

# Land For Sale

1773 Jamestown Road  
Williamsburg, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Ron A. Campana, Jr.**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

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**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**  
**1773 Jamestown Road**  
**Williamsburg, Virginia**

- Location:** 1773 Jamestown Road  
Williamsburg, Virginia
- Description:** Vacant land parcel located near the intersection of Jamestown Road and Sandy Bay Road the Limited Business (LB) zoning offers a wide array of acceptable uses. This location provides a flux of opportunities for company's seeking an attractive land parcel at an aggressive price.
- Total Land Size:** Approximately 1.21 Acres
- Asking Price:** ~~\$155,000.00~~ **Priced to Move! \$139,500.00**
- Surrounding Uses:** Colonial Williamsburg (734,000 Visitors per Year)  
The College of William & Mary (7,500 Students)  
Jamestown-Scotland Ferry (936,000 Cars per Year-VDOT)  
Jamestown Settlement (444,375 Paid Attendance- 2009)  
Gas / Convenience
- Demographics:** 47,991 people within a three-mile radius  
\$69,204 MHI within a three-mile radius
- Zoning:** LB- Limited Business District
- Additional Information:**
- Property Survey
  - Location Map

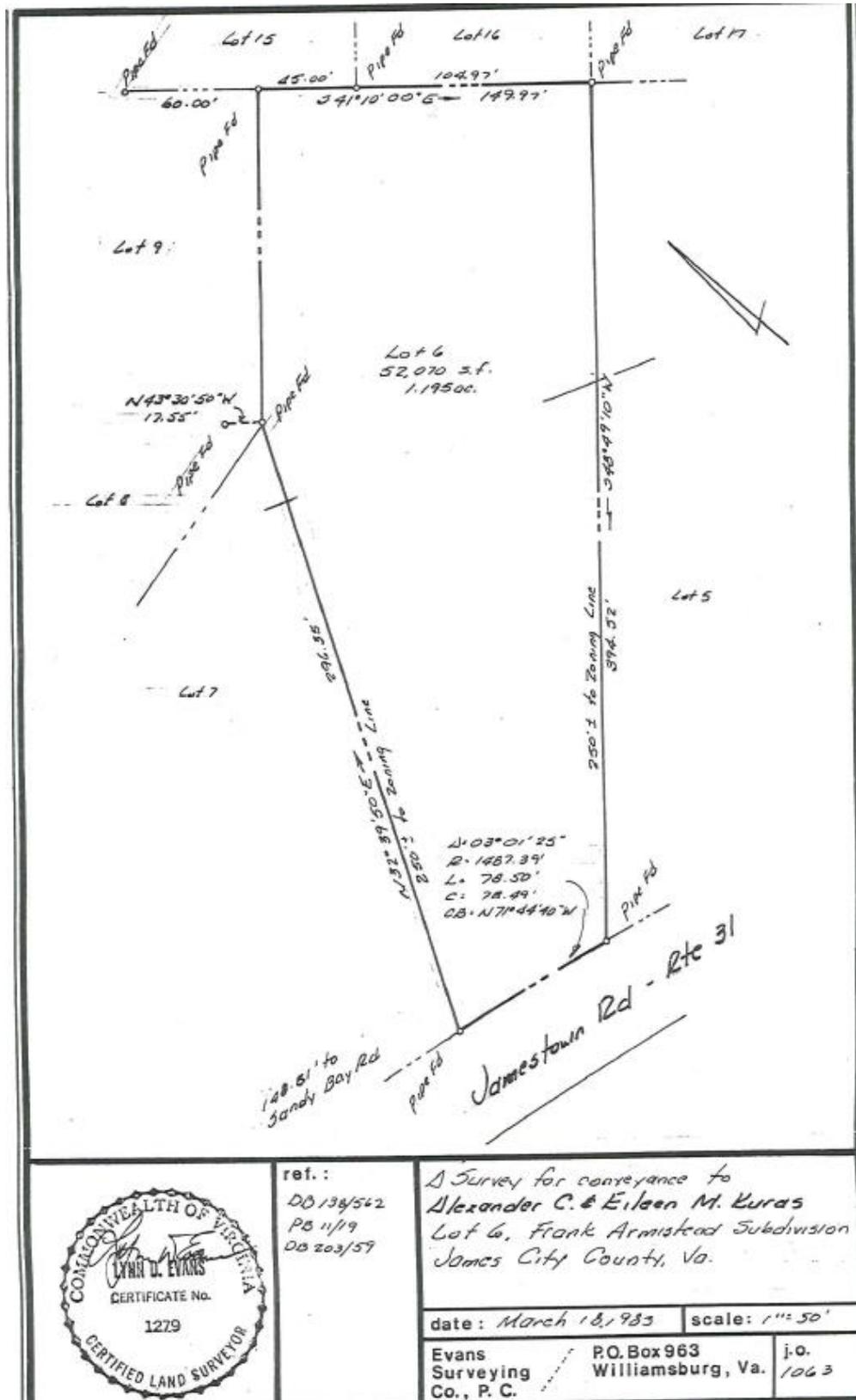
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**Ron A. Campana, Jr.**  
Campana Waltz Commercial Real Estate, LLC  
11832 Fishing Point Drive, Suite 400  
Newport News, Virginia 23606  
Phone (757) 327-0333 Fax (757) 327-0984

