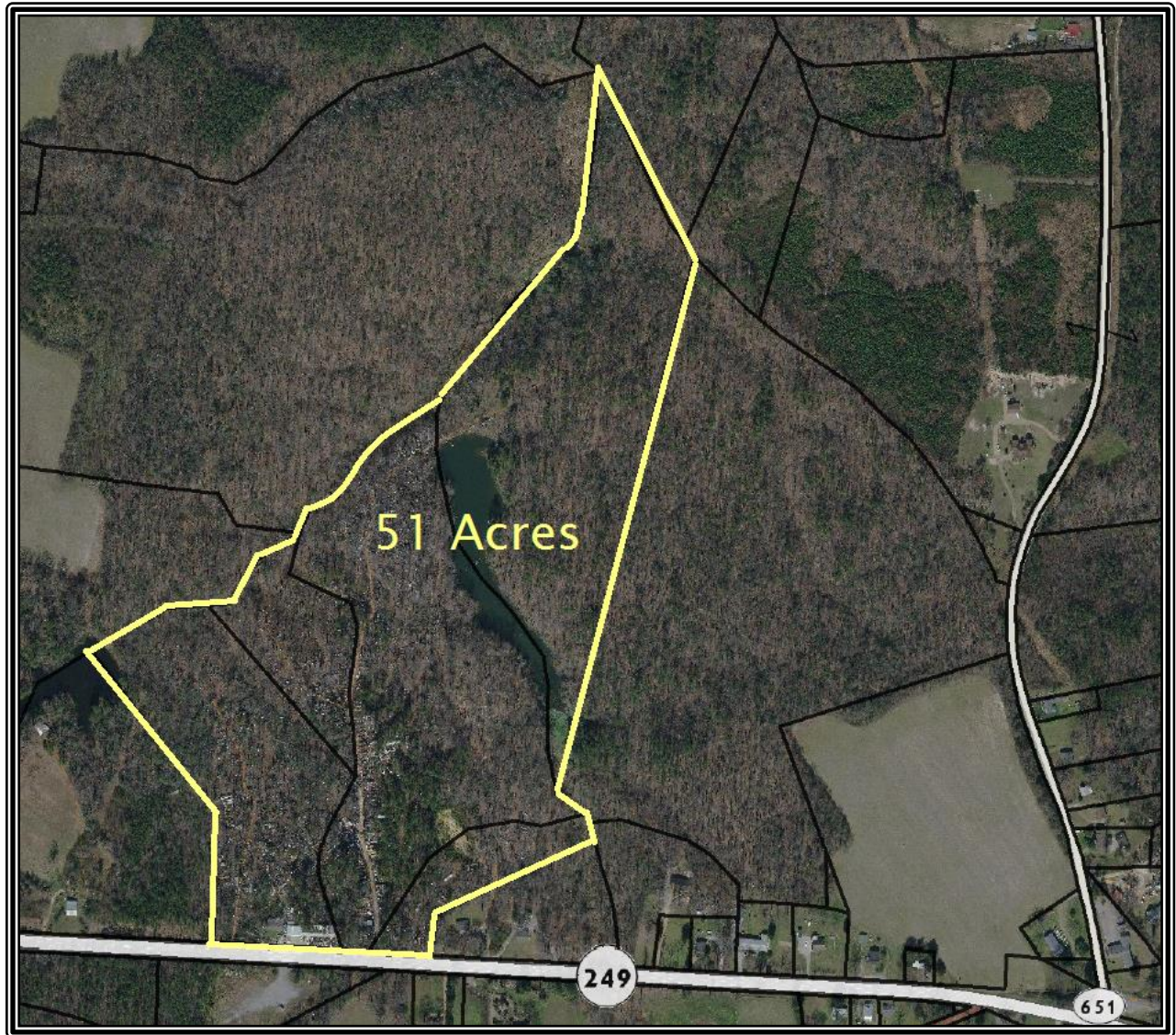


For Sale

51 Acres

16220 & 16250 New Kent Highway
New Kent, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Travis Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Travis@CampanaWaltz.com

www.CampanaWaltz.com

Campana Waltz

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.

PHILBATES SALVAGE YARD FOR SALE

16220-16250 New Kent County, Virginia

Location: 16220-16250 New Kent Highway, New Kent County Virginia

Description: Philbates Junkyard is an existing operating salvage yard off of Interstate 64 and easily accessible from Exits 220 and 227 for West Point with a five minute drive to the site. The junkyard use is non-conforming and is grandfathered under the current zoning. Miscellaneous auto and auto parts are located throughout the property which will convey with the sale of the real estate. It is conveniently located between Richmond and Williamsburg. The real value in this opportunity is the business license!

