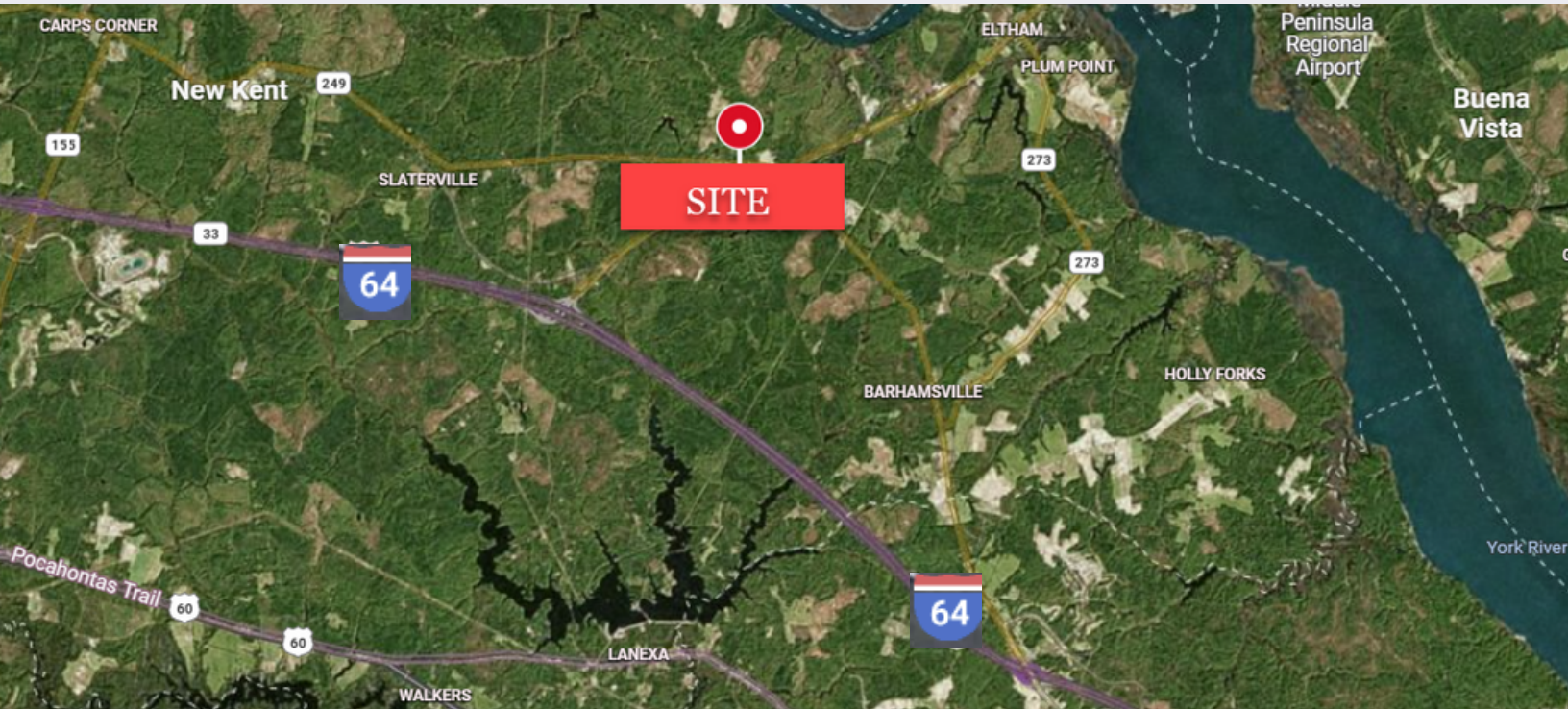


FOR SALE:

