

Brookwood Drive Condominium Williamsburg, Virginia For Sale/Lease



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Vince Campana
Campana Waltz Commercial Real Estate, L.L.C.
11832 Fishing Point Dr, Suite 400
Newport News, Virginia 23606
757.327.0333
Vincel@campanawaltz.com



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/LAND LEASE

**Brookwood Drive Condominium
91 Brookwood Drive
Williamsburg, Virginia**

Location:	91 Brookwood Drive.
Building Size:	Up top 3800 Square Feet.
Lot Size:	27,971 sq. ft.
Utilities:	All standard utilities available, including gas.
Parking:	Dependent on lot layout. 3800 sq. ft. would allow 14 parking spaces. Shared spaces also available.
Sales Price:	\$375,000.
Lease Rate:	\$50,000/per annum.
Zoning:	R8 Rural Residential.

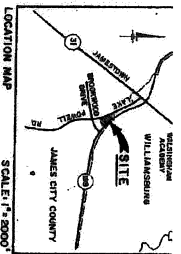
**Additional
Information:**

- Aerial
- Site Plan
- Location Map
- Demographics

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SCALE: 1" = 5000'

VERTICAL CONTROL:
 DATUM: NATIONAL GEODETIC VERTICAL DATUM 1988
 BENCH MARK: MARY I. WOODWARD

CONCRETE ANCHORAGE WITH STEERING
 THE ANCHORAGE IS TO BE LOCATED ON
 THE WEST SIDE OF THE ROAD WITHIN
 50' OF THE CURB LINE. THE ANCHORAGE
 SHALL BE 12" DIA. AND 10' LONG.
 ELEVATION = 102.18

GENERAL NOTES:
 1. THIS PLAN DOES NOT QUANTIFY EXTENT OR LOCATION OF ANY UNDEVELOPED UTILITIES.
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND REPORT TO THE ENGINEER.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.
 6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE NOTED.
 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE NOTED.
 8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPE UNLESS OTHERWISE NOTED.
 9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE NOTED.
 10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE NOTED.
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 19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE NOTED.
 20. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE NOTED.

PARKING BREAKDOWN

PARKING REQUIRED:	27 SPACES
LA PETITE ACADEMY (3,400)	27 SPACES
FUTURE OFFICE BLDG (3,400)	18 SPACES
FUTURE OFFICE BLDG (3,400)	18 SPACES
TOTAL 51 SPACES	

PARKING PROVIDED:

LA PETITE ACADEMY	27 SPACES
EXIST. VET. BLDG.	16 SPACES
FUTURE OFFICE BLDG.	20 SPACES
TOTAL 63 SPACES	

LANDSCAPE PLANT SCHEDULE

SHRUB: JUNIPER (SMALL) (HEIGHT 6')	1
AZALEA (HEIGHT 6')	1
MONDO GRASS (GROUND COVER) (HEIGHT 4')	1
PIERIS (SMALL) (HEIGHT 6')	1
PHORTULIA (SMALL) (HEIGHT 6')	1
DOGWOOD (TREE) (HEIGHT 6')	1
ORANGE WHOLE (TREE) (HEIGHT 6')	1

