

For Sale

1617 & 1621 Merrimac Trail
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

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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
1617 & 1621 Merrimac Trail
Williamsburg, Virginia

- Location:** 1617 & 1621 Merrimac Trail
Williamsburg, Virginia
- Description:** The property is located in a primary retail corridor in the heart of Williamsburg in close proximity to Route 199, Interstate 64, and Busch Corporate Office Park.
- Land Area:** Approximately 1.3Acres
- Sales Price:** ~~\$95,000.00~~ **\$65,000.00- Priced to Move, well below Assessment!**
- Assessed Value:** \$141,300.00 (Current assessment as of January 1, 2024)
- Frontage:** Approximately 273 feet on Merrimac Trail
- Traffic Count:** Approximately 16,000 cars per day.
- Zoning:** **GB- General Business District.** 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:

- Property Surveys
- Aerial Maps
- Location Map
- Demographic Information
- List of uses which are allowed by right

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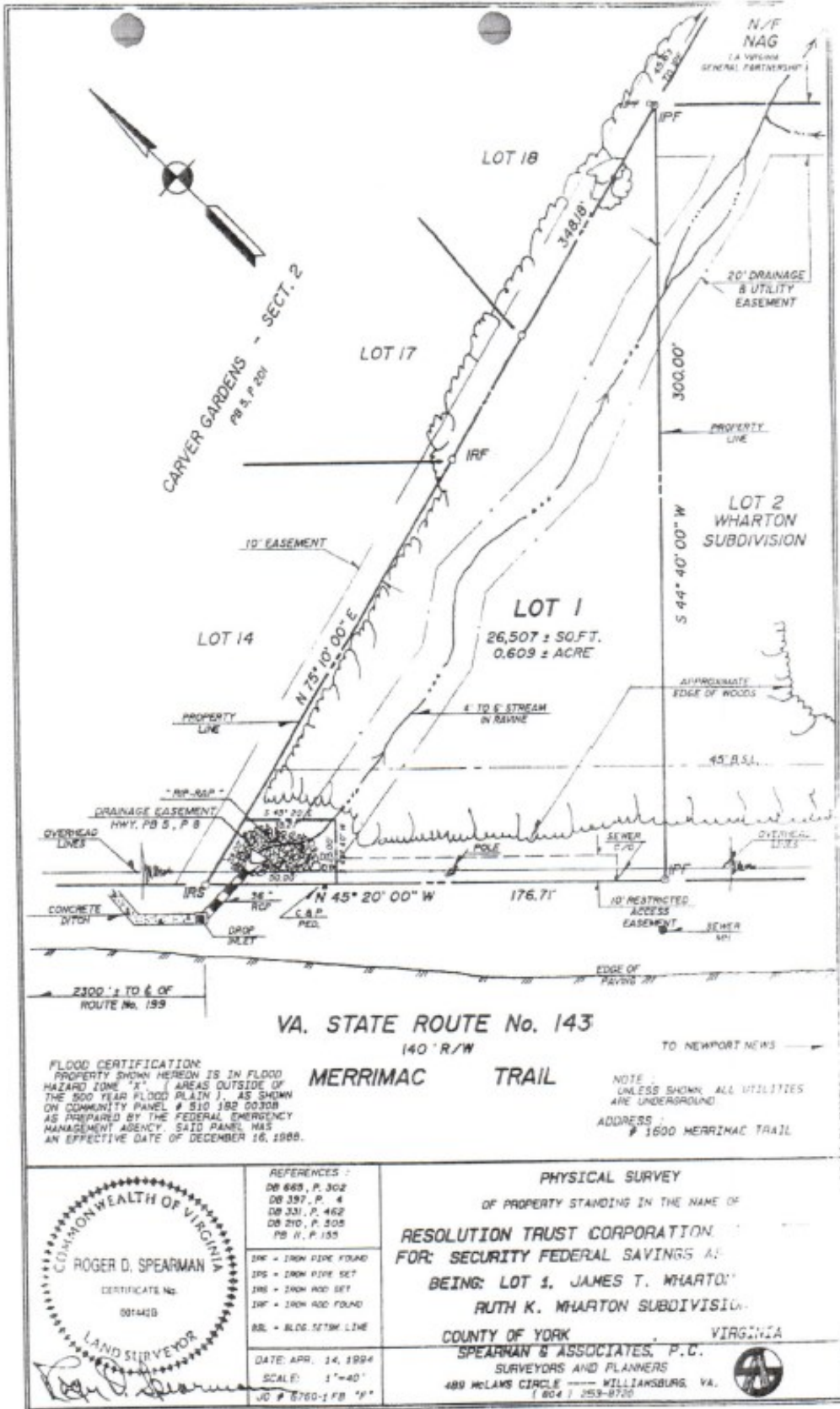
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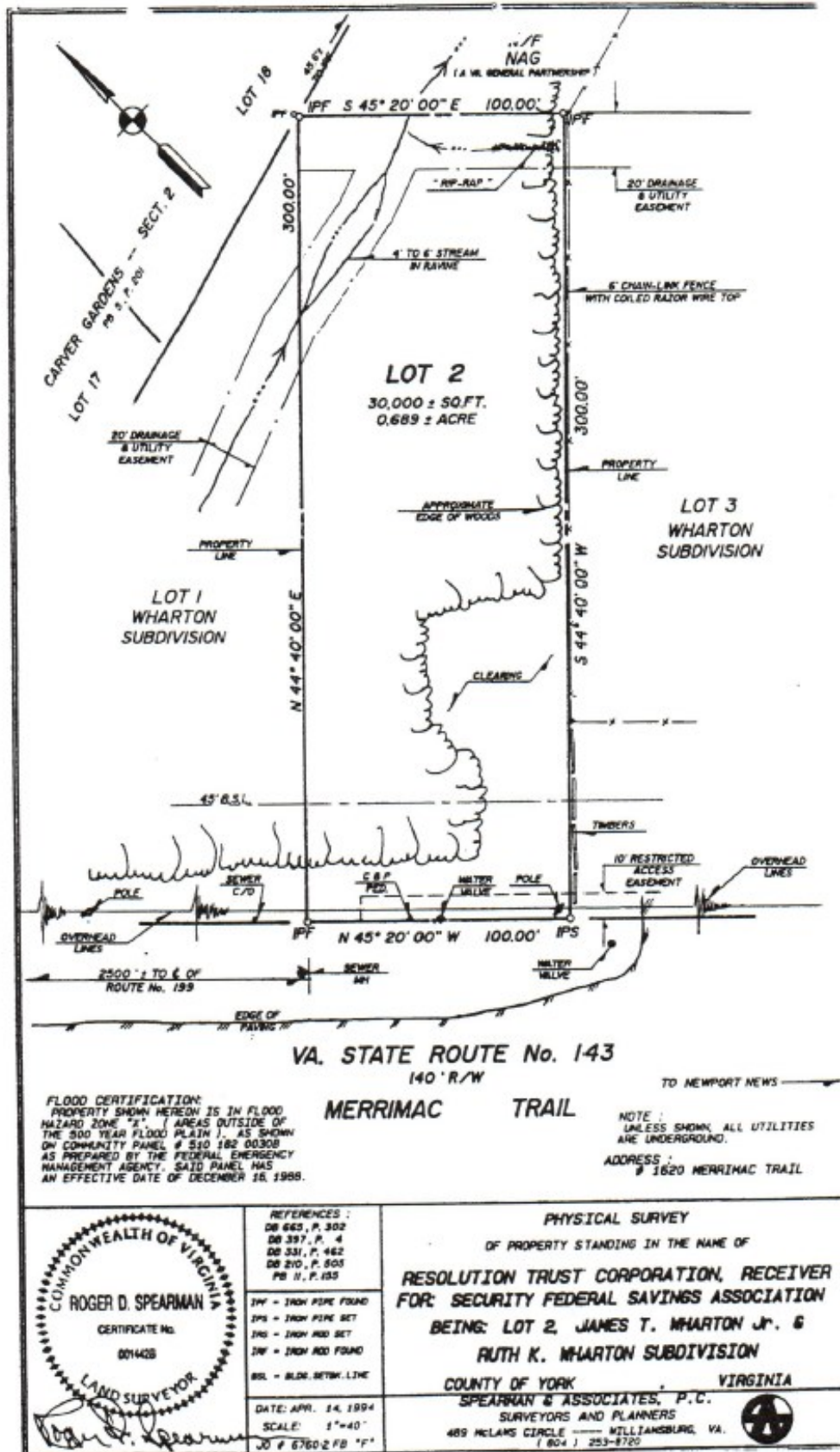
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1617 Merrimac Trail, Williamsburg, Virginia



