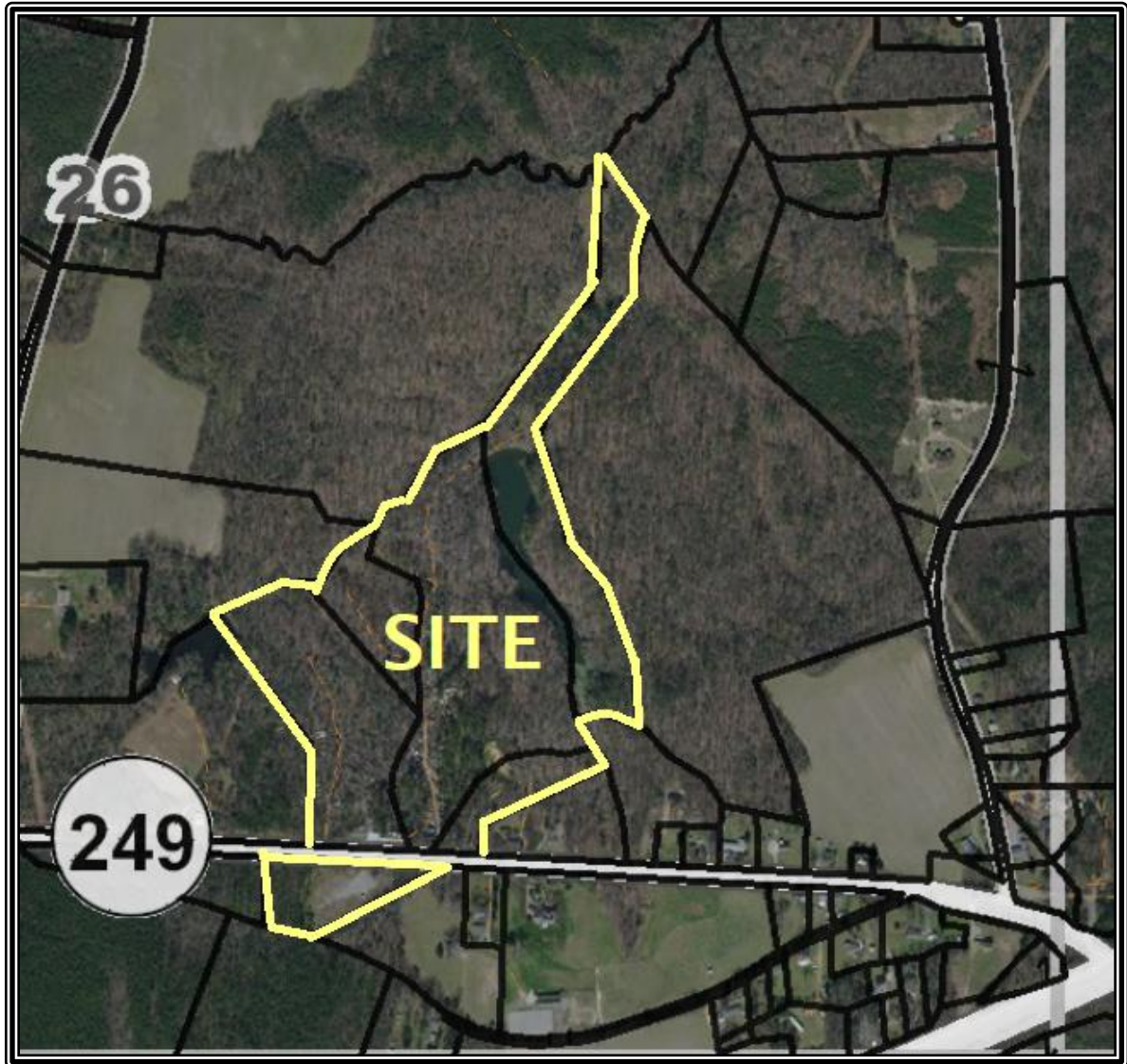


For Sale

± 55 Acres

16222 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

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
± 55 Acres
16222 New Kent Highway, New Kent County, Virginia

Location: 16222 New Kent Highway, New Kent County Virginia

Description: Philbates Junkyard is a highly renowned, existing operating salvage yard, off Interstate 64 located in New Kent County. Easily accessible from Exits 220 and 227 with a five-minute drive to the site, it is conveniently located between Richmond and Williamsburg. Miscellaneous auto and auto parts are located throughout the property. The auto, auto parts, and business license could potentially convey with the sale of the real estate.