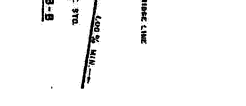
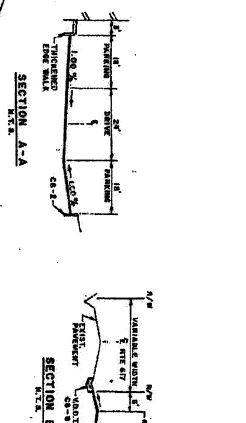
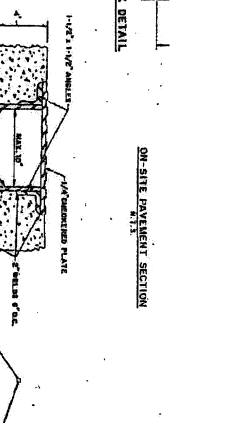
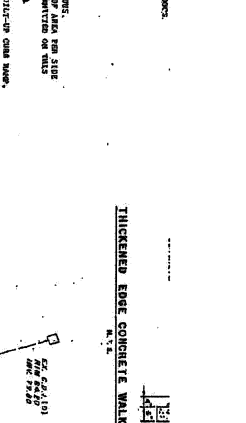
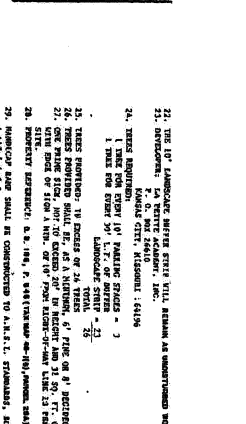
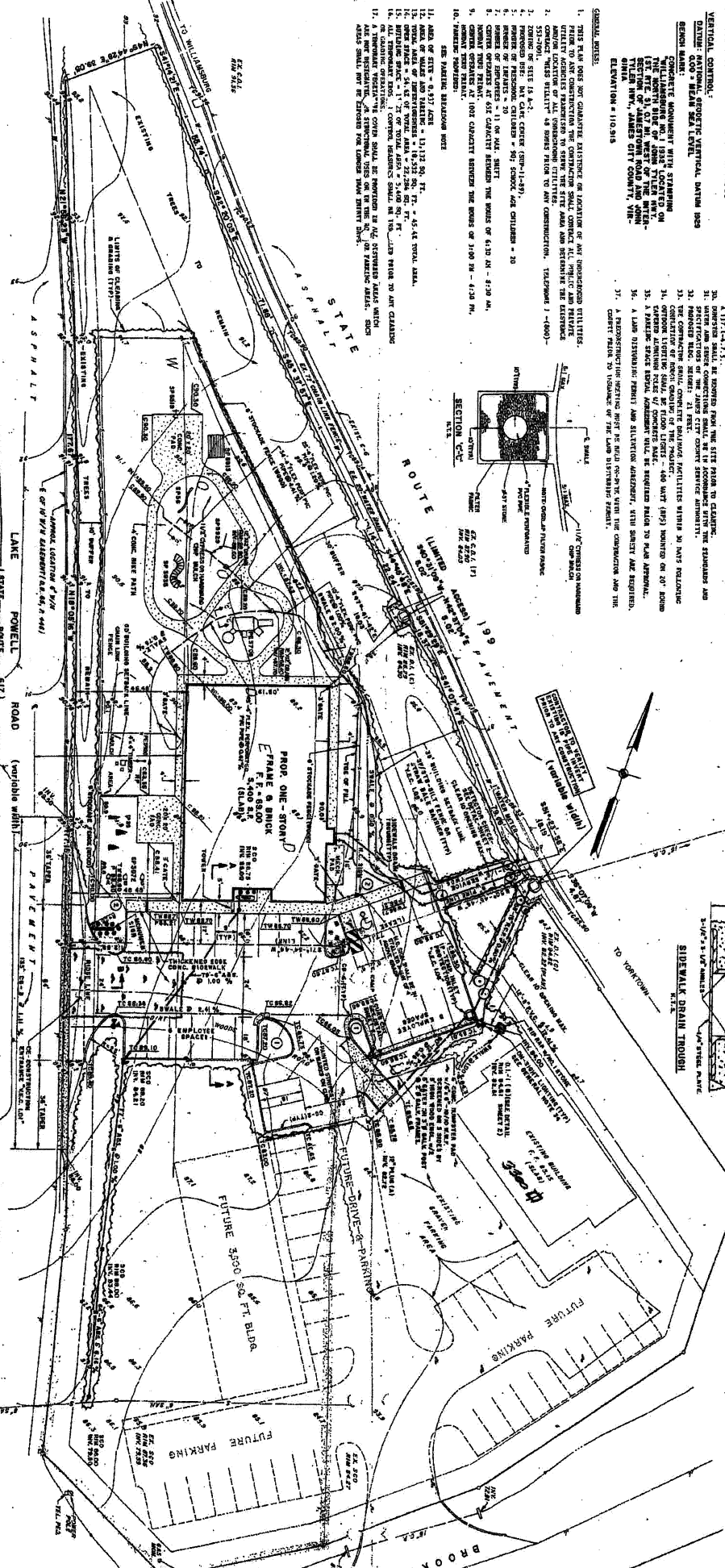
LEGEND

HOUSING	RESIDENTIAL
OFFICE	OFFICE
RETAIL	RETAIL
INDUSTRIAL	INDUSTRIAL
UTILITY	UTILITY
ROAD	ROAD
RAILROAD	RAILROAD
WATER	WATER
SEWER	SEWER
STORM	STORM
POWER	POWER
TELEPHONE	TELEPHONE
TELEVISION	TELEVISION

