

**8766 Pocahontas Trail  
Williamsburg, Virginia  
Land For Sale**



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Ron A. Campana, Jr.**

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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.*

**FOR SALE**  
**8766 Pocahontas Trail**  
**Williamsburg, Virginia**

- Location:** 8766 Pocahontas Trail  
Williamsburg, Virginia
- Description:** Vacant land parcel located directly on Route 60 in James City County. The Limited Business (LB) zoning offers a wide array of acceptable uses. This location provides a flux of opportunities for company's seeking an attractive land parcel at an aggressive price. This parcel is suitable for a variety of office, retail and showroom uses.
- This commercial parcel is located across from Carter's Grove Plantation along Route 60, and in between Wisteria Garden Drive and Grove Heights Avenue. This site is centrally located in a main artery connecting Newport News and James City County (Williamsburg).
- Total Land Size:** Approximately 1.56 Acres
- Asking Price:** \$250,000.00
- Surrounding Uses:** Colonial Williamsburg (734,000 Visitors per Year)  
Busch Gardens Williamsburg  
James River Commerce Center  
Gas / Convenience
- Demographics:** \$47,671 MHI within a one-mile radius  
29,752 people within a five-mile radius
- Zoning:** LB- Limited Business District
- Additional Information:**
- Plat
  - Zoning Matrix
  - Location Map
  - Demographics

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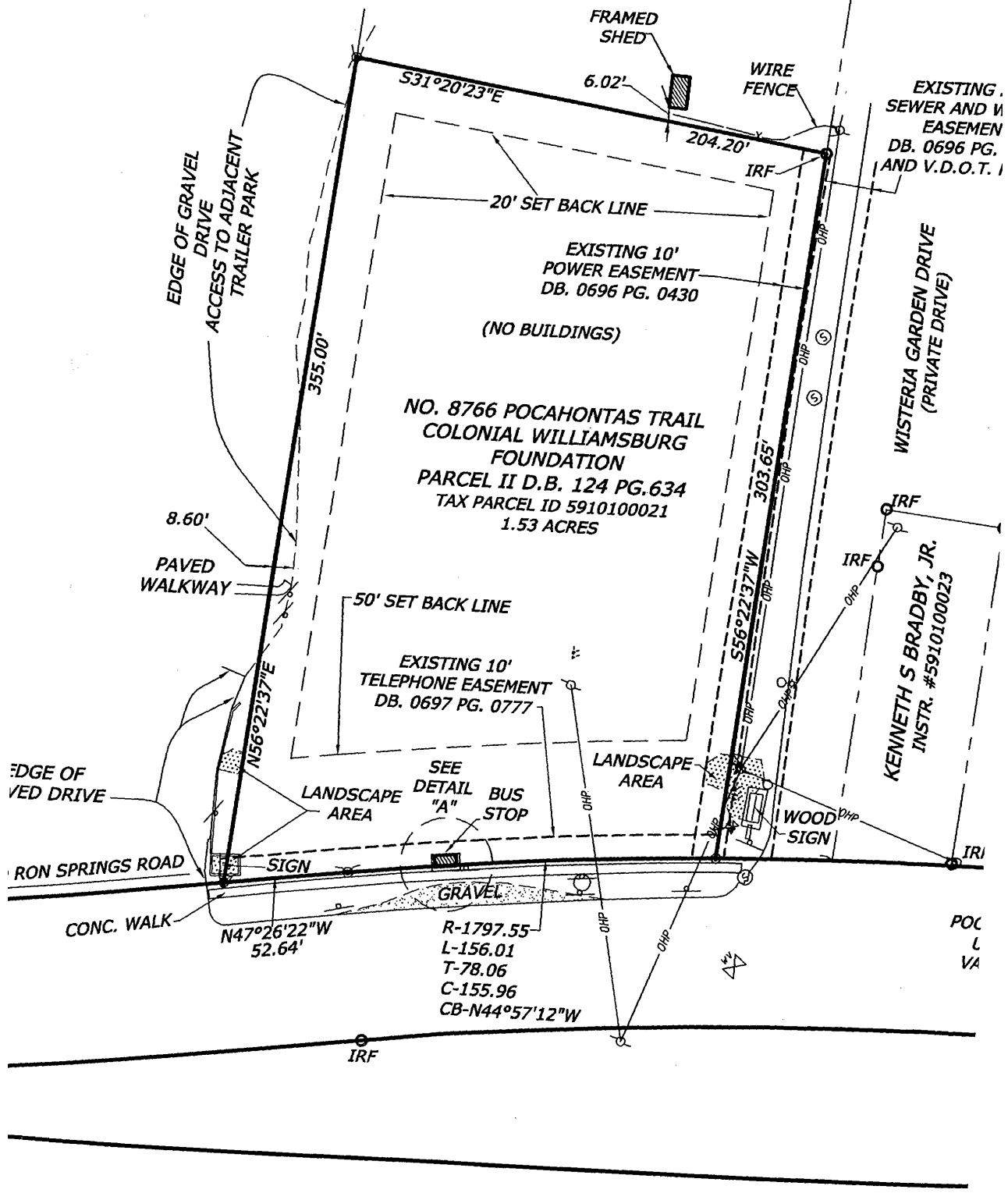


**Ron A. Campana, Jr.**  
Campana Waltz Commercial Real Estate, LLC  
11832 Fishing Point Drive, Suite 400  
Newport News, Virginia 23606  
Phone (757) 327-0333 Fax (757) 327-0984

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# 8766 Pocahontas Trail, Williamsburg, Virginia

ARTERS COVE, INC.  
 INSTR# 020014252  
 X PARCEL ID 5910100020



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**Campana Waltz**  
 Commercial Real Estate, LLC

Sec. 24-367. - Statement of intent.

