

# For Sale

± 8 acres of Land at the corner of Route 33 & Route 249  
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](mailto:Travis@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.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**  
**± 8 Acres at the Corner of Route 33 and 249**  
**New Kent, Virginia**

**Location:** Off Angel View Lane at the corner of Route 33 & Route 249, New Kent

**Description:** **SIGNALIZED CORNER PARCEL!** Between Richmond and Williamsburg, New Kent is the up and coming county for development. Located at the intersection of heavily traveled Route 33 & Route 249 is an 8 acre parcel ideal for Office, Retail, C-Stores, Carwash, Restaurant, and more. Easy close access to Interstate 64 as well as the Town of West Point.

**Land Area:** ± 8 Acres

**Sales Price:** \$575,000.00

**Zoning:** EO- Economic Opportunity. Multiple allowable uses by right are attached in the marketing package.

**General Information:**

- Rare opportunity
- Growing and well established area
- In close proximity to Saude Creek Vineyards, New Kent County Courthouse, and Government Offices.
- Excellent location

**Also included:**

- Aerial Maps
- Survey
- 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

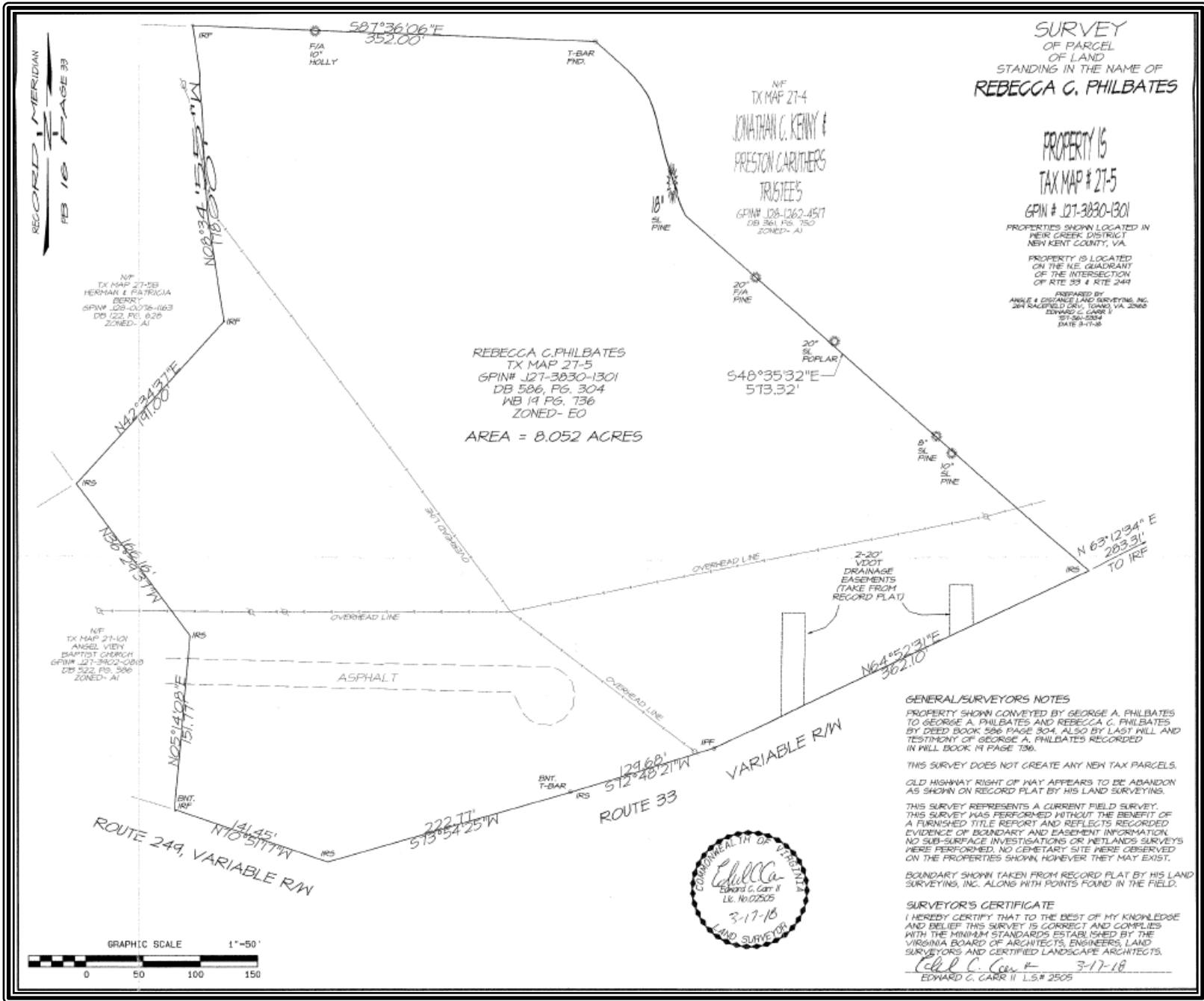
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**SURVEY**  
OF PARCEL  
OF LAND  
STANDING IN THE NAME OF  
**REBECCA C. PHILBATES**

**PROPERTY IS**  
**TAX MAP # 27-5**  
**GPIN # J27-3830-1301**

PROPERTIES SHOWN LOCATED IN  
NEAR CREEK DISTRICT  
NEW KENT COUNTY, VA.  
PROPERTY IS LOCATED  
ON THE NE QUADRANT  
OF THE INTERSECTION  
OF RTE 33 & RTE 249

PREPARED BY  
ANKLE & DISANGE LAND SURVEYING, INC.  
204 RACEFIELD DR., TOWNSVILLE, VA 22968  
EDWARD C. CARR II  
LS# 2505  
DATE 3-17-18

RECORD MERIDIAN  
FB 16 PAGE 33

N/F  
TX MAP 27-2B  
HERMAN & PATRICIA  
DEERY  
GPIN# J28-0276-1163  
DB 222 PG. 826  
ZONED- A1

N/F  
TX MAP 27-4  
JONATHAN C. KENNY &  
PRESTON CARITHERS  
TRUSTEES  
GPIN# J28-1262-4817  
DB 361 PG. 750  
ZONED- A1

REBECCA C. PHILBATES  
TX MAP 27-5  
GPIN# J27-3830-1301  
DB 586, PG. 304  
WB 19 PG. 736  
ZONED- EO  
**AREA = 8.052 ACRES**

N/F  
TX MAP 27-1Q1  
ANGEL VIEW  
BAPTIST CHURCH  
GPIN# J27-3402-0819  
DB 522 PG. 306  
ZONED- A1

**GENERAL/SURVEYORS NOTES**  
PROPERTY SHOWN CONVEYED BY GEORGE A. PHILBATES  
TO GEORGE A. PHILBATES AND REBECCA C. PHILBATES  
BY DEED BOOK 586 PAGE 304, ALSO BY LAST WILL AND  
TESTAMENT OF GEORGE A. PHILBATES RECORDED  
IN WILL BOOK H PAGE 790.