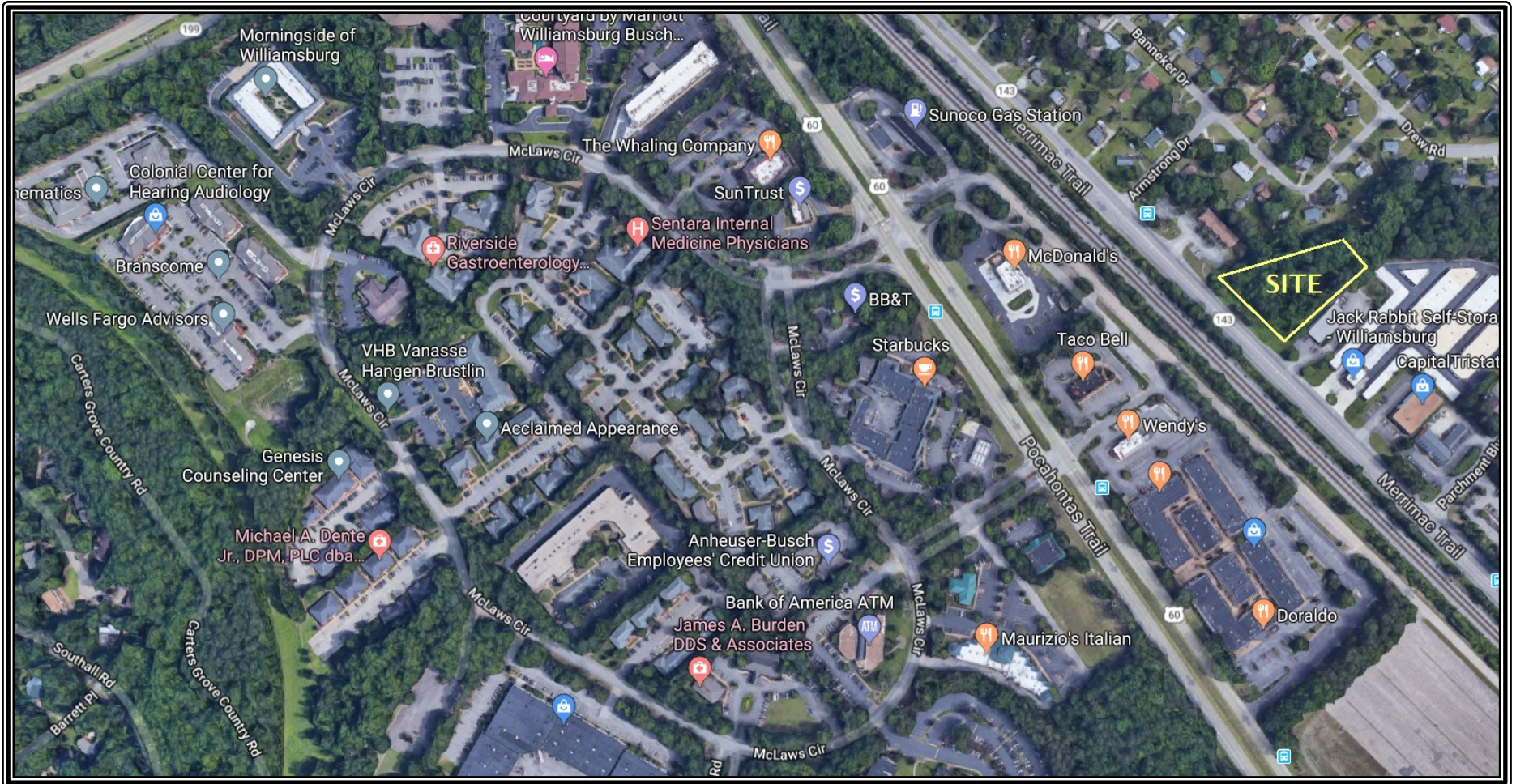
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1621 Merrimac Trail, Williamsburg, Virginia



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1617 & 1621 Merrimac Trail Williamsburg, Virginia



Property is outline in yellow.
For illustration purposes only.

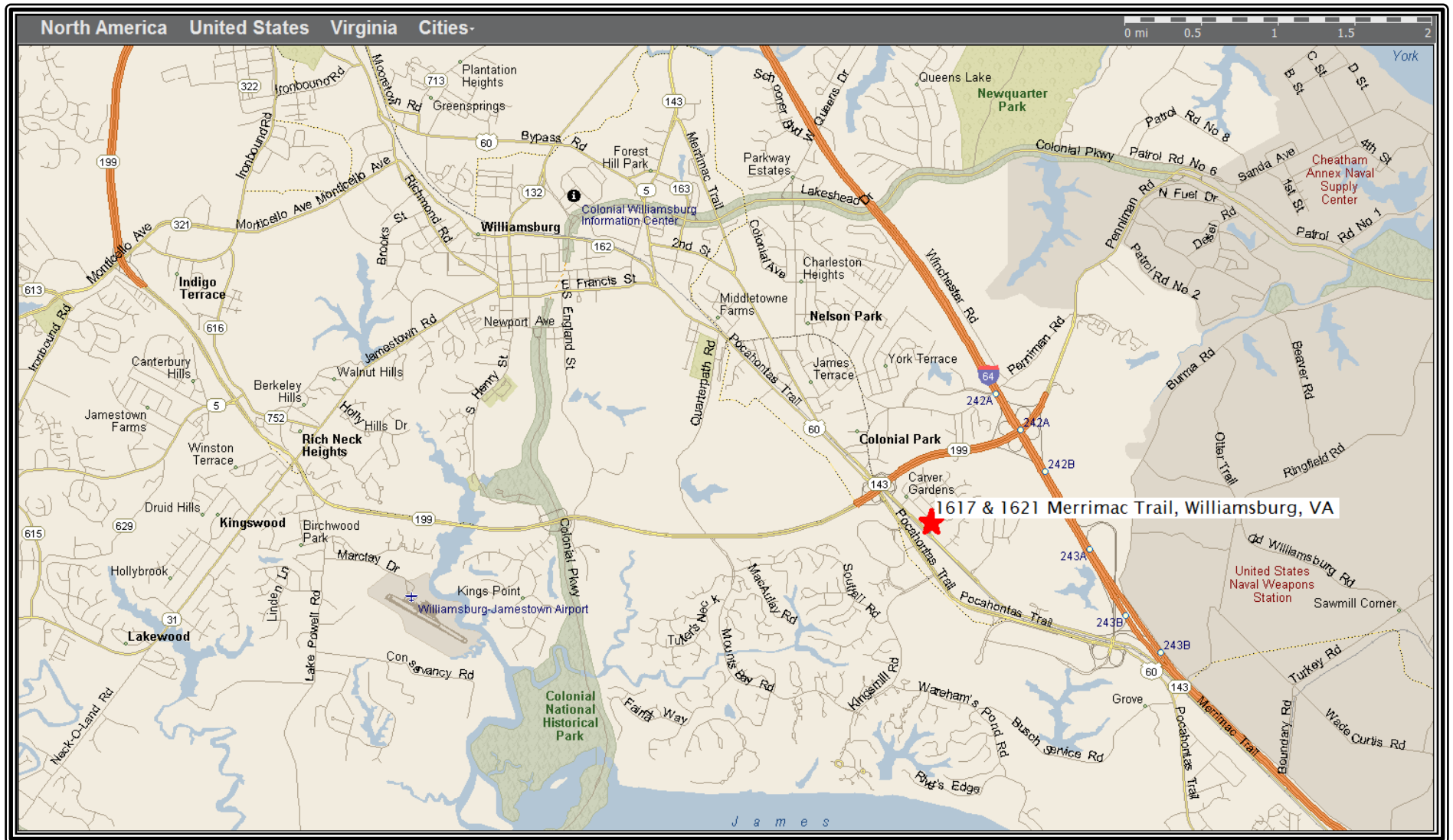
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- (d) In the event of conflict between the Tables of Lot and Building Dimensional Requirements and the text of this chapter, the text shall control.