Land Area: ± 55 Acres which includes a ± 5 acre pond on site

Sales 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

Newport News, Virginia, 23606

757.327.0333

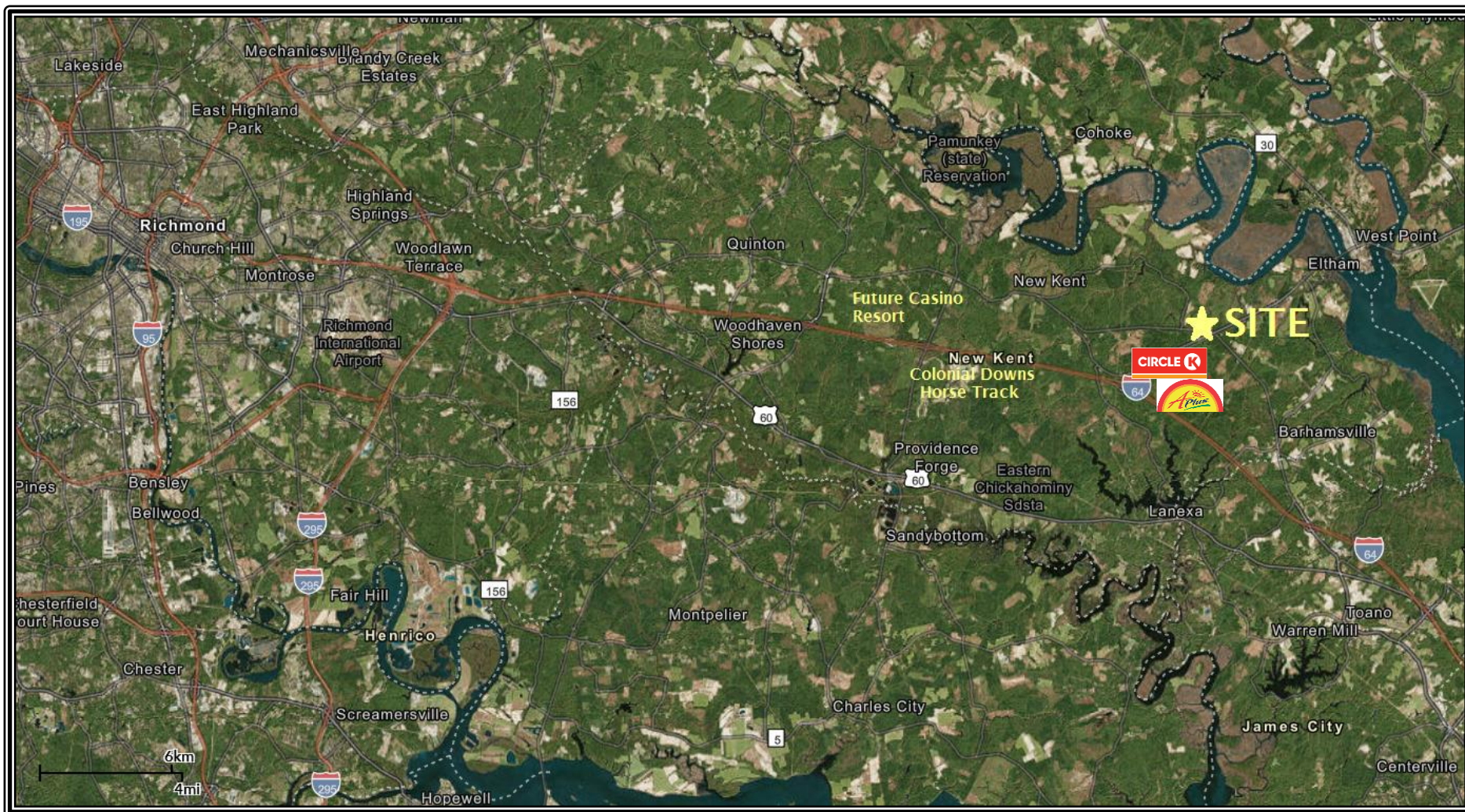