The Limited Business District, LB, is intended to provide opportunities for a limited range of office, retail and service establishments of small to moderate size, with well-landscaped parking areas and an appropriate amount of perimeter and right-of-way landscape buffering when located adjacent to residentially zoned or Comprehensive Plan Land Use Map designated residential or agricultural property. The district is characterized by the absence of nuisance factors such as constant heavy trucking and excessive noise, dust, light and odor. This classification is appropriate where proximity to residential areas, existing land uses, traffic patterns and other factors make it desirable to maintain a commercial character which is less intense than permitted in the General Business District, B-1. To enhance the character of the district and to improve its compatibility with low-density surroundings, limitations on building height and size are imposed, and special requirements are imposed on areas designated Neighborhood Commercial or Low-Density Residential on the Comprehensive Plan.

(Ord. No. 31A-88, § 20-LB.1, 4-8-85; Ord. No. 31A-187, 3-23-99; Ord. No. 31A-261, 1-10-12)

Sec. 24-368. - Use list.

Reference Section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the Limited Business District, LB, all buildings or structures to be erected or land to be used shall be for one or more of the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential	An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial use of the property	P	
Commercial	Accessory uses and structures, as defined in section 24-2	P	
	Adult day care centers	P	
	Antique shops	P	
	Arts and crafts, hobby and handicraft shops	P	
	Auction houses	P	
	Bakeries and fish markets	P	
	Banks and other financial institutions	P	

Barber and beauty salons	P	
Business and professional offices	P	
Catering and meal preparation 5,000 sq. ft. or less	P	
Catering and meal preparation larger than 5,000 sq. ft.		SUP
Child day care centers	P	
Contractor offices (with materials and equipment storage limited to a fully enclosed building)	P	
Convenience stores without the sale of fuel, in areas not designated Low-Density Residential or Neighborhood Commercial on the Comprehensive Plan Land Use Map		SUP
Drug stores 10,000 sq. ft. or less	P	
Drug stores larger than 10,000 sq. ft.		SUP
Dry cleaners and laundries	P	
Firearms sales and service		SUP
Firing and shooting ranges, limited to a fully enclosed building		SUP
Feed, seed and farm supply stores	P	
Flea markets, not in areas designated Low-Density Residential or Neighborhood Commercial on the Comprehensive Plan Land Use Map		SUP
Funeral homes	P	
Gift and souvenir stores	P	
Grocery stores 10,000 sq. ft. or less	P	
Grocery stores larger than 10,000 sq. ft.		SUP

	Health clubs and exercise clubs, fitness centers	P	
	Janitorial service establishments	P	
	Lodges, civic clubs, fraternal organizations and service clubs	P	
	Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 24-38		SUP
	Medical clinics or offices	P	
	Off-street parking as required by article II, division 2 of this chapter	P	
	Office supply stores 10,000 sq. ft. or less	P	
	Office supply stores greater than 10,000 sq. ft.		SUP
	Pet stores and pet supply sales	P	
	Photography, artist and sculptor stores and studios	P	
	Plumbing and electrical supply (with storage limited to a fully enclosed building)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Restaurants (excluding fast food restaurants), coffee shops, tea rooms and taverns with 100 seats or less	P	
	Restaurants (excluding fast food restaurants), coffee shops, tea rooms and taverns with greater than 100 seats		SUP
	Retail and service stores, including the following stores: books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier, garden supply, gourmet foods, greeting card, hardware, health and beauty aids, home appliance, ice cream, jewelry, locksmith, music, optical goods,	P	

	paint, pet, picture framing, plant supply, shoes, sporting goods, stamps, tailor, tobacco and pipes, toys, travel bureau agencies, upholstery, variety, wearing apparel, and yard goods		
	Retail food stores 5,000 sq. ft. or less	P	
	Retail food store greater than 5,000 sq. ft.		SUP
	Security service offices	P	
	Tourist home	P	
	Vehicle parts sales, new and/or rebuilt (with storage limited to a fully enclosed building)	P	
	Vehicle rentals	P	
	Vehicle service stations, in areas not designated Low-Density Residential or Neighborhood Commercial on the Comprehensive Plan Land Use Map; if fuel is sold, then in accordance with section 24-38		SUP
	Veterinary hospitals (with all activities limited to a fully enclosed building, with the exception of supervised animal exercise while on a leash)	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Libraries	P	
	Nonemergency medical transport		SUP
	Places of public assembly	P	
	Post offices	P	
	Schools		SUP