INDUSTRIAL ACREAGE WITH AN EXISTING SALVAGE YARD LICENSE

16222 New Kent Highway
New Kent County, VA 23089



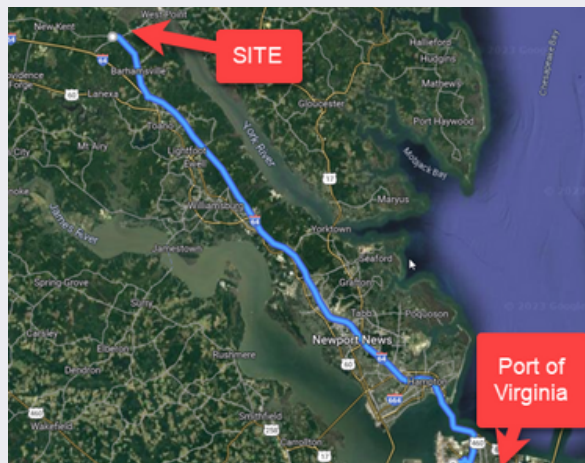
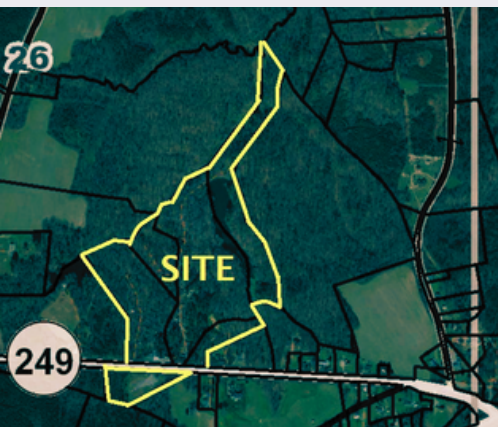
FEATURES

✔ **Zoned Industrial: Warehousing Allowed by Right**

https://library.municode.com/va/new_kent_county/codes/code_of_ordinances

✔ **Quick Access to I-64**

✔ **+/- 52 Acres**



FOR DETAILS CONTACT

☎ (757) 231-5516

✉ Travis@CampanaWaltz.com
Tom@CampanaWaltz.com

757-231-5516

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Information & Facts

ABOUT THIS PROPERTY

The property, former Philbates Salvage Yard, is located on Route 249 near the intersection of Route 33. Seller has current license for salvage yard, the license is transferable. This industrial property has quick and easy access to Interstate 64 with two exits close, Exit 220 & Exit 227. Site is conveniently located between Richmond and Williamsburg. The Port of Virginia is within 1 hour of the subject location. Utilities are located at the intersection of Route 249 and Route 33 which is a quarter of a mile to the site.

SALES PRICE

\$2,750,000.00

INTERSTATE 64 EXPANSION & OTHER PROJECTS

Virginia Department of Transportation begins construction on the next phase of expanding Interstate 64 to three lanes in each direction between Richmond and Williamsburg in December 2023. The expansion of the Interstate phase currently being worked on is expected to be completed in winter of 2026-2027. There is an expansion of the Hampton Roads Bridge Tunnel, a \$3.8 billion dollar project which will enhance travel throughout the Hampton Roads and Richmond's MSA's.

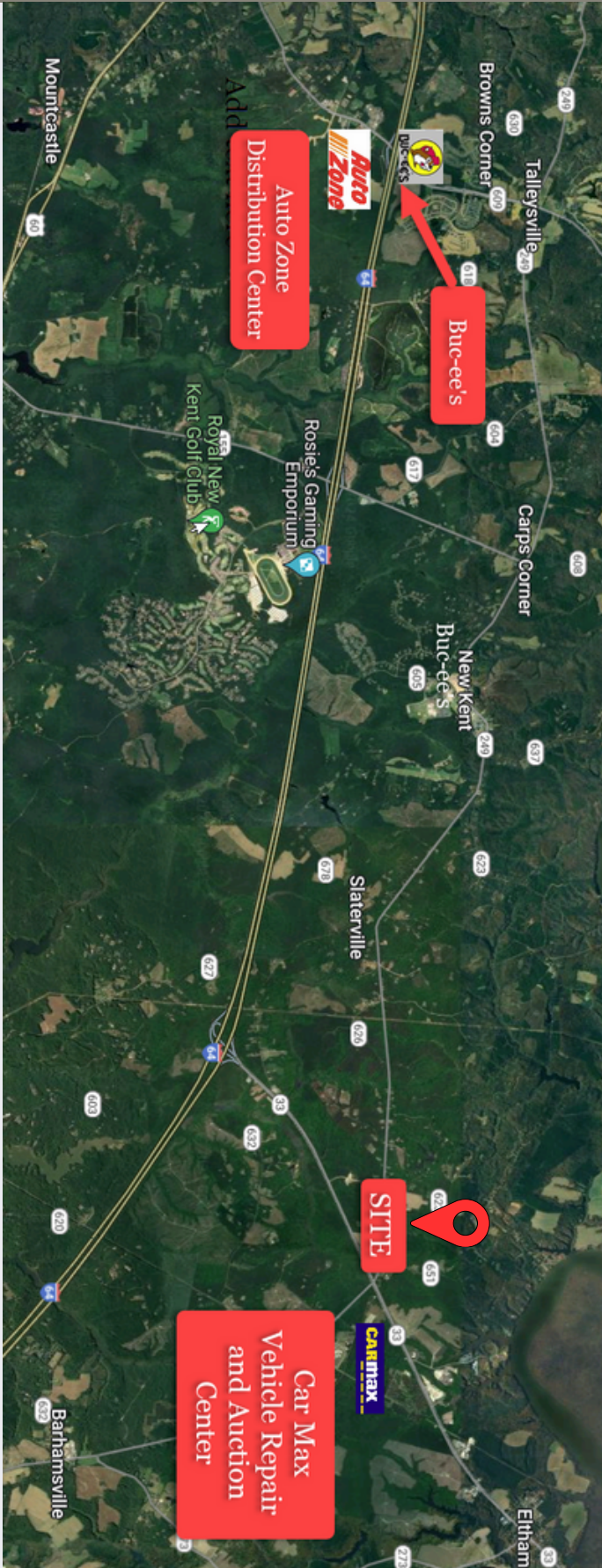
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This offer subject to errors and omissions, or withdrawal, without notice.