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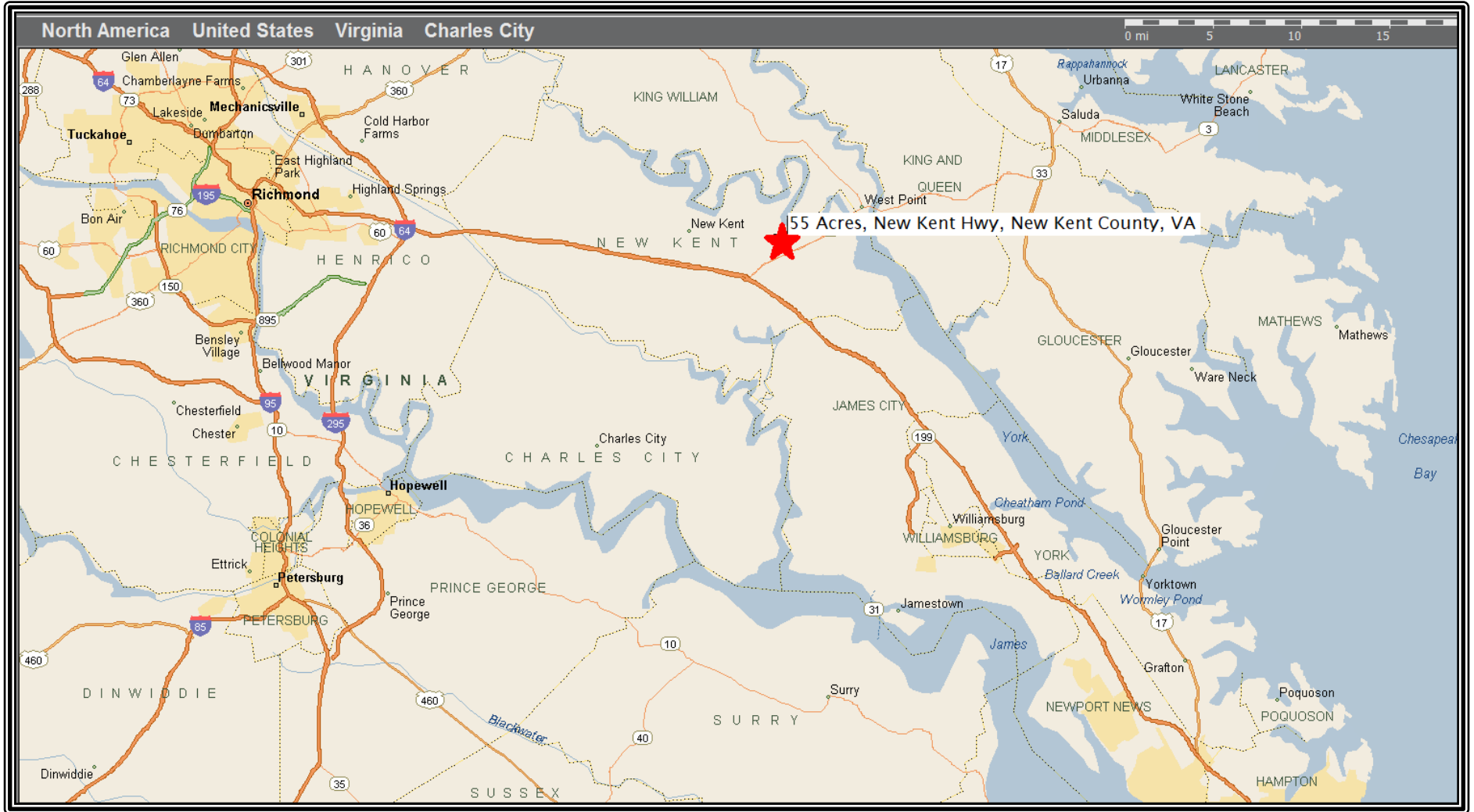
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This offer subject to errors and omissions or withdrawal without notice.*