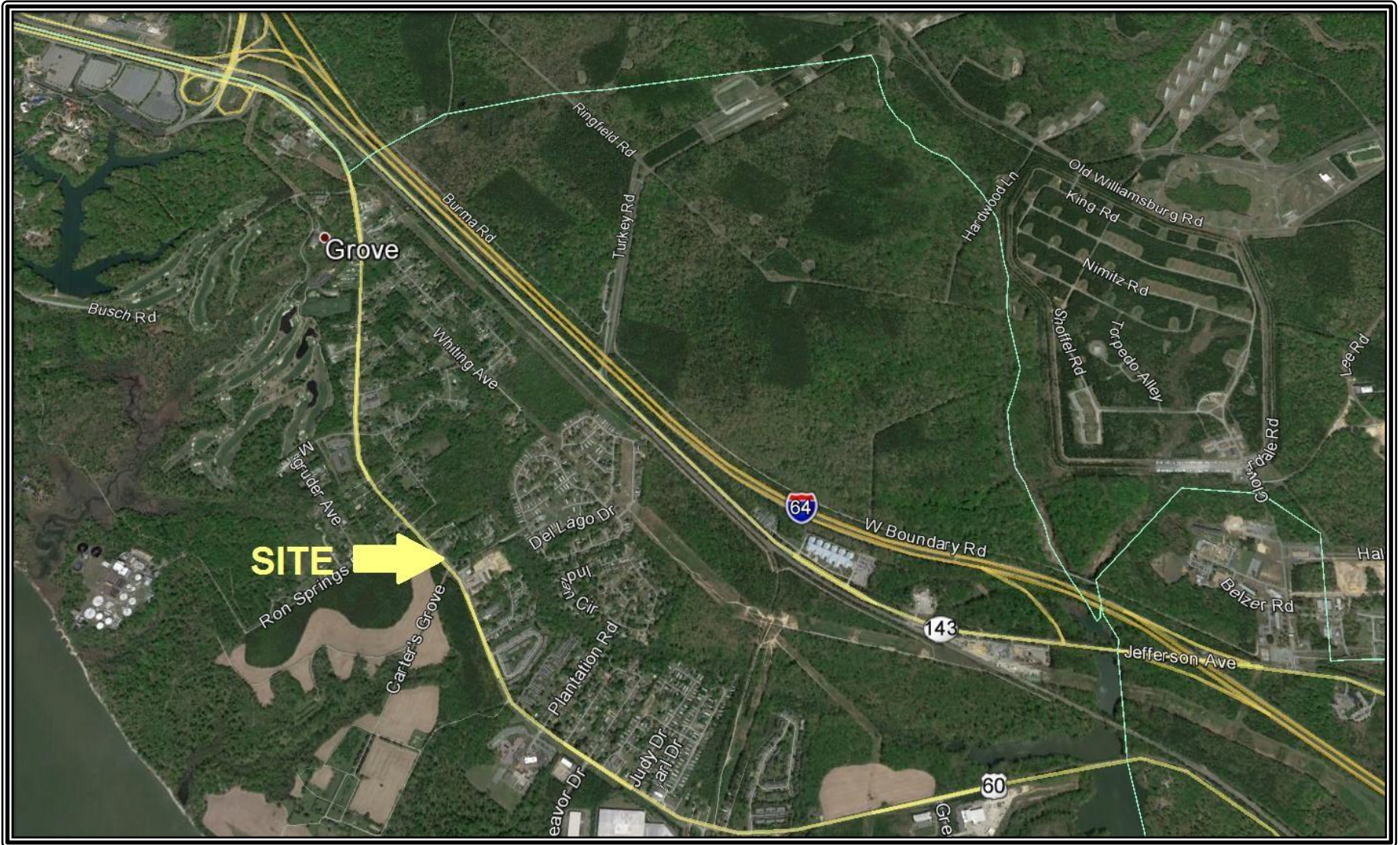
Utility	Electrical generation facilities (public or private), steam generation facilities, and electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	Railroad facilities including tracks, bridges and switching stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and shall not require a special use permit		SUP
	Telephone exchanges and telephone switching stations		SUP
	Tower mounted wireless communications facilities in accordance with division 6, Wireless Communications Facilities		SUP
	Transmission pipelines, public or private, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. Extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit		SUP
	Wireless communications facilities that utilize alternative mounting structures, or are camouflaged, and comply with division 6, Wireless Communications Facilities	P	
	Water facilities, public or private, and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. The following are permitted generally and shall not require a special use permit:		SUP
	(a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be		



	made to the line; and		
	(b) Distribution lines and local facilities within a development, including pump stations		
Open	Timbering, in accordance with section 24-43	P	

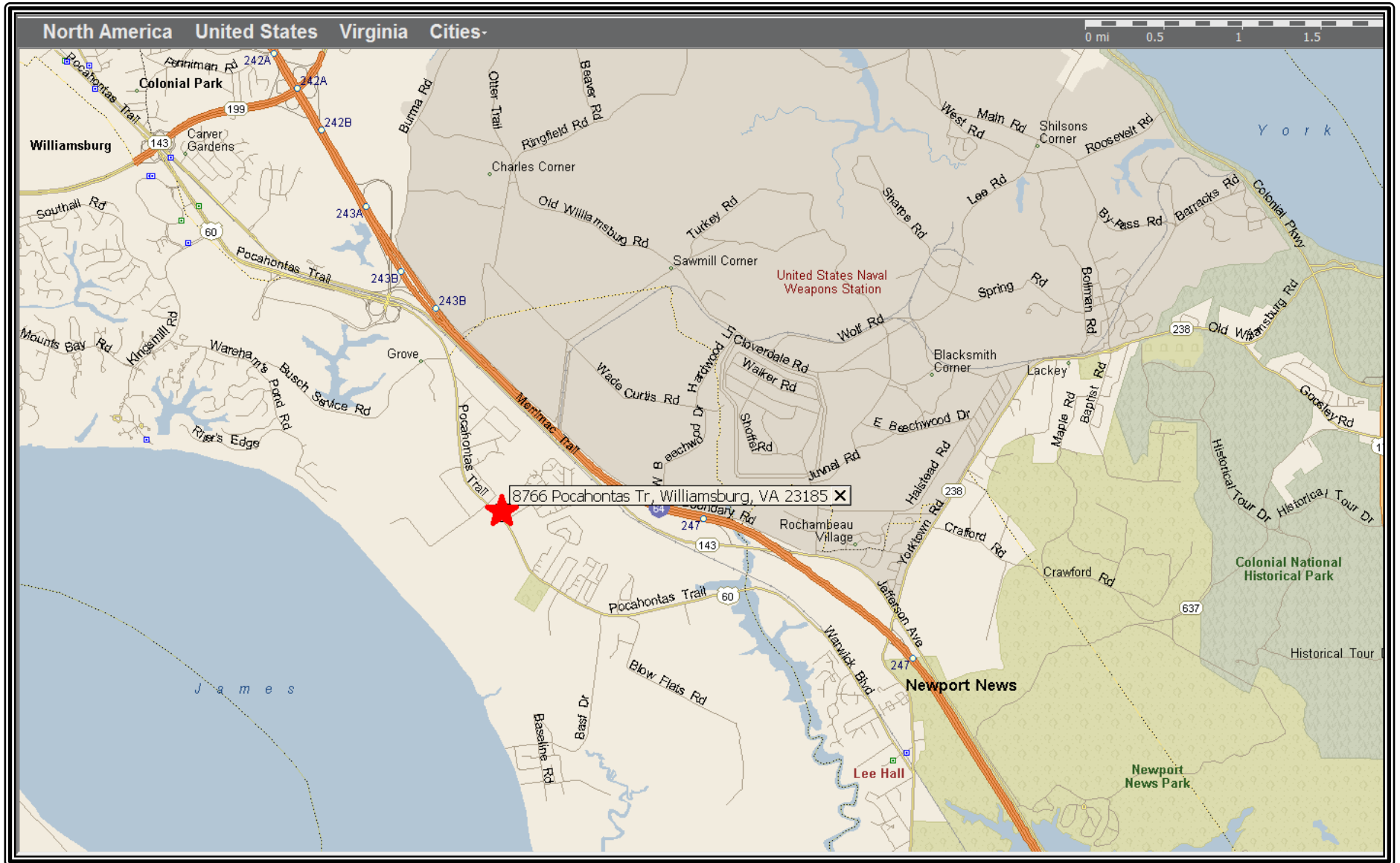
(Ord. No. 31A-88, § 20-LB.2, 4-8-85; Ord. No. 31A-95, 4-7-86; Ord. No. 31A-121, 5-21-90; Ord. No. 31A-143, 5-4-92; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-174, 1-28-97; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-187, 3-23-99; Ord. No. 31A-244, 2-9-10; Ord. No. 31A-261, 1-10-12; Ord. No. 31A-291, 8-13-13)

