

# Development Site For Sale

4705 George Washington Memorial Highway  
1409 & 1405 Oriana Road  
Yorktown, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Tom Waltz**

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Newport News, Virginia 23606

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**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.*

**DEVELOPMENT SITE  
FOR SALE  
4507 George Washington Memorial Highway and  
1409 and 1405 Oriana Road  
Yorktown, Virginia**

**Location:** Signalized intersection at the corner of US Route 17 (George Washington Memorial Highway) and Oriana Road  
140' frontage on Route 17 and 323' frontage on Oriana Road

**Description:** Prominent visibility on Route 17 and the perfect site for redevelopment – a rare find in York County! This property has dual road frontage.

**Land Area:** 1.92 acres

**Sales Price:** \$1,600,000.00

**Traffic Count:** 34,000 vehicles per day

**Zoning:** GB – General Business. Multiple allowable uses by right are attached in the marketing package.

**General Information:**

- Rare opportunity
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

**Also included:**

- Aerial Maps
- Conceptual Site Plan
- DEQ closure letter dated October 30, 2018
- Location Map

**For Additional Information, Please Contact:**

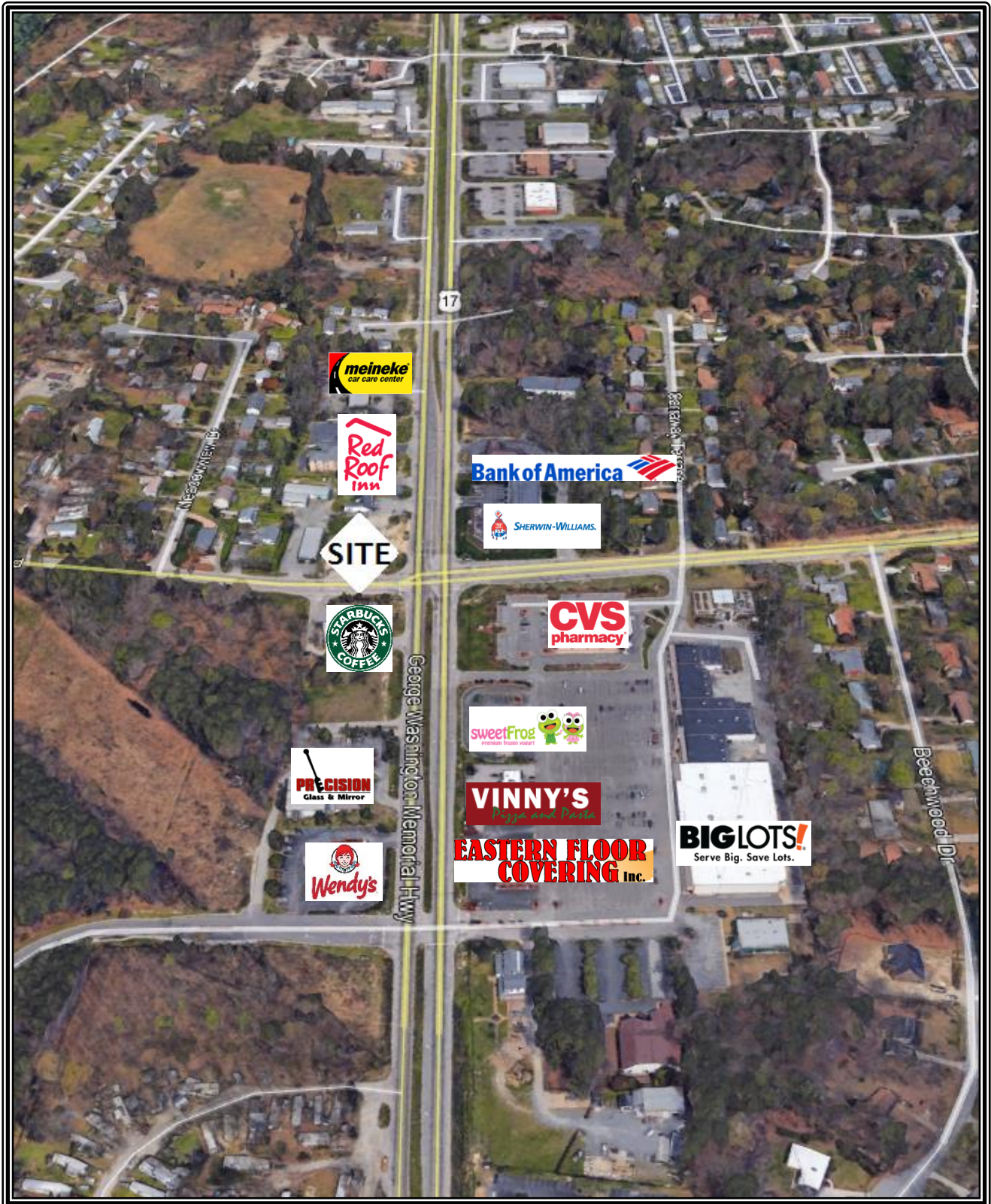
**Tom Waltz**  
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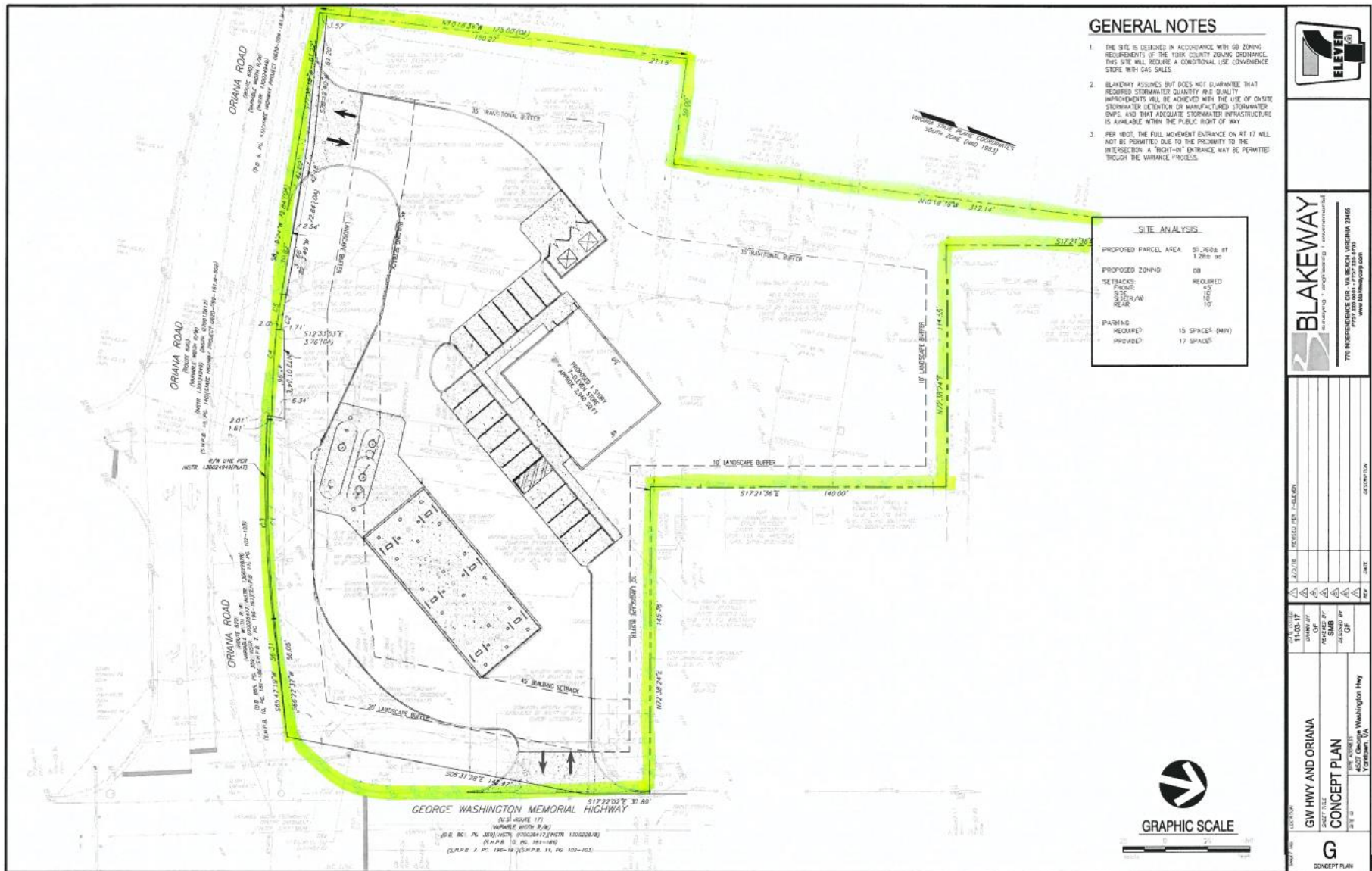
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**Conceptual Site Plan for 7-Eleven.  
For illustration purposes only.**

