

FOR SALE

ELTHAM ROAD (ROUTE 33) NEW KENT COUNTY, VIRGINIA

\$\$ PRICE ADJUSTMENT \$\$



PROPERTY OUTLINED ABOVE

+/- 84 ACRES OF LAND ON ROUTE 33

The information contained herein has been obtained from sources deemed to be reliable but is not warranted. This offer subject to errors and omissions, or withdrawal, without notice

FOR MORE INFORMATION:

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Waltz
COMMERCIAL REAL ESTATE LLC

INFORMATION

ABOUT THIS PROPERTY

- 84 acres of land in New Kent County on Route 33. The property is conveniently located between Richmond and Williamsburg,
- Tremendous road frontage, approximately 1 mile.
- Easy and quick access to Interstate 64.
- Virginia Department of Transportation is expanding Interstate 64 to three lanes each direction between Richmond and Williamsburg.
- There is an expansion of the Hampton Roads Bridge Tunnel, a \$3.8 billion dollar project which will enhance travel throughout Hampton Roads and Richmond's MSA's.
- Currently +/- 25 developable acres with the potential for additional developable acreage.

PRICING

- **\$1,399,000.00** - \$16,654 an acre

ZONING

- Zoned Economic Opportunity - Multiple uses allowed by right.

[https://library.municode.com/va/new_kent_county/codes/code_of_ordinances?](https://library.municode.com/va/new_kent_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH98ZO_ARTIIGEARFRYAHESEPEREST_S98-62TALAUS)

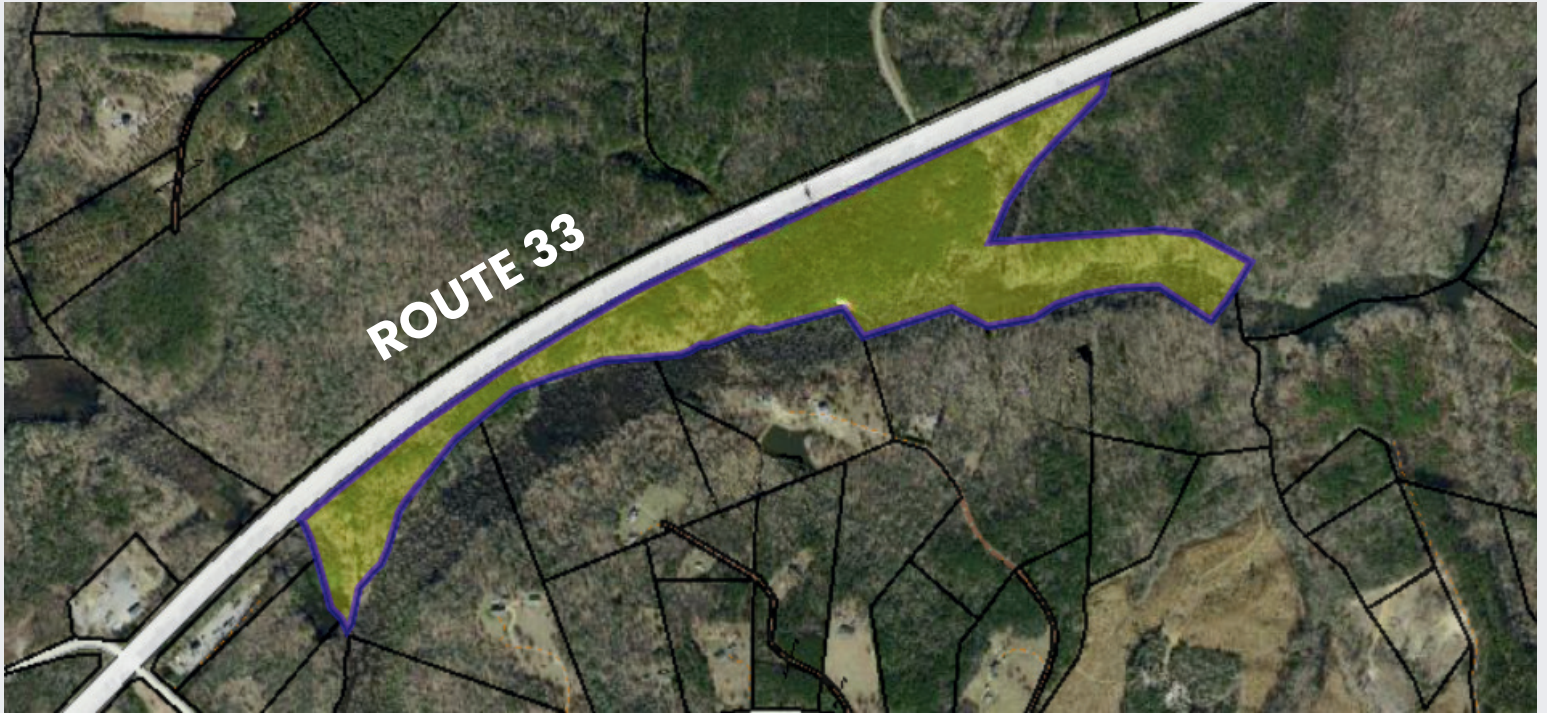
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LOCAL MAP