± 55 Acres
New Kent Highway, New Kent, Virginia



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± 55 Acres
New Kent Highway, New Kent, Virginia



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

Demographic Summary Report

Philbates Junkyard 16220 New Kent Hwy, Lanexa, VA 23089

Building Type: **Specialty**
 Class: -
 RBA: **3,000 SF**
 Typical Floor: **3,000 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	235	859	4,111
2021 Estimate	208	769	3,714
2010 Census	164	681	3,395
Growth 2021 - 2026	12.98%	11.70%	10.69%
Growth 2010 - 2021	26.83%	12.92%	9.40%
2021 Population by Hispanic Origin	15	49	195
2021 Population	208	769	3,714
White	145 69.71%	535 69.57%	2,693 72.51%
Black	52 25.00%	197 25.62%	828 22.29%
Am. Indian & Alaskan	2 0.96%	5 0.65%	30 0.81%
Asian	2 0.96%	8 1.04%	45 1.21%
Hawaiian & Pacific Island	0 0.00%	1 0.13%	7 0.19%
Other	7 3.37%	24 3.12%	110 2.96%
U.S. Armed Forces	0	1	7
Households			
2026 Projection	86	296	1,397
2021 Estimate	76	264	1,257
2010 Census	59	230	1,132
Growth 2021 - 2026	13.16%	12.12%	11.14%
Growth 2010 - 2021	28.81%	14.78%	11.04%
Owner Occupied	67 88.16%	232 87.88%	1,093 86.95%
Renter Occupied	9 11.84%	32 12.12%	165 13.13%
2021 Households by HH Income	76	266	1,258
Income: <\$25,000	6 7.89%	24 9.02%	132 10.49%
Income: \$25,000 - \$50,000	16 21.05%	53 19.92%	207 16.45%
Income: \$50,000 - \$75,000	10 13.16%	35 13.16%	171 13.59%
Income: \$75,000 - \$100,000	14 18.42%	46 17.29%	193 15.34%
Income: \$100,000 - \$125,000	8 10.53%	36 13.53%	190 15.10%
Income: \$125,000 - \$150,000	8 10.53%	23 8.65%	125 9.94%
Income: \$150,000 - \$200,000	9 11.84%	32 12.03%	154 12.24%
Income: \$200,000+	5 6.58%	17 6.39%	86 6.84%
2021 Avg Household Income	\$101,118	\$100,303	\$102,954
2021 Med Household Income	\$85,714	\$86,413	\$90,414

Consumer Spending Report

Philbates Junkyard

16220 New Kent Hwy, Lanexa, VA 23089

Building Type: **Specialty**
 Class: -
 RBA: **3,000 SF**
 Typical Floor: **3,000 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



2021 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$2,817	\$9,903	\$48,194
Total Apparel	\$134	\$466	\$2,255
Women's Apparel	53	184	890
Men's Apparel	29	101	485
Girl's Apparel	9	30	148
Boy's Apparel	6	23	112
Infant Apparel	6	21	101
Footwear	31	107	518
Total Entertainment & Hobbies	\$414	\$1,490	\$7,418
Entertainment	40	182	1,038
Audio & Visual Equipment/Service	94	326	1,571
Reading Materials	5	19	93
Pets, Toys, & Hobbies	69	242	1,189
Personal Items	205	721	3,528
Total Food and Alcohol	\$684	\$2,388	\$11,618
Food At Home	349	1,222	5,928
Food Away From Home	290	1,009	4,918
Alcoholic Beverages	45	157	773
Total Household	\$470	\$1,647	\$8,029
House Maintenance & Repair	116	403	1,912
Household Equip & Furnishings	181	630	3,080
Household Operations	125	444	2,184
Housing Costs	48	171	853

