



James River Crossings Outparcels For Sale

FOR SALE | Route 17 & Brewers Neck Road | Isle of Wight County | VA

PROPERTY DESCRIPTION

James River Crossings of Isle of Wight is a 62 acre prime commercial development parcel located at the signalized intersection of Route 17 (Carrolton Boulevard) and Route 32 (Brewers Neck Road) in Isle of Wight County. The property is well positioned to take advantage of the explosive residential growth in Isle of Wight. 28 acres will be developed by the land owners into multi-family. The remaining land will be allotted for commercial development.

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EXECUTIVE SUMMARY

OUTPARCELS

AVAILABLE: 8 pads on Carrolton Blvd, with larger pads available on the project's interior.
Parcels can be combined to obtain greater acreage.

SALES PRICE: Parcel A: UNDER CONTRACT
Parcel D: UNDER CONTRACT
Parcel E: \$650,000
Parcel F: \$650,000
Parcel G: \$580,000
Parcel H: \$650,000

DELIVERY: Spring 2022

UTILITIES: All public utilities are located at the site or along Route 17 in front of the site

ZONING: GC

INGRESS/EGRESS: Signalized access to Route 17 at Brewers Neck Road

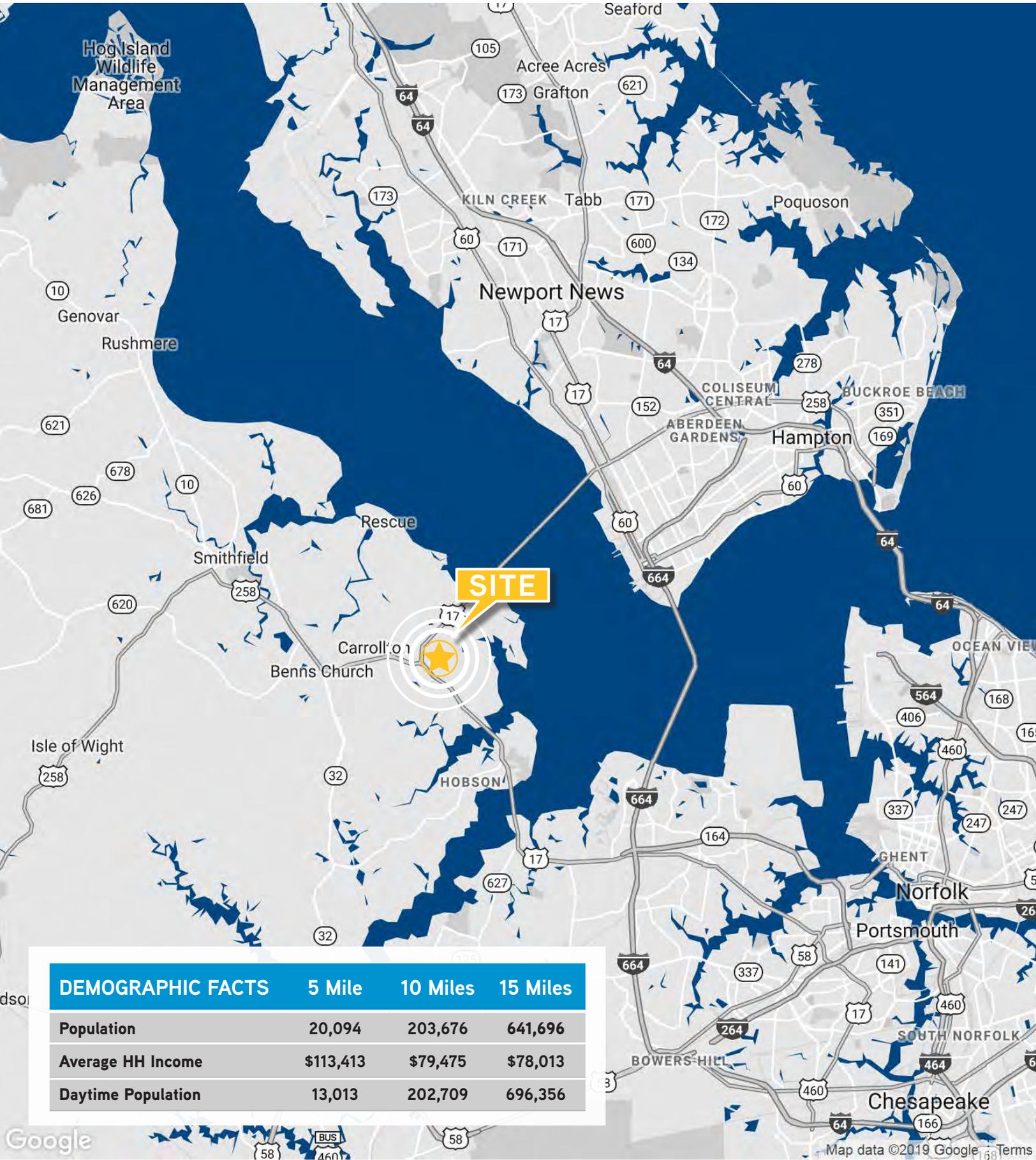
STORM WATER: BMPs in place

DEMOGRAPHIC

CHARACTERISTICS: Isle of Wight, which is situated in the Hampton Roads MSA, is a rapidly growing middle to high income residential area. Access to the Peninsula and I-664 is by way of U.S. 17 James River Bridge through the City of Newport News. U.S. 17 to the south connects the proposed site to the rapidly growing communities in Suffolk, Virginia. There will be over 200,000 people living within ten (10) miles of the proposed site with a daytime population of 204,161. Currently around 29,000 vehicles travel daily on U.S. 17 in front of the proposed site. Brewers Neck Boulevard carries around 24,000 vehicles per day through the intersection of U.S. 17.

TRAFFIC COUNTS: Route 32 to James River Bridge
• 29,000 Vehicles Per Day (2017 VDOT counts)
Route 17 to Suffolk Line
• 11,000 Vehicles Per Day (2017 VDOT counts)
Brewers Neck Road
• 24,000 Vehicles Per Day (2017 VDOT counts)

LOCATION MAP



SITE PLAN



AERIAL VIEW



To Suffolk

Bennis Church

To Smithfield,
Rushmere,
Spring Grove, Surry



Route 32
Brewers Neck Rd

Route 17

Route 32

AERIAL VIEW



AERIAL VIEW



To Northern Suffolk
& Chesapeake

Route 17
12,000 VPD

Route 32
25,000 VPD

Route 32
30,000 VPD

AERIAL VIEW



Newport News

James River

Craney Island

Northern Suffolk

To Newport News &
Hampton

Eagle Harbor



Route 32

Route 17

Route 32
Brewers Neck Rd