Sec. 24.1-305. Additional requirements.

- (a) Additional provisions which may be directly applicable to the types of development permitted in the zoning districts are contained in other sections of this chapter and may qualify or supplement the regulations presented within each district. Furthermore, other provisions of the code, including without limitation, the erosion and sediment control ordinance, stormwater management ordinance and subdivision ordinance may affect the use and development of land.
- (b) Performance standards for most uses are contained in article IV of this chapter. These are minimum standards which must be achieved for the establishment of the use to which they pertain whether the use is permitted as a matter of right or only by a special or administrative permit. Additional performance standards may be imposed during the issuance of special use permits in accordance with the applicable provisions of this chapter.

Sec. 24.1-306. Table of land uses.

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
CATEGORY 1 - RESIDENTIAL USES														
1. Residential - Conventional														
a) Single-Family, Detached	P	P	P	P	P		S							
b) Single-Family, Attached														
• Duplex					S		P							
• Townhouse							P							
• Multiplex							P							
c) Multi-Family							P							
d) Manufactured Home (Permanent)						P								
2. Residential (Cluster Techniques Open Space Development)														
a) Single-Family, Detached	P	P	P	P	P									
b) Single-Family, Attached														
• Duplex	S	S	S	S	S									
3. RESERVED														
4. Manufactured Home Park						S								
5. Boarding House		S					S							
6. Tourist Home, Bed and Breakfast	S	S	S	S	S		S		P	P				
7. Group Home (for more than 8 occupants)		S	S	S	S		S							
8. Transitional Home		S	S	S	S		S							
9. Senior Housing – Independent Living Facility														
(a) detached or attached units w/individual outside entrances							S							
(b) multi-unit structures w/internal entrances							S		S	S		S		
(c) multi-unit structure w/internal or external entrances to individual units when established in an adapted structure formerly used as hotel or motel.									S	S		S		

(Ord. No. 03-2, 1/21/03; Ord. No. 03-8(R), 3/4/03; Ord. No. 03-25, 6/17/03; Ord. No. 08-17(R), 3/17/09; Ord. No. 11-15(R), 11/16/11; Ord. No. 13-16, 11/19/13; Ord. No. 14-12, 6/17/14; Ord. No. 14-20(R), 10/21/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 2 - AGRICULTURE, ANIMAL KEEPING, AND RELATED USES													
1. Aquaculture	P										P		P	P
2. Agriculture	P	P											P	P
3. RESERVED														
4. Plant Nursery or Greenhouse														
a) Wholesale Only	P	P								P		P	P	
b) Retail Sales with or without wholesale sales	S									P		P	P	
		S							P					
c) Retail or Wholesale with accessory landscape contracting storage & equipment	S	S								S		P	P	P
5. RESERVED														
6. RESERVED														
7. Animal Hospital, Vet Clinic, Commercial Kennel														
a) Without Outside Runs	S	S					S		S	P		P	P	P
b) With Outside Runs	S	S								S		S	P	P
8. Commercial Stables		S											S	S
9. Commercial Orchard or Vineyard	P	P											P	P
10. Forestry	P	P											P	P
11. Farmer's Market	S								P	P		P	P	P

(Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14; Ord. No. 14-20(R), 10/21/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 3 - RESERVED													

(Ord. No. 14-20(R), 10/21/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 4 - COMMUNITY USES													
1. Meeting Halls, Recreational, Social Uses, or Private Clubs Operated by Social, Fraternal, Civic, Public, or Similar Organizations		S	S	S	S	S	S	S	S	S	P	S		P
2. Any Recreational or Social Uses Approved as a Part of a Subdivision or Site Plan and Operated Primarily for Use of Residents or Occupants of Such Development	P	P	P	P	P	P	P				P			

(Ord. No. 14-12, 6/17/14)

PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 5 - EDUCATIONAL USES													
1. Pre-school, Child Care, Nursery School		S	S	S	S	S	S	P	P	P	S	P		
2. Elementary, Intermediate, High School and/or Vo-Tech and Related Support Facilities														
a) York County Public Schools	P	P	P	P	P	P	P	P	P	P	P	S	S	S
b) Other		S	S	S	S	S	S	S	S	S	S	S	S	S
3. Technical, Vocational, Business School									S	P		P	P	
4. College/University		S							S	P		P		

(Ord. No. 14-12, 6/17/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 6 - INSTITUTIONAL USES													
1. Place of Worship including Accessory Parsonage, Parochial School, Accessory Day Care, Accessory Cemetery		P	P	P	P	P	P	P	P	P				
1a. Convent/Monastery		S					S		S			S		
2. Senior Housing – Congregate Care							S		S	S		S		
3. Senior Housing – Assisted Living							S		S	S		S		
4. Senior Housing – Continuing Care Retirement Community							S		S	S		S		
5. Nursing Home		S	S	S	S		S		S	S		S		
6. Medical Care Facility, including General Care Hospital, Trauma Center									S	P		P		
7. Emergency Care/First-Aid Centers or Clinic									P	P		P		
8. Secured Medical Facility										S				

(Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 7 - PUBLIC AND SEMI-PUBLIC USES													
1. Conference Center									P	P		P		
2. Post Office								P	P	P		P		
3. Animal Shelter		S											S	S
4. Museum									P	P	S	P		
5. Government Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6. Libraries		P	P	P	P	P	P	P	P	P	P	P	P	P
7. Public Safety Facilities (Fire, Rescue, Sheriff)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. Park or Recreation Facilities (Civic or Semi-Public), excluding golf courses	S	S	S	S	S	S	S	S		P	S	P	S	S
9. Governmental Park & Recreation Facilities (Athletic and Non-Athletic)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10. Cemetery	S	S	S	S	S	S	S		P	P				
11. Military Installation	P	P												

12. Correctional Facility a) County Jail	P							P	P	P	P		P	P
b) Other Facility													S	S

(Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 8 - TEMPORARY USES													
1. Carnival, Circus, Fair, Festival or Similar Special Event	A	A	A	A	A	A	A	A	A	A	A	A	A	A
2. Sale of Seasonal Items such as Christmas Trees, Produce	A	A	A	A	A	A	A	A	A	A	A	A	A	A
3. Recycling Collection Point	A	A	A	A	A	A	A	A	A	A	A	A	A	A
4. Craft Shows & Sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5. Flea Markets										S			S	S
6. Temporary Construction Office Trailers & Buildings	A	A	A	A	A	A	A	A	A	A	A	A	A	A
7. Temporary Construction Workers' Parking	S	S	S	S	S	S	S	P	P	P	P	P	P	P
8. Temporary Home While Constructing Permanent Dwelling Facilities	A	A	A	A	A		A				A			
9. Temporary Trailers for Business or School Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A
10. Model Home Display Parks										S			S	
11. Mobile Food Vending Vehicle (Food Trucks)								A	A	A	A	A	A	A

(Ord. No. 14-12, 6/17/14; Ord. No. 15-15(R), 1/19/16)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 9 - RECREATION AND AMUSEMENT (NON-GOVERNMENTAL)													
1. Theater - Indoor										P		P		
2. Health, Exercise, Fitness Centers Including Swimming and Racquet Sports a) Indoor Only b) Indoor & Outdoor								S	P	P		P	P	P
									S	P		P	P	P
3. Bowling Alley										P		P		
4. Video Arcade, Pool Hall, Billiards Hall, Bingo Hall										S		S		
5. Indoor Family Amusement Center									S	P		P		
6. Skating Rink										P		P		
7. Firing Range-Indoor Only										S			S	S
8. Paintball Gun Firing Range-outdoor	S													S
9. Miniature Golf, Waterslide, Skateboard Rink, Baseball Hitting Range, Outdoor Commercial Amusement										S		S		
10. Golf Driving Range	S									P		S	S	S
11. Country Club or Golf Course, Public or Private	S	S	S	S	S	S	S		S			S		
12. Campgrounds	S	S								S	S			
13. Theme Park, Amphitheater, Stadium										S		S	S	S
14. Marina, Dock, Boating Facility (Commercial)											P		P	P
15. Marina, Dock, Boating Facility (Private/Club)	S	S	S	S	S	S	S				P		P	P

(Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 10 - COMMERCIAL / RETAIL'													
1. Antiques/Reproductions, Art Gallery								P	P	P	P	P		
2. Wearing Apparel Store								P	P	P		P		
3. Appliance Sales										P		P		
4. Auction House									P	P		S		
5. Convenience Store								S	S	S		S		
6. Grocery Store								P		P		P		
7. Book, Magazine, Card Shop								P	P	P		P		
8. Camera Shop, One-Hour Photo Service								P	P	P		P		P
9. Florist								P	P	P		P		P
10. Gifts, Souvenirs Shop									P	P		P		
11. Hardware, Paint Store									P	P		P	P	P
12. Hobby, Craft Shop									P	P		P		
13. Household Furnishings, Furniture										P		P		
14. Jewelry Store									P	P		P		
15. Lumberyard, Building Materials										S			P	P
16. Music, Records, Video Tapes									P	P		P		
17. Drug Store								S	S	P		P		
18. Radio and TV Sales									S	P		P		
19. Sporting Goods Store									P	P		P		
20. Firearms Sales and Service									S	S		S		
21. Tobacco Store									P	P		P		
22. Toy Store									S	P		P		
23. Gourmet Items/Health Foods/Candy/Specialty Foods/Bakery Shops								P	P	P		P		
24. ABC Store									P	P		P		
25. Bait, Tackle/Marine Supplies Including Incidental Grocery Sales										P	P	P	S	S
26. Office Equipment & Supplies									P	P		P	P	P
27. Pet Store								S	P	P		P		
28. Bike Store, Including Rental/Repair								P	P	P		P		P
29. Piece Goods, Sewing Supplies								P	P	P		P		
30. Optical Goods, Health Aids or Appliances									P	P		P		P
31. Fish, Seafood Store										P	P	P		
32. Department, Variety, Discount Store										P		P		
33. Auto Parts, Accessories (new parts)									P	P		P		
34. Second Hand, Used Merchandise Retailers (household items, etc.)														
a) without outside display/storage									P	P				
b) with outside display/storage									S	S				
35. Storage shed and utility building sales/display										S			P	P
36. Home Improvement Center										P		P		

(Ord. No. 14-12, 6/17/14)

See Section 24.1-466(g) for special provisions applicable to developments with 80,000 or more square feet of gross floor area.

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 11 – BUSINESS / PROFESSIONAL SERVICE													
1. Broadcasting Studio									P	P		P	P	P
2. Barber/Beauty Shop								P	P	P		P		P
3. Apparel Services (Dry Cleaning/Laundry retail) Laundromat, Tailor, Shoe Repair, etc.)								P	P	P		P	P	P
4. Funeral Home (may include cremation services)									S	P		P		
4a. Cremation Services (human or pets)										S			S	S
5. a) Photographic Studio								S	P	P		P	P	P
b) Film Processing Lab									S	P		P	P	P
6. Household Items Repair										P		P	P	P
7. Fortune Teller										S				
7.1 Tattoo Parlor													S	
7.2 Pawn Shop										S				
8. a) Banks, Financial Institutions								P	P	P		P		
b) Freestanding Automatic Teller Machines								P	P	P	S	P		
8.1 Payday Loan Establishments										S				
9. Offices							S	P	P	P		P	P	P
10. Hotel & Motel									S	P	S	P		
11. Timeshare Resort							S			S	S	S		
12. Restaurant/Sit Down									P	P		P		
13. Restaurant/Brew-Pub										P		P		
14. Restaurant/Fast Food									S	P		S		
15. Restaurant/Drive In									S	P		S		
16. Restaurant - Carryout/Delivery only								S	P	P		S		
17. Catering Kitchen/Services								S	P	P		S		
18. Nightclub									S	S		S		
19. Commercial Reception Hall or Conference Center								S	S	P	S	P		
20. Small-Engine Repair (lawn and garden equipment, outboard motors, etc.)										P	P		P	P
21. Tool, Household Equipment, Lawn & Garden Equipment, Rental Establishment										P		P	P	P
22. Establishments Providing Printing, Photocopying, Blueprinting, Mailing, Facsimile Reception & Transmission or similar business services to the general public, and business and professional users									P	P		P	P	P
23. Professional Pharmacy								P	P	P		P		

(Ord. No. 05-34(R), 12/20/05; Ord. No. 06-21, 9/19/06; Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 12 – MOTOR VEHICLE / TRANSPORTATION													
1. Car Wash									S	S		S		
2. Automobile Fuel Dispensing Establishment/ Service Station (May include accessory convenience store and/or car wash)										S		S	S	
3. Auto Repair Garage										S		S	P	P
4. Auto Body Work & Painting										S		S	P	P
5. Auto or Light Truck Sales, Rental, Service (New or used vehicles sales) (Including Motorcycles or R.V.'s)														
a) Without Auto Body Work & Painting										S		S	P	P
b) With Body Work & Painting										S		S	P	P
6. Heavy Truck and Equipment Sales, Rental, Service										S			P	P
7. Farm Equipment Sales, Rental, Service										S			P	P
8. Manufactured Home Sales, Rental, Service										S			S	S
9. Boat Sales, Service, Rental, and Fuel Dispensing										P	P		S	
10. Marine Railway, Boat Building and Repair											P		P	P
11. Truck Stop													S	S
12. Truck Terminal													P	P
13. Heliport										S		S	S	S
14. Helipad										S		S	S	S
15. Airport												S	S	S
16. Bus or Rail Terminal										P		S	P	P
17. Taxi or Limousine Service										P			P	
18. Towing Service / Auto Storage or Impound Yard													S	S
18a. Recreational Vehicle Storage Facility										S			P	P
19. Automobile Graveyard, Junkyard														S
20. Bus Service/Repair Facility													P	P

(Ord. No. 09-22(R), 10/20/09; Ord. No. 10-24, 12/21/10; Ord. No. 14-12, 6/17/14; Ord. No. 17-12, 9/19/17)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 13 - SHOPPING CENTERS / BUSINESS PARKS													
1. Neighborhood Shopping Center								P	P	P		P		
2. Community or Regional Shopping Center										P		P		
3. Specialty Shopping Center									S	P		P		
4. Office Park									P	P		P	P	P
5. Industrial Park												P	P	P

(Ord. No. 14-12, 6/17/14)

See Section 24.1-481(a)(3) for special provisions applicable to shopping centers with 80,000 or more square feet of gross floor area.