Land Area: ± 51 Acres with a ± 5 acre pond on site

Sales Price: ~~\$ 2,000,000.00~~ **NEW PRICE: \$1,300,000.00**

Zoning: Industrial

General Information:

- Rare opportunity
- New Kent is the next wave for development
- Close proximity to Colonial Downs and future Casino Resort

Also included:

- Aerial Maps
- Location Map

For Additional Information, Please Contact:

Travis Waltz

Campana Waltz Commercial Real Estate, LLC

11832 Fishing Point Drive, Suite 400

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Travis@CampanaWaltz.com

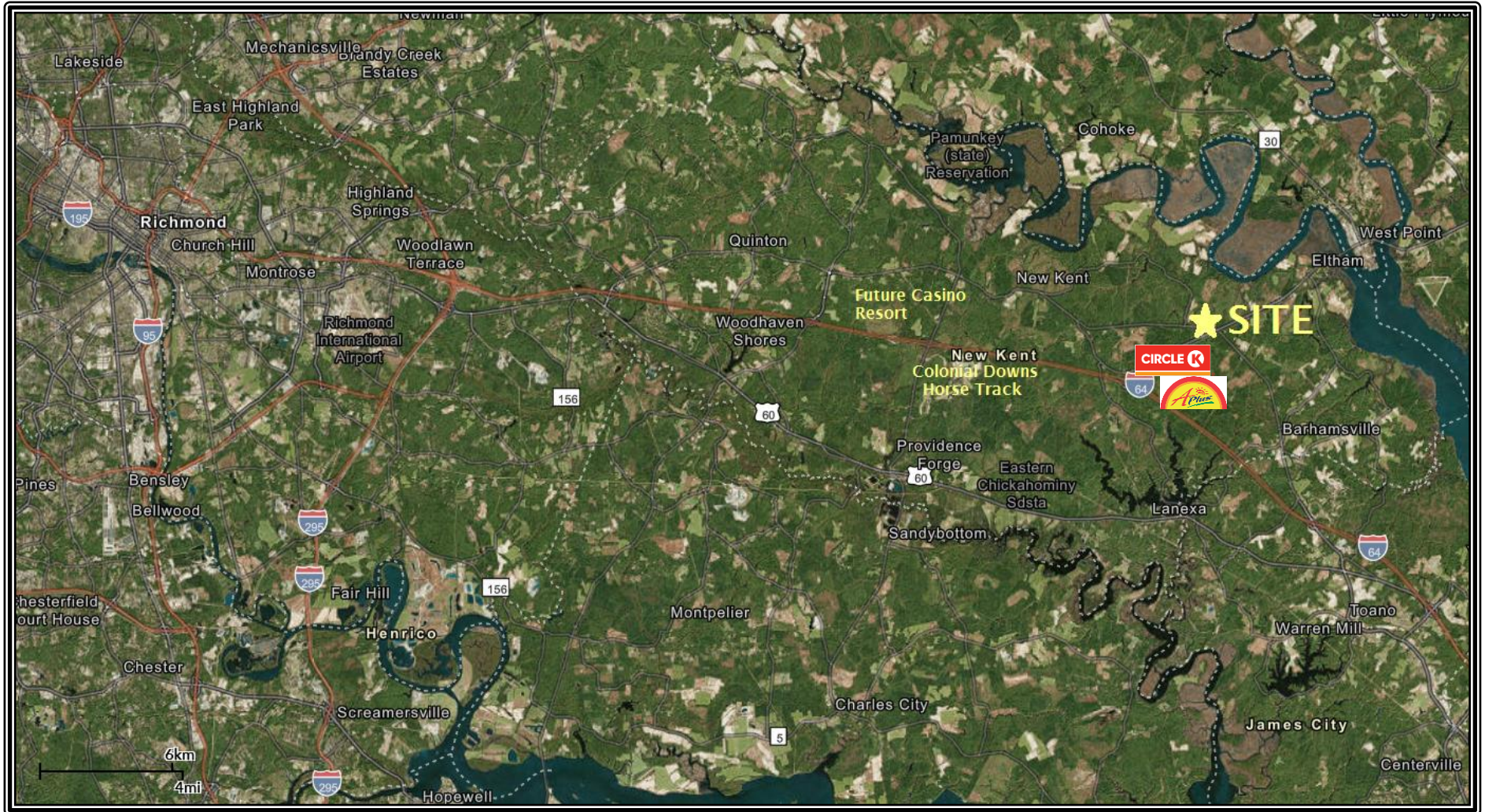
www.CampanaWaltz.com



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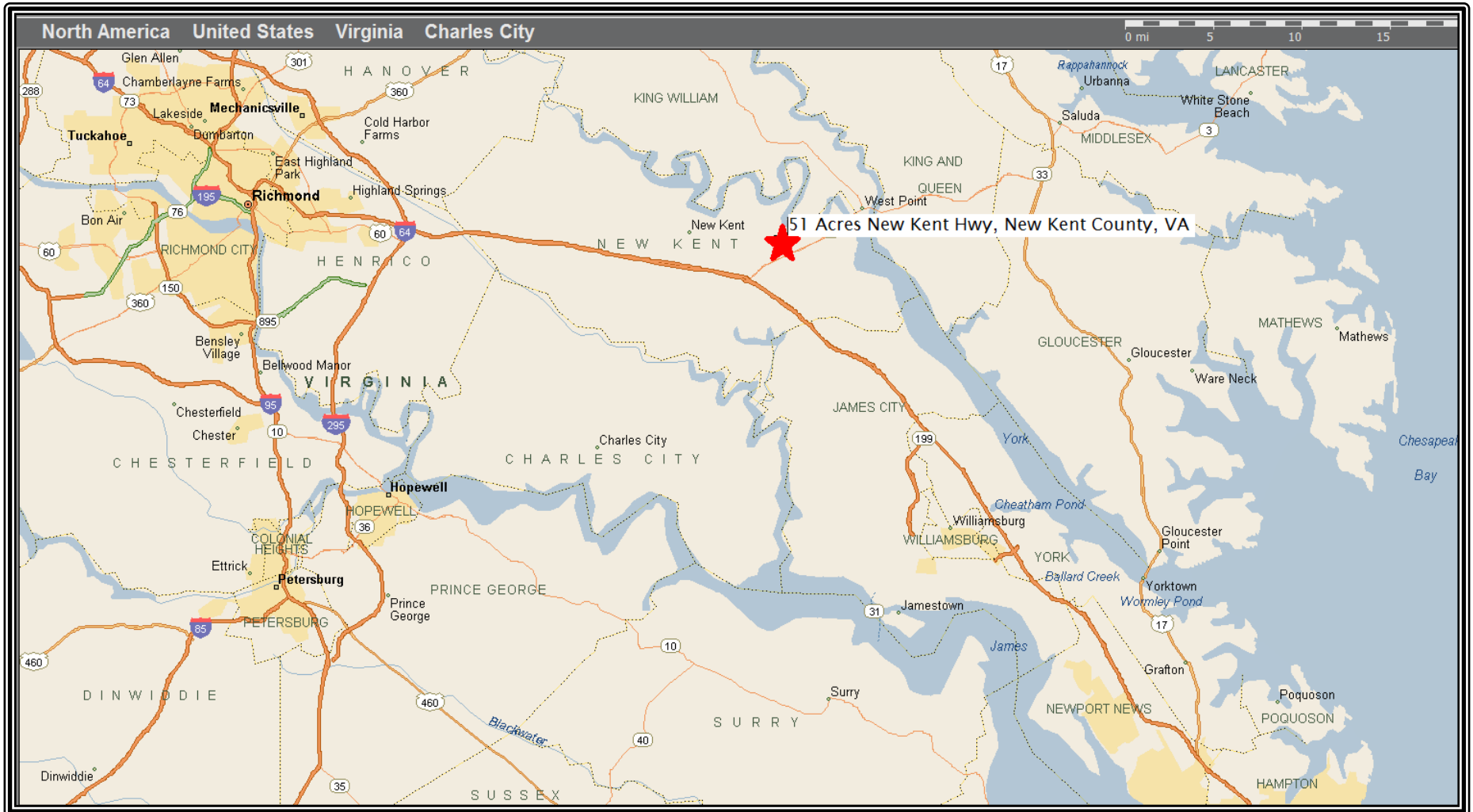
51 Acres New Kent Highway, New Kent, Virginia



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

Campana Waltz
Commercial Real Estate, LLC

51 Acres New Kent Highway, New Kent, Virginia



*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.*

Campana Waltz
Commercial Real Estate, LLC



Demographic and Income Profile

16250 New Kent Hwy, Lanexa, Virginia, 23089 2