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# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF ENVIRONMENTAL QUALITY

TIDEWATER REGIONAL OFFICE

5636 Southern Boulevard, Virginia Beach, Virginia 23462

(757) 518-2000 Fax (757) 518-2009

[www.deq.virginia.gov](http://www.deq.virginia.gov)

Matthew J. Strickler  
Secretary of Natural Resources

David K. Paylor  
Director

Craig R. Nicol  
Regional Director

October 30, 2018

Able Archer, LLC  
c/o Mr. Conway H. Shield III  
Jones, Bleachman, Woltz & Kelly, P.C.  
701 Towne Center Drive, Suite 800  
Newport News, VA 23612

RE: Phase II Environmental Site Assessment (ESA), AECOM April 2017  
4507 George Washington Hwy & 1405 -1409 Oriana Rd. Yorktown, VA

Dear Mr. Shield:

On October 19, 2018 Mr. Christopher Hahn, GET Solutions, Inc. submitted a Phase II ESA prepared by AECOM for the above referenced site. Although reportable levels of petroleum and petroleum by-products were identified in the subsurface at the site, the information provided in the Phase II ESA did not trigger a request for additional assessment or additional information. As such the DEQ will not require further subsurface petroleum assessment and or cleanup, as authorized by Code § 62.1-44.34:8 through 9 and 9 VAC 25-580-10 et seq. and the former assigned pollution complaint cases (PC# 1990-0118, 2000-5183 and 200-5255) associated with the site will remain closed. Please note that should additional and more substantial subsurface petroleum contamination, beyond that reflected in the AECOM report, be discovered at the site it should be reported to DEQ.