DATE SHEET

DESIGN: 5/18/88	SCALE: 1" = 100'	SHEET: 1 OF 2
CONSTRUCTION: 5/18/88	DATE: 5/18/88	NO. 1123
PROJECT: LA PETITE ACADEMY	CLIENT: JAMES CITY COUNTY	ENGINEER: JAMES CITY COUNTY

LA PETITE ACADEMY, INC.
 JAMES CITY COUNTY, VIRGINIA
 THE SHIRAZ GROUP, LTD.
 SURVEYORS & ENGINEERS & PLANNERS
 1123 N. MAIN ST., SUITE 100
 JAMES CITY, VIRGINIA 23164



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Brookwood Condominium
 91 Brookwood Drive
 Williamsburg, VA 23185
 County: James City

CONTACT LISTING BROKER
Skip Campana (757) 327-0333
 Ext: 203

**Campana Waltz Commercial
 Real Estate, LLC**

Population	1-mi.	3-mi.	5-mi.
2008 Male Population	2,118	12,477	27,061
2008 Female Population	2,458	14,360	30,079
% 2008 Male Population	46.28%	46.49%	47.36%
% 2008 Female Population	53.72%	53.51%	52.64%
2008 Total Adult Population	3,856	23,177	48,011
2008 Total Daytime Population	5,187	31,076	61,309
2008 Total Daytime Work Population	2,589	16,098	30,680
2008 Median Age Total Population	44	38	42
2008 Median Age Adult Population	50	44	47
2008 Age 0-5	215	1,140	2,726
2008 Age 6-13	333	1,606	3,959
2008 Age 14-17	171	913	2,445
2008 Age 18-20	137	1,615	2,593
2008 Age 21-24	284	2,323	3,737
2008 Age 25-29	402	3,267	5,695
2008 Age 30-34	219	1,482	2,928
2008 Age 35-39	234	1,280	2,719
2008 Age 40-44	265	1,512	3,494
2008 Age 45-49	342	1,754	4,177
2008 Age 50-54	345	1,693	4,136
2008 Age 55-59	304	1,544	3,745
2008 Age 60-64	267	1,350	3,307
2008 Age 65-69	239	1,228	2,997
2008 Age 70-74	241	1,148	2,824
2008 Age 75-79	196	975	2,137
2008 Age 80-84	185	937	1,789
2008 Age 85+	195	1,070	1,734
% 2008 Age 0-5	4.70%	4.25%	4.77%
% 2008 Age 6-13	7.28%	5.98%	6.93%
% 2008 Age 14-17	3.74%	3.40%	4.28%
% 2008 Age 18-20	3.00%	6.02%	4.54%
% 2008 Age 21-24	6.21%	8.66%	6.54%
% 2008 Age 25-29	8.79%	12.17%	9.97%
% 2008 Age 30-34	4.79%	5.52%	5.12%
% 2008 Age 35-39	5.12%	4.77%	4.76%
% 2008 Age 40-44	5.79%	5.63%	6.11%
% 2008 Age 45-49	7.48%	6.54%	7.31%
% 2008 Age 50-54	7.54%	6.31%	7.24%
% 2008 Age 55-59	6.65%	5.75%	6.55%
% 2008 Age 60-64	5.84%	5.03%	5.79%
% 2008 Age 65-69	5.23%	4.58%	5.24%
% 2008 Age 70-74	5.27%	4.28%	4.94%