 16250 New Kent Hwy, Lanexa, Virginia, 23089
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.50234
 Longitude: -76.88388

Summary	Census 2010	2018	2023
Population	11,493	14,483	16,098
Households	4,108	5,196	5,775
Families	3,128	3,937	4,365
Average Household Size	2.69	2.70	2.71
Owner Occupied Housing Units	3,366	4,243	4,782
Renter Occupied Housing Units	742	953	993
Median Age	40.7	42.2	42.7
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.14%	0.83%	0.83%
Households	2.14%	0.78%	0.79%
Families	2.09%	0.70%	0.71%
Owner HHs	2.42%	1.08%	1.16%
Median Household Income	2.41%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	380	7.3%	341	5.9%
\$15,000 - \$24,999	284	5.5%	253	4.4%
\$25,000 - \$34,999	281	5.4%	253	4.4%
\$35,000 - \$49,999	575	11.1%	548	9.5%
\$50,000 - \$74,999	1,057	20.3%	1,050	18.2%
\$75,000 - \$99,999	849	16.3%	933	16.2%
\$100,000 - \$149,999	1,001	19.3%	1,294	22.4%
\$150,000 - \$199,999	426	8.2%	562	9.7%
\$200,000+	343	6.6%	541	9.4%
Median Household Income	\$75,445		\$84,966	
Average Household Income	\$91,668		\$109,285	
Per Capita Income	\$34,331		\$40,642	