Consumer Spending Report

Philbates Junkyard

16220 New Kent Hwy, Lanexa, VA 23089

2021 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$826	\$2,889	\$13,777
Vehicle Purchases	474	1,649	7,774
Gasoline	191	668	3,203
Vehicle Expenses	12	46	238
Transportation	62	218	1,080
Automotive Repair & Maintenance	87	307	1,482
Total Health Care	\$134	\$472	\$2,328
Medical Services	74	258	1,277
Prescription Drugs	46	162	796
Medical Supplies	15	52	255
Total Education/Day Care	\$155	\$551	\$2,769
Education	99	350	1,756
Fees & Admissions	56	201	1,012

Philbates Junkyard
16220 New Kent Hwy, Lanexa, VA 23089

Building Type: **Specialty**
Class: -
RBA: **3,000 SF**
Typical Floor: **3,000 SF**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	4	11	3
Retail & Wholesale Trade	0	0	0
Hospitality & Food Service	0	0	0
Real Estate, Renting, Leasing	0	0	0
Finance & Insurance	0	0	0
Information	0	0	0
Scientific & Technology Services	1	2	2
Management of Companies	0	0	0
Health Care & Social Assistance	0	0	0
Educational Services	0	0	0
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	0	0	0
Construction	3	9	3
Manufacturing	0	0	0
Agriculture, Mining, Fishing	0	0	0
Other Services	0	0	0

Demographic Detail Report

Philbates Junkyard 16220 New Kent Hwy, Lanexa, VA 23089

Building Type: **Specialty**
 Class: -
 RBA: **3,000 SF**
 Typical Floor: **3,000 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	235	859	4,111
2021 Estimate	208	769	3,714
2010 Census	164	681	3,395
Growth 2021 - 2026	12.98%	11.70%	10.69%
Growth 2010 - 2021	26.83%	12.92%	9.40%
2021 Population by Age			
	208	769	3,714
Age 0 - 4	11 5.29%	38 4.94%	180 4.85%
Age 5 - 9	10 4.81%	37 4.81%	185 4.98%
Age 10 - 14	12 5.77%	41 5.33%	196 5.28%
Age 15 - 19	13 6.25%	43 5.59%	185 4.98%
Age 20 - 24	14 6.73%	45 5.85%	191 5.14%
Age 25 - 29	16 7.69%	59 7.67%	266 7.16%
Age 30 - 34	14 6.73%	59 7.67%	287 7.73%
Age 35 - 39	12 5.77%	53 6.89%	272 7.32%
Age 40 - 44	12 5.77%	49 6.37%	248 6.68%
Age 45 - 49	13 6.25%	54 7.02%	267 7.19%
Age 50 - 54	14 6.73%	54 7.02%	273 7.35%
Age 55 - 59	16 7.69%	59 7.67%	296 7.97%
Age 60 - 64	15 7.21%	54 7.02%	266 7.16%
Age 65 - 69	12 5.77%	43 5.59%	212 5.71%
Age 70 - 74	11 5.29%	37 4.81%	181 4.87%
Age 75 - 79	6 2.88%	21 2.73%	105 2.83%
Age 80 - 84	3 1.44%	11 1.43%	53 1.43%
Age 85+	3 1.44%	11 1.43%	50 1.35%
Age 65+	35 16.83%	123 15.99%	601 16.18%
Median Age	40.60	40.90	41.90
Average Age	40.30	40.60	41.10