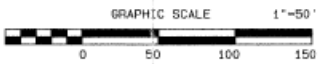
THIS SURVEY DOES NOT CREATE ANY NEW TAX PARCELS.  
OLD HIGHWAY RIGHT OF WAY APPEARS TO BE ABANDON  
AS SHOWN ON RECORD PLAT BY HIS LAND SURVEYING.

THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY.  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF  
A FURNISHED TITLE REPORT AND REFLECTS RECORDED  
EVIDENCE OF BOUNDARY AND EASEMENT INFORMATION.  
NO SUB-SURFACE INVESTIGATIONS OR WETLANDS SURVEYS  
WERE PERFORMED. NO CEMETARY SITE WERE OBSERVED  
ON THE PROPERTIES SHOWN, HOWEVER THEY MAY EXIST.

BOUNDARY SHOWN TAKEN FROM RECORD PLAT BY HIS LAND  
SURVEYING, INC. ALONG WITH POINTS FOUND IN THE FIELD.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES  
WITH THE MINIMUM STANDARDS ESTABLISHED BY THE  
VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND  
SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

Edward C. Carr II 3-17-18  
EDWARD C. CARR II L.S.# 2505

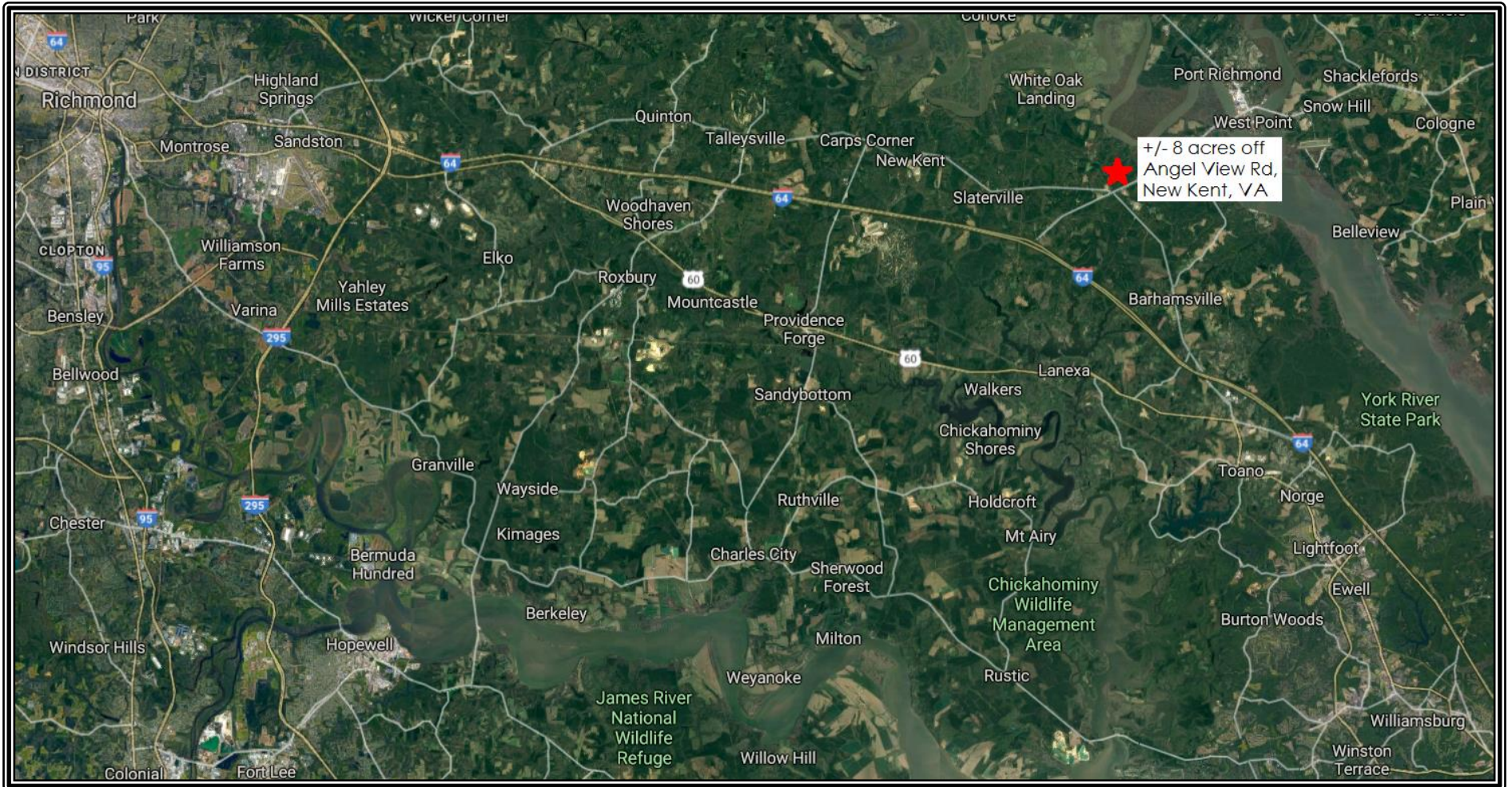


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**Campana Waltz**  
Commercial Real Estate, LLC