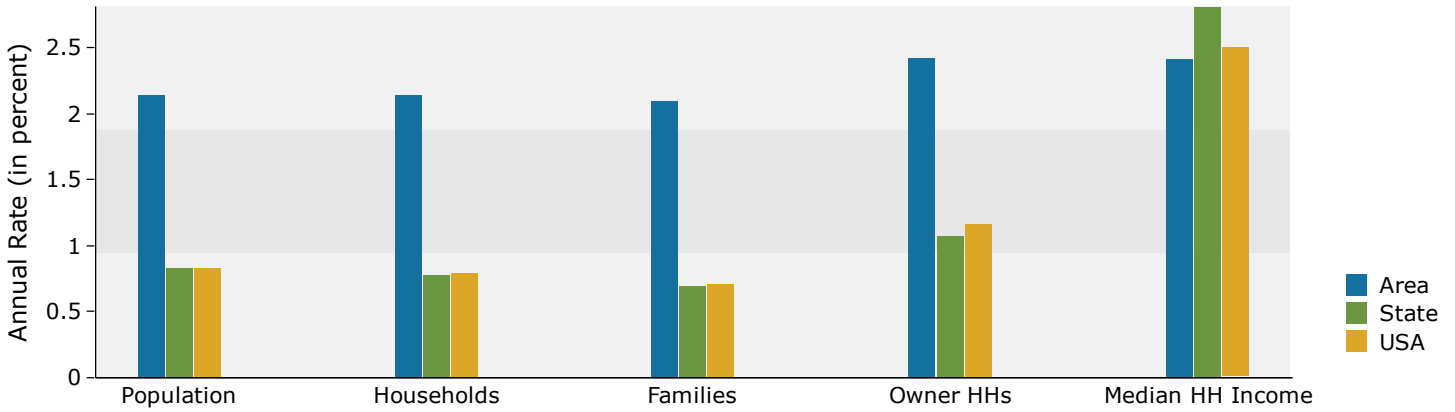
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	652	5.7%	748	5.2%	822	5.1%
5 - 9	758	6.6%	854	5.9%	919	5.7%
10 - 14	811	7.1%	967	6.7%	1,036	6.4%
15 - 19	783	6.8%	924	6.4%	1,018	6.3%
20 - 24	576	5.0%	734	5.1%	735	4.6%
25 - 34	1,240	10.8%	1,645	11.4%	1,804	11.2%
35 - 44	1,682	14.6%	1,902	13.1%	2,214	13.8%
45 - 54	1,960	17.1%	2,112	14.6%	2,108	13.1%
55 - 64	1,565	13.6%	2,151	14.8%	2,300	14.3%
65 - 74	837	7.3%	1,564	10.8%	1,921	11.9%
75 - 84	442	3.8%	646	4.5%	949	5.9%
85+	186	1.6%	238	1.6%	273	1.7%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,959	78.0%	11,120	76.8%	12,183	75.7%
Black Alone	1,878	16.3%	2,327	16.1%	2,563	15.9%
American Indian Alone	73	0.6%	97	0.7%	116	0.7%
Asian Alone	151	1.3%	249	1.7%	340	2.1%
Pacific Islander Alone	2	0.0%	2	0.0%	3	0.0%
Some Other Race Alone	122	1.1%	217	1.5%	284	1.8%
Two or More Races	307	2.7%	470	3.2%	610	3.8%
Hispanic Origin (Any Race)	437	3.8%	756	5.2%	983	6.1%

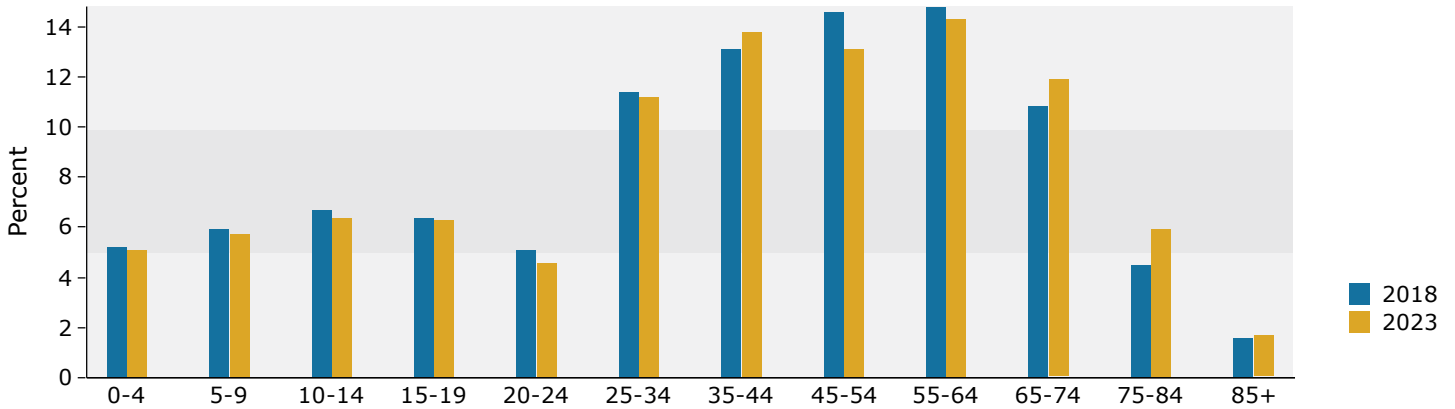
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

