

PROPERTY OVERVIEW

Currently operating as the VIP Motor Inn, this 8.6 acre flat and fully developed property is zoned C-5 unconditional allowing for a wide variety of motor vehicle, truck, trailer and boat sales and repair uses.

A Contractor's office, shop and outdoor storage is also allowed by right.

With over 1,000' of frontage along I-95 and 110,000 average daily vehicle traffic, the property offers excellent highway commercial visibility and access. Chesterfield county is seeking Federal highway funds for major enhancements to the Willis Rd,/I-95 interchange that will substantially increase traffic flow and improve its access. The plans call for the acquisition of the existing Sunoco station and for a new entrance to be installed there.

The Comprehensive Plan calls for the property and its northern adjacents to be Regional Mixed-Use with a minimum density of 20 residential units to the acre with integrated employment and commercial uses.

The adjacent 39 acre Bellwood Commons project is planned for 658 new apartments, town homes and condos with integrated commercial including a new gas/c-store.

PROPERTY HIGHLIGHTS

- Over 1,000' of I-95 frontage
- Zoned C-5 Unconditional
- Large Site-8.6 acres
- Major access improvements planned to Willis Rd/I-95 interchange
- New entrance planned
- 110,000 VPD on I-95
- Great Interstate Visibility
- Comp Plan calls for Regional Mixed-Use
- 100 rooms
- \$1,215,000 NOI



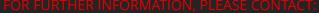


2301 WILLIS ROAD, NORTH CHESTERFIELD, VA 23237

ZOOMED AERIAL







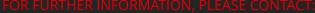


2301 WILLIS ROAD, NORTH CHESTERFIELD, VA 23237

I-95 AT WILLIS RD INTERCHANGE IMPROVEMENT





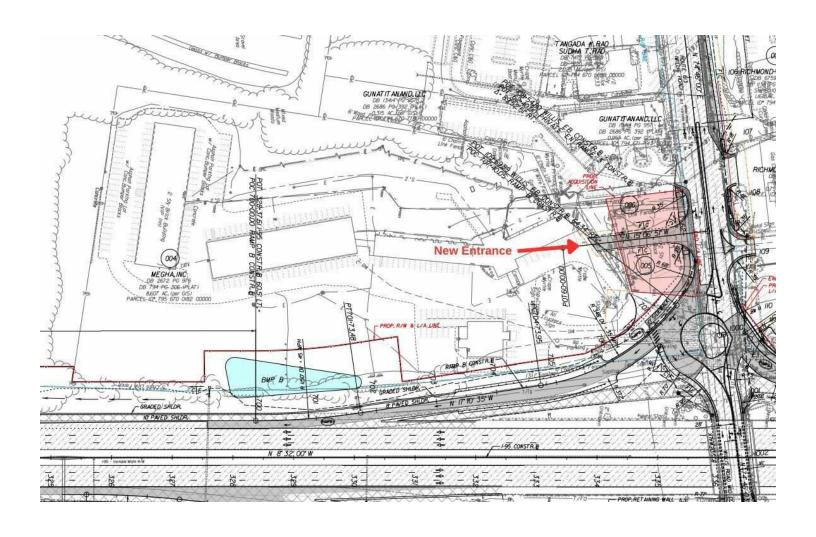


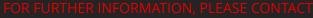


2301 WILLIS ROAD, NORTH CHESTERFIELD, VA 23237

CONCEPTUAL CONSTRUCTION PLAN









2301 WILLIS ROAD, NORTH CHESTERFIELD, VA 23237

LOCATION MAP