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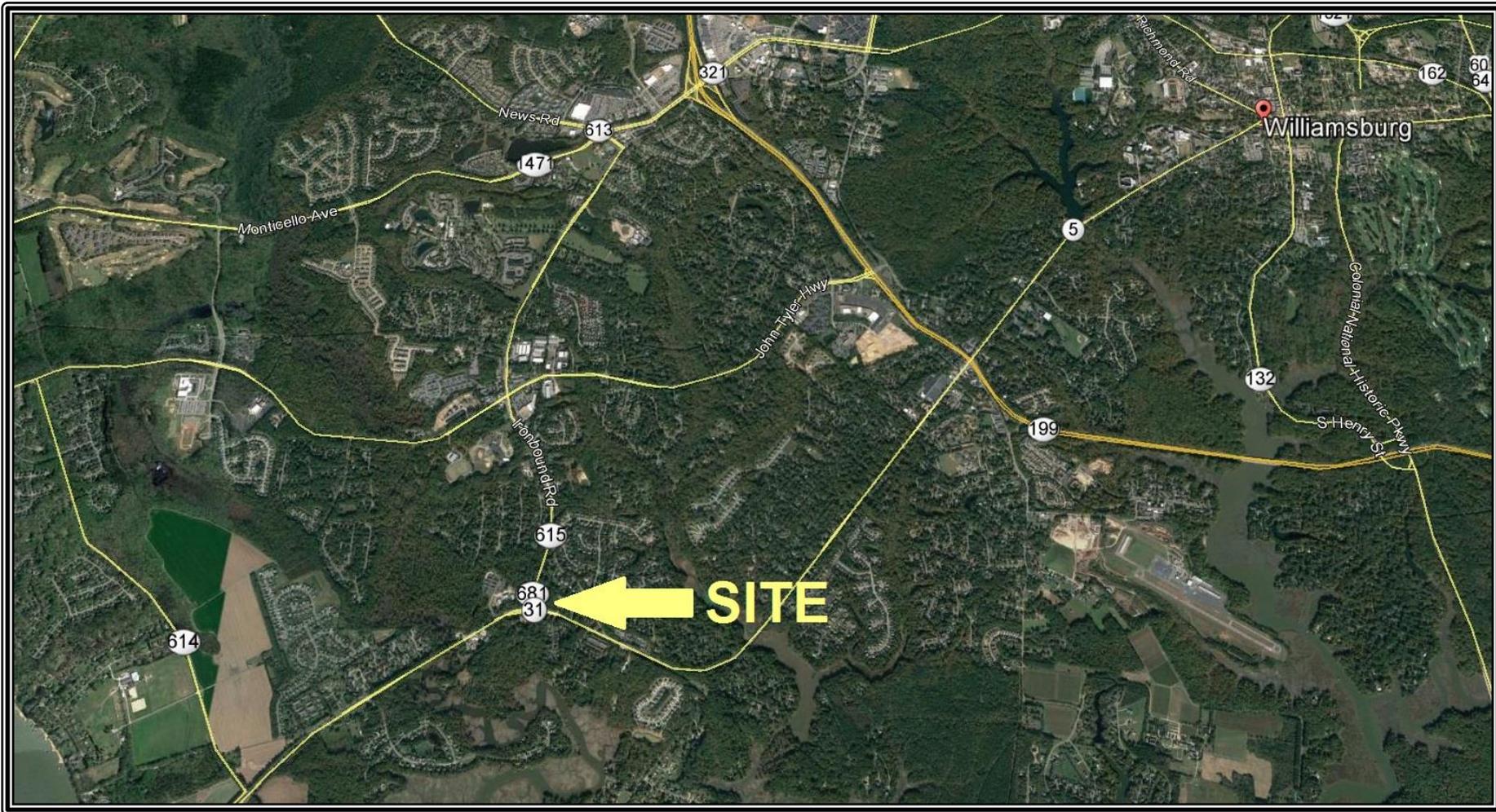
# 1773 Jamestown Road, Williamsburg, Virginia