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	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 14 - WHOLESALING / WAREHOUSING													
1. Wholesale Auction Establishment a) without outdoor storage/activity										P			P	P
b) with outdoor storage										S			P	P
2. Warehousing, Including Moving and Storage Establishment										S		S	P	P
3. Wholesale Trade Establishment (May Include accessory retail sales) a) without outdoor storage										P		P	P	P
b) with outdoor storage										S		S	P	P
4. Seafood Receiving, Packing, Storage											P		S	P
5. Petroleum Products Bulk Storage/Retail Distribution													S	P
5. Mini-Storage Warehouses a. Single-story										S			P	P
b. Multi-story										S			P	P

(Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 15 - LIMITED INDUSTRIAL ACTIVITIES													
1. Laboratories, Research/Development Testing Facilities										S		P	P	P
2. Publishing, Printing, Other than general public and business/professional services										P		P	P	P
3. Computer and Technology Development and Assembly										P		P	P	P
4. Contractors' Shops (e.g., Plumbing, Electrical, Mechanical, HVAC, Home Improvement or Construction, Swimming Pool, Landscaping, Cabinetmaking, General Building, Excavating, etc.) a) With Enclosed Storage of Equipment or Materials										P			P	P
b) With Outdoor/Exposed Storage										S			P	P
5. Laundry, Dry Cleaning Plant (institutional)													P	P
6. Stone Monument Sales, Processing													S	P
7. Manufacture or Assembly of Electronic Instruments, Components, Devices										S	S	P	P	P
8. Machine Shops & Fabricators										S	S		P	P
9. Manufacture or Assembly of Medical, Drafting, Metering, Marine, Photographic, Mechanical Instruments												P	P	P
10. Ice Manufacturing and Storage													P	P
11. Microbreweries, micro-distilleries, micro-Wineries, micro-cideries										P		P	P	P
12. Sales, Distribution, and Installation of Glass, Including Windows, Mirrors, and/or Automobile Glass									S	P			P	P
13. Recycling Center									S	S			P	P
14. Recycling Plant													S	P

(Ord. No. 14-12, 6/17/14; Ord. No. 14-27, 12/16/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 16 - GENERAL INDUSTRIAL													
1. Manufacture & Assembly of Tools, Firearms, Hardware, HVAC Equipment												S	P	P
2. Manufacture & Assembly of Musical Instruments, Toys, Novelties												S	P	P
3. Manufacture, Compounding, Processing, Packaging of Cosmetics, Toiletries, Pharmaceuticals												S	P	P
4. Manufacture, Compounding, Assembly of Products Made From Previously Prepared Paper, Plastic, Metal, Textiles, Tobacco, Wood, Paint, Fiber, Glass, Rubber, Leather, Cellophane, Canvas, Fur, Felt, Horn, Wax, Hair, Yarn												S	P	P
5. Manufacture of Pottery and Ceramic Products												S	P	P
6. Manufacture, Compounding, Processing & Packaging of Food and Food Products												S	P	P
7. Concrete or Asphalt Mixing, Batching Plant														S
8. Distillation of Varnish, Turpentine														S
9. Fertilizer Manufacturing														S
10. Fireworks, Explosives Manufacturing, Storage														S
11. Fish Canning, Curing, Grinding, Smoking											S			S
12. Glue, Size Manufacturing														S
13. Iron, Steel, Copper, Metal Works & Foundries														S
14. Lime, Cement, Gypsum, Plaster Manufacturing														S
15. Petroleum Products, Alcohol Refining, Manufacturing, Mixing, Storage														S
16. Soap Manufacturing														S
17. Tanning/Curing Hides														S
18. Slaughterhouse, Rendering Plant														S
19. Chemical Manufacturing													S	S
20. Paint, Shellac Manufacturing													S	S
21. Extractive Industries, Surface Mines, Borrow Pits														S
21.1. Soil Stockpiling	S	A	S	S	S	S	S	A	A	A	A	A	A	A
22. Sawmill/Firewood splitting/sales lot													S	S
23. Construction Trailer Storage Yards													S	S
24. Reclamation of Non-Conforming Borrow Pits	P	P	P	P	P	P	P	P	P	P	P	P	P	P
25. Meat & Poultry Packing, Curing, Canning, Smoking														S

(Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 17 - UTILITIES													
1. Electric Substations, Distribution Center, Transformer Stations, Telephone Exchanges	S	S	S	S	S	S	S	A	A	A	S	S	A	P
2. Electric Generating Plants														S
2b. Solar Energy Facilities	S	S									S	S	P	P
3. Sewage Pump/Lift Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4. Sewage Treatment/Disposal Facilities	S	S											S	S
5. Water Purification Facilities	S	S											S	P
6. Water Storage Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	P
7. Radio, Television, Microwave Facilities	S	S								S	S	S	P	P
8. Utility Transmission Facilities other than Normal Distribution Facilities (Essential Services): Including Telephone Exchanges, Pipelines, High Voltage Power Lines	S	S	S	S	S	S	S	S	S	S	S	S	S	S
9. Solid Waste Disposal and Treatment Facilities including Incinerators, Landfills, Transfer Stations														S
10. Storage, Handling, Transport of Coal or Other Solid Fossil Fuels used in the County; Storage, Handling, Transport, Disposal of Fly Ash, Bottom Ash														S

(Ord. No. O98-18, 10/7/98; Ord. No. O99-17, 12/1/99; Ord. No. 00-12, 7/18/00; Ord. No. 00-15, 8/15/00; Ord. No. 00-22, 12/19/00; Ord. No. 03-25, 6/17/03; Ord. No. 04-2(R), 3/2/04; Ord. No. 05-13(R), 5/17/05; Ord. No. 06-19(R), 7/18/06; Ord. No. 08-17(R), 3/17/09; Ord. No. 10-18(R-1), 1/18/11; Ord. No. 14-12, 6/17/14; Ord. No. 17-8, 8/15/17)

Sec. 24.1-307. Prohibited uses.

The following uses shall be prohibited in the county:

- (a) Smelting;
- (b) Nuclear materials manufacturing;
- (c) Nuclear waste processing or disposal;
- (d) Biohazard waste processing or disposal; and
- (e) Manufacture, transformation, or distribution of biologically accumulative poisons or other poisons that are or ever were registered in accordance with the provisions of the Federal Insecticide, Fungicide, and Rodenticide Act (7 USC 135, et sec.).
- (f) ATV (All Terrain Vehicle) tracks, cross-country circuits or other facilities de-signed or used for operation of such vehicles by other than the property owner/occupant as an activity accessory to their residential use of a property.
- (g) Placement of trailers or containerized cargo units on any property for storage or other uses, except as specifically authorized by the terms of this chapter.

(Ord. No. 05-13(R), 5/17/05; Ord. No. 08-17(R), 3/17/09)

