

For Sale

9378 Robins Neck Road
Gloucester, Virginia



PRICED TO MOVE!

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

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*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
9378 Robins Neck Road
Gloucester County, Virginia

- Location:** 9378 Robins Neck Road, Gloucester County, Virginia
- Description:** The property is gorgeously set near FreeSchool Creek in the upper part of Gloucester. The land has been cleared with only a small residential structure remaining. It is a beautiful location of a custom residential home!
- Land Area:** 7 acres
- Sales Price:** \$99,999.00
- Lease:** The Ownership will entertain a ground lease.
- Zoning:** C – 2. Permissible Uses are included in this marketing package
- General Information:**
- Rare opportunity
 - Great road frontage in Gloucester County
- Also included:**
- Aerial Maps
 - Location Map
 - List of uses which are allowed by right

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Official Schedule of District Regulations (Zoning District C-2)																		
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building		Minimum Yard Dimensions (ft)				Accessory Buildings			Misc. Requirements	
			Sewer and Water	Sewer or Water	On-site S & W	Width		Stories	Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines		Rear Lot Lines
Community recreation facilities								2.5	35	75	50	100	100		20	5	5	Lighting shall not shine directly on adjacent properties and shall not impair the safe movement of traffic. All equipment and machinery shall be operated and maintained so as to minimize dust, noise, odor, and vibration.
Single family detached dwelling (See definition of building height, single family residential)			1 or 5	1 or 5	1 or 5	125 or 250		2.5	50	75	25 or 50	50 or 100	100	2	35 or 50 See Misc. Req.	5, 25 or 50 See Misc. Req.	5 or 100 See Misc. Req.	If clustered, 1 acre min., 2 acre max. lots at a net density of 1 unit per 4 acres; otherwise 5 acre min. lots required. The larger dimensions are to be used with 5 acre lots or greater. If the accessory building

																		meets the setbacks for the principal building, it may also utilize the same maximum height.
Home gardens																		
Hunting clubs and fishing clubs			5	5	5	250		2.5	35	75	50	100	100		20	5	5	
Natural wildlife preserves and similar conservation areas																		
Churches and other places of worship			1.5	1.5	1.5	125			60	35	30	60	50		20	5	5	
Schools, libraries, museums			2	2	2	100			35	100	30	60	200		20	5	5	
Parks																		
Home occupations, Type I																		
Uses required for the provisions and maintenance of public facilities and utilities																		
In-home child care provider			1.5	1.5	1.5			2.5	35	75	25	50	50					Note: this use can only be established in a legally occupied single family dwelling which is located on at least 1.5 acres. Minimum lot sizes for single family

		M, U																	
	Country clubs	H, J, K, L, M, U						2.5	35	75	50	100	100		<u>20</u>	5	5		
	Seafood processing plants	A, I, J, K, L, M, S, U						2.5	35	75	50	100	100		<u>20</u>	5	5		
	Country general stores	E, H, J, K, L, M, U						2.5	35	35	30	60	50		<u>20</u>	5	5		
	Livestock markets	C, G, U	5	5	5			2.5	35						<u>20</u>				
	Campgrounds	G, F, O, U	5	5	5														
	Cemeteries	Same as RC-1	1	1	1														
	Farm, forestry, and construction equipment sales and service	A, C, G, I, U	5	5	5			2.5	35						<u>20</u>				
	Veterinary hospital	A, B, G, U	2	2	2			1	<u>20</u>						<u>20</u>				
	Kennels	A, B, G, U	2	2	2			1	<u>20</u>						<u>20</u>				
	Open firing ranges, including provisions for discharging both shoulder weapons and pistols	A, P, Q, R, S, T, U																	
	Child care centers	H, O, V, U																	
	Adult day care center	H, O, V, U																	
	Group homes	U						2.5	35	75	25	50	100		<u>20</u>	5	5		
	Guest Houses and Country Inns	F, H, L, T, U																	
	Bed and breakfast	F, H, L, T, U																	
	Airports	A, C, F, G, H, I, M, S, T, U																	
	Commercial race tracks	A, C, D, H, I, J, S,	5	5	5	250		2.5	35						<u>20</u>				

facility, Type V	facility, Type V on an existing lot 30,000 SF or less																	District Regulations, Section 9-13.
Commercial communication facility, Type VI (data pole)	Commercial communication facility, Type VI (data pole) on an existing lot 30,000 SF or less	S, U							75	5	10	5						See Article 9 , Supplementary District Regulations, Section 9-13.
Wind energy facility, small system														120'				See Article 9 , Supplementary District Regulations, Section 9-22.

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