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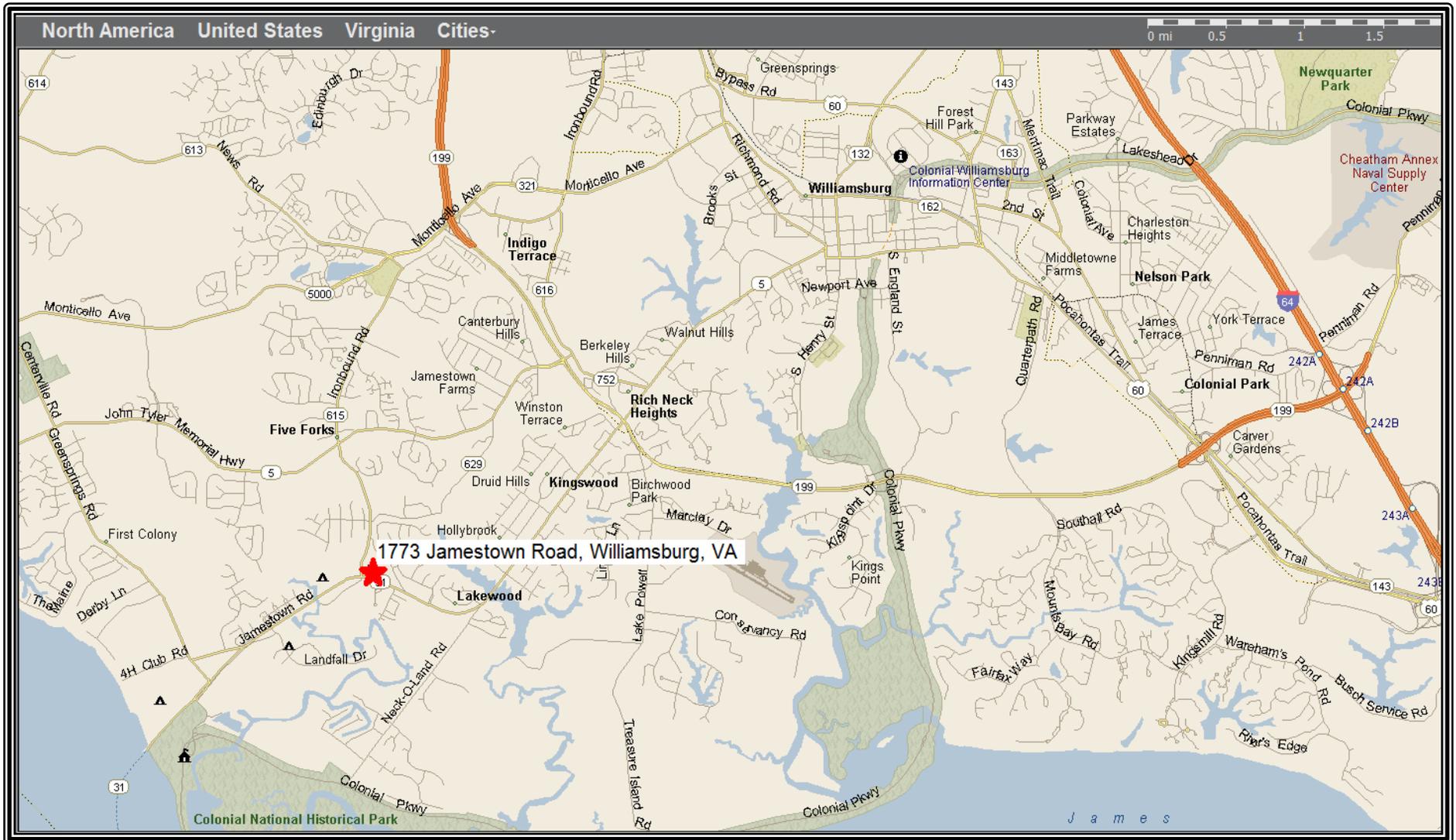
**Campana Waltz**  
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1773 Jamestown Road  
Williamsburg, Virginia



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# 1773 Jamestown Road Williamsburg, Virginia



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# Demographic and Income Profile

1773 Jamestown Rd, Williamsburg, Virginia, 23185  
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.23936  
 Longitude: -76.76172

Summary	Census 2010	2017	2022
Population	8,646	9,829	10,659
Households	3,530	4,005	4,337
Families	2,574	2,885	3,105
Average Household Size	2.44	2.44	2.45
Owner Occupied Housing Units	2,836	3,125	3,347
Renter Occupied Housing Units	694	879	990
Median Age	42.9	45.2	46.1
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.63%	0.92%	0.83%
Households	1.61%	0.86%	0.79%
Families	1.48%	0.77%	0.71%
Owner HHs	1.38%	0.83%	0.72%
Median Household Income	1.86%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	211	5.3%	235	5.4%
\$15,000 - \$24,999	157	3.9%	162	3.7%
\$25,000 - \$34,999	237	5.9%	234	5.4%
\$35,000 - \$49,999	265	6.6%	256	5.9%
\$50,000 - \$74,999	733	18.3%	688	15.9%
\$75,000 - \$99,999	606	15.1%	623	14.4%
\$100,000 - \$149,999	1,045	26.1%	1,171	27.0%
\$150,000 - \$199,999	390	9.7%	502	11.6%
\$200,000+	363	9.1%	468	10.8%
Median Household Income	\$89,836		\$98,522	
Average Household Income	\$106,197		\$119,176	
Per Capita Income	\$41,534		\$46,447	