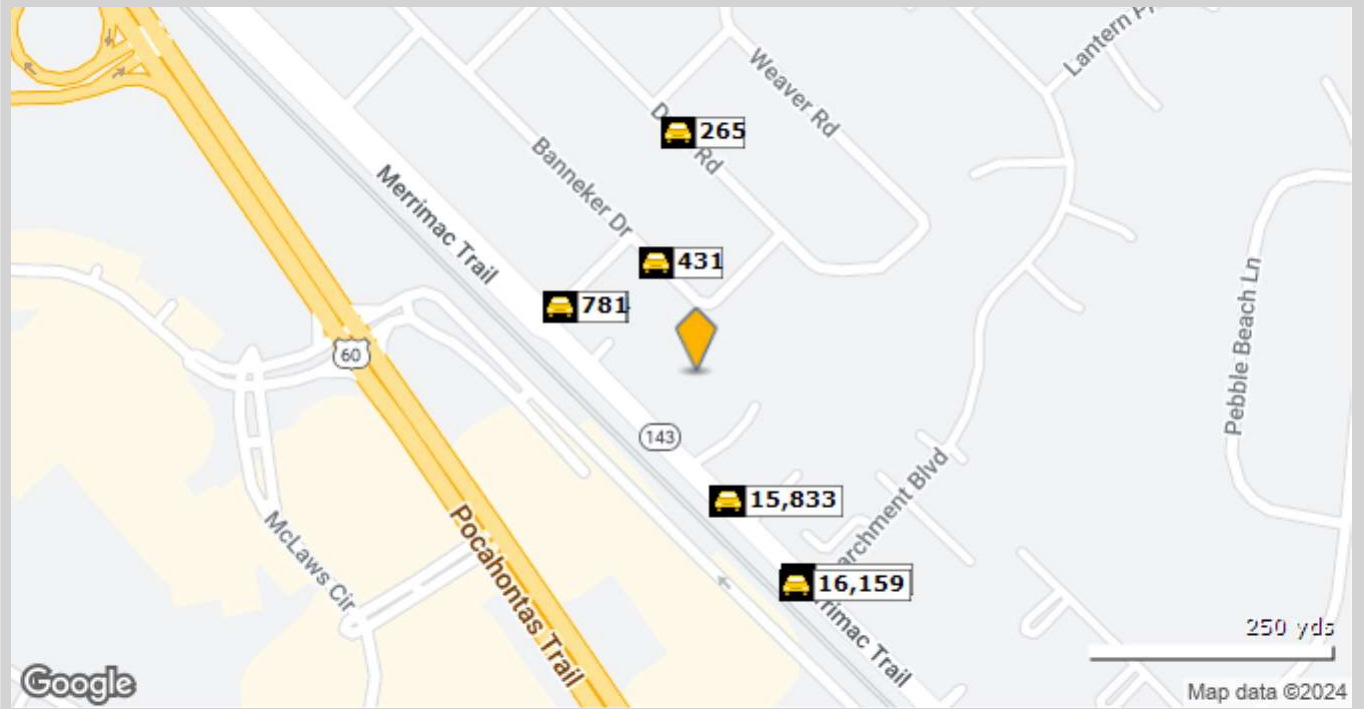
Secs. 24.1-308—24.1-319. Reserved

DIVISION 2. RESIDENTIAL DISTRICTS

Traffic Count Report

1617-1621 Merrimac Trl, Williamsburg, VA 23185

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Banneker Dr	Armstrong Dr	0.02 NW	2022	431	MPSI	.07
2 Merrimac Trl	Parchment Blvd	0.07 SE	2018	13,979	MPSI	.08
3 Merrimac Trl	Parchment Blvd	0.07 SE	2022	16,189	MPSI	.08
4 Merrimac Trail	Parchment Blvd	0.01 SE	2022	15,833	MPSI	.08
5 Armstrong Dr	Merrimac Trl	0.01 SW	2020	804	MPSI	.09
6 Armstrong Dr	Merrimac Trl	0.01 SW	2022	781	MPSI	.09
7 Merrimac Trl	Parchment Blvd	0.01 SE	2022	15,553	MPSI	.14
8 Merrimac Trl	Parchment Blvd	0.01 SE	2018	14,000	MPSI	.14
9 Merrimac Trl	Parchment Blvd	0.01 SE	2020	16,159	MPSI	.14
10 Drew Rd	Booker T Rd	0.02 NW	2022	265	MPSI	.14

Demographic Trend Report

1 Mile Radius

1617-1621 Merrimac Trl, Williamsburg, VA 23185

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Description	2010	2023	2028
Population	3,138	3,811	4,003
Age 0 - 4	172 5.48%	199 5.22%	225 5.62%
Age 5 - 9	195 6.21%	219 5.75%	221 5.52%
Age 10 - 14	194 6.18%	234 6.14%	231 5.77%
Age 15 - 19	233 7.43%	259 6.80%	250 6.25%
Age 20 - 24	219 6.98%	269 7.06%	266 6.65%
Age 25 - 29	167 5.32%	222 5.83%	261 6.52%
Age 30 - 34	170 5.42%	210 5.51%	241 6.02%
Age 35 - 39	183 5.83%	239 6.27%	235 5.87%
Age 40 - 44	208 6.63%	246 6.45%	245 6.12%
Age 45 - 49	231 7.36%	217 5.69%	241 6.02%
Age 50 - 54	207 6.60%	205 5.38%	226 5.65%
Age 55 - 59	206 6.56%	221 5.80%	219 5.47%
Age 60 - 64	226 7.20%	234 6.14%	224 5.60%
Age 65 - 69	162 5.16%	229 6.01%	226 5.65%
Age 70 - 74	115 3.66%	217 5.69%	217 5.42%
Age 75 - 79	107 3.41%	171 4.49%	188 4.70%
Age 80 - 84	74 2.36%	115 3.02%	140 3.50%
Age 85+	68 2.17%	104 2.73%	148 3.70%
Age 15+	2,576 82.09%	3,158 82.87%	3,327 83.11%
Age 20+	2,343 74.67%	2,899 76.07%	3,077 76.87%
Age 65+	526 16.76%	836 21.94%	919 22.96%
Median Age	41	41	42
Average Age	39.90	41.40	41.90

Population By Race	2010	2023	2028
White	1,941 61.85%	2,327 61.06%	2,455 61.33%
Black	968 30.85%	1,119 29.36%	1,164 29.08%
Am. Indian & Alaskan	16 0.51%	22 0.58%	23 0.57%
Asian	99 3.15%	162 4.25%	173 4.32%
Hawaiian & Pacific Islander	4 0.13%	8 0.21%	8 0.20%
Other	106 3.38%	174 4.57%	181 4.52%

Demographic Trend Report

1 Mile Radius

1617-1621 Merrimac Trl, Williamsburg, VA 23185

Description	2010	2023	2028
Population by Race (Hispanic)	146	277	291
White	123 84.25%	225 81.23%	237 81.44%
Black	7 4.79%	15 5.42%	16 5.50%
Am. Indian & Alaskan	1 0.68%	4 1.44%	4 1.37%
Asian	5 3.42%	8 2.89%	8 2.75%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	11 7.53%	25 9.03%	26 8.93%
Household by Household Income	1,206	1,466	1,542
<\$25,000	146 12.11%	221 15.08%	236 15.30%
\$25,000 - \$50,000	346 28.69%	176 12.01%	168 10.89%
\$50,000 - \$75,000	161 13.35%	247 16.85%	262 16.99%
\$75,000 - \$100,000	228 18.91%	256 17.46%	267 17.32%
\$100,000 - \$125,000	105 8.71%	200 13.64%	215 13.94%
\$125,000 - \$150,000	129 10.70%	122 8.32%	127 8.24%
\$150,000 - \$200,000	36 2.99%	91 6.21%	99 6.42%
\$200,000+	55 4.56%	153 10.44%	168 10.89%
Average Household Income	\$80,871	\$102,332	\$103,914
Median Household Income	\$67,500	\$83,691	\$84,831

Demographic Summary Report

1617-1621 Merrimac Trl, Williamsburg, VA 23185

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



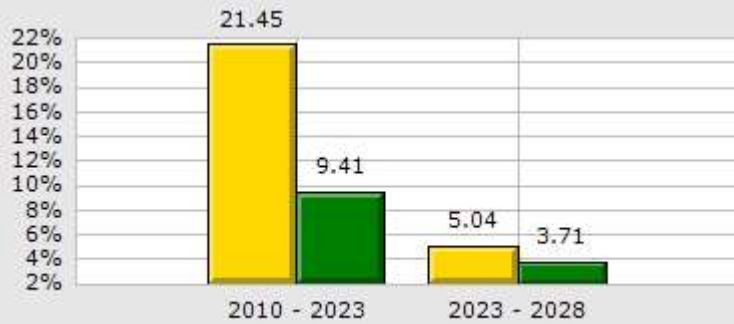
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	4,003	22,203	45,357
2023 Estimate	3,811	21,329	43,613
2010 Census	3,138	18,481	37,773
Growth 2023 - 2028	5.04%	4.10%	4.00%
Growth 2010 - 2023	21.45%	15.41%	15.46%
2023 Population by Hispanic Origin	277	1,820	3,491
2023 Population	3,811	21,329	43,613
White	2,327 61.06%	14,695 68.90%	31,577 72.40%
Black	1,119 29.36%	4,675 21.92%	8,108 18.59%
Am. Indian & Alaskan	22 0.58%	150 0.70%	266 0.61%
Asian	162 4.25%	890 4.17%	1,901 4.36%
Hawaiian & Pacific Island	8 0.21%	47 0.22%	77 0.18%
Other	174 4.57%	873 4.09%	1,684 3.86%
U.S. Armed Forces	402	636	1,001
Households			
2028 Projection	1,540	8,653	16,892
2023 Estimate	1,466	8,306	16,177
2010 Census	1,206	7,204	13,787
Growth 2023 - 2028	5.05%	4.18%	4.42%
Growth 2010 - 2023	21.56%	15.30%	17.34%
Owner Occupied	1,059 72.24%	6,013 72.39%	10,590 65.46%
Renter Occupied	407 27.76%	2,293 27.61%	5,587 34.54%
2023 Households by HH Income	1,466	8,306	16,177
Income: <\$25,000	221 15.08%	933 11.23%	2,339 14.46%
Income: \$25,000 - \$50,000	176 12.01%	1,092 13.15%	2,472 15.28%
Income: \$50,000 - \$75,000	247 16.85%	1,366 16.45%	2,678 16.55%
Income: \$75,000 - \$100,000	256 17.46%	1,290 15.53%	2,322 14.35%
Income: \$100,000 - \$125,000	200 13.64%	1,095 13.18%	1,975 12.21%
Income: \$125,000 - \$150,000	122 8.32%	749 9.02%	1,241 7.67%
Income: \$150,000 - \$200,000	91 6.21%	581 6.99%	1,228 7.59%
Income: \$200,000+	153 10.44%	1,200 14.45%	1,922 11.88%
2023 Avg Household Income	\$102,332	\$114,497	\$105,119
2023 Med Household Income	\$83,691	\$89,767	\$81,454