- New 800,000 SF Auto Zone Distribution Center
- Future 1.4 Million SF Target Distribution Center
- Buc-ee's, a travel center & gas station, anticipated to open in 2027
- Carmax development plan includes a vehicle repair shop and auction center, to be completed in 2025
- Roughly 11,000 vehicles per day

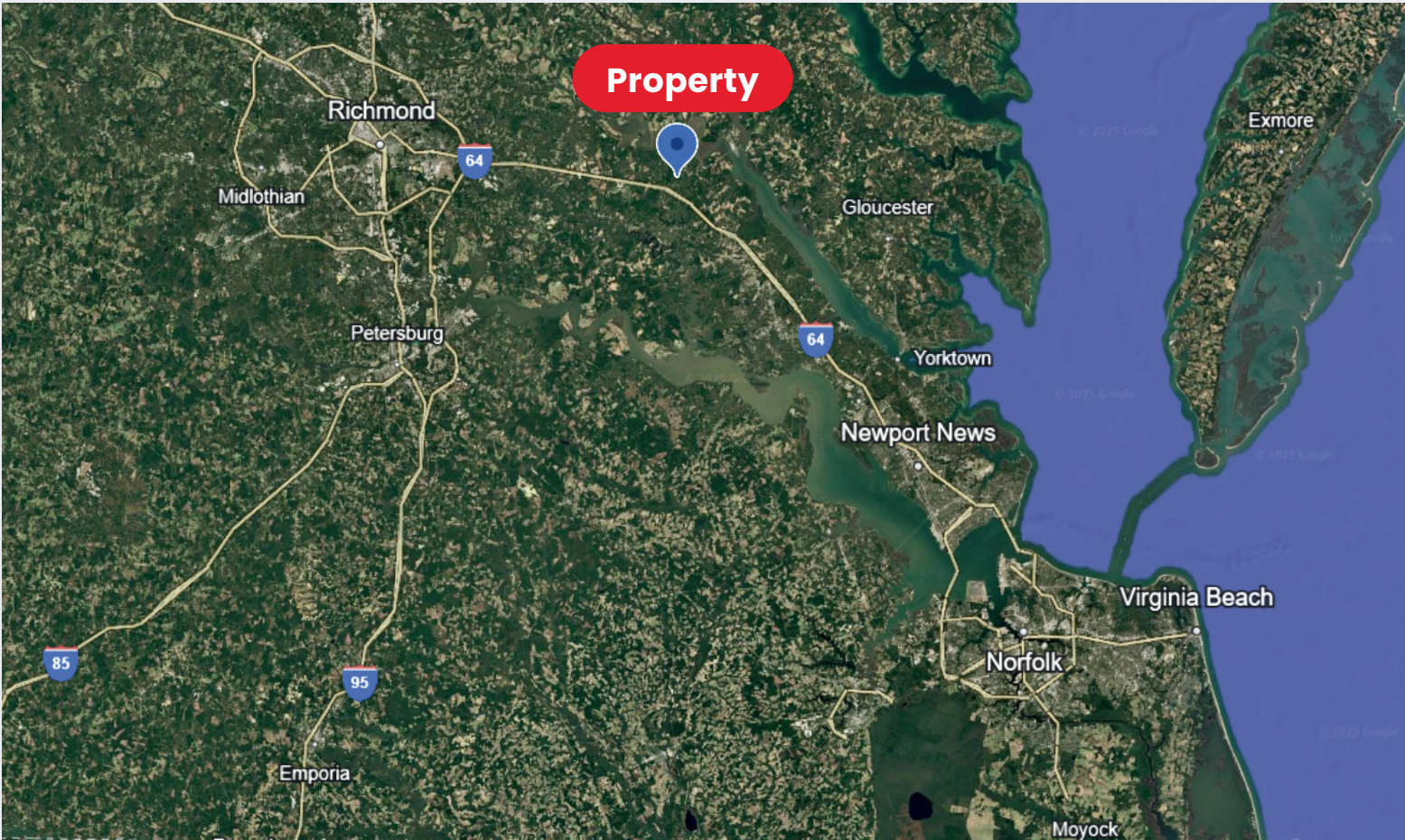
MAP FROM NEW KENT COUNTY



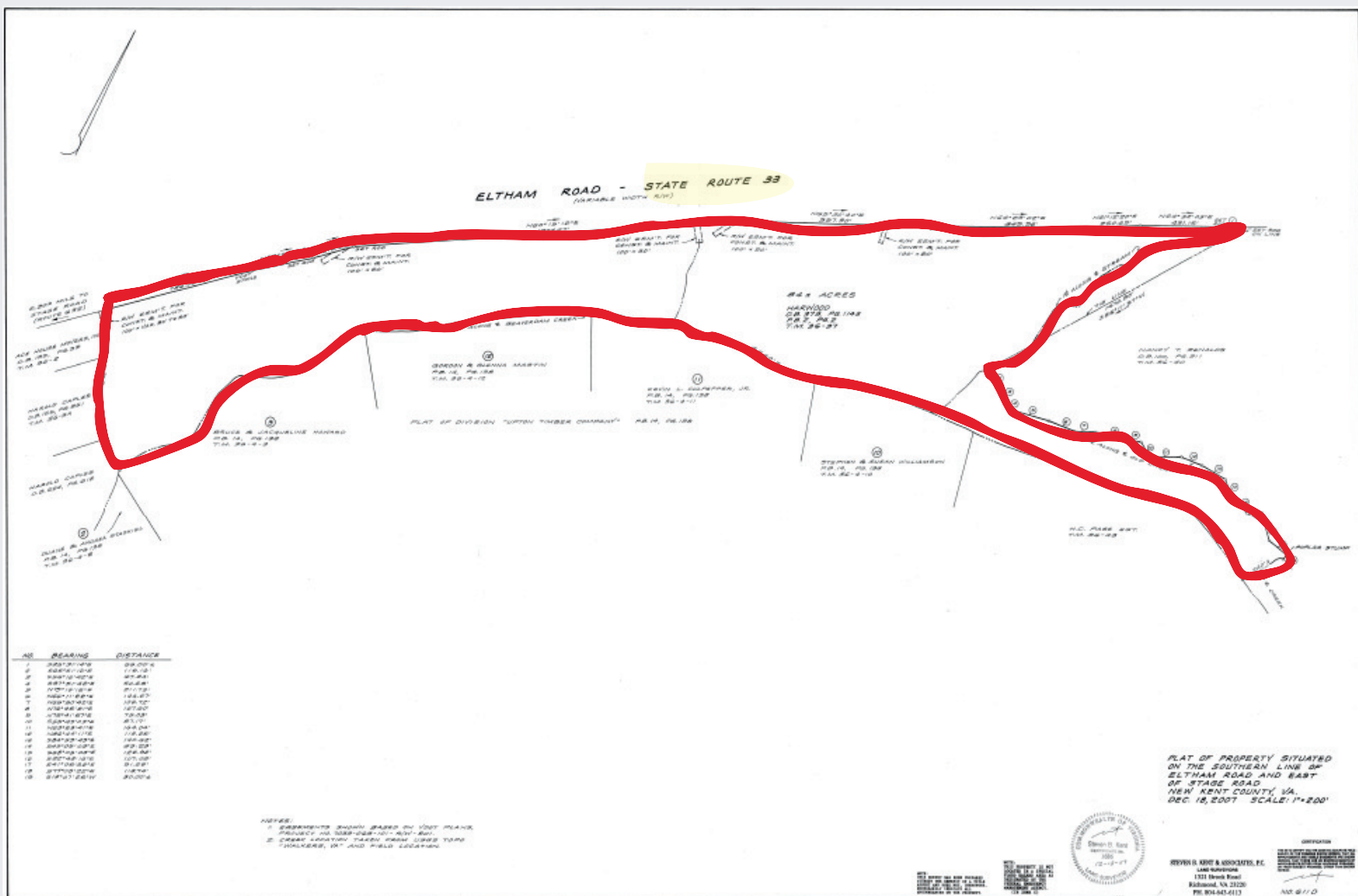
Property highlighted in purple.