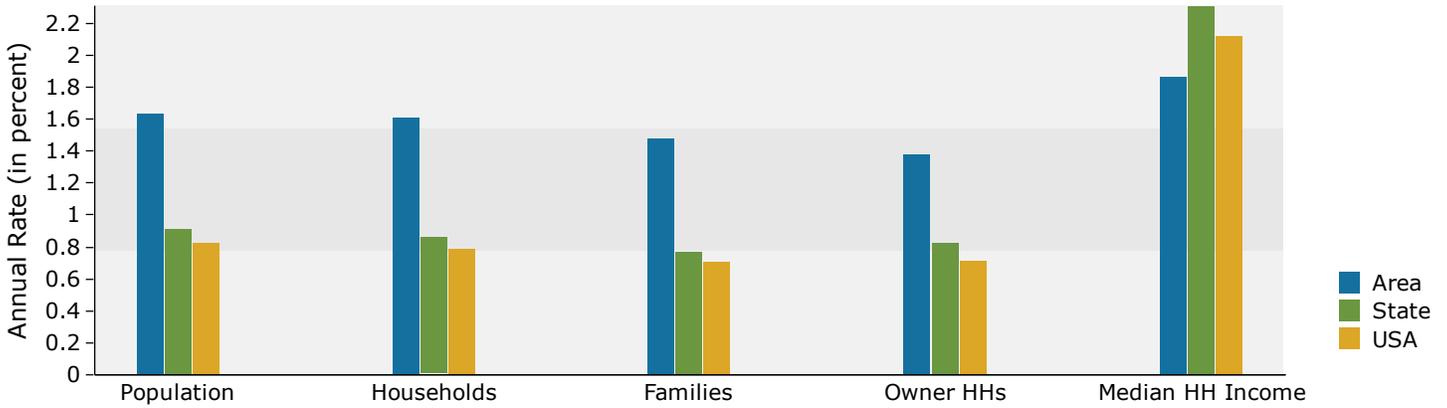
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	415	4.8%	434	4.4%	464	4.4%
5 - 9	517	6.0%	511	5.2%	515	4.8%
10 - 14	624	7.2%	598	6.1%	606	5.7%
15 - 19	593	6.9%	601	6.1%	595	5.6%
20 - 24	563	6.5%	634	6.5%	582	5.5%
25 - 34	768	8.9%	1,077	11.0%	1,213	11.4%
35 - 44	1,104	12.8%	1,032	10.5%	1,221	11.5%
45 - 54	1,461	16.9%	1,421	14.5%	1,323	12.4%
55 - 64	1,205	13.9%	1,554	15.8%	1,631	15.3%
65 - 74	800	9.3%	1,168	11.9%	1,461	13.7%
75 - 84	457	5.3%	583	5.9%	795	7.5%
85+	138	1.6%	216	2.2%	254	2.4%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,604	87.9%	8,444	85.9%	8,960	84.1%
Black Alone	533	6.2%	633	6.4%	712	6.7%
American Indian Alone	18	0.2%	27	0.3%	35	0.3%
Asian Alone	213	2.5%	310	3.2%	401	3.8%
Pacific Islander Alone	10	0.1%	13	0.1%	14	0.1%
Some Other Race Alone	77	0.9%	118	1.2%	158	1.5%
Two or More Races	191	2.2%	284	2.9%	379	3.6%
Hispanic Origin (Any Race)	314	3.6%	482	4.9%	635	6.0%

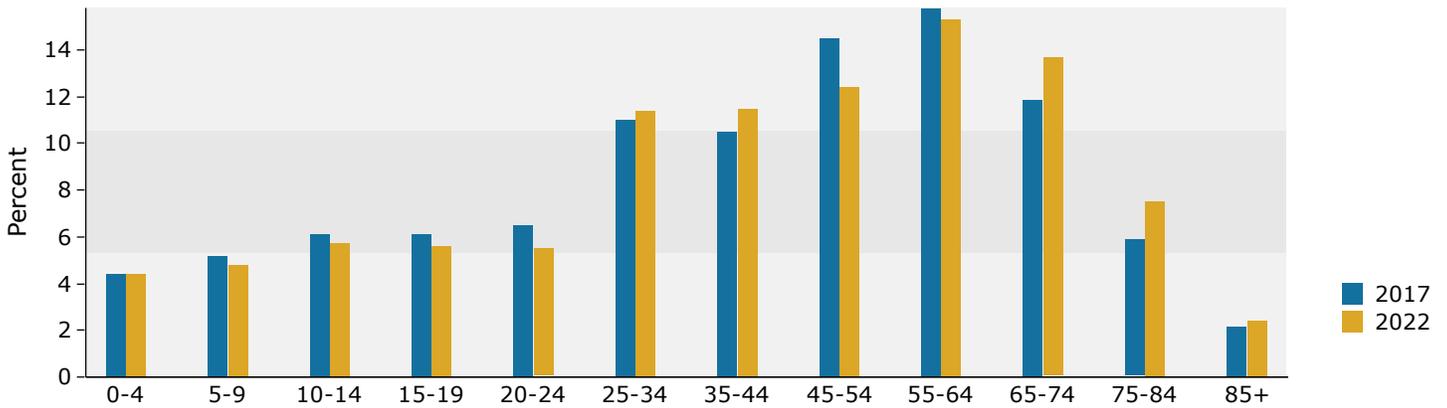
**Data Note:** Income is expressed in current dollars.