Demographic Detail Report

Philbates Junkyard 16220 New Kent Hwy, Lanexa, VA 23089

Radius	1 Mile	3 Mile	5 Mile
2021 Population By Race	208	769	3,714
White	145 69.71%	535 69.57%	2,693 72.51%
Black	52 25.00%	197 25.62%	828 22.29%
Am. Indian & Alaskan	2 0.96%	5 0.65%	30 0.81%
Asian	2 0.96%	8 1.04%	45 1.21%
Hawaiian & Pacific Island	0 0.00%	1 0.13%	7 0.19%
Other	7 3.37%	24 3.12%	110 2.96%
Population by Hispanic Origin	208	769	3,714
Non-Hispanic Origin	193 92.79%	720 93.63%	3,518 94.72%
Hispanic Origin	15 7.21%	49 6.37%	196 5.28%
2021 Median Age, Male	39.20	39.70	40.30
2021 Average Age, Male	39.60	39.80	40.20
2021 Median Age, Female	42.90	42.50	43.90
2021 Average Age, Female	41.60	41.50	42.00
2021 Population by Occupation Classification	171	644	3,116
Civilian Employed	99 57.89%	372 57.76%	1,807 57.99%
Civilian Unemployed	4 2.34%	16 2.48%	79 2.54%
Civilian Non-Labor Force	68 39.77%	255 39.60%	1,224 39.28%
Armed Forces	0 0.00%	1 0.16%	6 0.19%
Households by Marital Status			
Married	49	167	804
Married No Children	32	110	526
Married w/Children	17	57	278
2021 Population by Education	159	606	2,944
Some High School, No Diploma	5 3.14%	26 4.29%	159 5.40%
High School Grad (Incl Equivalency)	57 35.85%	217 35.81%	980 33.29%
Some College, No Degree	45 28.30%	182 30.03%	917 31.15%
Associate Degree	11 6.92%	41 6.77%	168 5.71%
Bachelor Degree	19 11.95%	73 12.05%	414 14.06%
Advanced Degree	22 13.84%	67 11.06%	306 10.39%

Demographic Detail Report

Philbates Junkyard 16220 New Kent Hwy, Lanexa, VA 23089

Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	176		664		3,290	
Real Estate & Finance	5	2.84%	18	2.71%	89	2.71%
Professional & Management	40	22.73%	183	27.56%	997	30.30%
Public Administration	4	2.27%	15	2.26%	91	2.77%
Education & Health	20	11.36%	84	12.65%	440	13.37%
Services	10	5.68%	46	6.93%	260	7.90%
Information	0	0.00%	0	0.00%	11	0.33%
Sales	22	12.50%	82	12.35%	413	12.55%
Transportation	0	0.00%	0	0.00%	3	0.09%
Retail	10	5.68%	39	5.87%	223	6.78%
Wholesale	0	0.00%	3	0.45%	24	0.73%
Manufacturing	15	8.52%	46	6.93%	185	5.62%
Production	13	7.39%	43	6.48%	176	5.35%
Construction	23	13.07%	62	9.34%	196	5.96%
Utilities	4	2.27%	13	1.96%	67	2.04%
Agriculture & Mining	0	0.00%	0	0.00%	6	0.18%
Farming, Fishing, Forestry	3	1.70%	7	1.05%	15	0.46%
Other Services	7	3.98%	23	3.46%	94	2.86%
2021 Worker Travel Time to Job	99		347		1,622	
<30 Minutes	41	41.41%	141	40.63%	607	37.42%
30-60 Minutes	49	49.49%	172	49.57%	837	51.60%
60+ Minutes	9	9.09%	34	9.80%	178	10.97%
2010 Households by HH Size	59		229		1,132	
1-Person Households	11	18.64%	44	19.21%	215	18.99%
2-Person Households	23	38.98%	88	38.43%	442	39.05%
3-Person Households	11	18.64%	41	17.90%	199	17.58%
4-Person Households	9	15.25%	36	15.72%	176	15.55%
5-Person Households	3	5.08%	13	5.68%	63	5.57%
6-Person Households	1	1.69%	5	2.18%	26	2.30%
7 or more Person Households	1	1.69%	2	0.87%	11	0.97%
2021 Average Household Size	2.70		2.60		2.60	
Households						
2026 Projection	86		296		1,397	
2021 Estimate	76		264		1,257	
2010 Census	59		230		1,132	
Growth 2021 - 2026	13.16%		12.12%		11.14%	
Growth 2010 - 2021	28.81%		14.78%		11.04%	

