economic Development and its Economic Development Authority continuously promote business expansion, job creation, and sustainable growth, while fostering a high quality of life for residents and businesses alike.

<https://www.jamestowncountyva.gov/DocumentCenter/View/36224/Demographic-Profile-2023-PDF>



Jamestown Landing Financials

Jamestown Landing, its marina and leased premises are owned and operated by James City County, VA. The Marina at Jamestown Landing, operated as the James City County Marina, has been positioned as a public amenity with direct oversight by the County's Department of Recreation and Parks and the expenses associated with personnel, operations and capital outlays reflect its public mission. We anticipate that a private operator may have a distinctly different approach, therein for the purpose of this offering we are providing the gross operating income derived from the rental income of the leased premises and for the Marina operations. A complete breakdown of Marina operations/expenses, and copies of all leases will be presented to qualified prospects upon request.

PROJECTED GROSS ANNUAL INCOME YEAR END 2025

Hampton Marine - 2025 Projected	\$ 6,165 net, net
Billsburg Brewery and Tap House	\$ 70,000 net, net
Marina Store	\$ -0-
Marina Projected Gross Income	\$324,000
TOTAL Approximate Projected GROSS Income 2025	\$400,165

Tenant List

- Billsburg Brewery
- Hampton Marine
- Marina Store - Operated by James City County

Summary

Jamestown Landing and its neighboring attractions form one of America's most celebrated historic destinations. With its combination of rich cultural heritage, existing commercial infrastructure, and singularly unique position within a high-traffic tourism destination, Jamestown Landing represents an unparalleled opportunity for investment and development in a market with both historical significance and strong economic performance.

Purchase offers will be considered as they are received. CarverCo llc is the seller's sole and exclusive real estate representative for the subject of this offering. All communications must be directed to Hampton Carver, Principal Broker / CarverCo llc. The real property offered herein is being offered "as is", without warrantee as to physical, environmental conditions or to suitability for any use. The reader is strongly advised to perform its own due diligence prior to making any decision to purchase or otherwise invest in the property being discussed.

For additional information and to submit your offer,
please contact the exclusive broker:

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Real Estate That Works

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