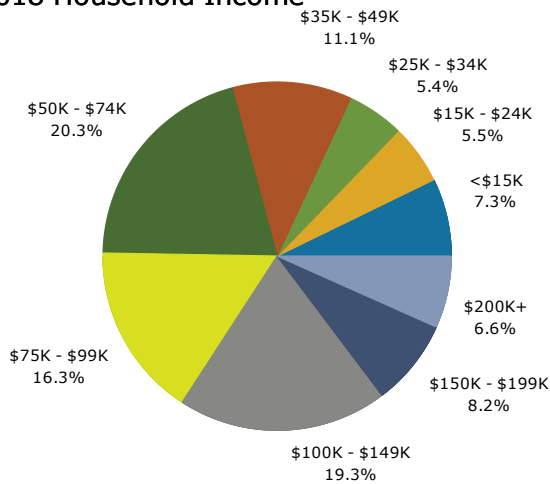
Trends 2018-2023



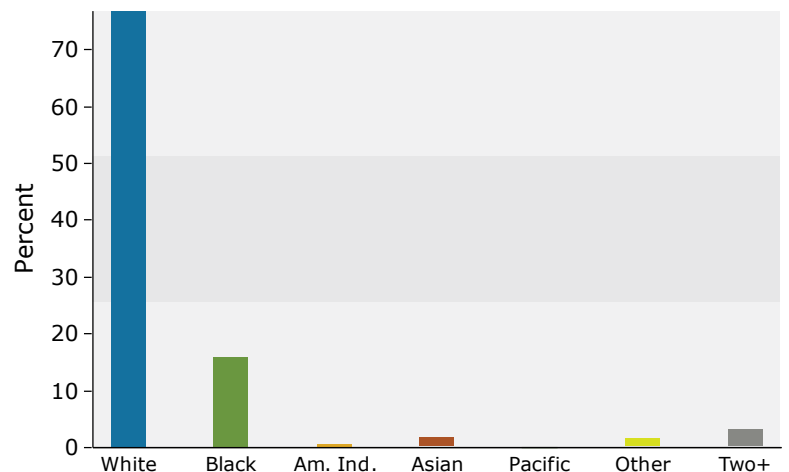
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 5.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Profile

16250 New Kent Hwy, Lanexa, Virginia, 23089 2
 16250 New Kent Hwy, Lanexa, Virginia, 23089
 Drive Time: 20 minute radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.50234
 Longitude: -76.88388

Summary	Census 2010	2018	2023
Population	27,380	32,784	36,491
Households	10,293	12,274	13,656
Families	7,890	9,353	10,371
Average Household Size	2.61	2.63	2.64
Owner Occupied Housing Units	8,545	10,198	11,487
Renter Occupied Housing Units	1,748	2,075	2,169
Median Age	42.6	44.4	45.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.17%	0.83%	0.83%
Households	2.16%	0.78%	0.79%
Families	2.09%	0.70%	0.71%
Owner HHs	2.41%	1.08%	1.16%
Median Household Income	2.49%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	824	6.7%	755	5.5%
\$15,000 - \$24,999	775	6.3%	701	5.1%
\$25,000 - \$34,999	715	5.8%	654	4.8%
\$35,000 - \$49,999	1,327	10.8%	1,274	9.3%
\$50,000 - \$74,999	2,365	19.3%	2,376	17.4%
\$75,000 - \$99,999	1,833	14.9%	2,032	14.9%
\$100,000 - \$149,999	2,433	19.8%	3,120	22.8%
\$150,000 - \$199,999	1,152	9.4%	1,473	10.8%
\$200,000+	850	6.9%	1,270	9.3%
Median Household Income	\$76,329		\$86,309	
Average Household Income	\$93,918		\$110,359	
Per Capita Income	\$35,831		\$41,951	