Demographic Detail Report

Philbates Junkyard						
16220 New Kent Hwy, Lanexa, VA 23089						
Radius	1 Mile		3 Mile		5 Mile	
2021 Households by HH Income	76		266		1,258	
<\$25,000	6	7.89%	24	9.02%	132	10.49%
\$25,000 - \$50,000	16	21.05%	53	19.92%	207	16.45%
\$50,000 - \$75,000	10	13.16%	35	13.16%	171	13.59%
\$75,000 - \$100,000	14	18.42%	46	17.29%	193	15.34%
\$100,000 - \$125,000	8	10.53%	36	13.53%	190	15.10%
\$125,000 - \$150,000	8	10.53%	23	8.65%	125	9.94%
\$150,000 - \$200,000	9	11.84%	32	12.03%	154	12.24%
\$200,000+	5	6.58%	17	6.39%	86	6.84%
2021 Avg Household Income	\$101,118		\$100,303		\$102,954	
2021 Med Household Income	\$85,714		\$86,413		\$90,414	
2021 Occupied Housing	76		264		1,258	
Owner Occupied	67	88.16%	232	87.88%	1,093	86.88%
Renter Occupied	9	11.84%	32	12.12%	165	13.12%
2010 Housing Units	67		247		1,247	
1 Unit	67	100.00%	240	97.17%	1,190	95.43%
2 - 4 Units	0	0.00%	7	2.83%	49	3.93%
5 - 19 Units	0	0.00%	0	0.00%	7	0.56%
20+ Units	0	0.00%	0	0.00%	1	0.08%
2021 Housing Value	68		231		1,093	
<\$100,000	4	5.88%	16	6.93%	66	6.04%
\$100,000 - \$200,000	9	13.24%	30	12.99%	143	13.08%
\$200,000 - \$300,000	26	38.24%	76	32.90%	311	28.45%
\$300,000 - \$400,000	24	35.29%	79	34.20%	346	31.66%
\$400,000 - \$500,000	2	2.94%	14	6.06%	120	10.98%
\$500,000 - \$1,000,000	3	4.41%	11	4.76%	71	6.50%
\$1,000,000+	0	0.00%	5	2.16%	36	3.29%
2021 Median Home Value	\$280,768		\$291,446		\$307,659	
2021 Housing Units by Yr Built	78		280		1,354	
Built 2010+	15	19.23%	35	12.50%	150	11.08%
Built 2000 - 2010	14	17.95%	57	20.36%	354	26.14%
Built 1990 - 1999	15	19.23%	47	16.79%	184	13.59%
Built 1980 - 1989	7	8.97%	33	11.79%	166	12.26%
Built 1970 - 1979	8	10.26%	32	11.43%	156	11.52%
Built 1960 - 1969	9	11.54%	32	11.43%	129	9.53%
Built 1950 - 1959	3	3.85%	12	4.29%	63	4.65%
Built <1949	7	8.97%	32	11.43%	152	11.23%
2021 Median Year Built	1992		1989		1990	