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

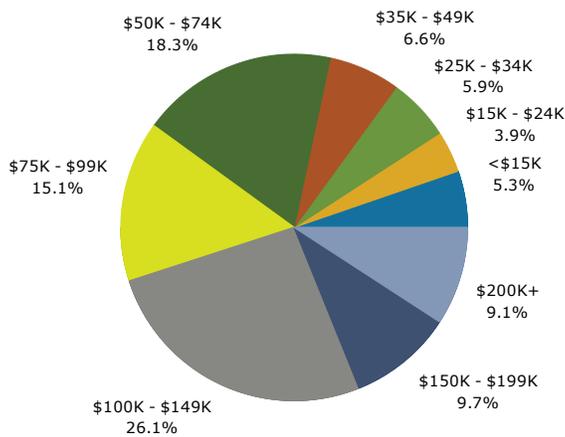
## Trends 2017-2022



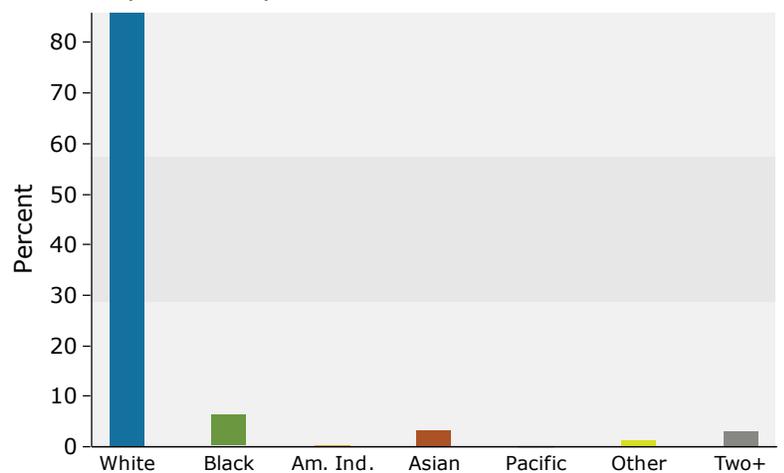
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 4.9%

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



# Demographic and Income Profile

1773 Jamestown Rd, Williamsburg, Virginia, 23185  
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.23936  
 Longitude: -76.76172

Summary	Census 2010	2017	2022
Population	32,028	35,307	38,086
Households	11,586	12,775	13,850
Families	7,901	8,615	9,291
Average Household Size	2.43	2.45	2.46
Owner Occupied Housing Units	8,380	8,926	9,607
Renter Occupied Housing Units	3,206	3,849	4,243
Median Age	40.4	42.3	43.8
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.53%	0.92%	0.83%
Households	1.63%	0.86%	0.79%
Families	1.52%	0.77%	0.71%
Owner HHs	1.48%	0.83%	0.72%
Median Household Income	1.69%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	862	6.7%	938	6.8%
\$15,000 - \$24,999	635	5.0%	643	4.6%
\$25,000 - \$34,999	808	6.3%	805	5.8%
\$35,000 - \$49,999	1,090	8.5%	1,067	7.7%
\$50,000 - \$74,999	2,091	16.4%	1,973	14.2%
\$75,000 - \$99,999	1,818	14.2%	1,932	13.9%
\$100,000 - \$149,999	2,860	22.4%	3,231	23.3%
\$150,000 - \$199,999	1,204	9.4%	1,536	11.1%
\$200,000+	1,406	11.0%	1,724	12.4%
Median Household Income	\$85,609		\$93,111	
Average Household Income	\$109,072		\$121,502	
Per Capita Income	\$42,038		\$46,719	