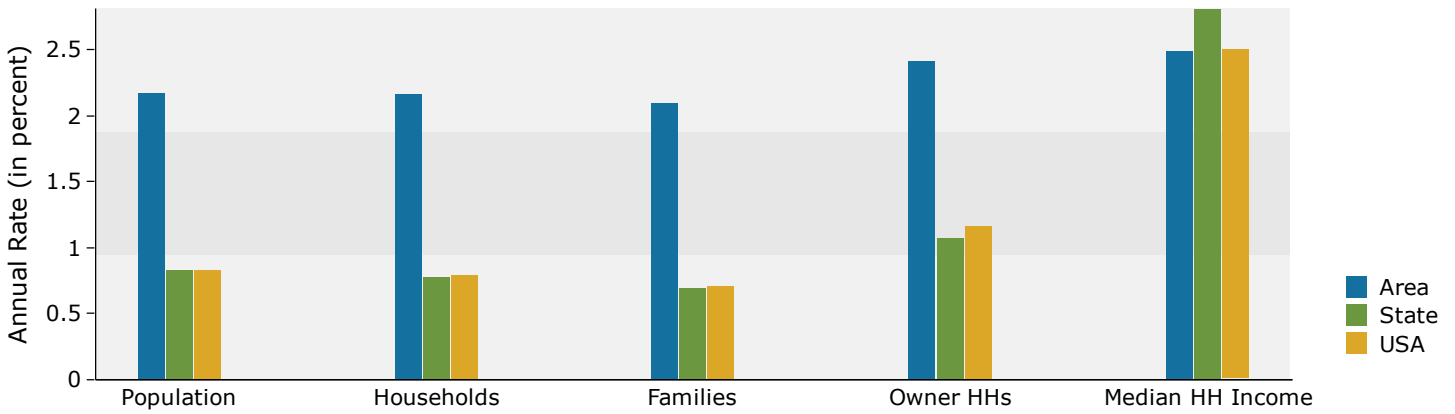
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,530	5.6%	1,638	5.0%	1,781	4.9%
5 - 9	1,734	6.3%	1,908	5.8%	2,035	5.6%
10 - 14	1,858	6.8%	2,104	6.4%	2,270	6.2%
15 - 19	1,739	6.4%	1,948	5.9%	2,163	5.9%
20 - 24	1,257	4.6%	1,522	4.6%	1,501	4.1%
25 - 34	2,735	10.0%	3,431	10.5%	3,729	10.2%
35 - 44	3,823	14.0%	4,084	12.5%	4,740	13.0%
45 - 54	4,674	17.1%	4,723	14.4%	4,745	13.0%
55 - 64	4,065	14.8%	5,100	15.6%	5,382	14.7%
65 - 74	2,519	9.2%	3,998	12.2%	4,796	13.1%
75 - 84	1,084	4.0%	1,771	5.4%	2,597	7.1%
85+	363	1.3%	557	1.7%	752	2.1%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,747	79.4%	25,595	78.1%	28,036	76.8%
Black Alone	4,092	14.9%	4,873	14.9%	5,421	14.9%
American Indian Alone	193	0.7%	257	0.8%	308	0.8%
Asian Alone	369	1.3%	574	1.8%	781	2.1%
Pacific Islander Alone	7	0.0%	8	0.0%	10	0.0%
Some Other Race Alone	260	0.9%	428	1.3%	566	1.6%
Two or More Races	711	2.6%	1,050	3.2%	1,369	3.8%
Hispanic Origin (Any Race)	942	3.4%	1,543	4.7%	2,025	5.5%

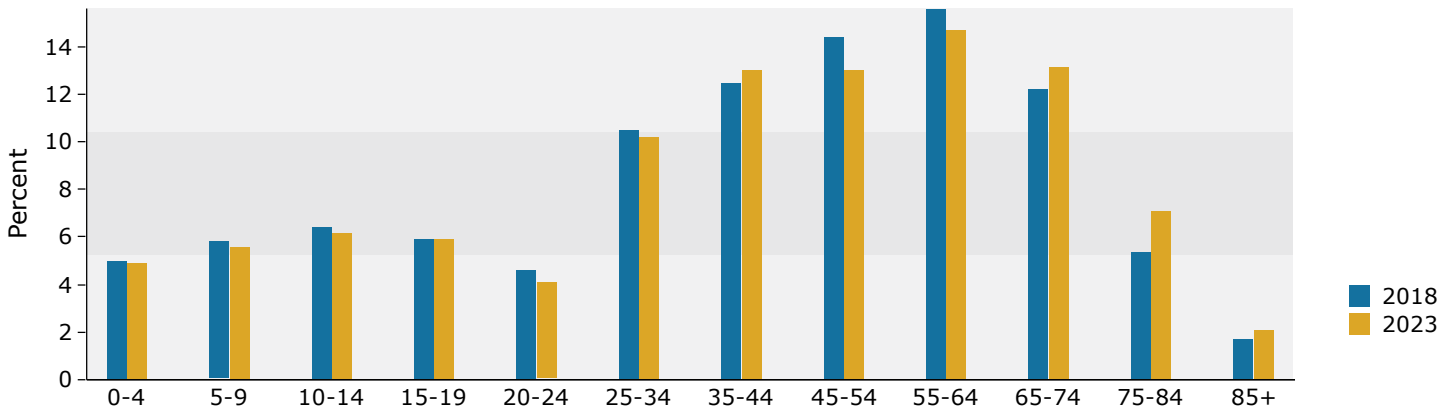
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