Traffic Count Report

Philbates Junkyard

16220 New Kent Hwy, Lanexa, VA 23089

Building Type: **Specialty**
 Class: -
 RBA: **3,000 SF**
 Typical Floor: **3,000 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 New Kent Hwy	Cooks Mill Rd	0.15 W	2018	1,074	MPSI	.17
2 New Kent Hwy	Cooks Mill Rd	0.15 W	2020	1,695	MPSI	.17
3 Angel View Ln	New Kent Hwy	0.21 S	2020	327	MPSI	.50
4 Pamunkey Church Rd	Langley Pines Ln	0.16 W	2020	20	MPSI	.67
5 New Kent Highway	Langley Pines Ln	0.06 SE	2018	2,000	ADT	.83

Philbates Junkyard
16220 New Kent Hwy, Lanexa, VA 23089

Building Type: **Specialty**
Class: -
RBA: **3,000 SF**
Typical Floor: **3,000 SF**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: -



Description	2010	2021	2026
Population	164	208	235
Age 0 - 4	7 4.27%	11 5.29%	13 5.53%
Age 5 - 9	8 4.88%	10 4.81%	12 5.11%
Age 10 - 14	15 9.15%	12 5.77%	12 5.11%
Age 15 - 19	18 10.98%	13 6.25%	13 5.53%
Age 20 - 24	6 3.66%	14 6.73%	14 5.96%
Age 25 - 29	7 4.27%	16 7.69%	16 6.81%
Age 30 - 34	7 4.27%	14 6.73%	16 6.81%
Age 35 - 39	10 6.10%	12 5.77%	15 6.38%
Age 40 - 44	13 7.93%	12 5.77%	14 5.96%
Age 45 - 49	14 8.54%	13 6.25%	14 5.96%
Age 50 - 54	13 7.93%	14 6.73%	14 5.96%
Age 55 - 59	12 7.32%	16 7.69%	15 6.38%
Age 60 - 64	12 7.32%	15 7.21%	16 6.81%
Age 65 - 69	8 4.88%	12 5.77%	15 6.38%
Age 70 - 74	5 3.05%	11 5.29%	13 5.53%
Age 75 - 79	3 1.83%	6 2.88%	10 4.26%
Age 80 - 84	2 1.22%	3 1.44%	6 2.55%
Age 85+	4 2.44%	3 1.44%	5 2.13%
Age 15+	134 81.71%	174 83.65%	196 83.40%
Age 20+	116 70.73%	161 77.40%	183 77.87%
Age 65+	22 13.41%	35 16.83%	49 20.85%
Median Age	42	41	42
Average Age	39.20	40.30	41.90

Population By Race	2010	2021	2026
White	118 71.95%	145 69.71%	159 67.66%
Black	39 23.78%	52 25.00%	62 26.38%
Am. Indian & Alaskan	1 0.61%	2 0.96%	2 0.85%
Asian	1 0.61%	2 0.96%	3 1.28%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	5 3.05%	7 3.37%	9 3.83%

Philbates Junkyard

16220 New Kent Hwy, Lanexa, VA 23089

Description	2010	2021	2026
Population by Race (Hispanic)	7	15	20
White	6 85.71%	13 86.67%	17 85.00%
Black	0 0.00%	2 13.33%	2 10.00%
Am. Indian & Alaskan	0 0.00%	0 0.00%	0 0.00%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	0 0.00%	0 0.00%	0 0.00%
Household by Household Income	60	76	86
<\$25,000	14 23.33%	6 7.89%	6 6.98%
\$25,000 - \$50,000	10 16.67%	16 21.05%	19 22.09%
\$50,000 - \$75,000	18 30.00%	10 13.16%	12 13.95%
\$75,000 - \$100,000	5 8.33%	14 18.42%	16 18.60%
\$100,000 - \$125,000	6 10.00%	8 10.53%	8 9.30%
\$125,000 - \$150,000	3 5.00%	8 10.53%	9 10.47%
\$150,000 - \$200,000	3 5.00%	9 11.84%	11 12.79%
\$200,000+	1 1.67%	5 6.58%	5 5.81%
Average Household Income	\$68,300	\$101,118	\$100,000
Median Household Income	\$61,154	\$85,714	\$84,375

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