

30 ROBERT BRUCE ROAD, POQUOSON, VA 23662

33 APPROVED RESIDENTIAL LOTS ON 38± ACRE WATERFRONT PARCEL

Offered Exclusively By

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Subject Property Photos



“Cedar Creek”



Spectacular View from “Cedar Creek” towards Back River (Northwest Branch)



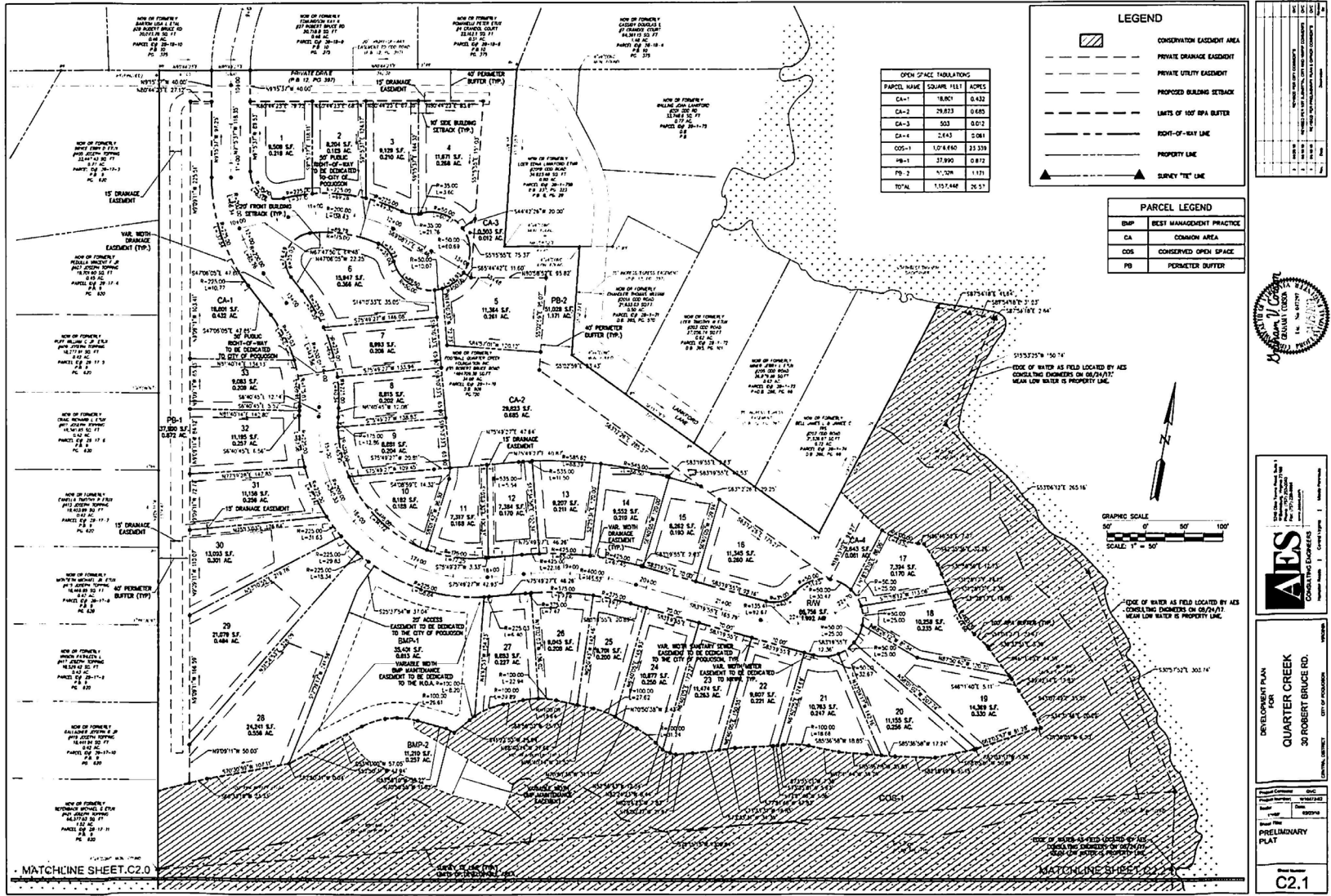
View of High Ground Areas



Aerial Overview



Approved Plan



Poquoson Data

Poquoson is centrally located on the Virginia Peninsula with easy access to larger metropolitan areas. The 16 square mile city features 87 miles of beautiful shoreline and just 15 minutes by boat to the rich fishing grounds of the Chesapeake Bay. The population of the city as of 2015 was 12,230 persons.

Additionally, the City is just 6 minutes from I-64 and approximately 15 minutes travel time from Newport News/ Williamsburg International Airport. The City of Poquoson is business friendly, intent on increasing patronage for its existing businesses and supporting economic growth in the retail trade area. A desirable quality of life surrounds the City with low crime rates, outstanding schools, a civic-minded citizenry and convenient shopping opportunities position Poquoson for continued business prosperity.

National Awards have further underscored the City's quality of life including Bloomberg's Business Week's selection as "Best Affordable Suburb in Virginia" and CNBC's inclusion of Poquoson on its U.S. List of "10 Perfect Suburbs". Access to waterways and boat ramps is a priority for the City. Poquoson resident's value community involvement and opportunities close to home.

90% of all residents have lived in their house longer than 1 year
85% of all residents own their own home
80% of families average 3 people or more
69% of City residents are married
47.5% of City residents have children 18 years of age or younger
The median family income for 2012 was \$86,611

Note: This information was obtained from the community profile for Economic Development Information