



THE NAME TO BUILD ON.™

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Enterprise Zone Development Opportunity with Public Water and Sewer

This opportunity brings together two contiguous parcels totaling approximately 59.66 acres within an Enterprise Zone in Isle of Wight County, offering scale that is increasingly difficult to find. With public water and sewer available, the site is positioned to support meaningful commercial or mixed use development. Combined with access to state and local incentive programs and a location aligned with regional growth patterns, this property offers investors and developers a compelling platform for long term value creation.





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PRIME COMMERCIAL SITE PUBLIC WATER AND SEWER ISLE OF WIGHT COUNTY ENTERPRISE ZONE

At the edge of the City of Franklin along US 58 Business and US 258 Business Prime commercial opportunity in southern Isle of Wight County with public water and sewer already in place. This approximately 59.66 acre site offers outstanding visibility, established commercial surroundings and direct access to a major regional travel and freight corridor that links Franklin, Carrsville, Suffolk and the Port of Virginia network.

ENTERPRISE ZONE ADVANTAGES

This property is located within an Isle of Wight County Enterprise Zone which provides significant benefits for qualifying users, including

- Property investment grants
- Job creation grants
- Local machinery and tools tax rebates
- Additional county incentive programs that support new commercial and industrial development

This corridor has been identified by Isle of Wight County as part of a key Route 58 economic development area targeted for new industrial and commercial growth.

IDEAL USES

With excellent visibility and easy truck access, the site supports a wide variety of commercial and light industrial possibilities, including

- Small scale manufacturing
- Light assembly
- Contractor operations
- Warehouse or flex space
- Support services for nearby industrial parks and distribution centers
- Port related and logistics support uses

Public water and sewer, proximity to the Franklin Municipal Airport and other established employment centers further enhance its development potential. The possibilities are virtually endless for an owner occupant or an investor who wants to capture growth along this improving corridor.

LOCATION AND ACCESS

From the property location on Carrsville Highway
US 58 Access is approximately one mile
US 460 at Windsor is approximately fourteen miles



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Central Location with Direct Access to the Port of Virginia

Centrally located between US 58 and US 460, this property offers direct access to two of Virginia's primary freight corridors connecting inland markets to the Port of Virginia. The port system includes Norfolk International Terminals, Virginia International Gateway, Portsmouth Marine Terminal, and Newport News Marine Terminal.

Virginia International Gateway is one of the East Coast's most advanced container terminals, featuring deep water berths, automated container handling, and on dock rail service with direct CSX and Norfolk Southern connections. This strategic connectivity supports efficient import export operations and cost effective regional distribution for logistics, warehousing, and light manufacturing users.