# 8766 Pocahontas Trail Williamsburg, Virginia



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# 8766 Pocahontas Trail Williamsburg, Virginia



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# Demographic and Income Profile

8766 Pocahontas Trl, Williamsburg, Virginia, 23185  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.21607  
Longitude: -76.62083

Summary	Census 2010	2015	2020
Population	3,166	3,190	3,269
Households	1,157	1,174	1,206
Families	785	788	805
Average Household Size	2.44	2.44	2.44
Owner Occupied Housing Units	851	835	846
Renter Occupied Housing Units	306	339	360
Median Age	32.8	34.1	35.6
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.49%	0.99%	0.75%
Households	0.54%	1.00%	0.77%
Families	0.43%	0.92%	0.69%
Owner HHs	0.26%	0.95%	0.70%
Median Household Income	2.93%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	132	11.2%	133	11.0%
\$15,000 - \$24,999	163	13.9%	143	11.9%
\$25,000 - \$34,999	175	14.9%	141	11.7%
\$35,000 - \$49,999	203	17.3%	196	16.3%
\$50,000 - \$74,999	297	25.3%	318	26.4%
\$75,000 - \$99,999	147	12.5%	201	16.7%
\$100,000 - \$149,999	47	4.0%	60	5.0%
\$150,000 - \$199,999	5	0.4%	6	0.5%
\$200,000+	6	0.5%	8	0.7%
Median Household Income	\$42,387		\$48,967	
Average Household Income	\$49,143		\$54,773	
Per Capita Income	\$16,868		\$18,786	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	243	7.7%	227	7.1%	218	6.7%
5 - 9	206	6.5%	229	7.2%	223	6.8%
10 - 14	216	6.8%	194	6.1%	231	7.1%
15 - 19	246	7.8%	228	7.1%	221	6.8%
20 - 24	238	7.5%	257	8.1%	237	7.2%
25 - 34	547	17.3%	508	15.9%	474	14.5%
35 - 44	460	14.5%	484	15.2%	497	15.2%
45 - 54	488	15.4%	411	12.9%	404	12.4%
55 - 64	294	9.3%	402	12.6%	414	12.7%
65 - 74	116	3.7%	144	4.5%	240	7.3%
75 - 84	84	2.7%	75	2.4%	76	2.3%
85+	30	0.9%	31	1.0%	34	1.0%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,571	49.6%	1,497	46.9%	1,452	44.4%
Black Alone	1,259	39.8%	1,278	40.1%	1,302	39.8%
American Indian Alone	18	0.6%	23	0.7%	28	0.9%
Asian Alone	41	1.3%	45	1.4%	51	1.6%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	141	4.5%	186	5.8%	241	7.4%
Two or More Races	137	4.3%	161	5.0%	195	6.0%
Hispanic Origin (Any Race)	314	9.9%	411	12.9%	524	16.0%

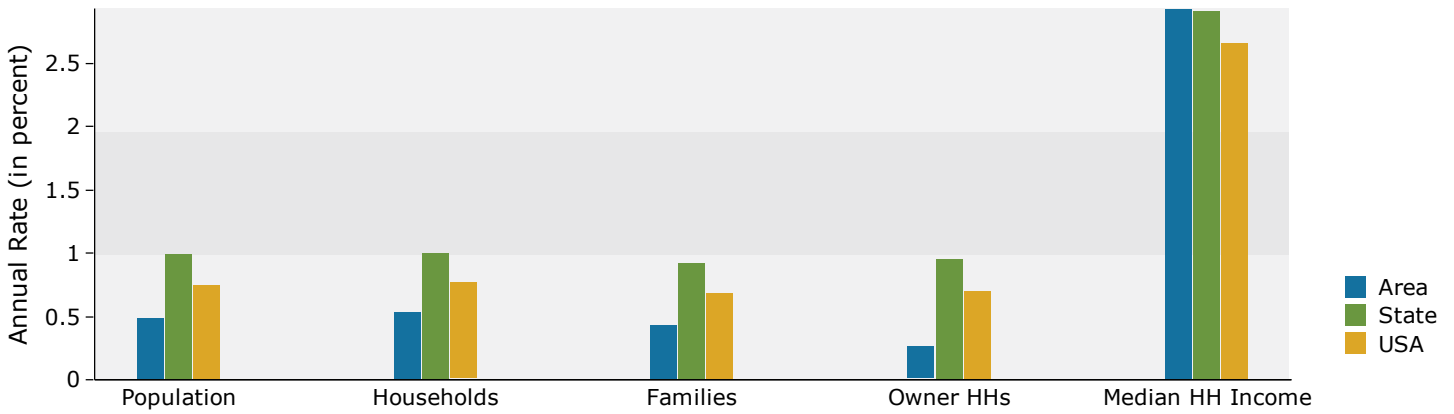
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