If you have any questions concerning this case review or need additional information, please contact me at [tom.madigan@deq.virginia.gov](mailto:tom.madigan@deq.virginia.gov) or by phone at 518-2115.

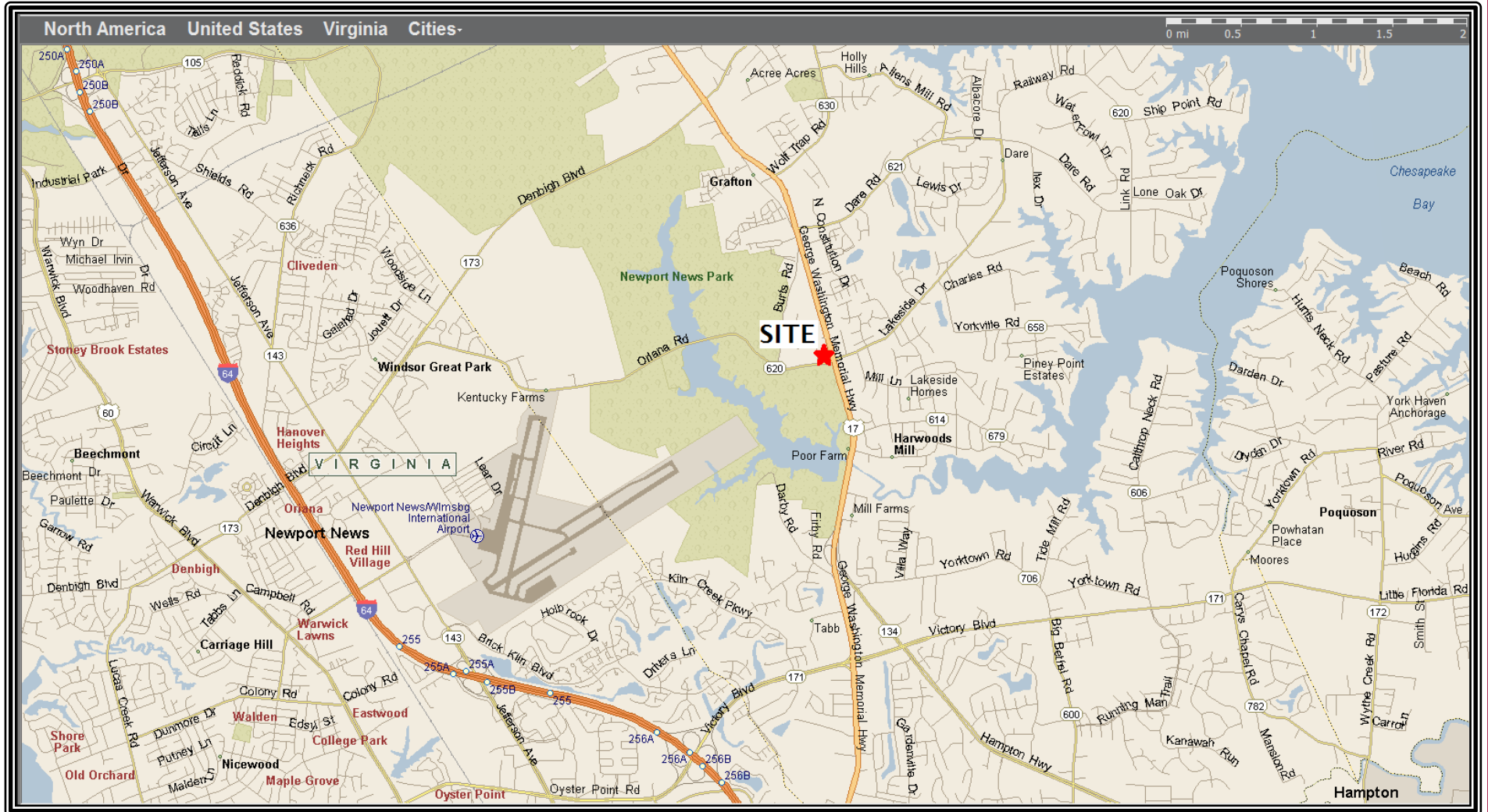
Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Madigan'.

Tom Madigan  
Petroleum Program Manager

cc: GET Solutions, Inc. (Christopher Hahn)  
DEQ file

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## 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:

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Campana Waltz Commercial Real Estate, LLC