

For Sale

4297 George Washington Memorial Highway
Gloucester, Virginia



13.84 Acres
PRICED TO MOVE!

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

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Commercial Real Estate, LLC

This information was obtained from sources deemed to be reliable, but is not warranted.

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

FOR SALE
4297 George Washington Memorial Highway
Gloucester County, Virginia

- Location:** 4297 George Washington Memorial Highway (Route 17), Gloucester County, Virginia
- Description:** The property is a **Highly Visible 13.84** acre parcel of land directly off of the heavily traversed Route 17 in Gloucester County. Ample road frontage!
- Land Area:** 13.84 acres
- Sales Price:** \$749,999.00
- Lease:** The Ownership will entertain a ground lease.
- Zoning:** B – 1. Permissible Uses are included in this marketing package
- General Information:**
- Rare opportunity
 - Great road frontage in Gloucester County
- Also included:**
- Aerial Maps
 - Location Map
 - List of uses which are allowed by right

For Additional Information, Please Contact:

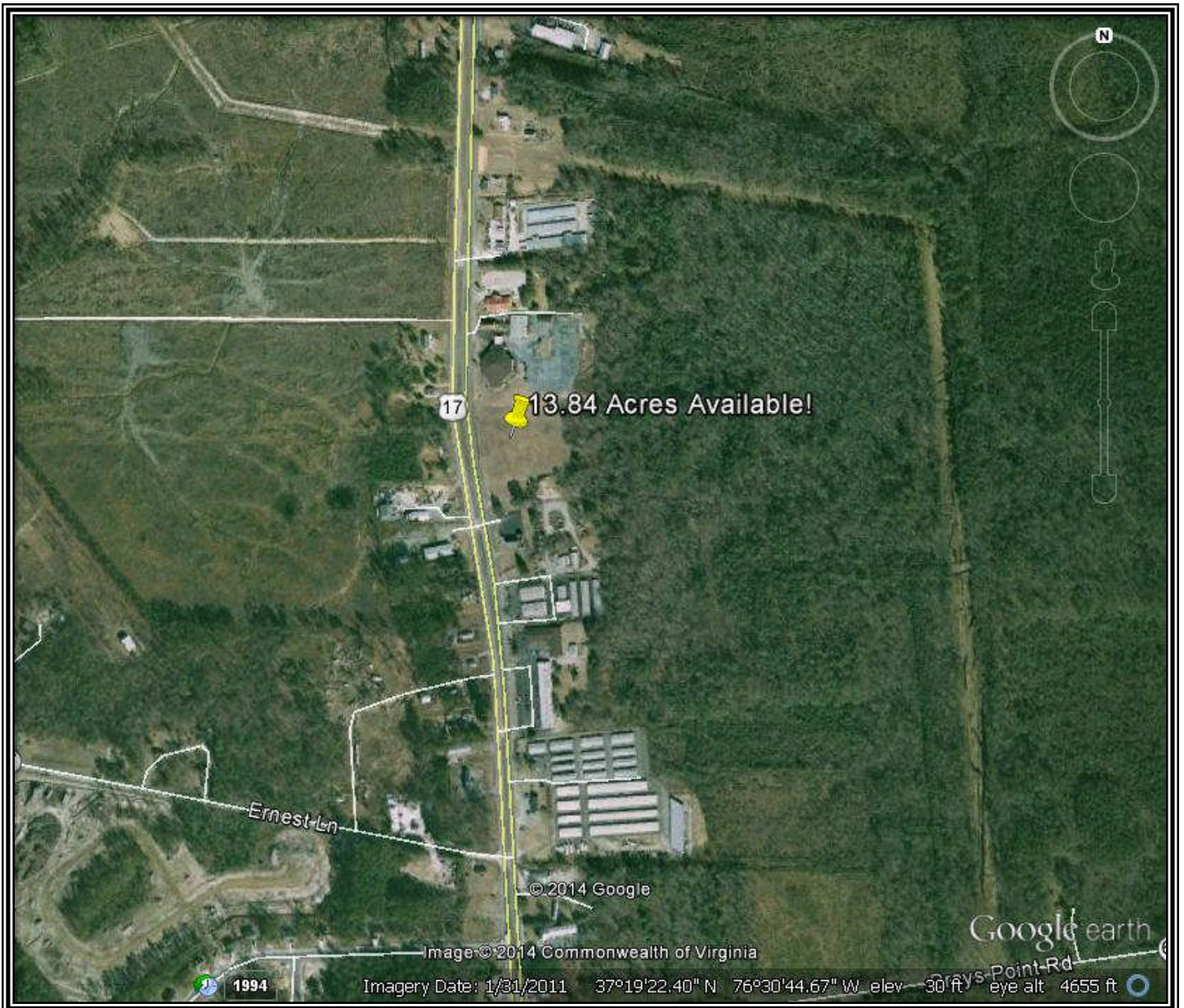
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Aerial Photographs