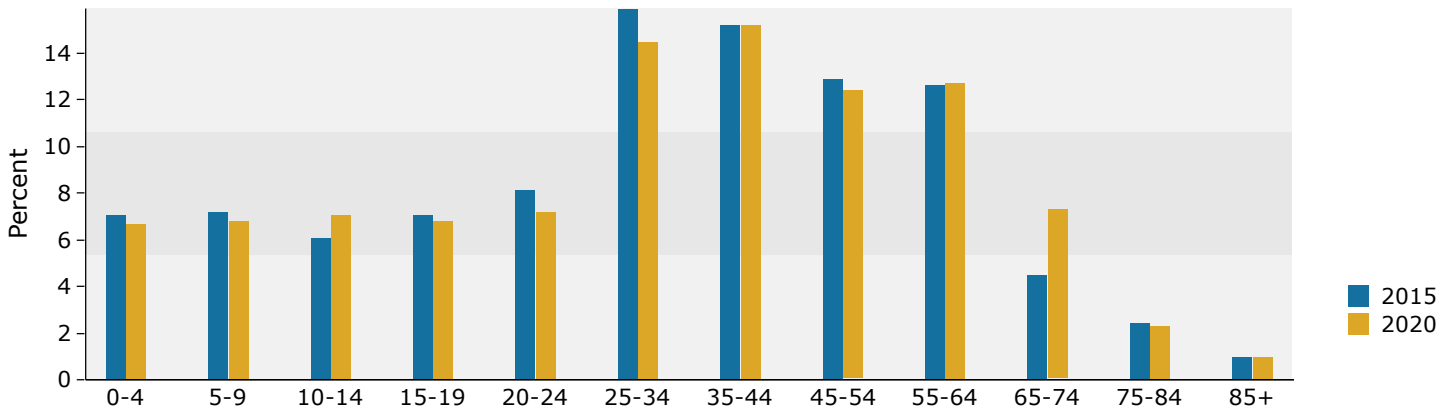
8766 Pocahontas Trl, Williamsburg, Virginia, 23185  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM  
Latitude: 37.21607  
Longitude: -76.62083

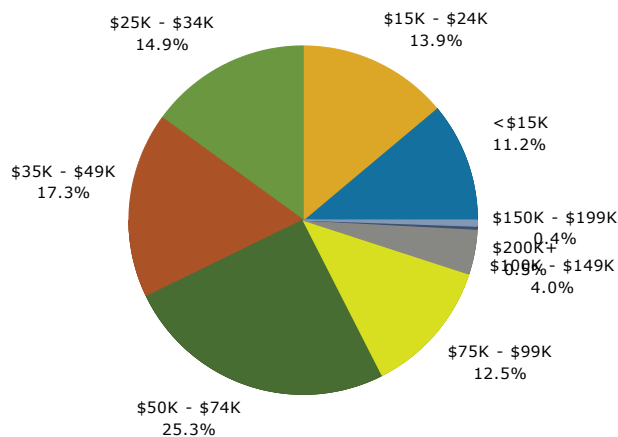
## Trends 2015-2020



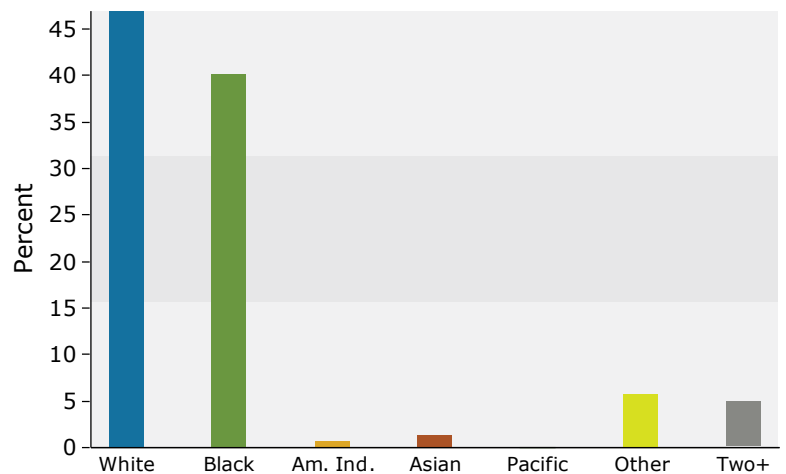
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 12.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

# Demographic and Income Profile

8766 Pocahontas Trl, Williamsburg, Virginia, 23185  
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.21607  
Longitude: -76.62083

Summary	Census 2010	2015	2020
Population	16,551	16,885	17,358
Households	6,374	6,514	6,703
Families	4,508	4,575	4,685
Average Household Size	2.49	2.49	2.49
Owner Occupied Housing Units	4,634	4,594	4,700
Renter Occupied Housing Units	1,740	1,920	2,003
Median Age	39.1	40.4	41.2
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.55%	0.99%	0.75%
Households	0.57%	1.00%	0.77%
Families	0.48%	0.92%	0.69%
Owner HHs	0.46%	0.95%	0.70%
Median Household Income	2.92%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	519	8.0%	490	7.3%
\$15,000 - \$24,999	476	7.3%	387	5.8%
\$25,000 - \$34,999	689	10.6%	521	7.8%
\$35,000 - \$49,999	899	13.8%	846	12.6%
\$50,000 - \$74,999	1,196	18.4%	1,243	18.5%
\$75,000 - \$99,999	923	14.2%	1,124	16.8%
\$100,000 - \$149,999	890	13.7%	1,038	15.5%
\$150,000 - \$199,999	481	7.4%	537	8.0%
\$200,000+	441	6.8%	517	7.7%
Median Household Income	\$61,698		\$71,256	
Average Household Income	\$88,730		\$98,762	
Per Capita Income	\$34,042		\$37,906	