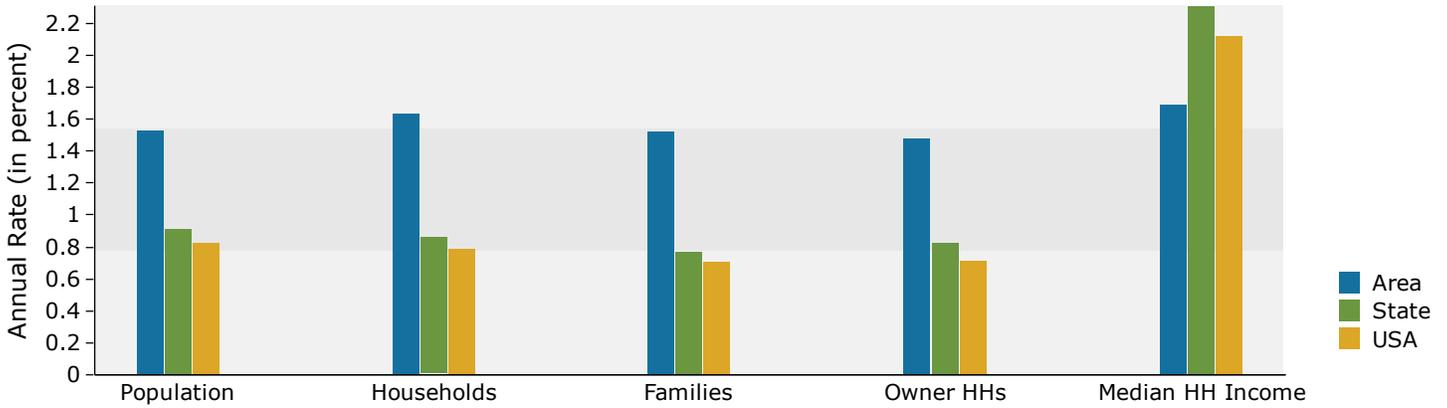
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,207	3.8%	1,237	3.5%	1,333	3.5%
5 - 9	1,466	4.6%	1,415	4.0%	1,464	3.8%
10 - 14	1,749	5.5%	1,676	4.7%	1,692	4.4%
15 - 19	3,335	10.4%	3,427	9.7%	3,426	9.0%
20 - 24	3,966	12.4%	4,251	12.0%	4,136	10.9%
25 - 34	2,729	8.5%	3,445	9.8%	3,859	10.1%
35 - 44	3,212	10.0%	3,044	8.6%	3,543	9.3%
45 - 54	4,126	12.9%	4,076	11.5%	3,876	10.2%
55 - 64	3,945	12.3%	4,630	13.1%	5,016	13.2%
65 - 74	3,264	10.2%	4,301	12.2%	5,044	13.2%
75 - 84	2,024	6.3%	2,493	7.1%	3,242	8.5%
85+	1,006	3.1%	1,312	3.7%	1,454	3.8%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,285	85.2%	29,274	82.9%	30,846	81.0%
Black Alone	2,366	7.4%	2,802	7.9%	3,144	8.3%
American Indian Alone	61	0.2%	90	0.3%	112	0.3%
Asian Alone	1,194	3.7%	1,592	4.5%	1,988	5.2%
Pacific Islander Alone	36	0.1%	42	0.1%	47	0.1%
Some Other Race Alone	320	1.0%	451	1.3%	583	1.5%
Two or More Races	765	2.4%	1,056	3.0%	1,367	3.6%
Hispanic Origin (Any Race)	1,304	4.1%	1,847	5.2%	2,370	6.2%

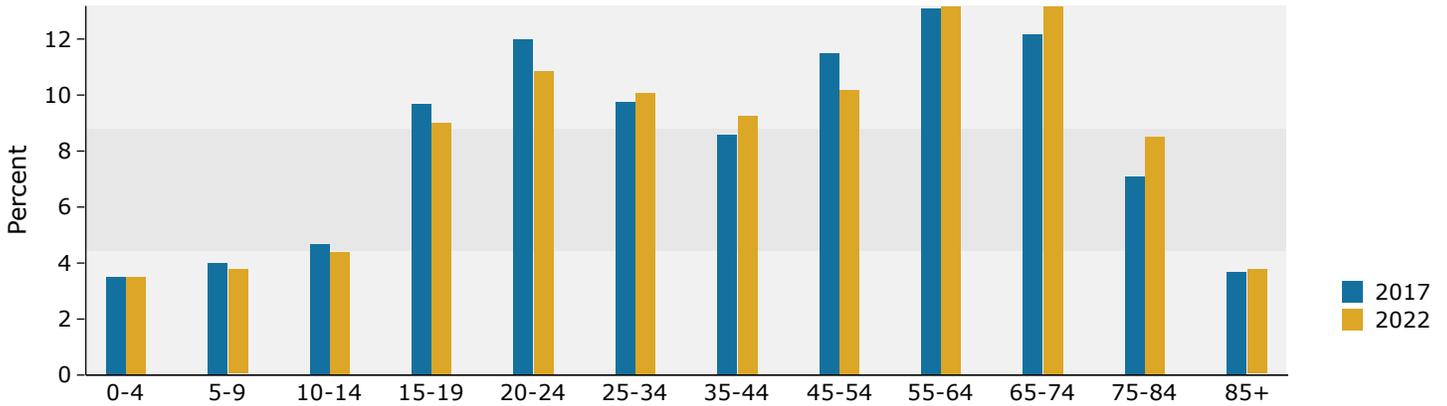
**Data Note:** Income is expressed in current dollars.