% 2008 Age 75-79	4.29%	3.63%	3.74%
% 2008 Age 80-84	4.04%	3.49%	3.13%
% 2008 Age 85+	4.26%	3.99%	3.03%
2008 White Population	4,166	22,784	46,782
2008 Black Population	164	2,395	6,829
2008 Asian/Hawaiian/Pacific Islander	117	868	1,627
2008 American Indian/Alaska Native	3	27	78
2008 Other Population (Incl 2+ Races)	126	763	1,825
2008 Hispanic Population	93	613	1,441
2008 Non-Hispanic Population	4,483	26,224	55,699
% 2008 White Population	91.04%	84.90%	81.87%
% 2008 Black Population	3.58%	8.92%	11.95%
% 2008 Asian/Hawaiian/Pacific Islander	2.56%	3.23%	2.85%
% 2008 American Indian/Alaska Native	0.07%	0.10%	0.14%
% 2008 Other Population (Incl 2+ Races)	2.75%	2.84%	3.19%
% 2008 Hispanic Population	2.03%	2.28%	2.52%
% 2008 Non-Hispanic Population	97.97%	97.72%	97.48%
2000 Non-Hispanic White	3,883	19,779	39,059
2000 Non-Hispanic Black	211	2,255	5,971
2000 Non-Hispanic Amer Indian/Alaska Native	4	78	168
2000 Non-Hispanic Asian	109	647	1,235
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	1
2000 Non-Hispanic Some Other Race	n/a	23	34
2000 Non-Hispanic Two or More Races	16	211	487
% 2000 Non-Hispanic White	91.95%	86.02%	83.18%
% 2000 Non-Hispanic Black	5.00%	9.81%	12.72%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.09%	0.34%	0.36%
% 2000 Non-Hispanic Asian	2.58%	2.81%	2.63%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.00%	0.10%	0.07%
% 2000 Non-Hispanic Two or More Races	0.38%	0.92%	1.04%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	4,576	26,837	57,141
2008 Total Households	2,109	10,362	23,849
Population Change 1990-2008	1,345	8,085	20,599
Household Change 1990-2008	706	4,289	10,845
% Population Change 1990-2008	41.63%	43.12%	56.37%
% Household Change 1990-2008	50.32%	70.62%	83.40%
Population Change 2000-2008	308	3,402	9,435
Household Change 2000-2008	303	2,292	5,739
% Population Change 2000-2008	7.22%	14.52%	19.78%
% Households Change 2000-2008	16.78%	28.40%	31.69%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	1,912	8,638	19,669

2000 Occupied Housing Units	1,828	8,048	18,140
2000 Owner Occupied Housing Units	1,256	5,277	12,484
2000 Renter Occupied Housing Units	572	2,771	5,655
2000 Vacant Housing Units	84	590	1,529
% 2000 Occupied Housing Units	95.61%	93.17%	92.23%
% 2000 Owner Occupied Housing Units	65.69%	61.09%	63.47%
% 2000 Renter Occupied Housing Units	29.92%	32.08%	28.75%
% 2000 Vacant Housing Units	4.39%	6.83%	7.77%