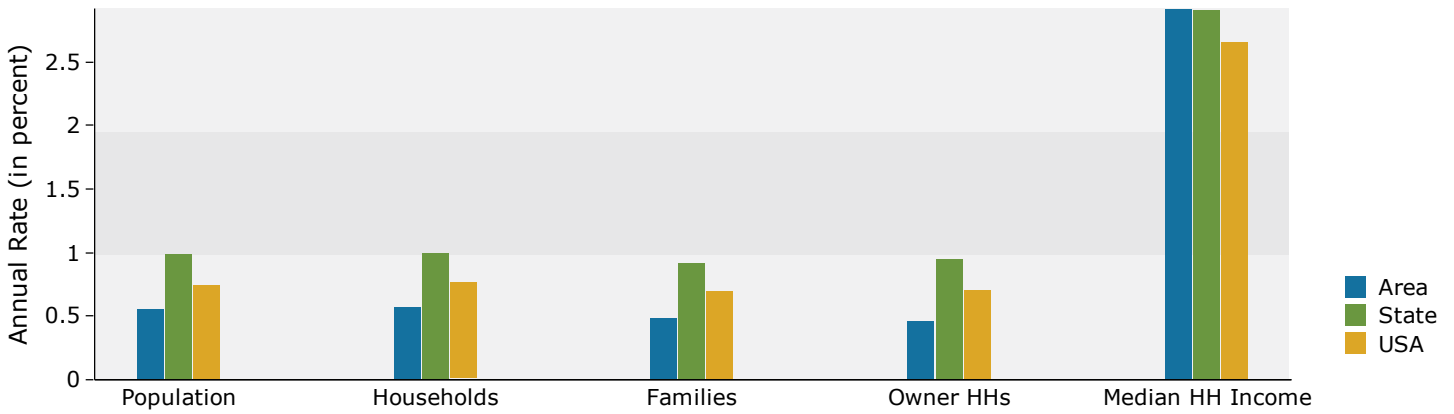
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,045	6.3%	976	5.8%	981	5.7%
5 - 9	1,010	6.1%	1,012	6.0%	968	5.6%
10 - 14	1,070	6.5%	1,008	6.0%	1,046	6.0%
15 - 19	1,145	6.9%	1,092	6.5%	1,062	6.1%
20 - 24	1,001	6.0%	1,120	6.6%	1,045	6.0%
25 - 34	2,156	13.0%	2,155	12.8%	2,243	12.9%
35 - 44	2,062	12.5%	2,024	12.0%	2,082	12.0%
45 - 54	2,339	14.1%	2,128	12.6%	1,960	11.3%
55 - 64	2,059	12.4%	2,318	13.7%	2,374	13.7%
65 - 74	1,404	8.5%	1,753	10.4%	2,143	12.3%
75 - 84	944	5.7%	949	5.6%	1,056	6.1%
85+	316	1.9%	351	2.1%	398	2.3%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,500	63.4%	10,433	61.8%	10,424	60.1%
Black Alone	4,483	27.1%	4,522	26.8%	4,559	26.3%
American Indian Alone	78	0.5%	93	0.6%	109	0.6%
Asian Alone	397	2.4%	457	2.7%	530	3.1%
Pacific Islander Alone	31	0.2%	39	0.2%	49	0.3%
Some Other Race Alone	418	2.5%	561	3.3%	738	4.3%
Two or More Races	645	3.9%	779	4.6%	948	5.5%
Hispanic Origin (Any Race)	1,112	6.7%	1,505	8.9%	1,964	11.3%

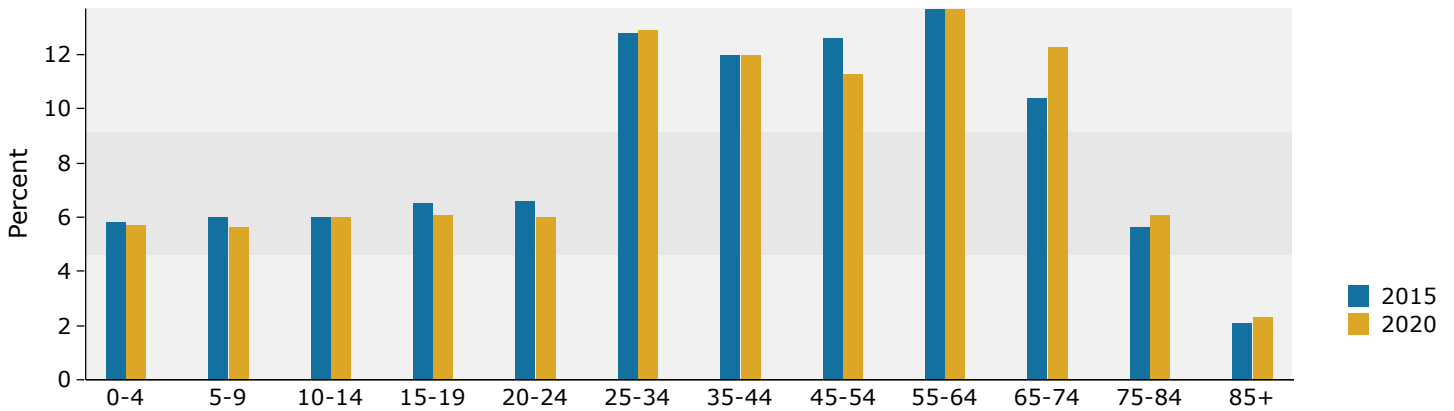
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