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

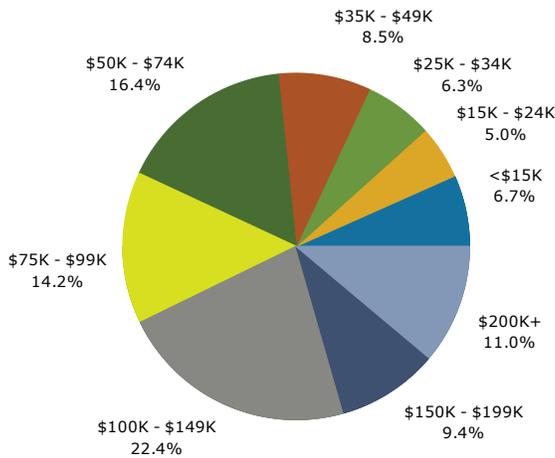
## Trends 2017-2022



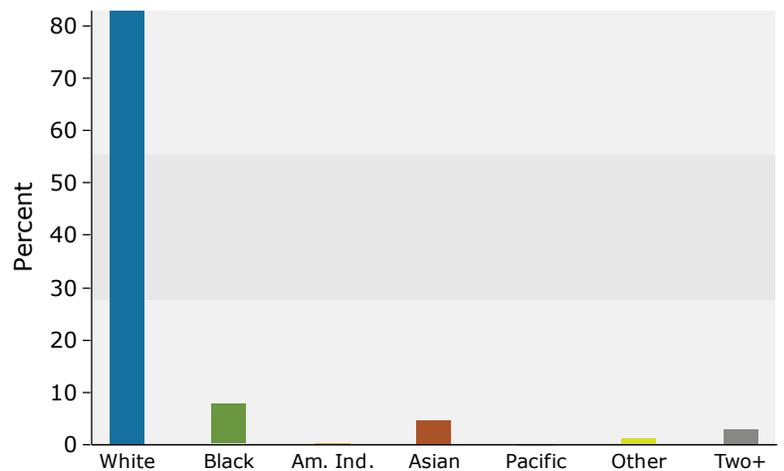
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 5.2%

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



# Demographic and Income Profile

1773 Jamestown Rd, Williamsburg, Virginia, 23185  
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.23936  
 Longitude: -76.76172

Summary	Census 2010	2017	2022
Population	70,405	77,393	82,856
Households	27,355	29,947	32,119
Families	18,683	20,267	21,625
Average Household Size	2.40	2.42	2.42
Owner Occupied Housing Units	18,984	20,108	21,466
Renter Occupied Housing Units	8,371	9,840	10,653
Median Age	41.6	43.7	44.9
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.37%	0.92%	0.83%
Households	1.41%	0.86%	0.79%
Families	1.31%	0.77%	0.71%
Owner HHs	1.32%	0.83%	0.72%
Median Household Income	1.52%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	2,060	6.9%	2,204	6.9%
\$15,000 - \$24,999	1,820	6.1%	1,836	5.7%
\$25,000 - \$34,999	2,332	7.8%	2,288	7.1%
\$35,000 - \$49,999	3,289	11.0%	3,197	10.0%
\$50,000 - \$74,999	5,074	16.9%	4,793	14.9%
\$75,000 - \$99,999	4,307	14.4%	4,633	14.4%
\$100,000 - \$149,999	5,777	19.3%	6,620	20.6%
\$150,000 - \$199,999	2,529	8.4%	3,234	10.1%
\$200,000+	2,760	9.2%	3,313	10.3%
Median Household Income	\$76,746		\$82,740	
Average Household Income	\$100,434		\$111,834	
Per Capita Income	\$40,171		\$44,584	

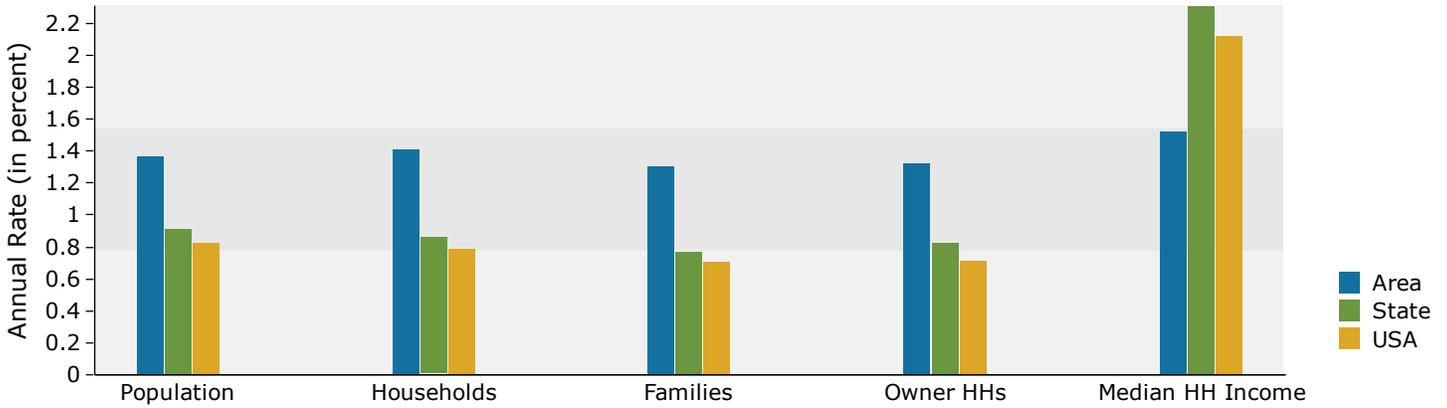
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,301	4.7%	3,278	4.2%	3,437	4.1%
5 - 9	3,592	5.1%	3,590	4.6%	3,662	4.4%
10 - 14	3,986	5.7%	3,949	5.1%	4,076	4.9%
15 - 19	5,819	8.3%	5,827	7.5%	5,906	7.1%
20 - 24	6,735	9.6%	7,188	9.3%	6,859	8.3%
25 - 34	6,998	9.9%	8,382	10.8%	8,921	10.8%
35 - 44	7,616	10.8%	7,473	9.7%	8,624	10.4%
45 - 54	9,248	13.1%	9,192	11.9%	8,674	10.5%
55 - 64	9,033	12.8%	10,360	13.4%	11,134	13.4%
65 - 74	7,597	10.8%	9,865	12.7%	11,308	13.6%
75 - 84	4,629	6.6%	5,778	7.5%	7,353	8.9%
85+	1,852	2.6%	2,513	3.2%	2,902	3.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	55,269	78.5%	59,120	76.4%	61,794	74.6%
Black Alone	9,427	13.4%	10,528	13.6%	11,391	13.7%
American Indian Alone	198	0.3%	261	0.3%	313	0.4%
Asian Alone	2,315	3.3%	3,089	4.0%	3,823	4.6%
Pacific Islander Alone	72	0.1%	103	0.1%	125	0.2%
Some Other Race Alone	1,115	1.6%	1,576	2.0%	1,975	2.4%
Two or More Races	2,009	2.9%	2,714	3.5%	3,434	4.1%
Hispanic Origin (Any Race)	3,409	4.8%	4,881	6.3%	6,171	7.4%