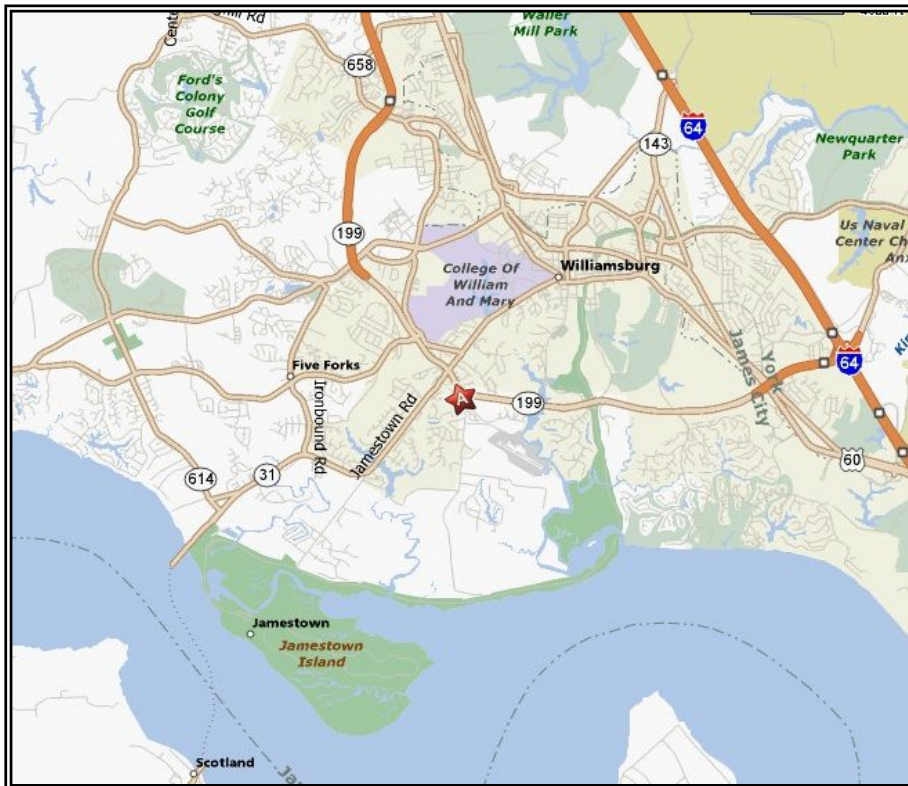
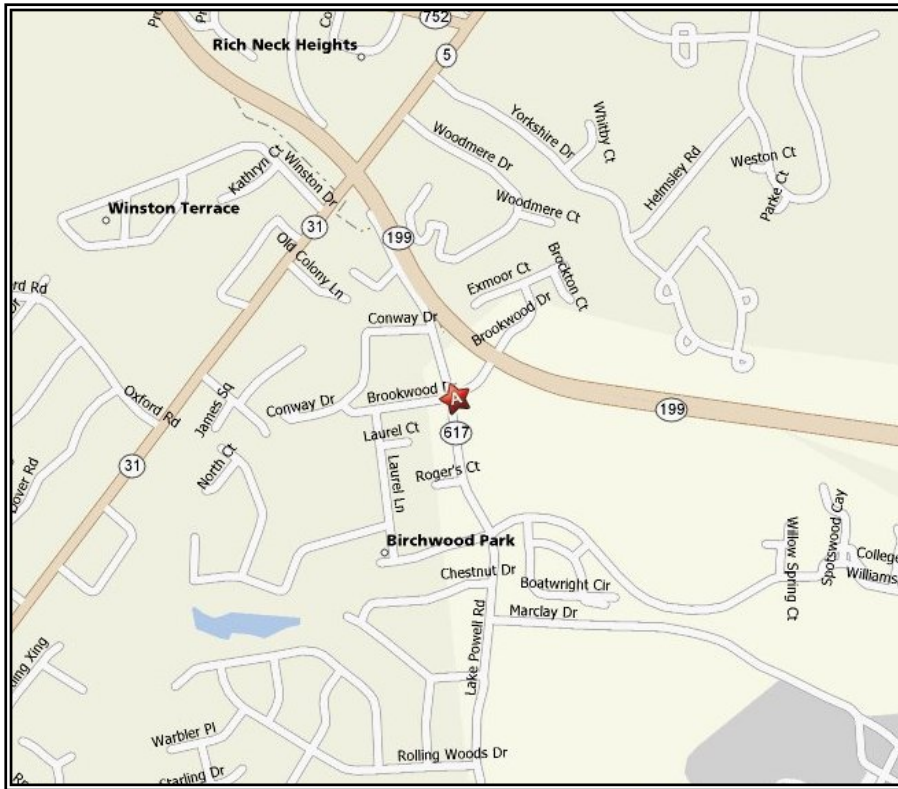
Income	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$62,705	\$61,247	\$58,854
2008 Per Capita Income	\$40,667	\$33,992	\$37,666
2008 Average Household Income	\$88,236	\$88,037	\$90,246
2008 Household Income < \$10,000	98	527	965
2008 Household Income \$10,000-\$14,999	100	621	1,039
2008 Household Income \$15,000-\$19,999	115	430	971
2008 Household Income \$20,000-\$24,999	146	457	871
2008 Household Income \$25,000-\$29,999	88	440	961
2008 Household Income \$30,000-\$34,999	64	432	1,183
2008 Household Income \$35,000-\$39,999	61	527	1,223
2008 Household Income \$40,000-\$44,999	76	392	1,127
2008 Household Income \$45,000-\$49,999	33	370	1,275
2008 Household Income \$50,000-\$59,999	197	848	2,608
2008 Household Income \$60,000-\$74,999	424	1,646	3,391
2008 Household Income \$75,000-\$99,999	361	1,911	4,367
2008 Household Income \$100,000-\$124,999	161	854	1,861
2008 Household Income \$125,000-\$149,999	82	398	898
2008 Household Income \$150,000-\$199,999	62	281	549
2008 Household Income \$200,000-\$249,999	7	60	140
2008 Household Income \$250,000-\$499,999	33	164	409
2008 Household Income \$500,000+	1	4	11
2008 Household Income \$200,000+	41	228	560
% 2008 Household Income < \$10,000	4.65%	5.09%	4.05%
% 2008 Household Income \$10,000-\$14,999	4.74%	5.99%	4.36%
% 2008 Household Income \$15,000-\$19,999	5.45%	4.15%	4.07%
% 2008 Household Income \$20,000-\$24,999	6.92%	4.41%	3.65%
% 2008 Household Income \$25,000-\$29,999	4.17%	4.25%	4.03%
% 2008 Household Income \$30,000-\$34,999	3.03%	4.17%	4.96%
% 2008 Household Income \$35,000-\$39,999	2.89%	5.09%	5.13%
% 2008 Household Income \$40,000-\$44,999	3.60%	3.78%	4.73%
% 2008 Household Income \$45,000-\$49,999	1.56%	3.57%	5.35%
% 2008 Household Income \$50,000-\$59,999	9.34%	8.18%	10.94%
% 2008 Household Income \$60,000-\$74,999	20.10%	15.88%	14.22%
% 2008 Household Income \$75,000-\$99,999	17.12%	18.44%	18.31%
% 2008 Household Income \$100,000-\$124,999	7.63%	8.24%	7.80%
% 2008 Household Income \$125,000-\$149,999	3.89%	3.84%	3.77%
% 2008 Household Income \$150,000-\$199,999	2.94%	2.71%	2.30%
% 2008 Household Income \$200,000-\$249,999	0.33%	0.58%	0.59%