- **+/- 84 Acres of land with approximately 1 miles of frontage on Route 33 (Eltham Road)**

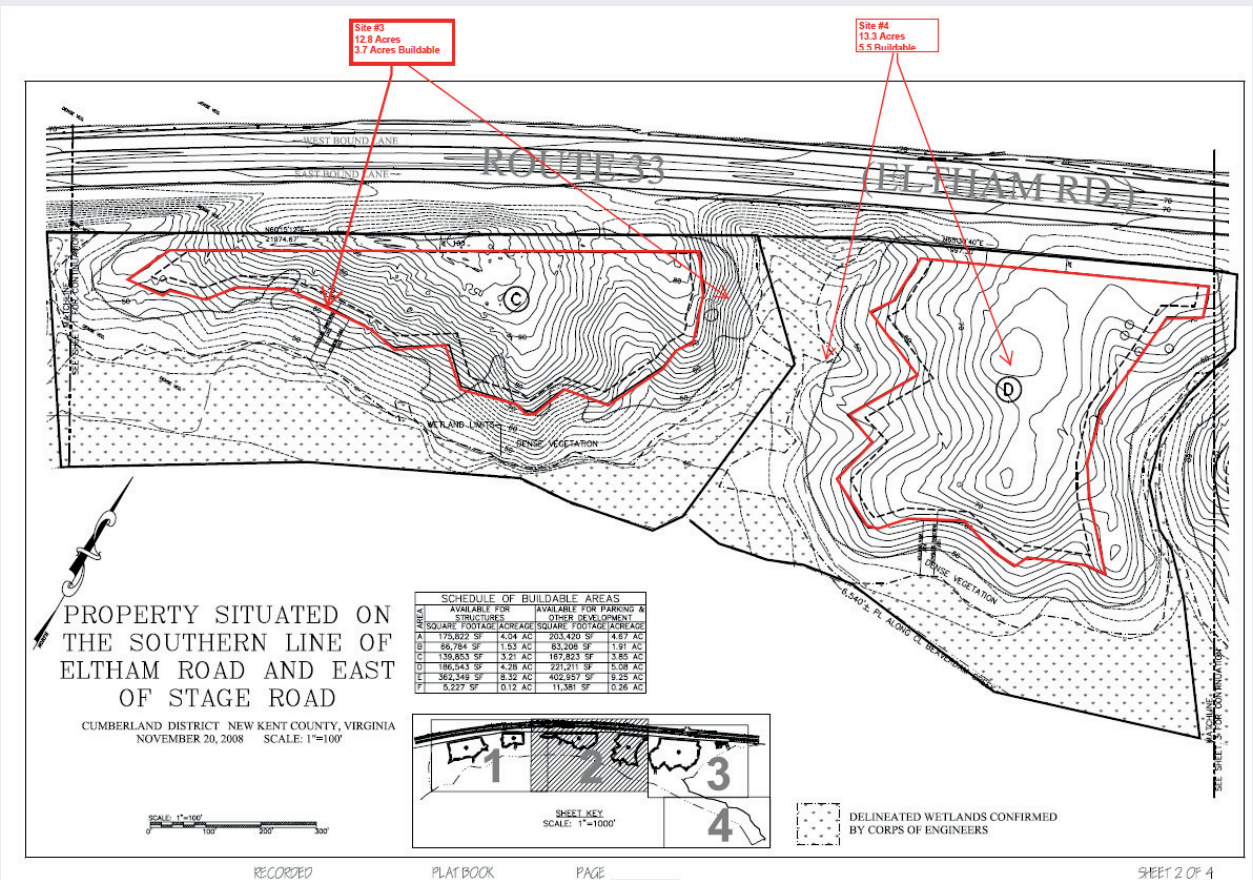
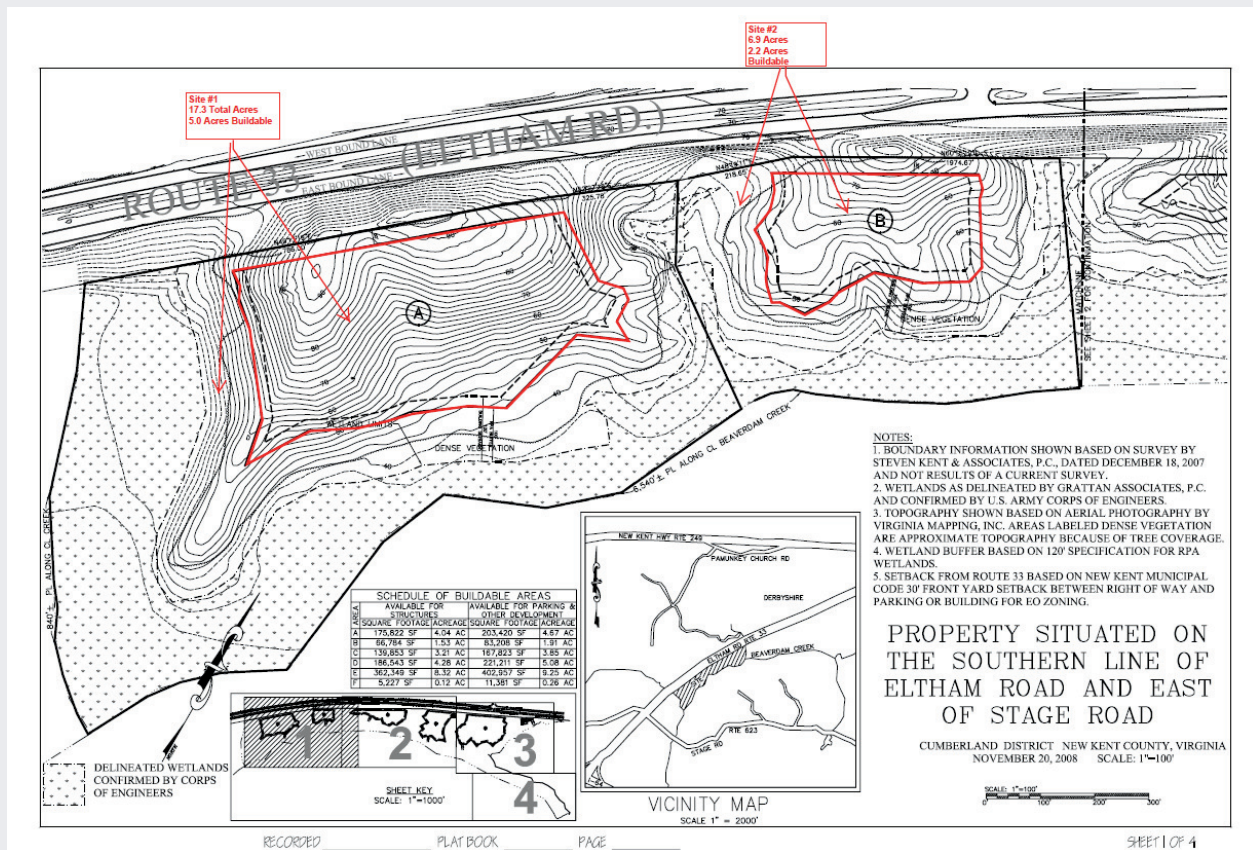
REGIONAL MAP