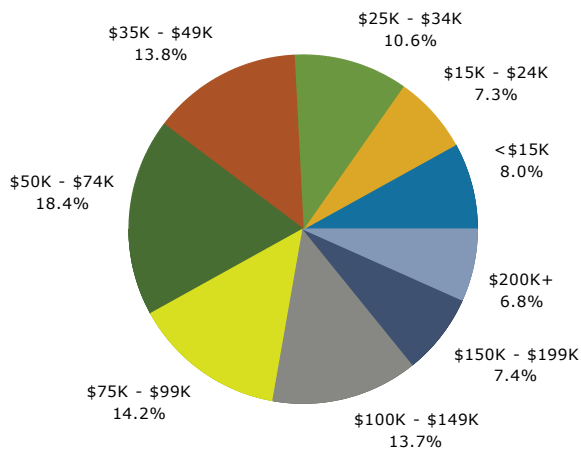
## Trends 2015-2020



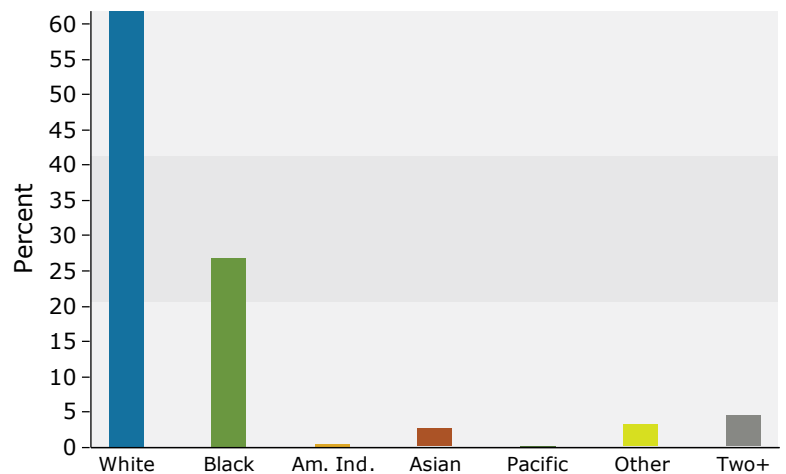
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 8.9%

8766 Pocahontas Trl, Williamsburg, Virginia, 23185  
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.21607  
Longitude: -76.62083

Summary	Census 2010	2015	2020
Population	59,838	61,668	63,622
Households	21,830	22,517	23,298
Families	14,828	15,170	15,605
Average Household Size	2.54	2.54	2.54
Owner Occupied Housing Units	13,024	12,897	13,244
Renter Occupied Housing Units	8,806	9,620	10,054
Median Age	32.2	33.2	34.2
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.63%	0.99%	0.75%
Households	0.68%	1.00%	0.77%
Families	0.57%	0.92%	0.69%
Owner HHs	0.53%	0.95%	0.70%
Median Household Income	2.69%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	2,302	10.2%	2,221	9.5%
\$15,000 - \$24,999	1,792	8.0%	1,464	6.3%
\$25,000 - \$34,999	2,457	10.9%	1,862	8.0%
\$35,000 - \$49,999	3,537	15.7%	3,420	14.7%
\$50,000 - \$74,999	4,103	18.2%	4,343	18.6%
\$75,000 - \$99,999	2,924	13.0%	3,712	15.9%
\$100,000 - \$149,999	2,811	12.5%	3,275	14.1%
\$150,000 - \$199,999	1,439	6.4%	1,639	7.0%
\$200,000+	1,152	5.1%	1,362	5.8%
Median Household Income	\$55,264		\$63,100	
Average Household Income	\$79,083		\$88,181	
Per Capita Income	\$29,281		\$32,708	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,238	7.1%	4,066	6.6%	4,127	6.5%
5 - 9	3,763	6.3%	3,983	6.5%	3,867	6.1%
10 - 14	3,690	6.2%	3,557	5.8%	3,832	6.0%
15 - 19	4,786	8.0%	4,567	7.4%	4,487	7.1%
20 - 24	6,694	11.2%	6,792	11.0%	6,534	10.3%
25 - 34	8,892	14.9%	9,494	15.4%	9,710	15.3%
35 - 44	6,911	11.5%	6,824	11.1%	7,424	11.7%
45 - 54	7,433	12.4%	6,796	11.0%	6,111	9.6%
55 - 64	5,879	9.8%	6,830	11.1%	7,197	11.3%
65 - 74	3,984	6.7%	4,930	8.0%	5,932	9.3%
75 - 84	2,548	4.3%	2,676	4.3%	3,081	4.8%
85+	1,020	1.7%	1,153	1.9%	1,321	2.1%