## ± 8 acres of Land off Angel View Lane, New Kent, Virginia

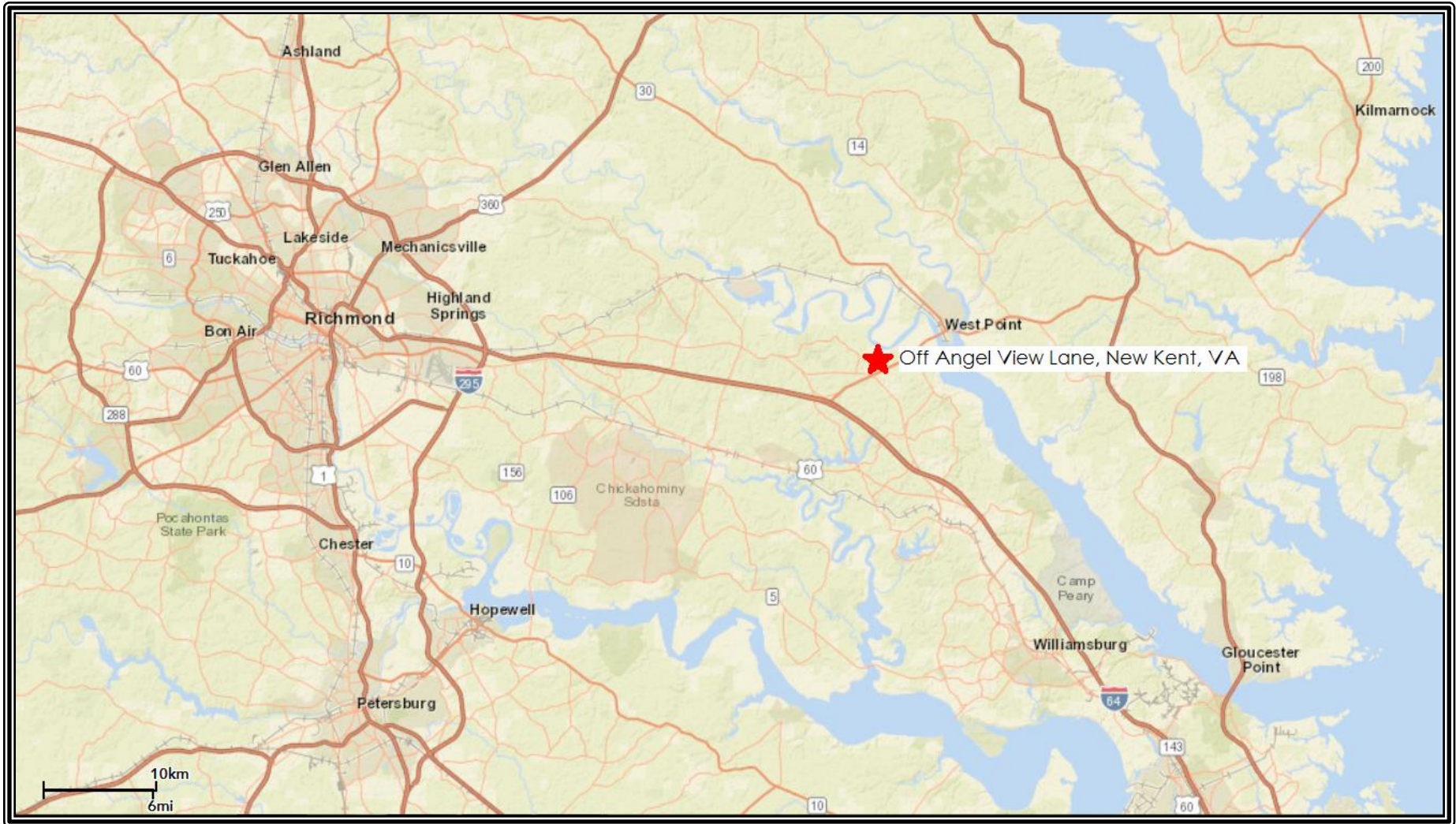


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± 8 acres of Land off Angel View Lane  
New Kent, Virginia



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# Demographic and Income Profile

Off Angel View Lane, New Kent, Virginia  
 23181, West Point, Virginia  
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM  
 Latitude: 37.50474  
 Longitude: -76.86941

Summary	Census 2010	2017	2022
Population	14,642	17,817	19,807
Households	5,295	6,448	7,159
Families	4,082	4,945	5,476
Average Household Size	2.68	2.69	2.70
Owner Occupied Housing Units	4,343	5,177	5,776
Renter Occupied Housing Units	952	1,271	1,384
Median Age	40.9	42.2	42.7
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.14%	0.92%	0.83%
Households	2.11%	0.86%	0.79%
Families	2.06%	0.77%	0.71%
Owner HHs	2.21%	0.83%	0.72%
Median Household Income	1.68%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	514	8.0%	579	8.1%
\$15,000 - \$24,999	364	5.6%	385	5.4%
\$25,000 - \$34,999	392	6.1%	392	5.5%
\$35,000 - \$49,999	736	11.4%	741	10.4%
\$50,000 - \$74,999	1,331	20.6%	1,289	18.0%
\$75,000 - \$99,999	1,047	16.2%	1,139	15.9%
\$100,000 - \$149,999	1,207	18.7%	1,450	20.3%
\$150,000 - \$199,999	511	7.9%	700	9.8%
\$200,000+	345	5.4%	486	6.8%
Median Household Income	\$72,002		\$78,246	
Average Household Income	\$87,183		\$98,858	
Per Capita Income	\$32,523		\$36,651	

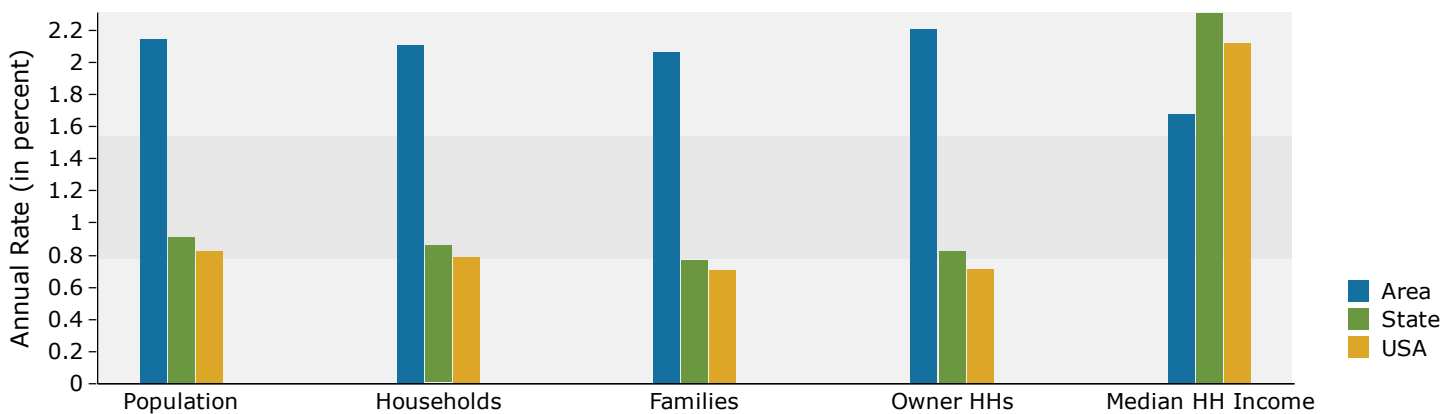
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	839	5.7%	939	5.3%	1,026	5.2%
5 - 9	983	6.7%	1,106	6.2%	1,169	5.9%
10 - 14	1,031	7.0%	1,215	6.8%	1,325	6.7%
15 - 19	1,002	6.8%	1,127	6.3%	1,257	6.3%
20 - 24	714	4.9%	878	4.9%	879	4.4%
25 - 34	1,529	10.4%	1,950	10.9%	2,131	10.8%
35 - 44	2,142	14.6%	2,371	13.3%	2,726	13.8%
45 - 54	2,526	17.2%	2,687	15.1%	2,671	13.5%
55 - 64	2,013	13.7%	2,626	14.7%	2,880	14.5%
65 - 74	1,098	7.5%	1,892	10.6%	2,350	11.9%
75 - 84	547	3.7%	747	4.2%	1,074	5.4%
85+	220	1.5%	280	1.6%	319	1.6%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,372	77.7%	13,584	76.2%	14,857	75.0%
Black Alone	2,433	16.6%	2,967	16.7%	3,291	16.6%
American Indian Alone	95	0.6%	121	0.7%	137	0.7%
Asian Alone	192	1.3%	301	1.7%	405	2.0%
Pacific Islander Alone	3	0.0%	4	0.0%	5	0.0%
Some Other Race Alone	159	1.1%	261	1.5%	356	1.8%
Two or More Races	388	2.6%	578	3.2%	755	3.8%
Hispanic Origin (Any Race)	552	3.8%	913	5.1%	1,224	6.2%