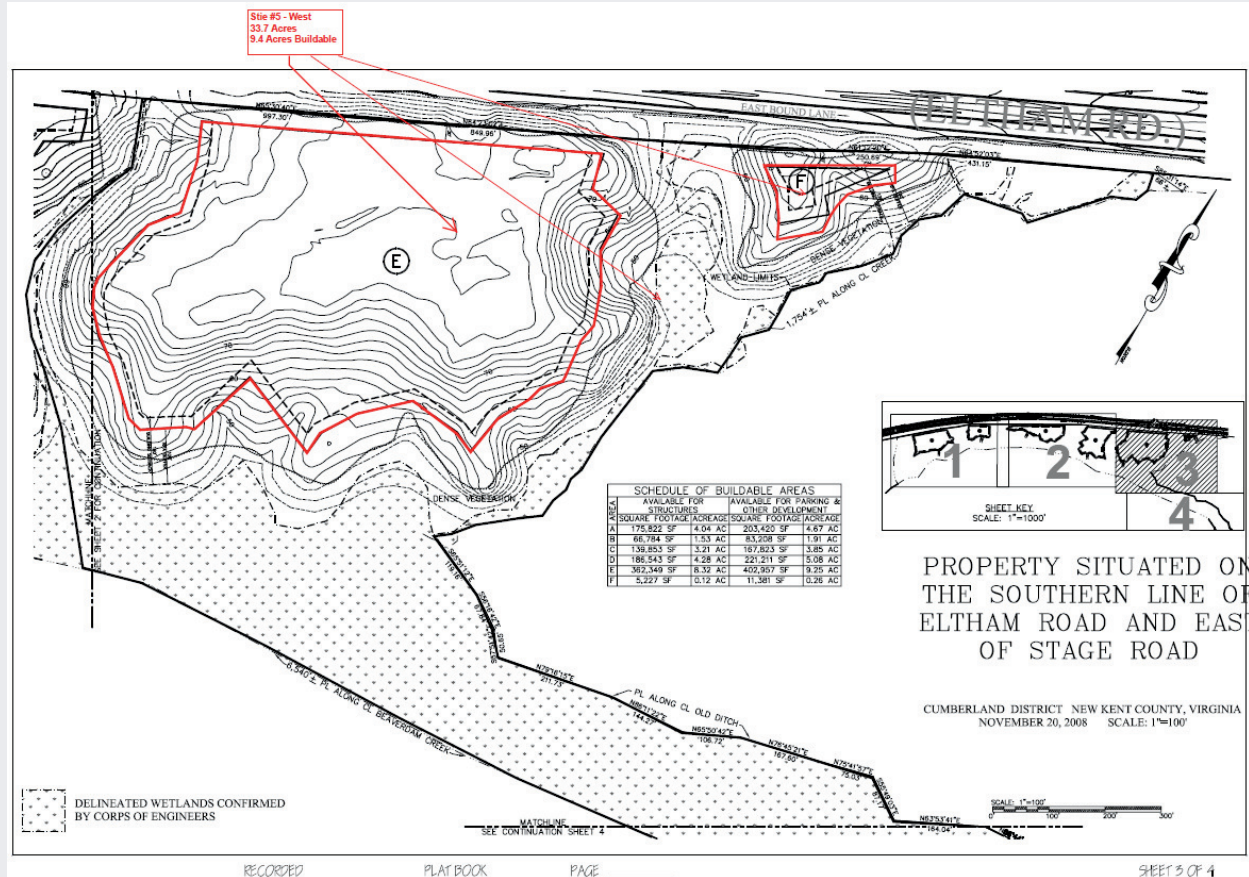
PLAT



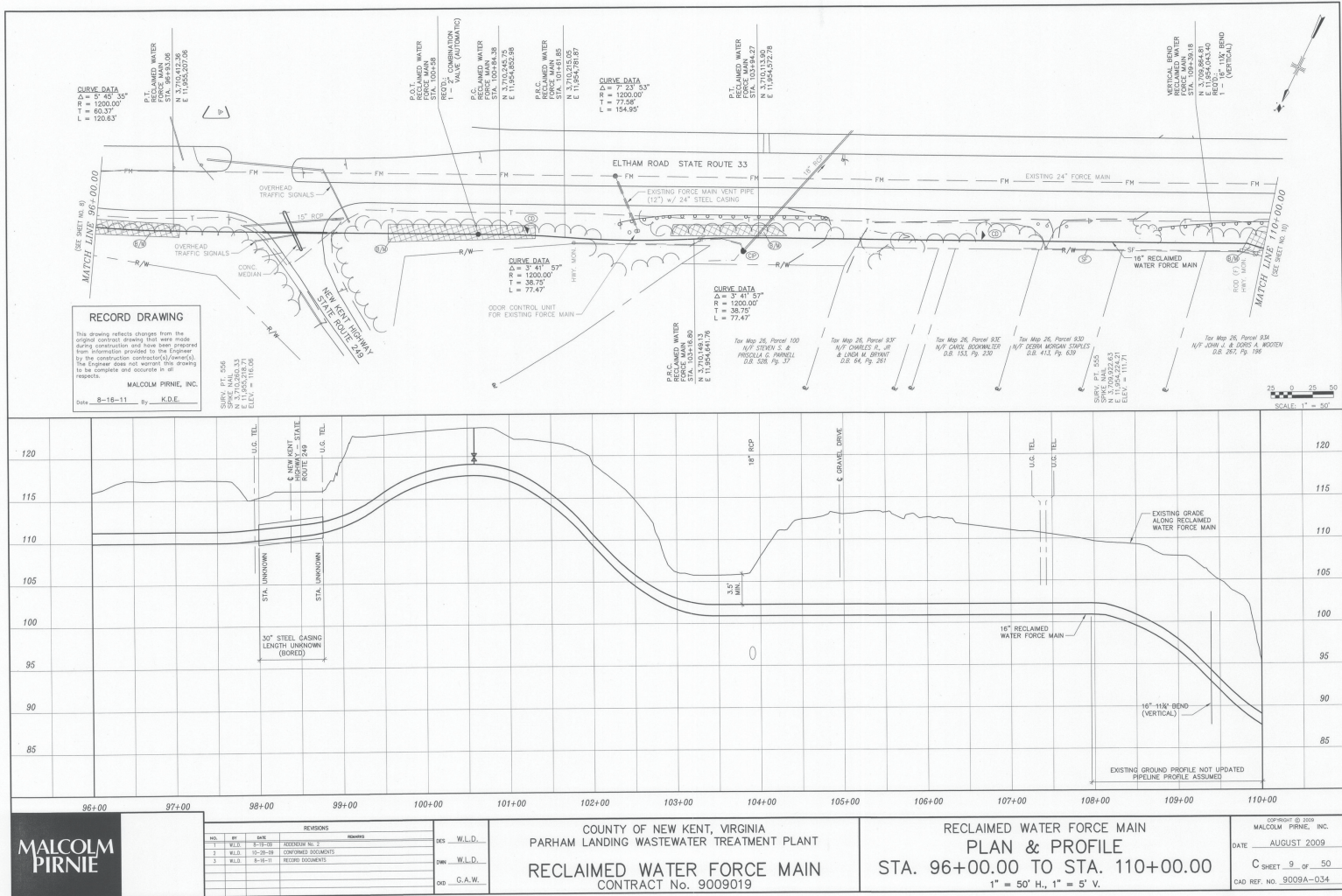
POTENTIAL SITES FOR DEVELOPMENT – 1



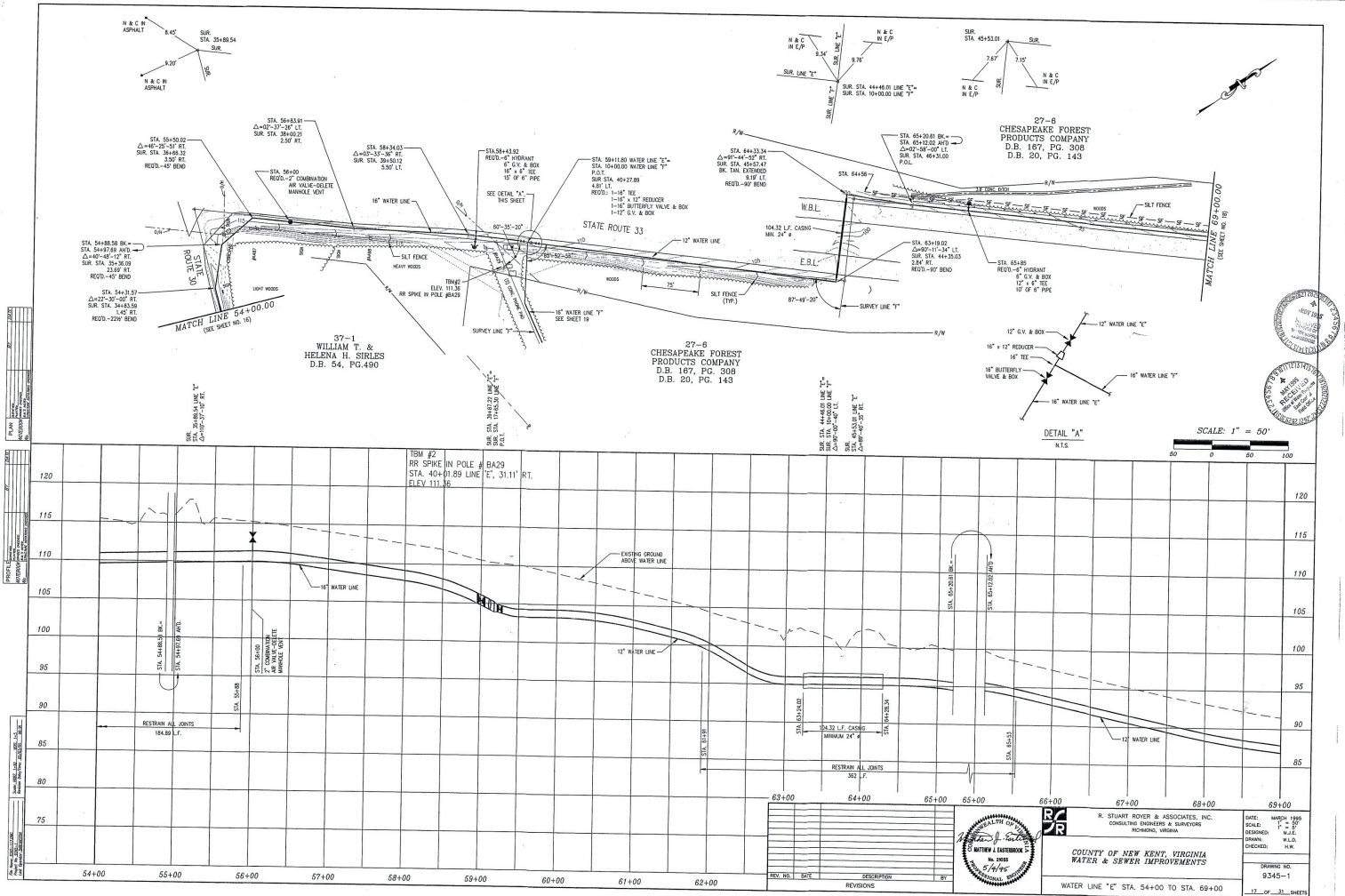
POTENTIAL SITES FOR DEVELOPMENT – 2



WATER AND SEWER - 1



WATER AND SEWER – 2



AGENCY DISCLOSURE

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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.

Waltz Commercial Real Estate, LLC is the x Listing Broker, Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

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