1617-1621 Merrimac Trl, Williamsburg, VA 23185

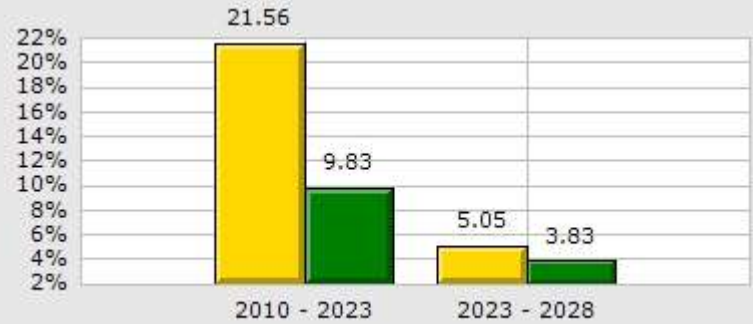
Type: Land
County: York

1 Mile
County

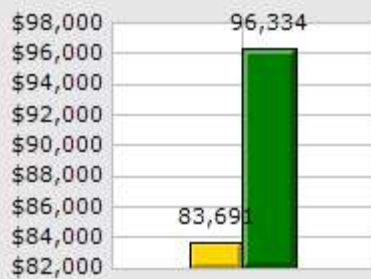
Population Growth



Household Growth



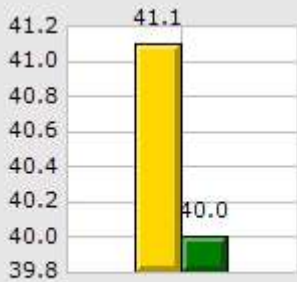
2023 Med Household Inc



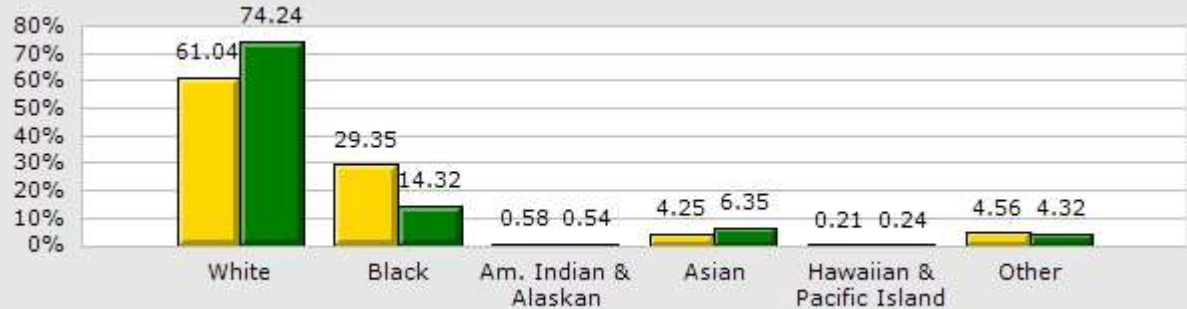
2023 Households by Household Income



2023 Median Age



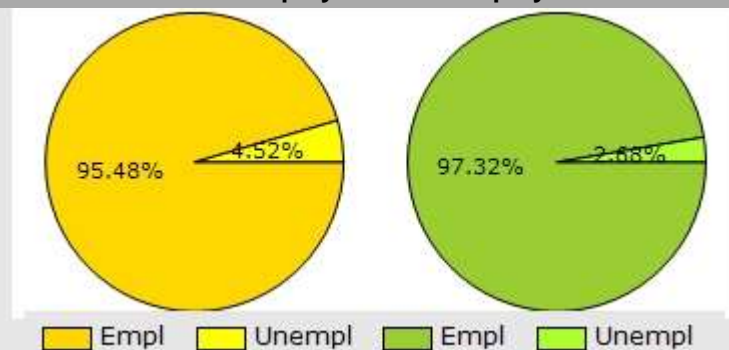
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

1617-1621 Merrimac Trl, Williamsburg, VA 23185

Type: **Land**
County: **York**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	21.45%		9.41%	
Growth 2023 - 2028	5.04%		3.71%	
Empl	1,564	95.48%	33,118	97.32%
Unempl	74	4.52%	911	2.68%
2023 Population by Race				
	3,812		71,627	
White	2,327	61.04%	53,174	74.24%
Black	1,119	29.35%	10,254	14.32%
Am. Indian & Alaskan	22	0.58%	385	0.54%
Asian	162	4.25%	4,549	6.35%
Hawaiian & Pacific Island	8	0.21%	172	0.24%
Other	174	4.56%	3,093	4.32%
Household Growth				
Growth 2010 - 2023	21.56%		9.83%	
Growth 2023 - 2028	5.05%		3.83%	
Renter Occupied	407	27.76%	6,934	26.30%
Owner Occupied	1,059	72.24%	19,431	73.70%
2023 Households by Household Income				
	1,466		26,365	
Income <\$25K	221	15.08%	3,087	11.71%
Income \$25K - \$50K	176	12.01%	2,585	9.80%
Income \$50K - \$75K	247	16.85%	4,015	15.23%
Income \$75K - \$100K	256	17.46%	4,096	15.54%
Income \$100K - \$125K	200	13.64%	3,384	12.84%
Income \$125K - \$150K	122	8.32%	3,042	11.54%
Income \$150K - \$200K	91	6.21%	2,315	8.78%
Income \$200K+	153	10.44%	3,841	14.57%
2023 Med Household Inc	\$83,691		\$96,334	
2023 Median Age	41.10		40.00	

Demographic Detail Report

1617-1621 Merrimac Trl, Williamsburg, VA 23185

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	4,003	22,203	45,357
2023 Estimate	3,811	21,329	43,613
2010 Census	3,138	18,481	37,773
Growth 2023 - 2028	5.04%	4.10%	4.00%
Growth 2010 - 2023	21.45%	15.41%	15.46%
2023 Population by Age			
	3,811	21,329	43,613
Age 0 - 4	199 5.22%	1,001 4.69%	2,201 5.05%
Age 5 - 9	219 5.75%	1,072 5.03%	2,133 4.89%
Age 10 - 14	234 6.14%	1,173 5.50%	2,207 5.06%
Age 15 - 19	259 6.80%	1,499 7.03%	3,264 7.48%
Age 20 - 24	269 7.06%	1,547 7.25%	4,183 9.59%
Age 25 - 29	222 5.83%	1,189 5.57%	3,059 7.01%
Age 30 - 34	210 5.51%	1,083 5.08%	2,497 5.73%
Age 35 - 39	239 6.27%	1,216 5.70%	2,599 5.96%
Age 40 - 44	246 6.45%	1,260 5.91%	2,493 5.72%
Age 45 - 49	217 5.69%	1,152 5.40%	2,172 4.98%
Age 50 - 54	205 5.38%	1,160 5.44%	2,138 4.90%
Age 55 - 59	221 5.80%	1,303 6.11%	2,383 5.46%
Age 60 - 64	234 6.14%	1,411 6.62%	2,580 5.92%
Age 65 - 69	229 6.01%	1,383 6.48%	2,526 5.79%
Age 70 - 74	217 5.69%	1,334 6.25%	2,424 5.56%
Age 75 - 79	171 4.49%	1,082 5.07%	1,966 4.51%
Age 80 - 84	115 3.02%	747 3.50%	1,376 3.16%
Age 85+	104 2.73%	714 3.35%	1,412 3.24%
Age 65+	836 21.94%	5,260 24.66%	9,704 22.25%
Median Age	41.10	43.50	39.40
Average Age	41.40	43.20	41.20