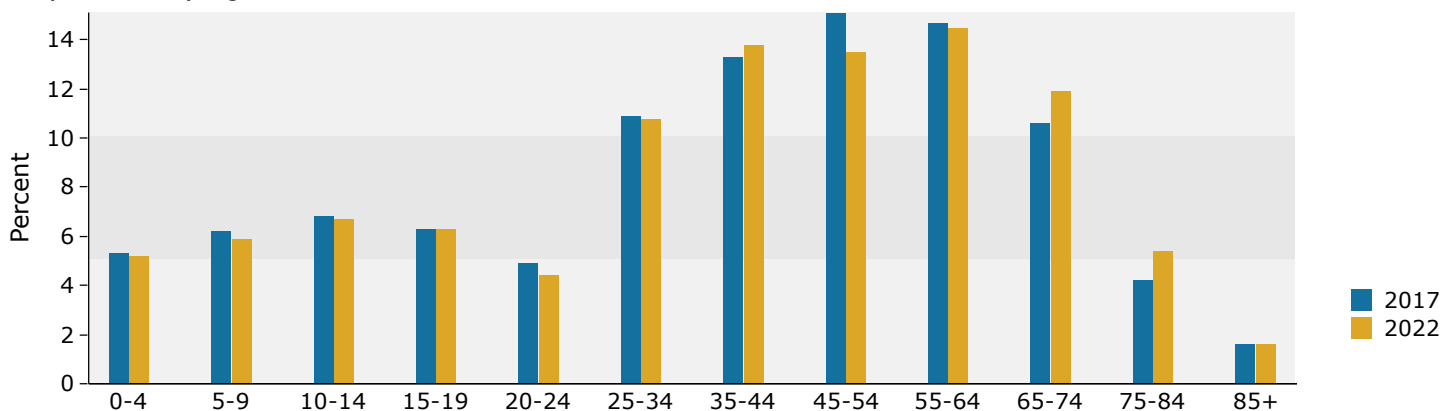
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

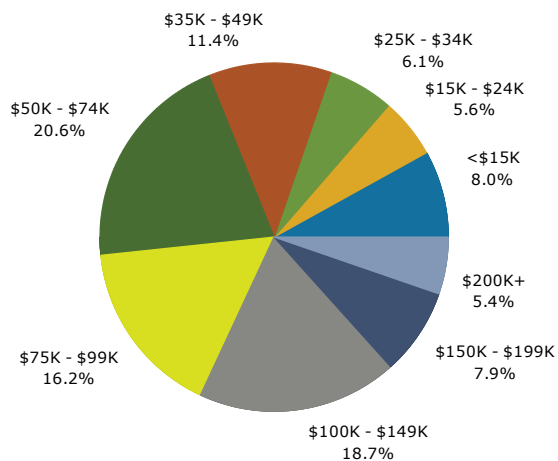
## Trends 2017-2022



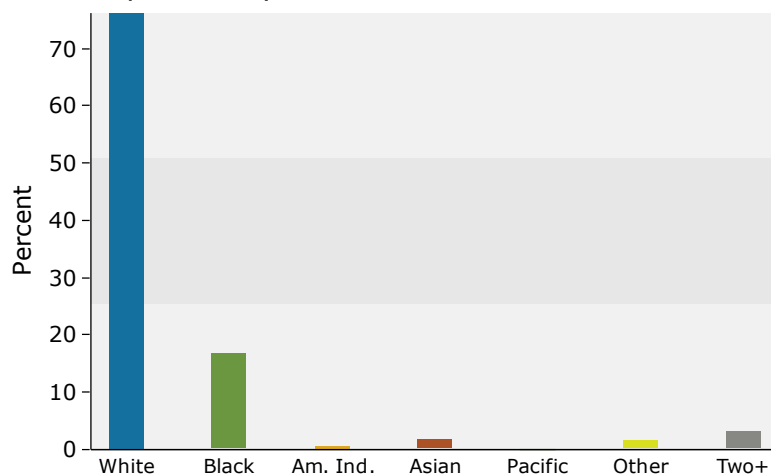
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 5.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Demographic and Income Profile

Off Angel View Lane, New Kent, Virginia  
 23181, West Point, Virginia  
 Drive Time: 30 minute radius