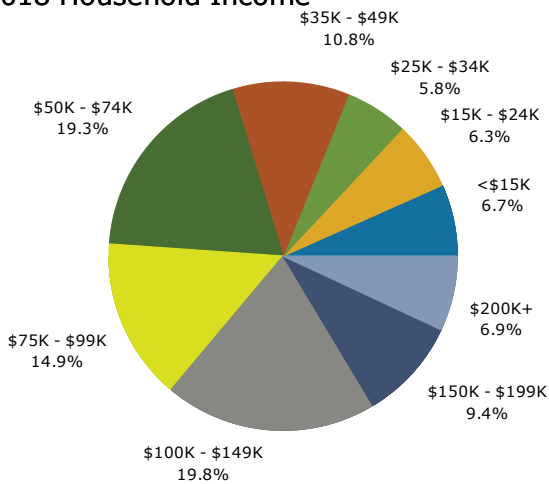
Trends 2018-2023



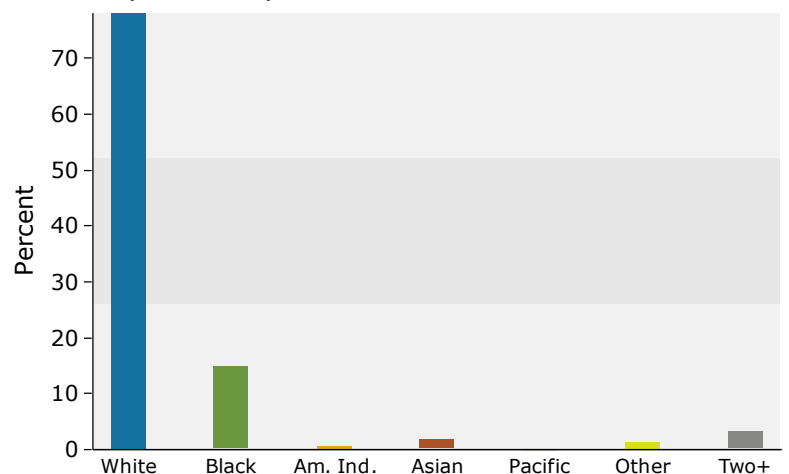
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 4.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Profile

16250 New Kent Hwy, Lanexa, Virginia, 23089 2
 16250 New Kent Hwy, Lanexa, Virginia, 23089
 Drive Time: 30 minute radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.50234
 Longitude: -76.88388

Summary	Census 2010	2018	2023
Population	139,750	156,197	167,238
Households	54,073	60,321	64,622
Families	38,039	42,083	44,939
Average Household Size	2.47	2.49	2.49
Owner Occupied Housing Units	39,334	44,127	48,157
Renter Occupied Housing Units	14,739	16,194	16,465
Median Age	40.8	42.8	43.8
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.38%	0.83%	0.83%
Households	1.39%	0.78%	0.79%
Families	1.32%	0.70%	0.71%
Owner HHs	1.76%	1.08%	1.16%
Median Household Income	2.97%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	4,695	7.8%	4,145	6.4%
\$15,000 - \$24,999	4,650	7.7%	4,108	6.4%
\$25,000 - \$34,999	4,552	7.5%	4,070	6.3%
\$35,000 - \$49,999	7,296	12.1%	6,888	10.7%
\$50,000 - \$74,999	10,998	18.2%	10,884	16.8%
\$75,000 - \$99,999	8,590	14.2%	9,339	14.5%
\$100,000 - \$149,999	10,578	17.5%	13,250	20.5%
\$150,000 - \$199,999	4,436	7.4%	5,549	8.6%
\$200,000+	4,527	7.5%	6,388	9.9%
Median Household Income	\$68,846		\$79,677	
Average Household Income	\$91,169		\$107,889	
Per Capita Income	\$35,956		\$42,368	

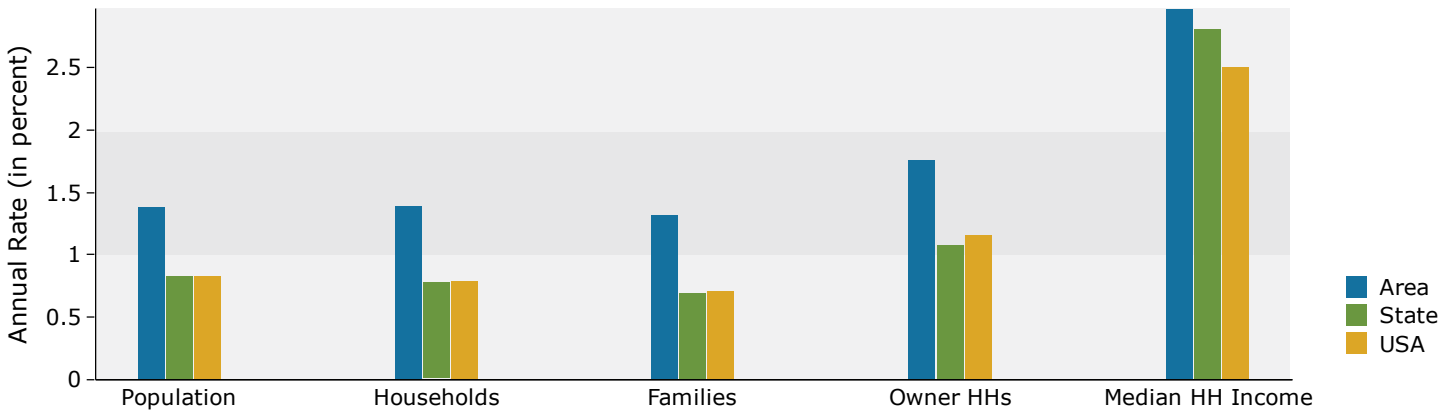
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,488	5.4%	7,504	4.8%	7,864	4.7%
5 - 9	8,033	5.7%	8,170	5.2%	8,451	5.1%
10 - 14	8,516	6.1%	8,831	5.7%	9,228	5.5%
15 - 19	10,407	7.4%	10,398	6.7%	10,890	6.5%
20 - 24	10,651	7.6%	11,399	7.3%	10,953	6.5%
25 - 34	15,263	10.9%	18,189	11.6%	18,707	11.2%
35 - 44	17,164	12.3%	17,461	11.2%	19,983	11.9%
45 - 54	20,761	14.9%	19,783	12.7%	19,221	11.5%
55 - 64	18,745	13.4%	22,453	14.4%	23,087	13.8%
65 - 74	12,937	9.3%	18,699	12.0%	21,765	13.0%
75 - 84	7,178	5.1%	9,592	6.1%	12,717	7.6%
85+	2,607	1.9%	3,719	2.4%	4,372	2.6%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	100,924	72.2%	110,805	70.9%	116,482	69.7%
Black Alone	29,030	20.8%	32,100	20.6%	34,315	20.5%
American Indian Alone	1,135	0.8%	1,317	0.8%	1,441	0.9%
Asian Alone	2,936	2.1%	4,037	2.6%	5,088	3.0%
Pacific Islander Alone	103	0.1%	142	0.1%	167	0.1%
Some Other Race Alone	1,959	1.4%	2,764	1.8%	3,458	2.1%
Two or More Races	3,662	2.6%	5,032	3.2%	6,288	3.8%
Hispanic Origin (Any Race)	5,743	4.1%	8,299	5.3%	10,417	6.2%