% 2008 Household Income \$250,000-\$499,999	1.56%	1.58%	1.71%
% 2008 Household Income \$500,000+	0.05%	0.04%	0.05%
% 2008 Household Income \$200,000+	1.94%	2.20%	2.35%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$1,081,993	\$5,150,517	\$11,332,350
2008 Jewelry Stores	\$819,712	\$3,887,846	\$8,386,559
2008 Mens Clothing Stores	\$1,573,095	\$7,460,246	\$16,400,534
2008 Shoe Stores	\$1,450,963	\$6,859,380	\$15,333,174
2008 Womens Clothing Stores	\$2,738,481	\$12,790,018	\$28,256,118
2008 Automobile Dealers	\$19,604,888	\$88,345,513	\$195,756,496
2008 Automotive Parts/Acc/Repair Stores	\$2,378,144	\$11,028,902	\$24,308,591
2008 Other Motor Vehicle Dealers	\$711,292	\$3,362,344	\$7,478,111
2008 Tire Dealers	\$651,447	\$3,027,875	\$6,576,720
2008 Hardware Stores	\$306,742	\$1,531,266	\$4,079,840
2008 Home Centers	\$1,871,174	\$8,318,714	\$19,792,662
2008 Nursery/Garden Centers	\$691,420	\$3,207,484	\$6,954,876
2008 Outdoor Power Equipment Stores	\$243,288	\$1,002,004	\$2,269,592
2008 Paint/Wallpaper Stores	\$73,262	\$316,085	\$730,740
2008 Appliance/TV/Other Electronics Stores	\$1,822,361	\$8,682,622	\$18,958,931
2008 Camera/Photographic Supplies Stores	\$297,684	\$1,380,932	\$3,088,708
2008 Computer/Software Stores	\$895,099	\$4,086,493	\$9,137,588
2008 Beer/Wine/Liquor Stores	\$1,158,392	\$5,516,933	\$12,214,540
2008 Convenience/Specialty Food Stores	\$1,611,582	\$9,484,411	\$23,508,663
2008 Restaurant Expenditures	\$9,511,239	\$51,287,071	\$122,850,826
2008 Supermarkets/Other Grocery excl Conv	\$12,954,882	\$59,832,481	\$134,026,779
2008 Furniture Stores	\$1,874,079	\$8,704,454	\$19,214,788
2008 Home Furnishings Stores	\$1,188,175	\$5,734,149	\$12,703,145
2008 Gen Merch/Appliance/Furniture Stores	\$16,517,030	\$77,123,535	\$170,788,370
2008 Gasoline Stations w/ Convenience Stores	\$9,590,918	\$47,630,683	\$108,506,991
2008 Other Gasoline Stations	\$7,979,336	\$38,146,272	\$84,998,326
2008 Department Stores excl Leased Depts	\$18,339,390	\$85,806,156	\$189,747,300
2008 General Merchandise Stores	\$14,642,950	\$68,419,081	\$151,573,583
2008 Other Health/Personal Care Stores	\$1,242,954	\$5,613,450	\$12,492,344
2008 Pharmacies/Drug Stores	\$6,242,174	\$28,747,856	\$64,215,219
2008 Pet/Pet Supplies Stores	\$880,565	\$4,038,263	\$9,137,032
2008 Book/Periodical/Music Stores	\$262,071	\$1,320,512	\$2,793,487
2008 Hobby/Toy/Game Stores	\$346,941	\$1,198,613	\$3,034,134
2008 Musical Instrument/Supplies Stores	\$172,914	\$793,286	\$1,749,416
2008 Sewing/Needlework/Piece Goods Stores	\$51,332	\$249,352	\$562,265
2008 Sporting Goods Stores	\$1,020,921	\$5,494,852	\$11,903,485
2008 Video Tape Stores - Retail	\$151,406	\$706,447	\$1,557,673



Maps



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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