Prepared by Janice Lewis, CCIM  
 Latitude: 37.50474  
 Longitude: -76.86941

Summary	Census 2010	2017	2022
Population	153,085	168,326	180,006
Households	59,181	64,849	69,344
Families	41,647	45,278	48,227
Average Household Size	2.48	2.49	2.50
Owner Occupied Housing Units	42,718	45,508	48,653
Renter Occupied Housing Units	16,463	19,341	20,691
Median Age	40.7	42.4	43.4
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.35%	0.92%	0.83%
Households	1.35%	0.86%	0.79%
Families	1.27%	0.77%	0.71%
Owner HHs	1.35%	0.83%	0.72%
Median Household Income	2.01%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	5,406	8.3%	5,828	8.4%
\$15,000 - \$24,999	5,018	7.7%	5,122	7.4%
\$25,000 - \$34,999	5,448	8.4%	5,312	7.7%
\$35,000 - \$49,999	8,187	12.6%	7,950	11.5%
\$50,000 - \$74,999	12,250	18.9%	11,598	16.7%
\$75,000 - \$99,999	9,360	14.4%	10,111	14.6%
\$100,000 - \$149,999	11,035	17.0%	12,969	18.7%
\$150,000 - \$199,999	4,330	6.7%	5,672	8.2%
\$200,000+	3,815	5.9%	4,781	6.9%
Median Household Income	\$64,885		\$71,659	
Average Household Income	\$84,981		\$95,355	
Per Capita Income	\$33,530		\$37,475	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,355	5.5%	8,288	4.9%	8,663	4.8%
5 - 9	8,927	5.8%	9,124	5.4%	9,275	5.2%
10 - 14	9,454	6.2%	9,712	5.8%	10,250	5.7%
15 - 19	11,349	7.4%	11,214	6.7%	11,730	6.5%
20 - 24	11,424	7.5%	12,212	7.3%	11,572	6.4%
25 - 34	16,764	11.0%	19,618	11.7%	20,449	11.4%
35 - 44	18,846	12.3%	18,914	11.2%	21,337	11.9%
45 - 54	22,867	14.9%	21,930	13.0%	21,028	11.7%
55 - 64	20,399	13.3%	23,892	14.2%	25,047	13.9%
65 - 74	13,950	9.1%	19,588	11.6%	22,969	12.8%
75 - 84	7,806	5.1%	9,851	5.9%	13,055	7.3%
85+	2,943	1.9%	3,984	2.4%	4,632	2.6%

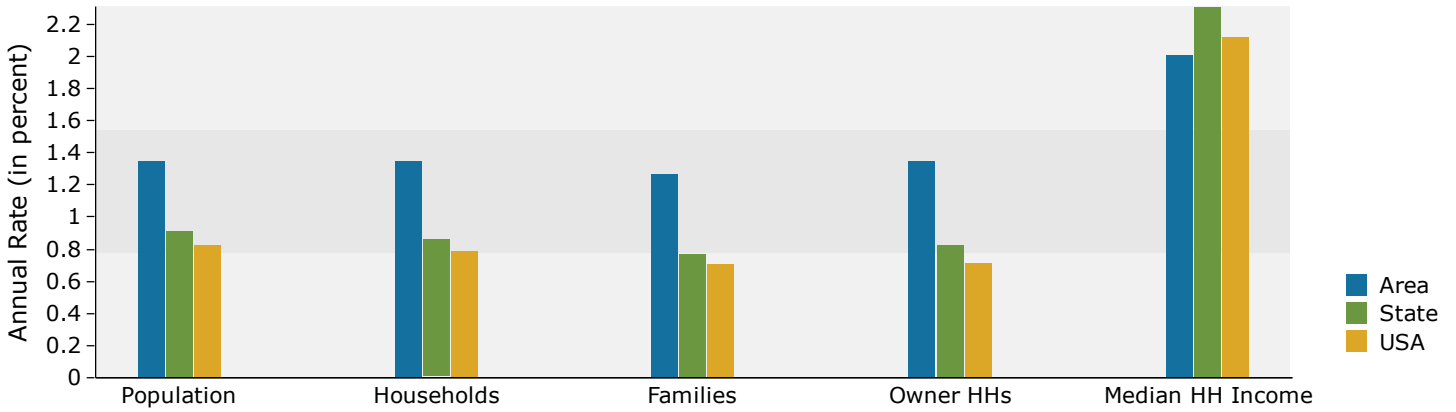
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	108,825	71.1%	117,545	69.8%	123,450	68.6%
Black Alone	33,717	22.0%	36,624	21.8%	39,035	21.7%
American Indian Alone	1,219	0.8%	1,385	0.8%	1,489	0.8%
Asian Alone	3,107	2.0%	4,249	2.5%	5,336	3.0%
Pacific Islander Alone	116	0.1%	163	0.1%	198	0.1%
Some Other Race Alone	2,156	1.4%	3,040	1.8%	3,843	2.1%
Two or More Races	3,944	2.6%	5,320	3.2%	6,654	3.7%
Hispanic Origin (Any Race)	6,286	4.1%	9,057	5.4%	11,526	6.4%

Data Note: Income is expressed in current dollars.

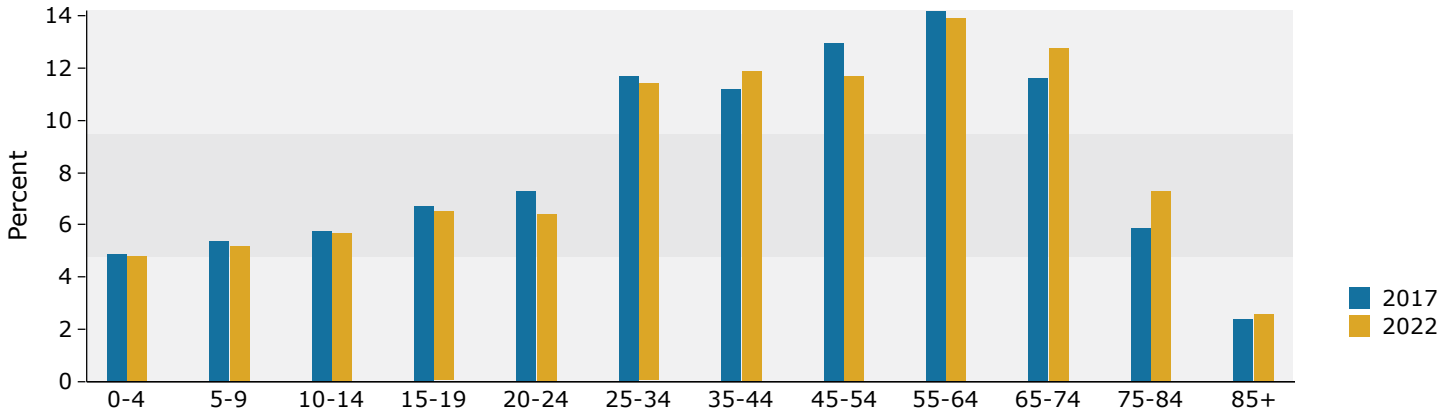
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