Demographic Detail Report

1617-1621 Merrimac Trl, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2023 Population By Race	3,811	21,329	43,613
White	2,327 61.06%	14,695 68.90%	31,577 72.40%
Black	1,119 29.36%	4,675 21.92%	8,108 18.59%
Am. Indian & Alaskan	22 0.58%	150 0.70%	266 0.61%
Asian	162 4.25%	890 4.17%	1,901 4.36%
Hawaiian & Pacific Island	8 0.21%	47 0.22%	77 0.18%
Other	174 4.57%	873 4.09%	1,684 3.86%
Population by Hispanic Origin	3,811	21,329	43,613
Non-Hispanic Origin	3,534 92.73%	19,509 91.47%	40,122 92.00%
Hispanic Origin	277 7.27%	1,820 8.53%	3,491 8.00%
2023 Median Age, Male	39.80	42.10	38.30
2023 Average Age, Male	40.30	42.10	40.30
2023 Median Age, Female	42.20	44.90	40.50
2023 Average Age, Female	42.30	44.10	42.20
2023 Population by Occupation Classification	3,107	17,782	36,418
Civilian Employed	1,564 50.34%	10,005 56.26%	19,353 53.14%
Civilian Unemployed	74 2.38%	552 3.10%	875 2.40%
Civilian Non-Labor Force	1,087 34.99%	6,615 37.20%	15,238 41.84%
Armed Forces	382 12.29%	610 3.43%	952 2.61%
Households by Marital Status			
Married	780	4,522	7,908
Married No Children	489	2,982	5,268
Married w/Children	292	1,540	2,640
2023 Population by Education	2,857	16,493	32,857
Some High School, No Diploma	195 6.83%	927 5.62%	1,785 5.43%
High School Grad (Incl Equivalency)	491 17.19%	3,007 18.23%	6,103 18.57%
Some College, No Degree	819 28.67%	3,856 23.38%	7,553 22.99%
Associate Degree	226 7.91%	1,456 8.83%	3,233 9.84%
Bachelor Degree	647 22.65%	3,883 23.54%	7,542 22.95%
Advanced Degree	479 16.77%	3,364 20.40%	6,641 20.21%

Demographic Detail Report

1617-1621 Merrimac Trl, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation	2,875	18,367	35,083
Real Estate & Finance	71 2.47%	545 2.97%	967 2.76%
Professional & Management	897 31.20%	6,136 33.41%	11,265 32.11%
Public Administration	157 5.46%	774 4.21%	1,386 3.95%
Education & Health	421 14.64%	2,703 14.72%	5,503 15.69%
Services	237 8.24%	1,476 8.04%	3,344 9.53%
Information	15 0.52%	95 0.52%	154 0.44%
Sales	395 13.74%	2,538 13.82%	4,602 13.12%
Transportation	8 0.28%	143 0.78%	333 0.95%
Retail	209 7.27%	1,275 6.94%	2,319 6.61%
Wholesale	13 0.45%	209 1.14%	283 0.81%
Manufacturing	108 3.76%	618 3.36%	1,050 2.99%
Production	114 3.97%	654 3.56%	1,363 3.89%
Construction	78 2.71%	469 2.55%	993 2.83%
Utilities	42 1.46%	327 1.78%	622 1.77%
Agriculture & Mining	19 0.66%	22 0.12%	64 0.18%
Farming, Fishing, Forestry	19 0.66%	22 0.12%	57 0.16%
Other Services	72 2.50%	361 1.97%	778 2.22%
2023 Worker Travel Time to Job	1,808	9,916	18,831
<30 Minutes	1,258 69.58%	6,924 69.83%	13,696 72.73%
30-60 Minutes	413 22.84%	2,253 22.72%	3,778 20.06%
60+ Minutes	137 7.58%	739 7.45%	1,357 7.21%
2010 Households by HH Size	1,207	7,205	13,788
1-Person Households	277 22.95%	1,725 23.94%	3,654 26.50%
2-Person Households	453 37.53%	2,811 39.01%	5,408 39.22%
3-Person Households	190 15.74%	1,126 15.63%	2,114 15.33%
4-Person Households	189 15.66%	957 13.28%	1,639 11.89%
5-Person Households	68 5.63%	390 5.41%	647 4.69%
6-Person Households	21 1.74%	127 1.76%	212 1.54%
7 or more Person Households	9 0.75%	69 0.96%	114 0.83%
2023 Average Household Size	2.50	2.50	2.40
Households			
2028 Projection	1,540	8,653	16,892
2023 Estimate	1,466	8,306	16,177
2010 Census	1,206	7,204	13,787
Growth 2023 - 2028	5.05%	4.18%	4.42%
Growth 2010 - 2023	21.56%	15.30%	17.34%

Demographic Detail Report

1617-1621 Merrimac Trl, Williamsburg, VA 23185						
Radius	1 Mile		3 Mile		5 Mile	
2023 Households by HH Income	1,466		8,306		16,177	
<\$25,000	221	15.08%	933	11.23%	2,339	14.46%
\$25,000 - \$50,000	176	12.01%	1,092	13.15%	2,472	15.28%
\$50,000 - \$75,000	247	16.85%	1,366	16.45%	2,678	16.55%
\$75,000 - \$100,000	256	17.46%	1,290	15.53%	2,322	14.35%
\$100,000 - \$125,000	200	13.64%	1,095	13.18%	1,975	12.21%
\$125,000 - \$150,000	122	8.32%	749	9.02%	1,241	7.67%
\$150,000 - \$200,000	91	6.21%	581	6.99%	1,228	7.59%
\$200,000+	153	10.44%	1,200	14.45%	1,922	11.88%
2023 Avg Household Income	\$102,332		\$114,497		\$105,119	
2023 Med Household Income	\$83,691		\$89,767		\$81,454	
2023 Occupied Housing	1,466		8,306		16,177	
Owner Occupied	1,059	72.24%	6,013	72.39%	10,590	65.46%
Renter Occupied	407	27.76%	2,293	27.61%	5,587	34.54%
2010 Housing Units	1,535		8,694		17,232	
1 Unit	1,232	80.26%	6,672	76.74%	12,119	70.33%
2 - 4 Units	128	8.34%	551	6.34%	1,243	7.21%
5 - 19 Units	104	6.78%	1,147	13.19%	2,771	16.08%
20+ Units	71	4.63%	324	3.73%	1,099	6.38%
2023 Housing Value	1,060		6,012		10,590	
<\$100,000	12	1.13%	184	3.06%	491	4.64%
\$100,000 - \$200,000	155	14.62%	795	13.22%	1,619	15.29%
\$200,000 - \$300,000	306	28.87%	1,572	26.15%	2,689	25.39%
\$300,000 - \$400,000	355	33.49%	1,270	21.12%	2,222	20.98%
\$400,000 - \$500,000	97	9.15%	594	9.88%	1,148	10.84%
\$500,000 - \$1,000,000	123	11.60%	1,408	23.42%	2,067	19.52%
\$1,000,000+	12	1.13%	189	3.14%	354	3.34%
2023 Median Home Value	\$316,056		\$335,826		\$322,322	
2023 Housing Units by Yr Built	1,541		9,024		18,031	
Built 2010+	191	12.39%	819	9.08%	1,785	9.90%
Built 2000 - 2010	229	14.86%	1,130	12.52%	3,593	19.93%
Built 1990 - 1999	191	12.39%	1,428	15.82%	2,660	14.75%
Built 1980 - 1989	271	17.59%	2,142	23.74%	3,467	19.23%
Built 1970 - 1979	293	19.01%	1,520	16.84%	2,508	13.91%
Built 1960 - 1969	129	8.37%	705	7.81%	1,631	9.05%
Built 1950 - 1959	165	10.71%	785	8.70%	1,319	7.32%
Built <1949	72	4.67%	495	5.49%	1,068	5.92%
2023 Median Year Built	1983		1984		1986	

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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the ___ Listing Broker, ___ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

C & W Real Estate, LLC., d//b/a Campana Waltz Commercial Real Estate West