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New Development Projects

- Brand New 800,000 SF Auto Zone Distribution Center
- Buc-ee's, a travel center & gas station, coming in 2025, first in Virginia
- Carmax development plan includes a vehicle repair shop and auction center with an anticipated build-out year of 2025



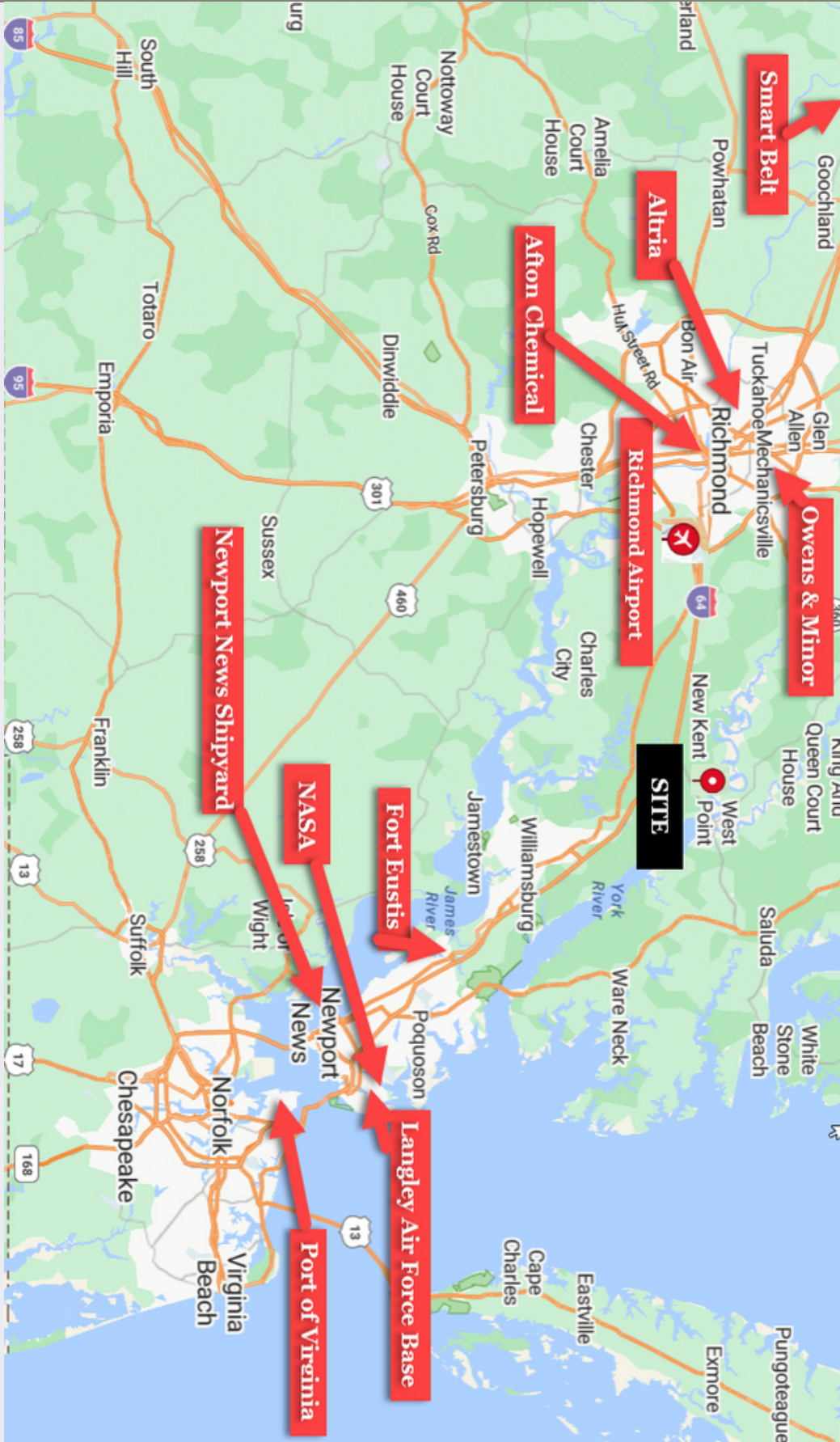
Site