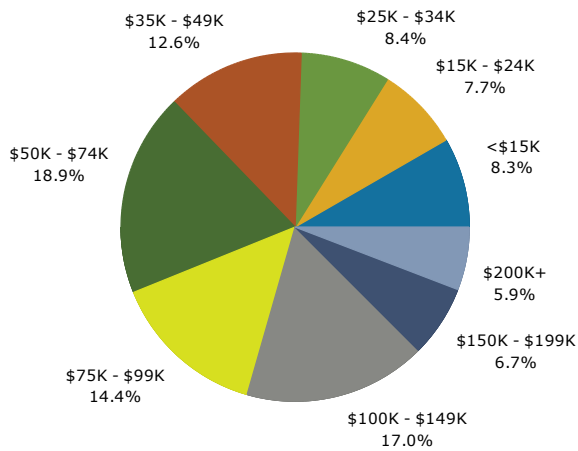
## Trends 2017-2022



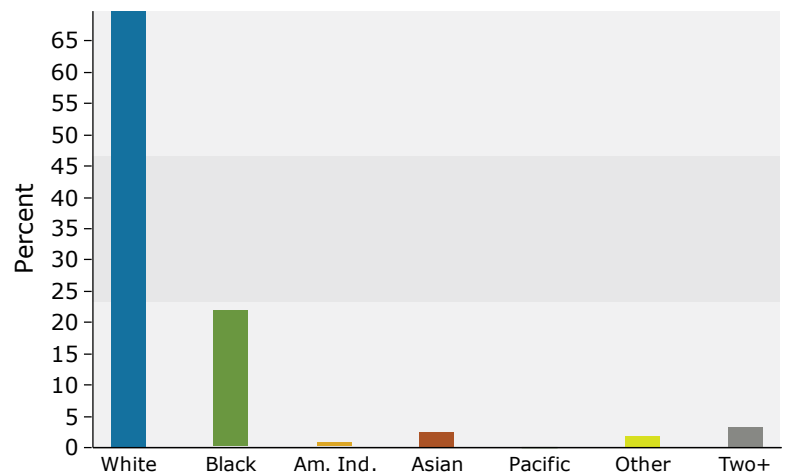
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 5.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Demographic and Income Profile

Off Angel View Lane, New Kent, Virginia  
 23181, West Point, Virginia  
 Drive Time: 45 minute radius

Prepared by Janice Lewis, CCIM  
 Latitude: 37.50474  
 Longitude: -76.86941

Summary	Census 2010	2017	2022
Population	886,797	953,721	1,003,039
Households	352,884	377,506	396,537
Families	225,094	237,735	248,188
Average Household Size	2.45	2.46	2.47
Owner Occupied Housing Units	218,654	223,696	234,375
Renter Occupied Housing Units	134,230	153,811	162,162
Median Age	36.5	37.8	38.7
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.01%	0.92%	0.83%
Households	0.99%	0.86%	0.79%
Families	0.86%	0.77%	0.71%
Owner HHs	0.94%	0.83%	0.72%
Median Household Income	1.23%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	43,396	11.5%	46,530	11.7%
\$15,000 - \$24,999	33,602	8.9%	34,112	8.6%
\$25,000 - \$34,999	37,380	9.9%	36,333	9.2%
\$35,000 - \$49,999	52,219	13.8%	50,013	12.6%
\$50,000 - \$74,999	71,921	19.1%	67,981	17.1%
\$75,000 - \$99,999	50,291	13.3%	53,649	13.5%
\$100,000 - \$149,999	52,776	14.0%	61,393	15.5%
\$150,000 - \$199,999	19,675	5.2%	25,583	6.5%
\$200,000+	16,245	4.3%	20,941	5.3%
Median Household Income	\$55,697		\$59,214	
Average Household Income	\$73,622		\$82,801	
Per Capita Income	\$29,625		\$33,187	

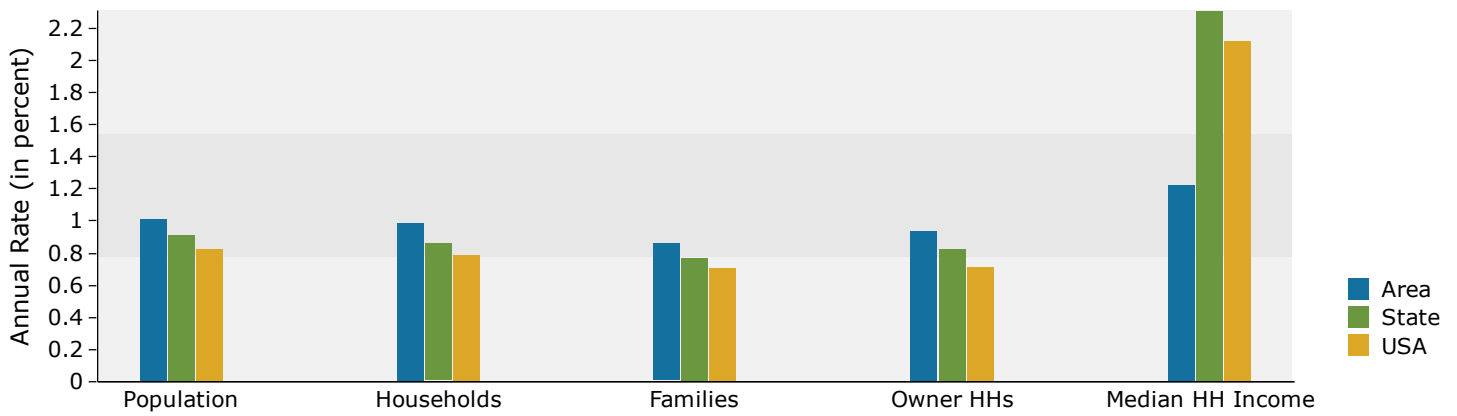
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	56,616	6.4%	55,088	5.8%	57,257	5.7%
5 - 9	55,044	6.2%	56,769	6.0%	56,739	5.7%
10 - 14	55,040	6.2%	56,632	5.9%	59,172	5.9%
15 - 19	63,172	7.1%	60,512	6.3%	63,107	6.3%
20 - 24	72,251	8.1%	74,852	7.8%	71,901	7.2%
25 - 34	124,764	14.1%	139,194	14.6%	143,648	14.3%
35 - 44	116,005	13.1%	118,044	12.4%	130,062	13.0%
45 - 54	130,056	14.7%	123,047	12.9%	118,078	11.8%
55 - 64	103,546	11.7%	123,344	12.9%	127,641	12.7%
65 - 74	60,479	6.8%	86,593	9.1%	102,634	10.2%
75 - 84	35,112	4.0%	41,205	4.3%	52,852	5.3%
85+	14,712	1.7%	18,439	1.9%	19,948	2.0%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	508,116	57.3%	535,316	56.1%	552,401	55.1%
Black Alone	296,424	33.4%	313,166	32.8%	324,387	32.3%
American Indian Alone	4,442	0.5%	4,883	0.5%	5,194	0.5%
Asian Alone	26,248	3.0%	34,475	3.6%	41,946	4.2%
Pacific Islander Alone	824	0.1%	1,164	0.1%	1,422	0.1%
Some Other Race Alone	26,050	2.9%	33,117	3.5%	39,771	4.0%
Two or More Races	24,694	2.8%	31,600	3.3%	37,918	3.8%
Hispanic Origin (Any Race)	56,119	6.3%	73,120	7.7%	88,757	8.8%