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Official Schedule of District Regulations (Zoning District B-1)																		
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building		Minimum Yard Dimensions (ft)				Accessory Buildings			Misc. Requirements	
			Sewer and Water (acres)	Sewer or Water (acres)	On-site S & W (acres)	Width (ft)		Stories	Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines		Rear Lot Lines
Retail stores and shops							80	3	45	35								Front yard dimensions may be waived whenever a larger portion of existing buildings along a section of street is within 35 feet of such street.
Convenience business							80	3	45	35								All permitted uses and special exceptions: see Highway Corridor Overlay District for additional setback requirements.
General business							80	3	45	35								
Highway business							80	3	45	35								
Office-type business							80	3	45	35								
Service business							80	3	45	35								

Wholesale business						80	3	45	35										
Schools, colleges, universities						80	3	45	35										
Music and dance studios						80	3	45	35										
Indoor theaters and auditoriums.						80	3	45	35										
Lodge halls and social clubs						80	3	45	35										
Newspaper and commercial printing shops						80	3	45	35										
Mortuaries						80	3	45	35										
Public utility offices and government offices						80	3	45	35										
Banks and other financial institutions						80	3	45	35										
Churches and other places of worship						80		60	35										
Post offices						80	3	45	35										
Nursing homes						80	3	45	35										
Child care centers						80	3	45	35										
Adult day care center						80	3	45	35										
Uses required for provisions and maintenance of public facilities and utilities																			
General hospitals						80	3	45	35	15	35	30							

Veterinary hospitals							80	3	45	35	15	35	30						
Building supplies and services							80	3	45	35									
Automotive and farm implement sales and service							80	3	45	35									
Restaurants							80	3	45	35									
Drive through food service							80	3	45	35									
Hotels and motels							80	3	45	50	35	70	35		35	35	35		
Guest houses and country inns							80	3	45	50	35	70	35		20	5	5		
Museums							80	2.5	35	35					20	5	5		
Motor lodges							80	2.5	35	50	35	70	35		35	35	35		
Commercial communications facility, Type I																			See Article 9 , Supplementary District Regulations, Section 9-13.
Commercial communications facility, Type II																			See Article 9 , Supplementary District Regulations, Section 9-13.
Forestry harvesting																			
Wellness and fitness center								3	50						20	5	5		
Aquaculture facility										35									Indoor facilities only. The applicant shall secure all appropriate permits required by

	facility, Type III	9, 10, 11, 13, 14, 15, 16																District Regulations, Section 9-13.
	Contractors offices and storage facilities	G, H, I, J, K, L, M, S, U						2.5	35	100	50	100	100		35	50	50	The front of the property shall be wooded or landscaped for a depth of no less than fifty (50') feet.
	Commercial communications facility, Type IV	X-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16																See Article 9 , Supplementary District Regulations, Section 9-13.
Transitional Community Facility with Conditional Use Permit								2.5	50	35	50	70	35		35	35	35	See Article 9 and Article 14 —Conditional Use Permit
Commercial communication facility, Type V	Commercial communication facility, Type V on an existing lot 30,000 SF or less	S, U								35	5	10	5					See Article 9 , Supplementary District Regulations, Section 9-13.
Commercial communication facility, Type VI (data pole)	Commercial communication facility, Type VI (data pole) on an existing lot 30,000 SF or less	S, U								35	5	10	5					See Article 9 , Supplementary District Regulations, Section 9-13.

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 is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC