

Commercial Land Dual Road Frontage **\$199,000.00**



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

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www.CampanaWaltz.com

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.



LAND FOR SALE
15225 Warwick Boulevard
& 6 Curtis Tignor Road
Newport News, Virginia

Location: 15225 Warwick Boulevard
& 6 Curtis Tignor Road
Newport News, Virginia

Site: 1.12 acres collectively with road frontage on Warwick Boulevard
and Curtis Tignor Road. Access to traffic light. Parcels are
contiguous.

New Reduced Price: \$199,000.00

Traffic Count: ± 35,000 Vehicles per Day

Zoning: C-1 Retail Commercial / Conditional use permit zoning in place
allows for automotive repair and paint shop

Utilities: All utilities available to site.

**Additional
Information:**

- Aerials
- Site Plan
- Location Maps
- Zoning Information
- Demographics

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15225 Warwick Boulevard & 6 Curtis Tignor Road Newport News, VA



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15225 Warwick Boulevard & 6 Curtis Tignor Road Newport News, VA



Note: This is a rough rendering of a proposed shopping center.

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**15225 Warwick Boulevard & 6 Curtis Tignor Road
Newport News, VA**



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15225, Warwick Blvd.

PARCEL 2 (common address 6 Curtis Tignor Road):

All that certain lot, piece or parcel of land situate, lying and being in the City of Newport News being a .69 acre parcel particularly described in that certain Deed recorded in the Newport News Circuit Court Clerk's Office at Deed Book 1544, Page 1457. (The parcel is assigned Real Estate Assessor's Tax ID # 087.00-01-04.)

Section 2. That the rezoning approved hereby is conditioned by written and voluntarily proffered conditions contained in the application and binding the development of the property as follows:

1. Use of the property shall be limited to an automobile repair and paint shop.
2. A twenty-five foot (25') landscaped strip shall be installed and maintained in perpetuity in front of the building adjacent to the public right-of-way (Warwick Boulevard).
3. A board on board fence shall be installed along the entire length of the storage area as depicted on the conceptual plan dated 03/13/02. In addition to the board on board fence, a row of evergreen planting material shall be planted around the entire length of the proposed storage area that when mature, forms a continuous visual screen of at least eight feet (8') in height.
4. All lighting on the site shall be full cut-off lighting fixtures consistent with those recommended by the Illumination Engineering Society of North America (IESNA).
5. Only one freestanding sign not to exceed eight feet (8') in height and forty (40) square feet in area shall be permitted.
6. The construction of the building and site layout shall be in conformance to the conceptual plan dated 03/13/02 and included as part of this application.
7. The front bay door shall be located to the left side of the front of the building.
8. Inoperable vehicles shall not be parked in the front of the building.
9. At no time shall the front bay door be open while working on vehicles. The door shall only be used as an access entrance/exit to the building.
10. Any building constructed on the site shall conform to the elevation drawing date 03/18/02.
11. A towing operation shall not be operated from the site. Towing trucks shall only

dispose and pick up vehicles at the location.

12. All landscaping shall be reviewed and approved by the Director of Planning and Development or their designee and shall be maintained in perpetuity.

PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS AUGUST 13, 2002

Bernice I. Berry, MMC
City Clerk

Joe S. Frank
Mayor

A true copy, teste:

City Clerk

Demographic Summary Report

Vacant land

15225 Warwick Blvd, Newport News, VA 23608

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

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	13,746		71,615		106,533	
2018 Estimate	13,715		71,611		106,047	
2010 Census	13,454		71,065		104,304	
Growth 2018 - 2023	0.23%		0.01%		0.46%	
Growth 2010 - 2018	1.94%		0.77%		1.67%	
2018 Population by Hispanic Origin	1,795		8,528		11,538	
2018 Population	13,715		71,611		106,047	
White	5,451	39.74%	34,451	48.11%	58,548	55.21%
Black	6,803	49.60%	29,486	41.18%	36,549	34.46%
Am. Indian & Alaskan	100	0.73%	448	0.63%	614	0.58%
Asian	609	4.44%	3,308	4.62%	4,996	4.71%
Hawaiian & Pacific Island	47	0.34%	209	0.29%	297	0.28%
Other	705	5.14%	3,709	5.18%	5,041	4.75%
U.S. Armed Forces	241		4,688		5,702	
Households						
2023 Projection	5,214		26,160		40,323	
2018 Estimate	5,200		26,164		40,125	
2010 Census	5,119		26,109		39,609	
Growth 2018 - 2023	0.27%		-0.02%		0.49%	
Growth 2010 - 2018	1.58%		0.21%		1.30%	
Owner Occupied	2,607	50.13%	13,820	52.82%	22,867	56.99%
Renter Occupied	2,593	49.87%	12,345	47.18%	17,258	43.01%
2018 Households by HH Income	5,201		26,164		40,126	
Income: <\$25,000	1,386	26.65%	5,595	21.38%	7,230	18.02%
Income: \$25,000 - \$50,000	1,307	25.13%	6,560	25.07%	9,342	23.28%
Income: \$50,000 - \$75,000	1,099	21.13%	5,920	22.63%	8,545	21.30%
Income: \$75,000 - \$100,000	551	10.59%	3,216	12.29%	5,259	13.11%
Income: \$100,000 - \$125,000	563	10.82%	2,702	10.33%	4,636	11.55%
Income: \$125,000 - \$150,000	90	1.73%	757	2.89%	1,850	4.61%
Income: \$150,000 - \$200,000	129	2.48%	825	3.15%	1,753	4.37%
Income: \$200,000+	76	1.46%	589	2.25%	1,511	3.77%
2018 Avg Household Income	\$58,469		\$65,544		\$74,910	
2018 Med Household Income	\$47,953		\$54,227		\$60,666	

Demographic Detail Report

Vacant land

15225 Warwick Blvd, Newport News, VA 23608

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

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	13,746	71,615	106,533
2018 Estimate	13,715	71,611	106,047
2010 Census	13,454	71,065	104,304
Growth 2018 - 2023	0.23%	0.01%	0.46%
Growth 2010 - 2018	1.94%	0.77%	1.67%
2018 Population by Age			
	13,715	71,611	106,047
Age 0 - 4	1,090 7.95%	5,452 7.61%	7,725 7.28%
Age 5 - 9	1,029 7.50%	5,094 7.11%	7,226 6.81%
Age 10 - 14	962 7.01%	4,694 6.55%	6,765 6.38%
Age 15 - 19	999 7.28%	4,886 6.82%	7,045 6.64%
Age 20 - 24	1,130 8.24%	5,952 8.31%	8,457 7.97%
Age 25 - 29	1,169 8.52%	6,551 9.15%	9,211 8.69%
Age 30 - 34	1,106 8.06%	6,114 8.54%	8,618 8.13%
Age 35 - 39	951 6.93%	5,111 7.14%	7,334 6.92%
Age 40 - 44	809 5.90%	4,263 5.95%	6,283 5.92%
Age 45 - 49	748 5.45%	3,902 5.45%	5,924 5.59%
Age 50 - 54	805 5.87%	4,180 5.84%	6,481 6.11%
Age 55 - 59	800 5.83%	4,151 5.80%	6,501 6.13%
Age 60 - 64	666 4.86%	3,457 4.83%	5,456 5.14%
Age 65 - 69	520 3.79%	2,696 3.76%	4,365 4.12%
Age 70 - 74	376 2.74%	1,944 2.71%	3,251 3.07%
Age 75 - 79	253 1.84%	1,325 1.85%	2,263 2.13%
Age 80 - 84	161 1.17%	898 1.25%	1,545 1.46%
Age 85+	143 1.04%	939 1.31%	1,596 1.50%
Age 65+	1,453 10.59%	7,802 10.89%	13,020 12.28%
Median Age	32.20	32.60	33.80
Average Age	34.30	34.80	35.90

Demographic Detail Report

Vacant land						
15225 Warwick Blvd, Newport News, VA 23608						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population By Race	13,715		71,611		106,047	
White	5,451	39.74%	34,451	48.11%	58,548	55.21%
Black	6,803	49.60%	29,486	41.18%	36,549	34.46%
Am. Indian & Alaskan	100	0.73%	448	0.63%	614	0.58%
Asian	609	4.44%	3,308	4.62%	4,996	4.71%
Hawaiian & Pacific Island	47	0.34%	209	0.29%	297	0.28%
Other	705	5.14%	3,709	5.18%	5,041	4.75%
Population by Hispanic Origin	13,715		71,611		106,047	
Non-Hispanic Origin	11,921	86.92%	63,081	88.09%	94,510	89.12%
Hispanic Origin	1,795	13.09%	8,529	11.91%	11,537	10.88%
2018 Median Age, Male	30.50		31.10		32.30	
2018 Average Age, Male	33.00		33.40		34.50	
2018 Median Age, Female	33.60		34.20		35.50	
2018 Average Age, Female	35.60		36.20		37.30	
2018 Population by Occupation Classification	10,433		55,392		82,920	
Civilian Employed	6,635	63.60%	33,862	61.13%	51,229	61.78%
Civilian Unemployed	374	3.58%	1,587	2.87%	2,193	2.64%
Civilian Non-Labor Force	3,182	30.50%	15,249	27.53%	23,795	28.70%
Armed Forces	242	2.32%	4,694	8.47%	5,703	6.88%
Households by Marital Status						
Married	2,030		11,437		18,459	
Married No Children	1,155		6,272		10,372	
Married w/Children	875		5,165		8,086	
2018 Population by Education	9,222		49,289		74,449	
Some High School, No Diploma	913	9.90%	3,827	7.76%	5,494	7.38%
High School Grad (Incl Equivalency)	2,829	30.68%	13,278	26.94%	18,061	24.26%
Some College, No Degree	3,412	37.00%	18,456	37.44%	26,774	35.96%
Associate Degree	716	7.76%	3,757	7.62%	5,622	7.55%
Bachelor Degree	1,010	10.95%	6,827	13.85%	11,573	15.54%
Advanced Degree	342	3.71%	3,144	6.38%	6,925	9.30%