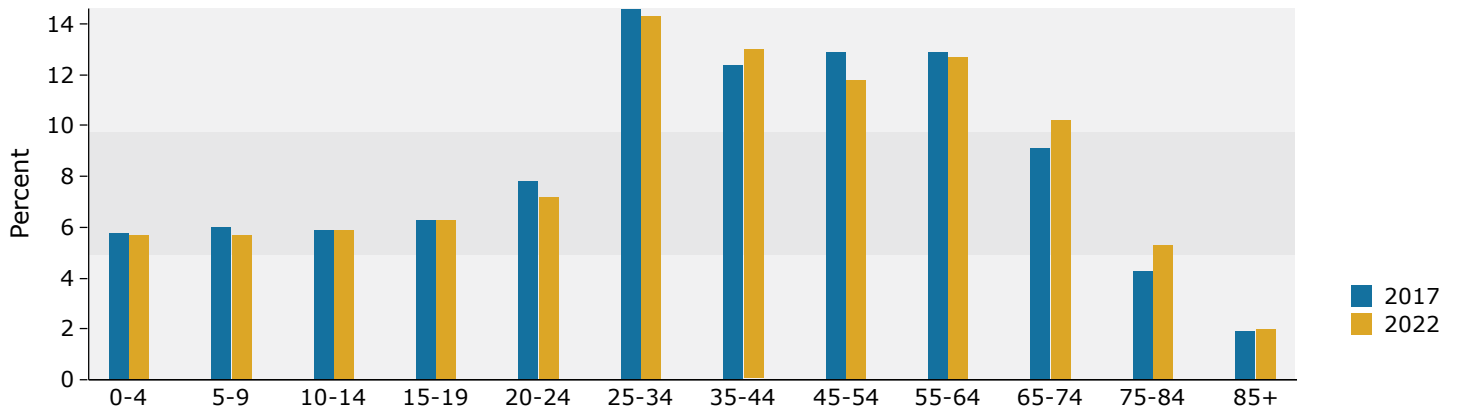
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**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

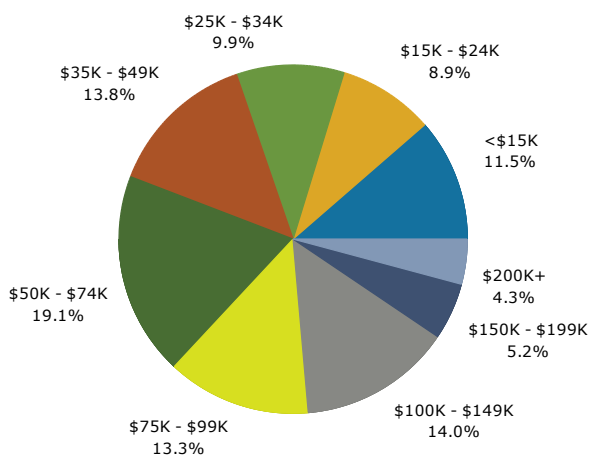
## Trends 2017-2022



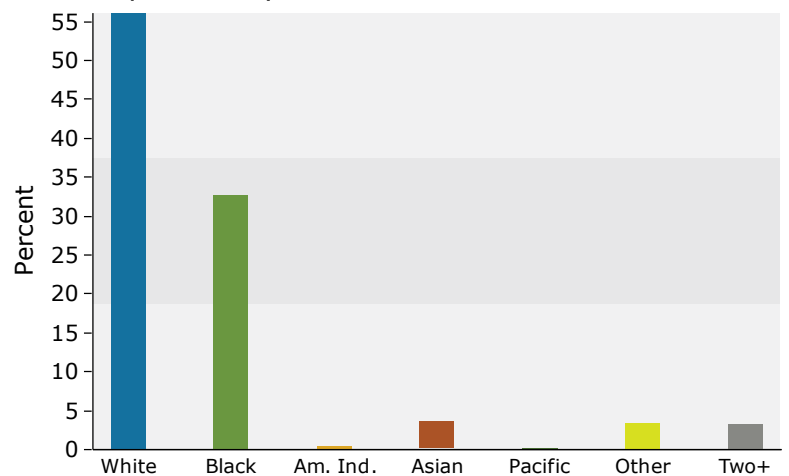
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 7.7%



## Sec. 98-62. - Table of land uses.

	Business	Economic Opportunity	Industrial	Conservation C-1	Agricultural A-1	Single-Family Residential R-O, R-OA, R-1, R-1A	General Residential R-2, R-2A	Multiple Family Residential R-3	Mobile Home Parks MHP
<b>Agricultural, Forestal and Conservation</b>									
Agriculture				P	P				
Agriculture, intensive					P				
Animal husbandry					P				
Farmers market	P	P		C	C				
Forestry	P	P	P	P	P				
Game preserve, conservation area				P	P				
Orchard & vineyard		P	C	P	P				
Portable sawmill				C	C				
Winery-farm	C	C		C	P				
Winery-commercial	C	P	P		P				
<b>Residential</b>									
Apartment		C						P	
Condominium		C						P	
Group care residential facility ≤ 8 residents					P	P	P	P	
Group care facility > 8 residents					C	C	C	P	
Mobile home parks									P
Senior housing	C	C					C	P	

Single-family conversion to two-family					C		C		
Single-family detached dwelling					P	P	P		
Single-family attached dwelling							P	P	
Transitional home					P	P	C	C	
<b>Business, Commercial Service</b>									
Agricultural equipment sales and service	P	P	P						
Amusement facility (indoor)	P	P							
Animal hospital (with outside runs)	P	P	P		C				
Animal hospital (without outside runs)	P	P	P		C				
Antique shop	P	P			C				
Automobile fueling stations	P	P	P						
Automobile sales and service	P	P							
Auto body and painting	C	P	P						
Auto retail parts sales-new & used	P	P							
Auto service stations, automobile repair services and garages	P	P	P						
Bank, Financial Institution	P	P	A						

Barber and beauty shop	P	P							
Bar, nightclub	P	A							
Bed and breakfast					P				
Bicycle sales and service	P	P							
Boat parts or accessories sales	P	P							
Boat sales and service	P	P							
Book, card shop	P	P							
Brew Pub	P	P							
Building Supply and Lumber Store ≤ 15,000 square feet (without exterior storage)	P	P							
Building Supply and Lumber Store ≤ 15,000 square feet (with exterior storage)	C	P							
Building Supply and Lumber Store >15,000 square feet (without exterior storage)	P	P	P						
Building Supply and Lumber Store > 15,000 square feet (with exterior storage)	C	P	P						
Car wash	P	P	A						