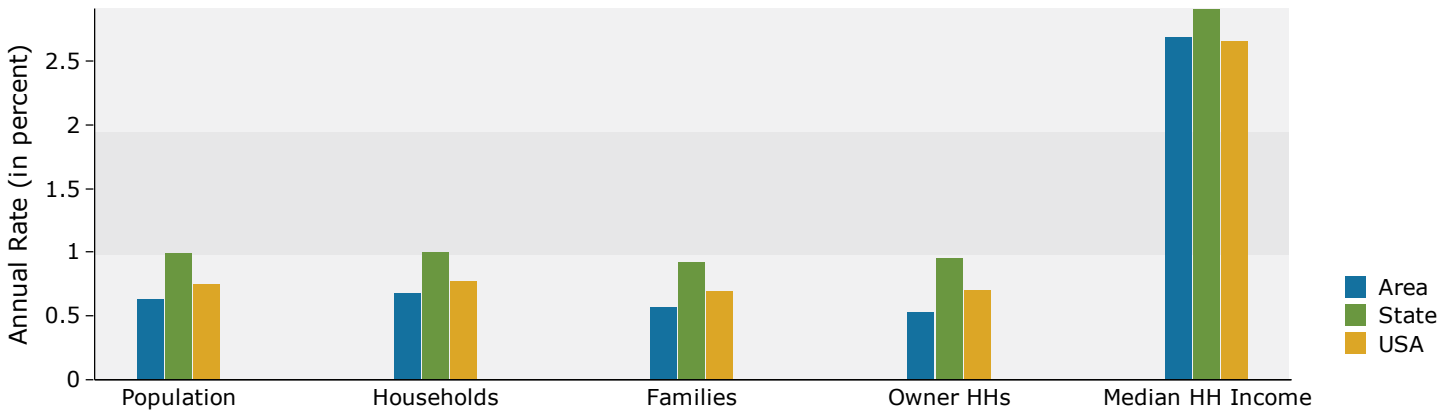
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,702	59.7%	36,035	58.4%	36,337	57.1%
Black Alone	17,229	28.8%	17,519	28.4%	17,733	27.9%
American Indian Alone	289	0.5%	330	0.5%	375	0.6%
Asian Alone	2,060	3.4%	2,328	3.8%	2,631	4.1%
Pacific Islander Alone	151	0.3%	184	0.3%	221	0.3%
Some Other Race Alone	1,803	3.0%	2,276	3.7%	2,835	4.5%
Two or More Races	2,605	4.4%	2,996	4.9%	3,490	5.5%
Hispanic Origin (Any Race)	5,043	8.4%	6,417	10.4%	8,055	12.7%

**Data Note:** Income is expressed in current dollars.

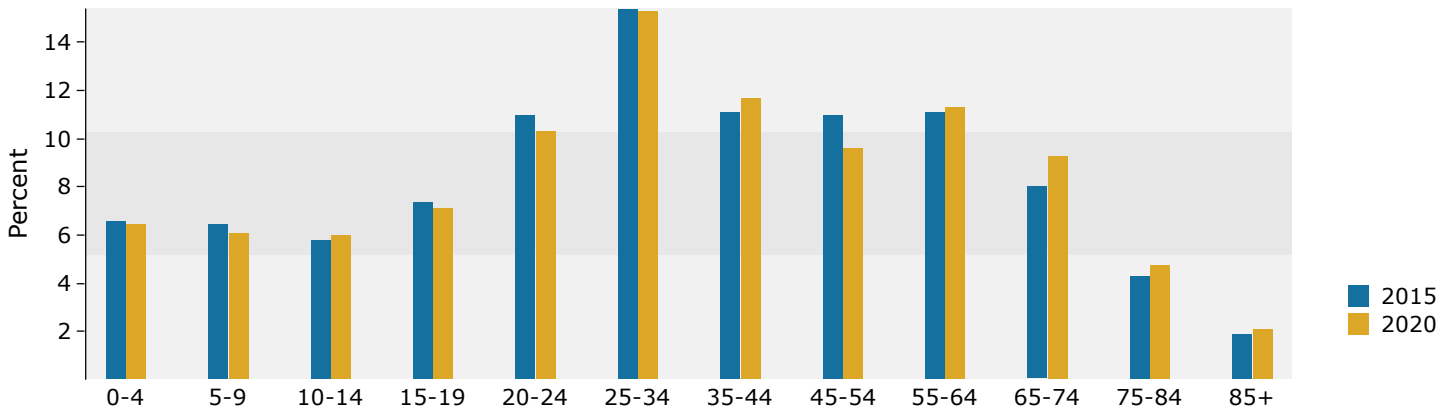
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



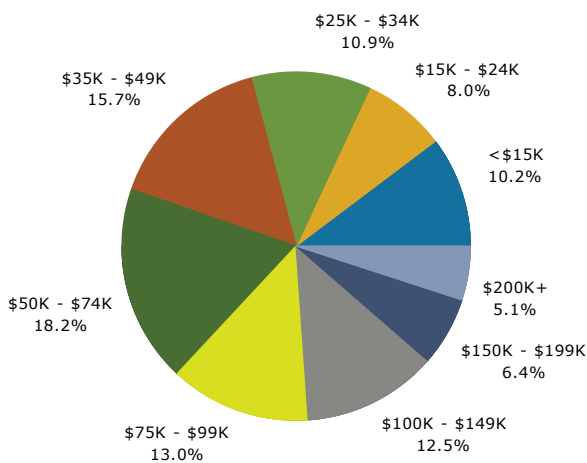
## Trends 2015-2020



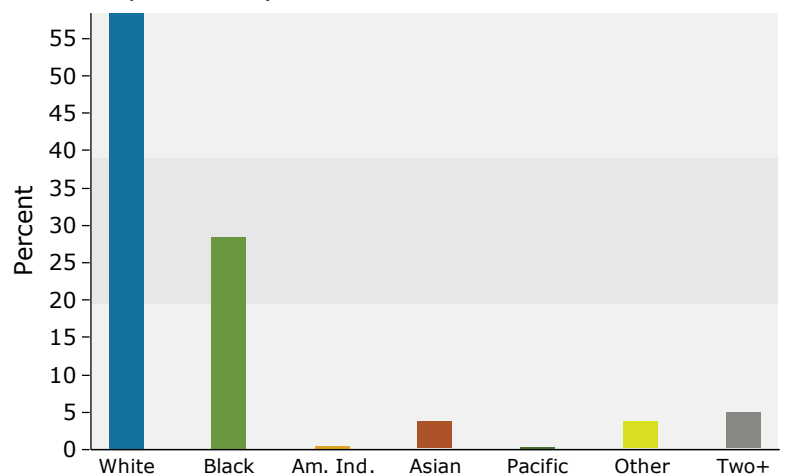
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 10.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## 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