Demographic Detail Report

Vacant land						
15225 Warwick Blvd, Newport News, VA 23608						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	12,616		63,849		95,942	
Real Estate & Finance	308	2.44%	1,482	2.32%	2,226	2.32%
Professional & Management	2,458	19.48%	13,176	20.64%	22,943	23.91%
Public Administration	656	5.20%	3,610	5.65%	5,647	5.89%
Education & Health	1,208	9.58%	7,480	11.72%	11,283	11.76%
Services	1,615	12.80%	7,713	12.08%	10,487	10.93%
Information	104	0.82%	473	0.74%	648	0.68%
Sales	1,808	14.33%	8,630	13.52%	12,419	12.94%
Transportation	261	2.07%	1,399	2.19%	1,452	1.51%
Retail	982	7.78%	4,951	7.75%	6,829	7.12%
Wholesale	214	1.70%	847	1.33%	1,288	1.34%
Manufacturing	758	6.01%	3,714	5.82%	5,879	6.13%
Production	983	7.79%	4,325	6.77%	5,836	6.08%
Construction	526	4.17%	3,085	4.83%	4,586	4.78%
Utilities	320	2.54%	1,382	2.16%	1,914	1.99%
Agriculture & Mining	12	0.10%	31	0.05%	68	0.07%
Farming, Fishing, Forestry	40	0.32%	63	0.10%	91	0.09%
Other Services	363	2.88%	1,488	2.33%	2,346	2.45%
2018 Worker Travel Time to Job	6,775		37,621		55,488	
<30 Minutes	4,181	61.71%	26,344	70.02%	39,360	70.93%
30-60 Minutes	2,055	30.33%	9,077	24.13%	13,142	23.68%
60+ Minutes	539	7.96%	2,200	5.85%	2,986	5.38%
2010 Households by HH Size	5,119		26,108		39,608	
1-Person Households	1,253	24.48%	6,338	24.28%	9,923	25.05%
2-Person Households	1,550	30.28%	8,136	31.16%	12,839	32.42%
3-Person Households	1,033	20.18%	5,197	19.91%	7,578	19.13%
4-Person Households	743	14.51%	3,777	14.47%	5,553	14.02%
5-Person Households	340	6.64%	1,717	6.58%	2,444	6.17%
6-Person Households	127	2.48%	618	2.37%	849	2.14%
7 or more Person Households	73	1.43%	325	1.24%	422	1.07%
2018 Average Household Size	2.60		2.60		2.50	
Households						
2023 Projection	5,214		26,160		40,323	
2018 Estimate	5,200		26,164		40,125	
2010 Census	5,119		26,109		39,609	
Growth 2018 - 2023	0.27%		-0.02%		0.49%	
Growth 2010 - 2018	1.58%		0.21%		1.30%	

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\$200,000+	76	1.46%	589	2.25%	1,511	3.77%
2018 Avg Household Income	\$58,469		\$65,544		\$74,910	
2018 Med Household Income	\$47,953		\$54,227		\$60,666	
2018 Occupied Housing	5,200		26,165		40,125	
Owner Occupied	2,607	50.13%	13,820	52.82%	22,867	56.99%
Renter Occupied	2,593	49.87%	12,345	47.18%	17,258	43.01%
2010 Housing Units	5,265		27,733		41,735	
1 Unit	3,078	58.46%	17,666	63.70%	27,658	66.27%
2 - 4 Units	376	7.14%	2,192	7.90%	3,066	7.35%
5 - 19 Units	1,493	28.36%	6,168	22.24%	8,394	20.11%
20+ Units	318	6.04%	1,707	6.16%	2,617	6.27%
2018 Housing Value	2,607		13,819		22,868	
<\$100,000	650	24.93%	2,116	15.31%	3,211	14.04%
\$100,000 - \$200,000	1,093	41.93%	6,303	45.61%	8,014	35.04%
\$200,000 - \$300,000	590	22.63%	4,378	31.68%	7,937	34.71%
\$300,000 - \$400,000	221	8.48%	675	4.88%	2,534	11.08%
\$400,000 - \$500,000	9	0.35%	125	0.90%	666	2.91%
\$500,000 - \$1,000,000	44	1.69%	182	1.32%	431	1.88%
\$1,000,000+	0	0.00%	40	0.29%	75	0.33%
2018 Median Home Value	\$159,789		\$176,050		\$202,633	
2018 Housing Units by Yr Built	5,680		28,616		43,405	
Built 2010+	127	2.24%	645	2.25%	1,245	2.87%
Built 2000 - 2010	299	5.26%	2,217	7.75%	3,770	8.69%
Built 1990 - 1999	901	15.86%	5,308	18.55%	10,436	24.04%
Built 1980 - 1989	1,447	25.48%	6,558	22.92%	9,328	21.49%
Built 1970 - 1979	1,612	28.38%	7,462	26.08%	9,564	22.03%
Built 1960 - 1969	949	16.71%	4,772	16.68%	6,504	14.98%
Built 1950 - 1959	256	4.51%	1,186	4.14%	1,833	4.22%
Built <1949	89	1.57%	468	1.64%	725	1.67%
2018 Median Year Built	1979		1980		1982	

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