LIGHTFOOT PROPERTY FOR SALE Williamsburg, VA 23188



VIDEO

PROPERTY DESCRIPTION

3.1 acres of Commercial Land, in York County, and zoned Economic Opportunity (EO). Well located, immediate access to Route 199 and I64 exchange. Level parcel on the front side, more topo and green space to the rear. This property has the space to increase the development and use. The 4,000 +/-square feet structure can be repurposed for many uses. The zoning and location to services and access is the value in this offering. With Virginia Beach to the East just an hour's drive away and Richmond to the West accessible within 45 minutes, this location offers unparalleled connectivity to major urban centers. Furthermore, conceptual plans have already been submitted to York County for a multi-structure industrial facility on the surrounding 250+/- acres, presenting additional growth and income opportunities for potential buyers.

OFFERING SUMMARY

\$985,000
6
3.1 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	17,651	47,214	64,621
Total Population	36,876	106,725	148,432
Average HH Income	\$79,353	\$94,439	\$88,772

 David Burks
 John Wilson

 (804) 366-2754
 (757) 880-9085



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LIGHTFOOT PROPERTY FOR SALE Williamsburg, VA 23188



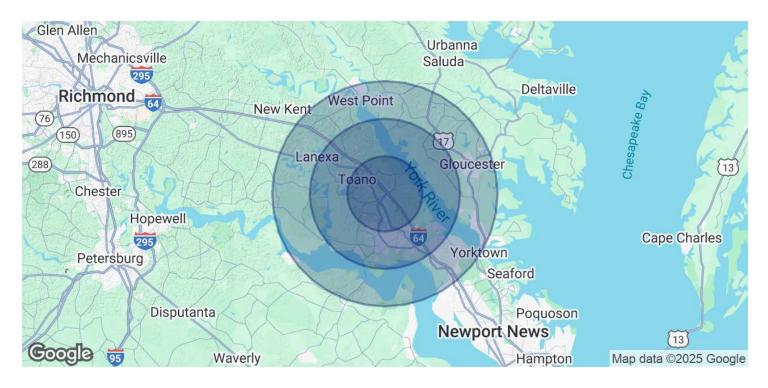
David Burks John (804) 366-2754 (757

John Wilson (757) 880-9085



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LIGHTFOOT PROPERTY FOR SALE Williamsburg, VA 23188



5 MILES	10 MILES	15 MILES
36,876	106,725	148,432
46.8	45	43.8
5 MILES	10 MILES	15 MILES
17,651	47,214	64,621
2.1	2.3	2.3
\$79,353	\$94,439	\$88,772
\$324,167	\$348,526	\$321,272
	36,876 46.8 5 MILES 17,651 2.1 \$79,353	36,876 106,725 46.8 45 5 MILES 10 MILES 17,651 47,214 2.1 2.3 \$79,353 \$94,439

2020 American Community Survey (ACS)

 David Burks
 John Wilson

 (804) 366-2754
 (757) 880-9085

COLDWELL BANKER COMMERCIAL BROOKS REAL ESTATE

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial@ and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.