Childcare center, adult daycare center, day care center, preschool, nursery	P	P	P		C	C	C		
Clothing store, retail	P	P							
Commerce park	P	P	P						
Computer and data processing center and services	P	P	P						
Computer sales and service—retail (includes assembly using pre-manufactured parts)	P	P							
Conference center	P	P	P						
Contractor office or shop without outdoor storage	P	P	P		A				
Contractor office or shop with outdoor storage	C	P	P		C				
Mini supermarket, without gas pumps	P	P	A						
Copy center	P	P							
Drugstore	P	P							
Dry cleaning outlet	P	P							
Feed and seed store	P	P							
Florist shop	P	P							
Flour, feed mill		P	P		C				
Funeral home	P	P							
Gift, record and tobacco shop	P	P							

Group residential care facility	P	C			C		C		
Hand crafted goods, traditional crafts	P	P	P						
Hardware stores	P	P							
Home appliance sales and service	P	P							
Hotel, motel	P	P							
Household furniture/furnishings sales	P	P							
Industrial supply store	C	P	P						
Inn ≤ 10 rooms (includes tourist home)	P				C				
Inn >10 rooms (includes tourist home)	P	P			C				
Kennel, commercial	P	P			C				
Laundromat	P	P							
Machine sales and indoor service	P	P	P						
Mailing Services Center	P	P	P						
Manufactured Home Sales		P	P						
Micro-brewery	P	P	P		P				
Mini-storage warehouse	C	P	P						
Recreational Vehicle (RV) sales & service	P	P							

Nursing, convalescent, or rest home	P	C					P		
Personal service and hygiene establishment	P	P							
Photography, dance, music studio	P	P							
Plant nursery, garden center ≤ 15,000 square feet	P	P			C				
Plant nursery, garden center > 15,000 square feet	C	P	P						
Plumbing and electrical supply outlet	P	P	P						
Professional office	P	P	P						
Rental center	P	P	P						
Restaurant (sit-down)	P	P	P						
Restaurant (drive-thru)	P	P	C						
Restaurant (with drive-in window)	P	P							
Retail bakery	P	P							
Retail establishment ≤ 30,000 sq. ft.	P	P							
Retail establishment over 30,000 sq. ft.	C	P							
Shopping center 15,001—30,000 sq. ft.	P	P							



Shopping center over 30,000 sq. ft.	C	P							
Spa, day spa	P	P							
Studio	P	P							
Theater	P	P							
Truck Fueling Stations	C	P	P						
Upholstery shop	P	P	P						
<b>Industrial, Manufacturing, Processing, and Storage</b>									
Asphalt mixing plant			C						
Boatbuilding, boat yard		P	P						
Brick manufacture			C						
Cabinet, furniture manufacture	C	P	P						
Cement, lime and gypsum manufacture			C						
Distillation of ethanol from grain			C		C				
Distillery	C	C	P		P				
Dry Cleaning Plant	C	C	P						
Electrical and electronic device manufacture and assembly		P	P						
Laboratory (testing, medical, scientific, pharmaceutical)		P	P						
Machine and welding shop	C	C	P						

General Manufacturing	C	C	P						
Meat, poultry, fish processing without on-site slaughter		C	P						
Meat, poultry, fish processing with on-site slaughter			C						
Monumental stone work			P		C				
Office/construction trailer storage yard		C	P		C				
Printing plant	C	P	P						
Recycling center/plant	C	P	P						
Resource extraction		C	C		C				
Salvage yard, automobile graveyard			P						
Sawmill		C	P		P				
Warehouse		P	P						
Wholesale business and distribution center		P	P						
Wood preserving operation			C						
Wood yard			P						
<b>Public, Semipublic, Institutional, Recreational</b>									
Amusement park	C	C							
Animal shelter	C	C	P	C	C				
Amusement facility, outdoor	P	P			C				

Archery, firearms, paintball range—indoor	P	P	P		C				
Archery, firearms, paintball range—outdoor	C	C	P		C				
Assembly hall, club, lodge	P	P			C				
Campground		C		C	C				
Cemetery, columbarium	P	C	C		C	C	C	C	
Place of Worship	P	P	A		P	P	P	P	
Clinic or emergency care center	P	P	A						
Communications facility tower-radio, cellular ≤ 75 feet	P	P	P		P				
Communications facility tower-radio, cellular 75 ≥ 200 feet	C	C	P		C				
Communications facility tower-radio, cellular < 200 feet	C	C	C		C				
Community center	P	P			C	A	A	A	A
Construction debris landfill			C		C				
Correctional facility			C						
Educational institution, K-12 school	P	P			P	P	P	P	
Equestrian facility	P	P	C		C				
Golf course		P			P	C			
Government office	P	P	P		P		P		

Health and fitness center	P	P	A						
Higher education institution	P	P			C				
Horse racing track	C	P	C		C				
Hospital or medical center facility	P	P			P				
Hunt club				C	C				
Library	P	P			P		P	P	
Park,	P	P		C	P	P	P	P	P
School-trade, vocational	P	P	P						
Stable-commercial	C	C			C				
Steeplechase					C				
Theme park, amphitheater, stadium	C	C	C		C				
Timeshare Resort		C						C	
Turkey shoot					C				
Waste Transfer Station			C		C				
Wildlife preserve, conservation area				P	C				
Zoological garden		C		C	C				
<b>Transportation</b>									
Airplane hangar —commercial			C						
Airplane hangar —private			C		C				
Airplane landing strip		C	C		C				

Airport			C						
Commercial Pier	C	P	P						
Individual pier	C	P	C	C	P				
Boat launch ramp	P	P	P	P	P				
Bus station/terminal		C	C						
Commuter parking	P	P	P		C				
Freight terminal			P						
Heliport		C	P		C				
Helipad	C	C	P						
Parking lot, public	P	P	P						
Marina, boatel commercial	C	P		C	P				
Marina, private				C	P				
Motor vehicle rental	P	P	P						
Trucking terminal			P						
Truck stop (includes fuel sales and prepared food)	C	C	C						
<b>Utilities</b>									
Public utilities/railroads, transmission lines, impoundment	C	C	C	C	C	C	C	C	C
Energy generation facility			C						

P = Permitted

C = Requires Conditional Use Permit

A = Permitted as an Accessory Use

(1) The size limitations contained herein apply regardless of use; the specific use itself must be permitted within the district in



which it is located.

- (2) The specific uses within a shopping center must be permitted within the district in which it is located.

(Ord. No. O-01-07, § C, 1-16-2007; Ord. No. O-15-08(R2), 1-12-2009; Ord. No. O-07-12, 7-9-2012; Ord. No. O-14-16, 12-12-2016; Ord. No. O-01-17(R1), 3-29-2017)

## 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