



PROPERTY DESCRIPTION:

Prime 7.1-acre commercial land opportunity located along Barhamsville Road with additional frontage on Old Stage Road, offering excellent visibility and accessibility in a high-traffic area averaging 10,037 vehicles per day. Nestled next to McDonald's and in close proximity to established businesses such as Shell, Sunoco, Subway, and Star Express, this parcel is ideally situated for development in Toano, one of James City County's fastest-growing corridors along side New Kent County. Zoned B-1 Commercial, the property allows for a variety of uses including office/business park, light industrial, retail, and restaurant, making it a flexible investment aligned with the county's 2045 Comprehensive Plan.

Significant regional growth adds to the property's appeal, with major developments underway such as the planned Buc-ee's at Exit 211 (opening 2027), the expanding New Kent City Center industrial park, AutoZone distribution center expansion, and a forthcoming 1.4 million square foot Target distribution facility. Located just five minutes from the 4,800+ home Stonehouse community, this site offers both workforce access and built-in consumer demand. The iconic town of Williamsburg is only a 15 minute drive East, with a 40 minute drive West to the State capital, Richmond and 30 minute drive the Richmond International Airport.

The lot is partially cleared and will have access to public water and sewer upon completion of county infrastructure improvements. Flexible purchase options include buying the entire parcel or subdividing into smaller tracts to suit your development needs. Don't miss this strategic opportunity to establish your business at the heart of Toano's future.

CONTACT INFORMATION

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DEMOGRAPHICS:

- **Daily Traffic Volume:**
 - **In 2022:** 9,717
 - **In 2025:** 10,037
- **Average Household Income:** \$122,101
- **Median Household Income:** \$95,591
- **2024 Households within:**
 - **2 miles:** 2,276
 - **5 miles:** 6,789
 - **10 miles:** 24,244
- **2024 Population:**
 - **2 miles:** 6,437
 - **5 miles:** 18,479
 - **10 miles:** 60,593
- **Annual Growth 2020-2024:** 2.8%

PROPERTY DETAILS:

- **Zone:** B1 - General Business, Commercial
- **Acres:** 7.1
- **Parcel ID (PIN):** 0530100002
- **Property Description:** P-2 ADJ S S HAZELWOOD
- **County Water & Sewer in development**
- **Annual Taxes:** \$2,720.74
- **Price:** \$400,000
- **Assessed Value:** \$327, 800

**LIZ MOORE
& ASSOCIATES**

For Sale: Commercial Land Parcel

COMMERCIAL SERVICES 9131 Barhamsville Rd, Toano, Virginia 23168