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Regional Map



Site

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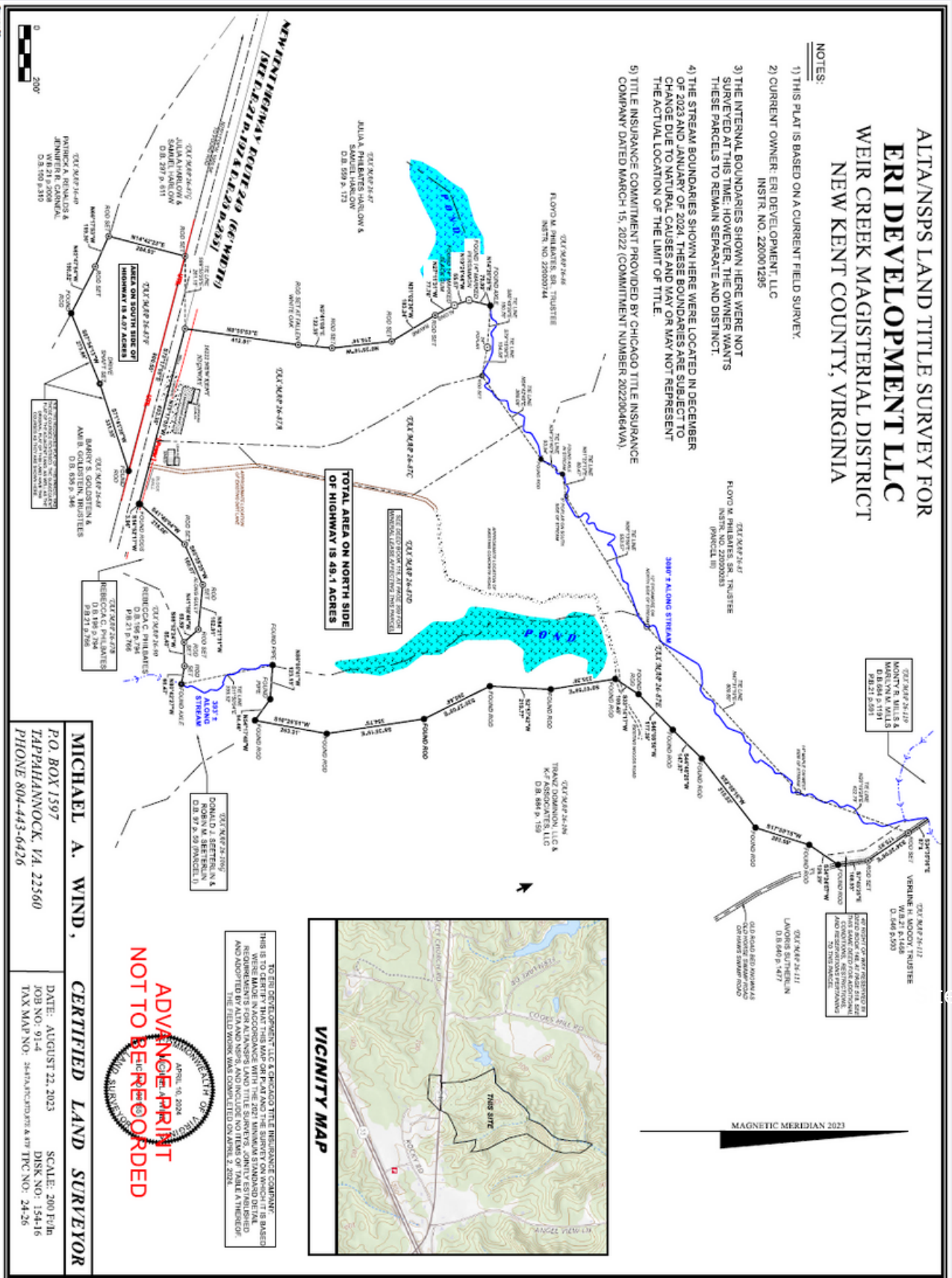
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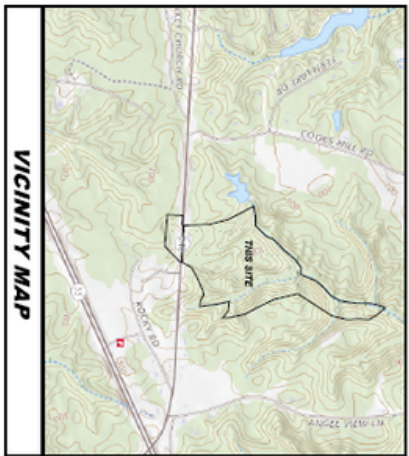
ALTA/NSPS LAND TITLE SURVEY FOR ERI DEVELOPMENT LLC WEIR CREEK MAGISTERIAL DISTRICT NEW KENT COUNTY, VIRGINIA

NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) CURRENT OWNER: ERI DEVELOPMENT, LLC
INSTR. NO. 220001295
- 3) THE INTERNAL BOUNDARIES SHOWN HERE WERE NOT SURVEYED AT THIS TIME; HOWEVER, THE OWNER WANTS THESE PARCELS TO REMAIN SEPARATE AND DISTINCT.
- 4) THE STREAM BOUNDARIES SHOWN HERE WERE LOCATED IN DECEMBER OF 2023 AND JANUARY OF 2024. THESE BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- 5) TITLE INSURANCE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY DATED MARCH 15, 2022 (COMMITMENT NUMBER 202200464VA).



TOTAL AREA ON NORTH SIDE OF HIGHWAY IS 49.1 ACRES



MICHAEL A. WIND, CERTIFIED LAND SURVEYOR
 P.O. BOX 1597
 TAPPAHANNOCK, VA 22560
 PHONE 804-443-6426

DATE: AUGUST 22, 2023
 JOB NO.: 91-4
 TAX MAP NO.: 2431A1A1C1D1R1A1A1P1T1C1 NO.: 24-26

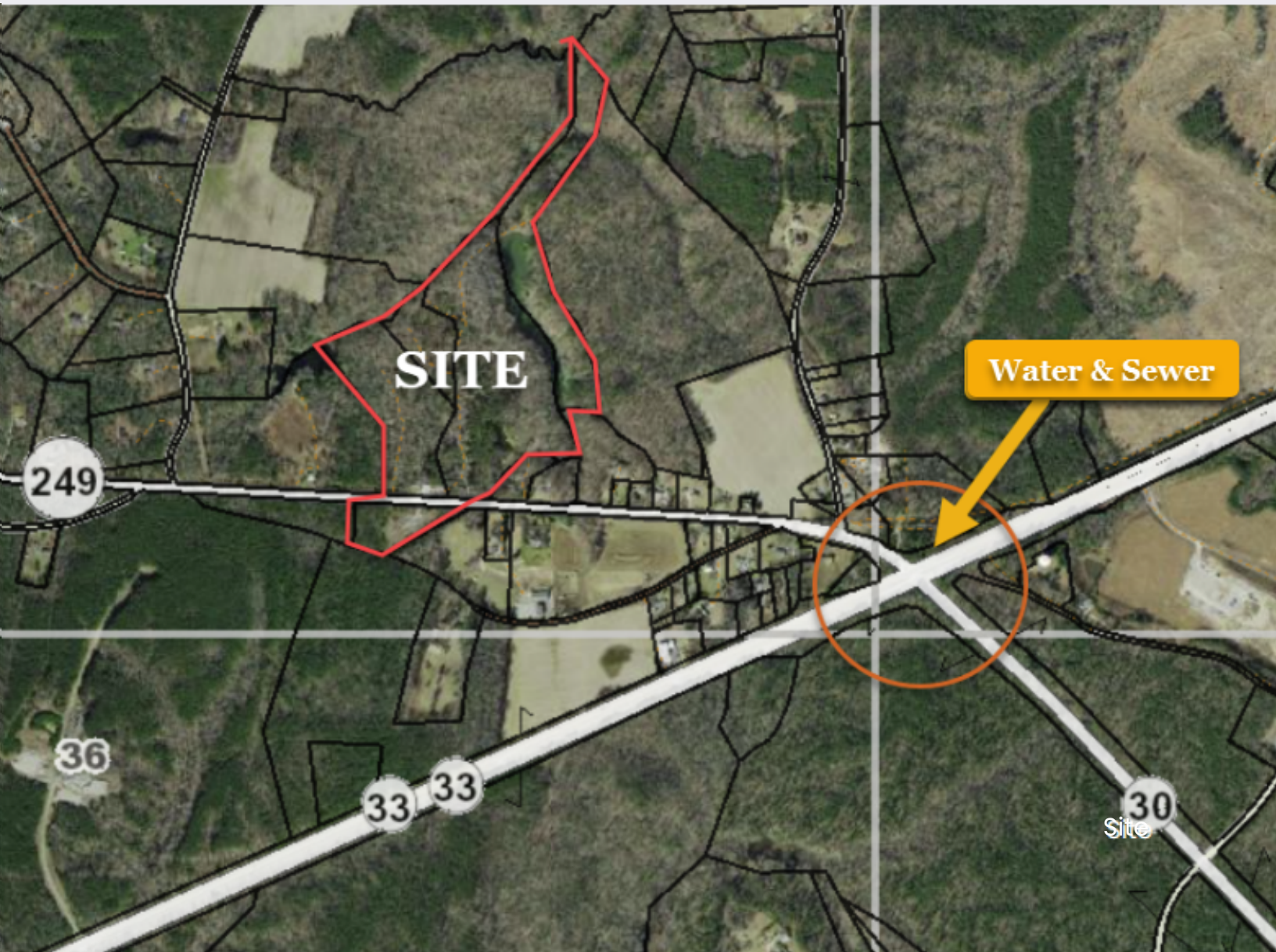