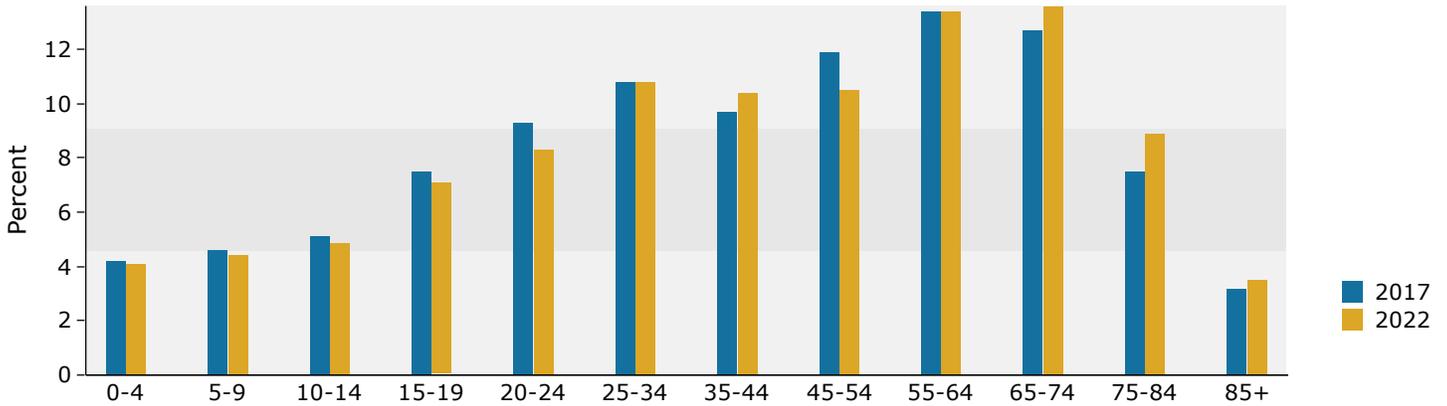
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**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

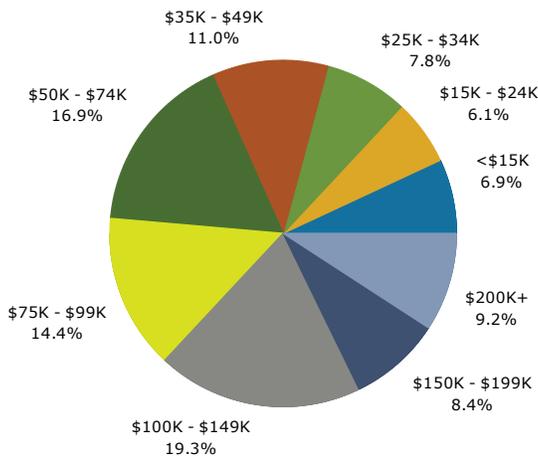
## Trends 2017-2022



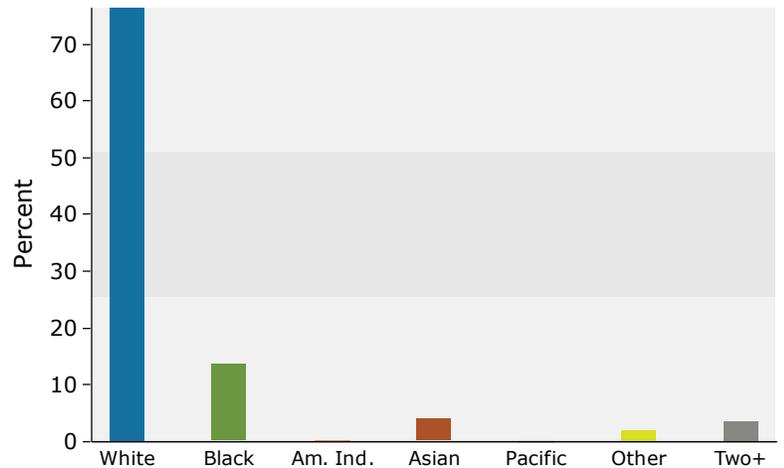
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 6.3%

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

## 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