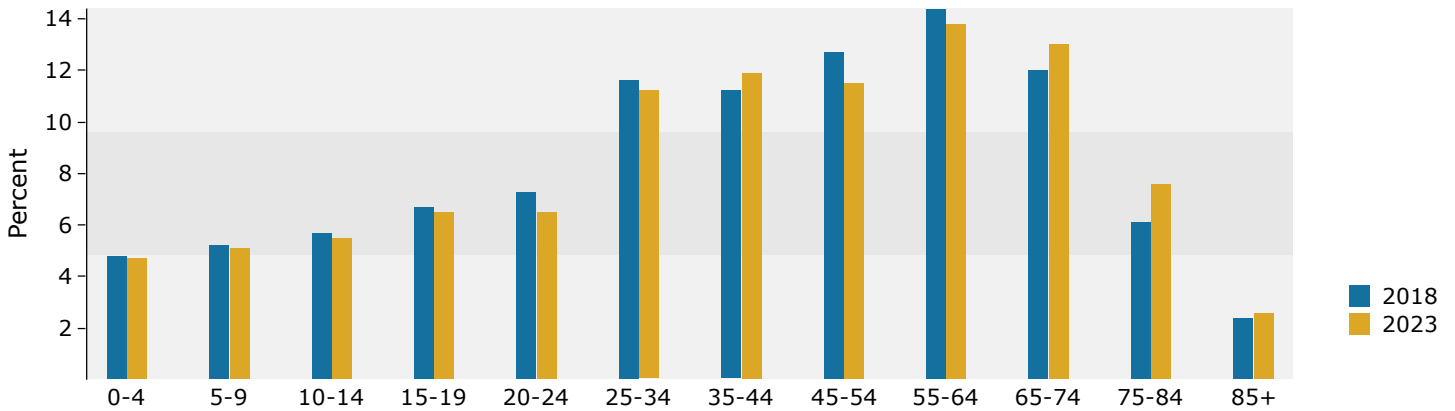
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

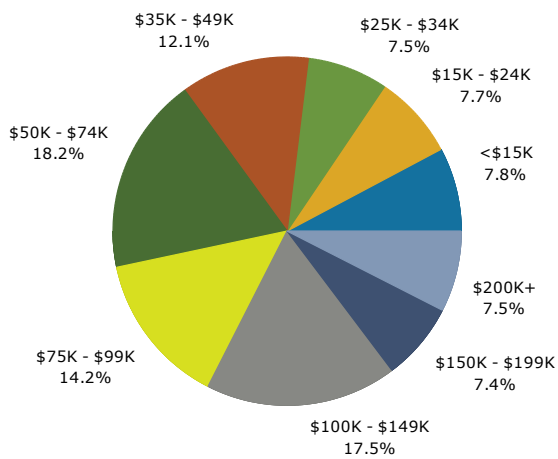
Trends 2018-2023



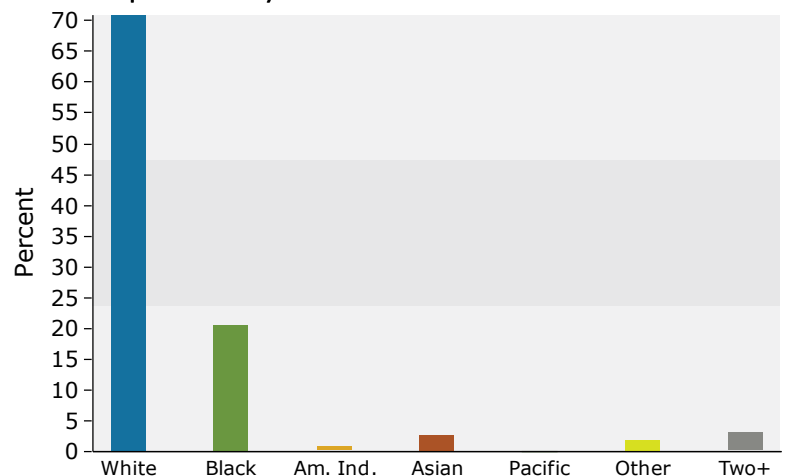
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 5.3%

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