SCALE: 200 Feet
 DISK NO.: 154-16

**ADVANCE PRINT
NOT TO BE RECORDED**

APR 16 2024
 MICHAEL A. WIND, SURVEYOR

TO THE DEVELOPER, LLC & CHICAGO TITLE INSURANCE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED
 REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ADHESIVE ESTABLISHED
 AND ADOPTED BY ALTA AND NSPS, AND INCLUDE NO ITEMS OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON APRIL 2, 2024.

Utilities Location



- New Kent County Public Works can be contacted at (804)966-9678

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Utilities Location



- 16-inch reclaimed water line in purple
- 24-inch force main sewer in the median of Rt 30
- 16-inch waterline on the south side of Rt 30

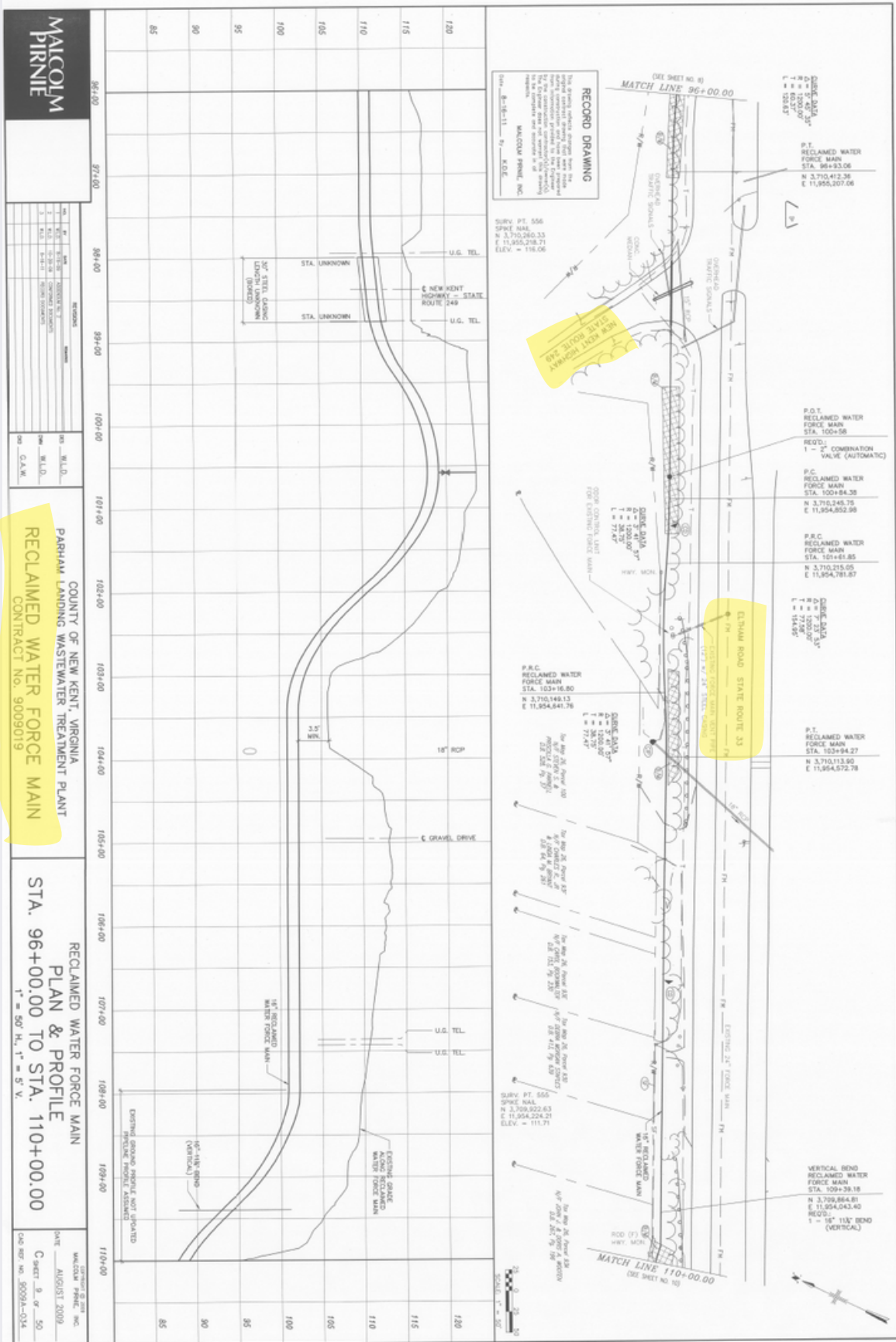
Site is approximately 1/4 mile from intersection of Route 33 and Route 249

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Utilities

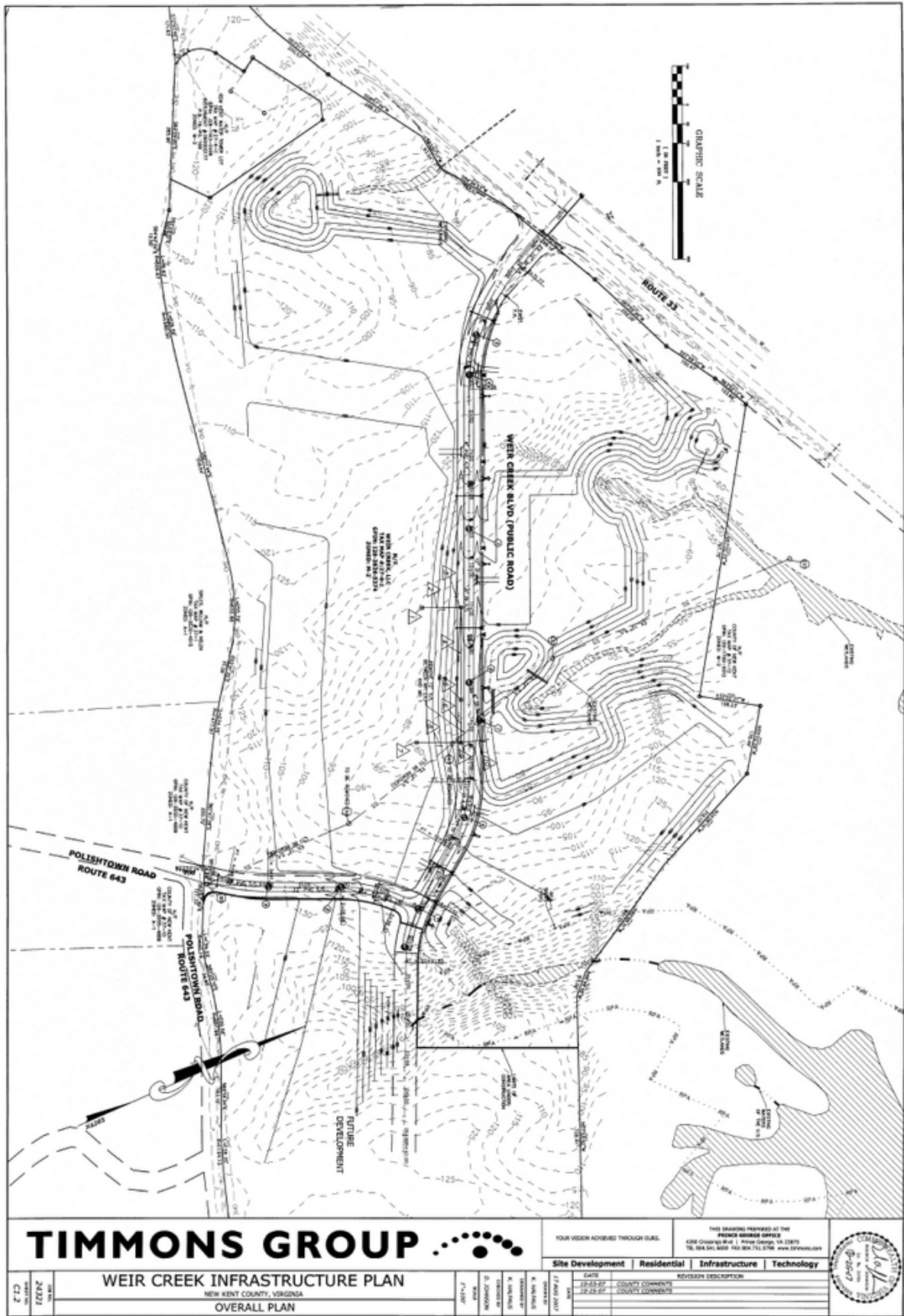


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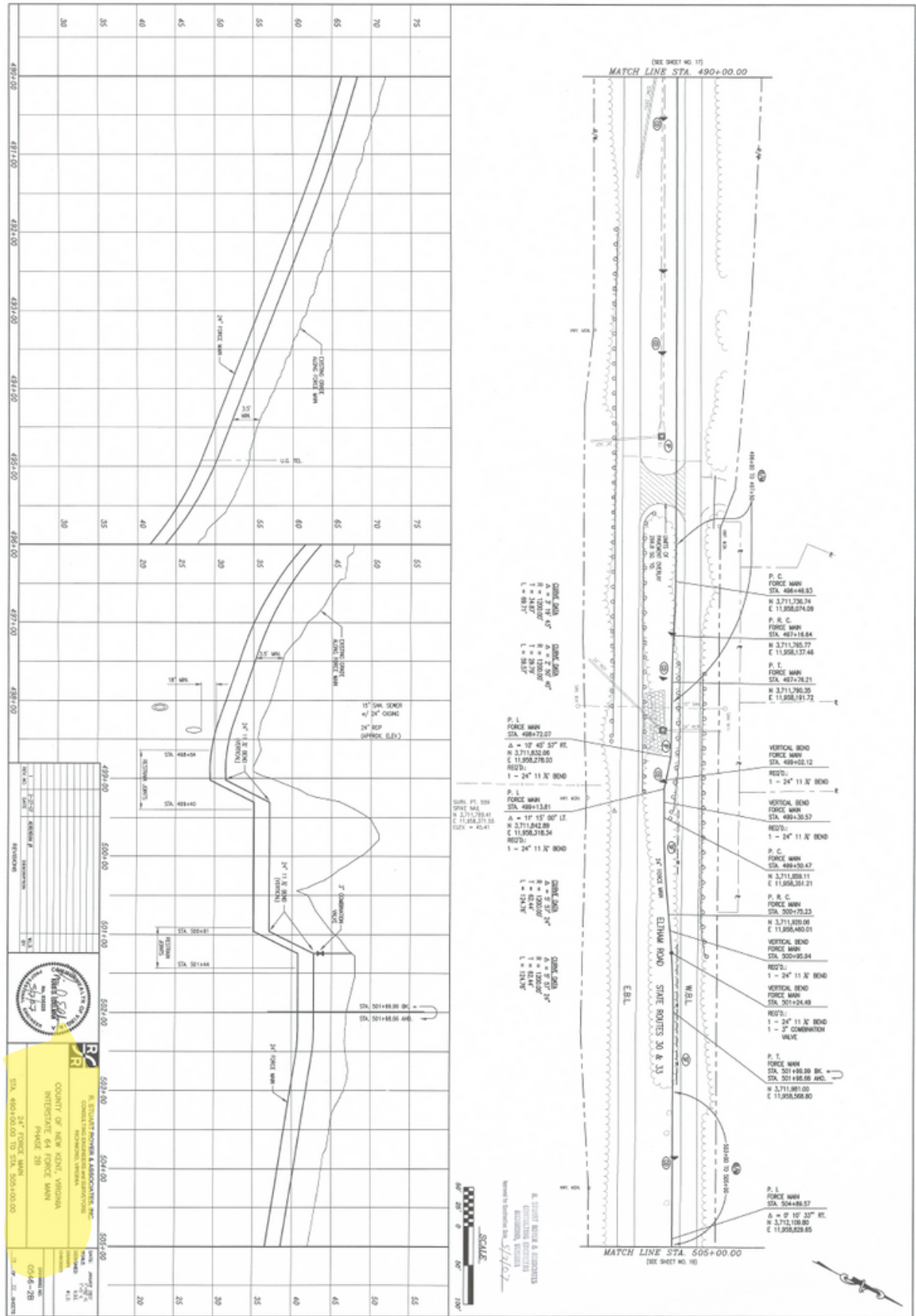
Sewer



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Agency Disclosure

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC - EAST is ____ the Listing Broker, ____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC - EAST