

For Sale

14401 Old Courthouse Way
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com

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
14401 Old Courthouse Way
Newport News, Virginia

- Location:** 14401 Old Courthouse Way, Newport News
- Description:** The property is located in the Denbigh area of Newport News.
- Land Area:** .96 acres – fenced with large outside storage area
- Sales Price:** \$239,000.00
- Improvements:** Office and separate warehouse / garage on site
- Zoning:** C1 – Retail Commercial. Multiple allowable uses by right are attached in the marketing package. There is a CUP in place – see attached.
- General Information:**
- Well established area
 - Surrounded by numerous retailers and solid residential neighborhoods
 - Close to the police station, fire station and Old Warwick Courthouse
 - CUP for property – see attached
 - Owner discloses site is a former gas station – DEQ Closure Letter on File – see attached
- Also included:**
- Aerial Maps
 - Location Map

For Additional Information, Please Contact:

Tom Waltz

Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia, 23606
757.327.0333

Tom@CampanaWaltz.com

www.CampanaWaltz.com



*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.*

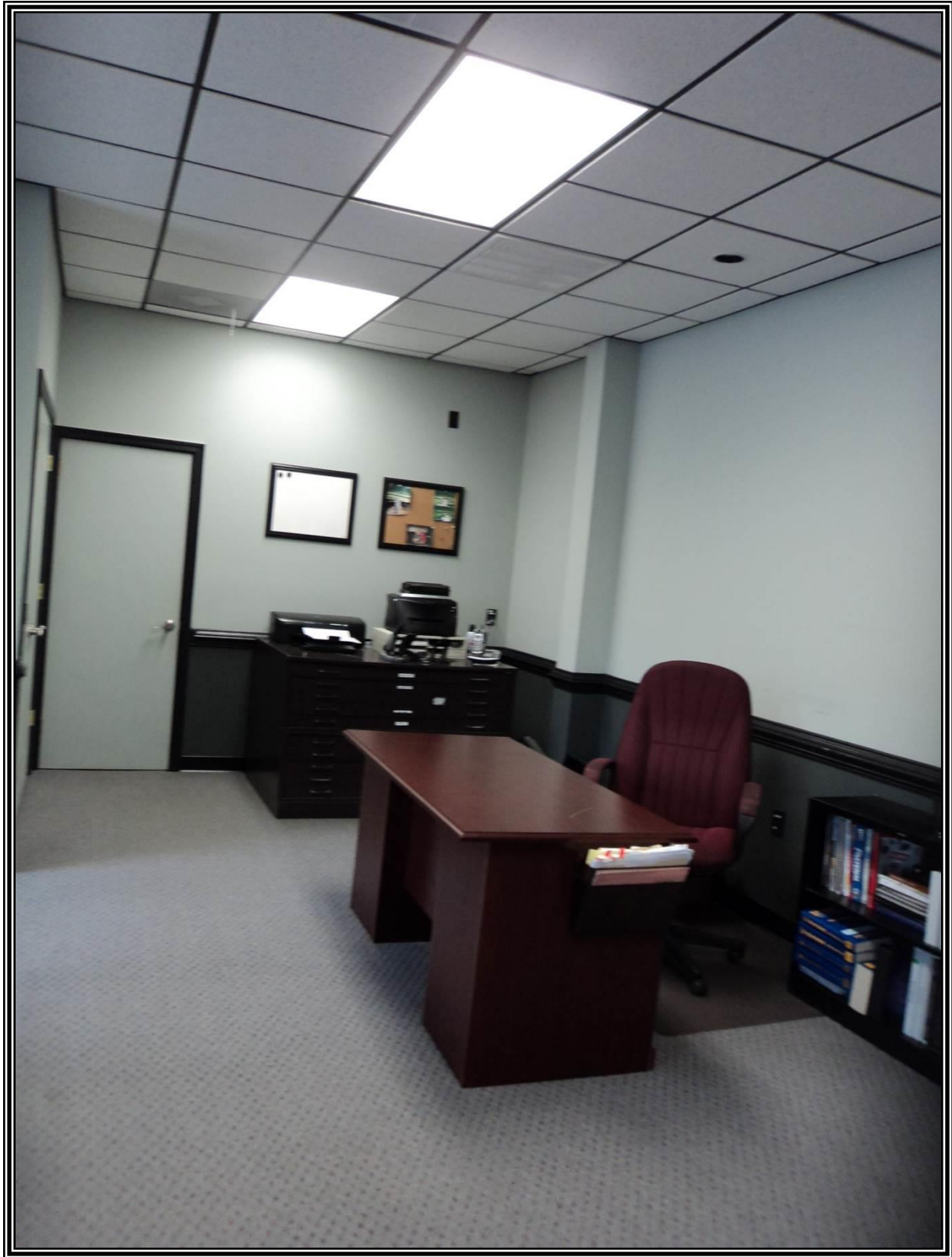
14401 Old Courthouse Way, Newport News, Virginia



*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.*

Campana Waltz
Commercial Real Estate, LLC

14401 Old Courthouse Way, Newport News, Virginia



*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.*

Campana Waltz
Commercial Real Estate, LLC

14401 Old Courthouse Way, Newport News, Virginia



*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.*

Campana Waltz
Commercial Real Estate, LLC

14401 Old Courthouse Way, Newport News, Virginia



*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.*

Campana Waltz
Commercial Real Estate, LLC

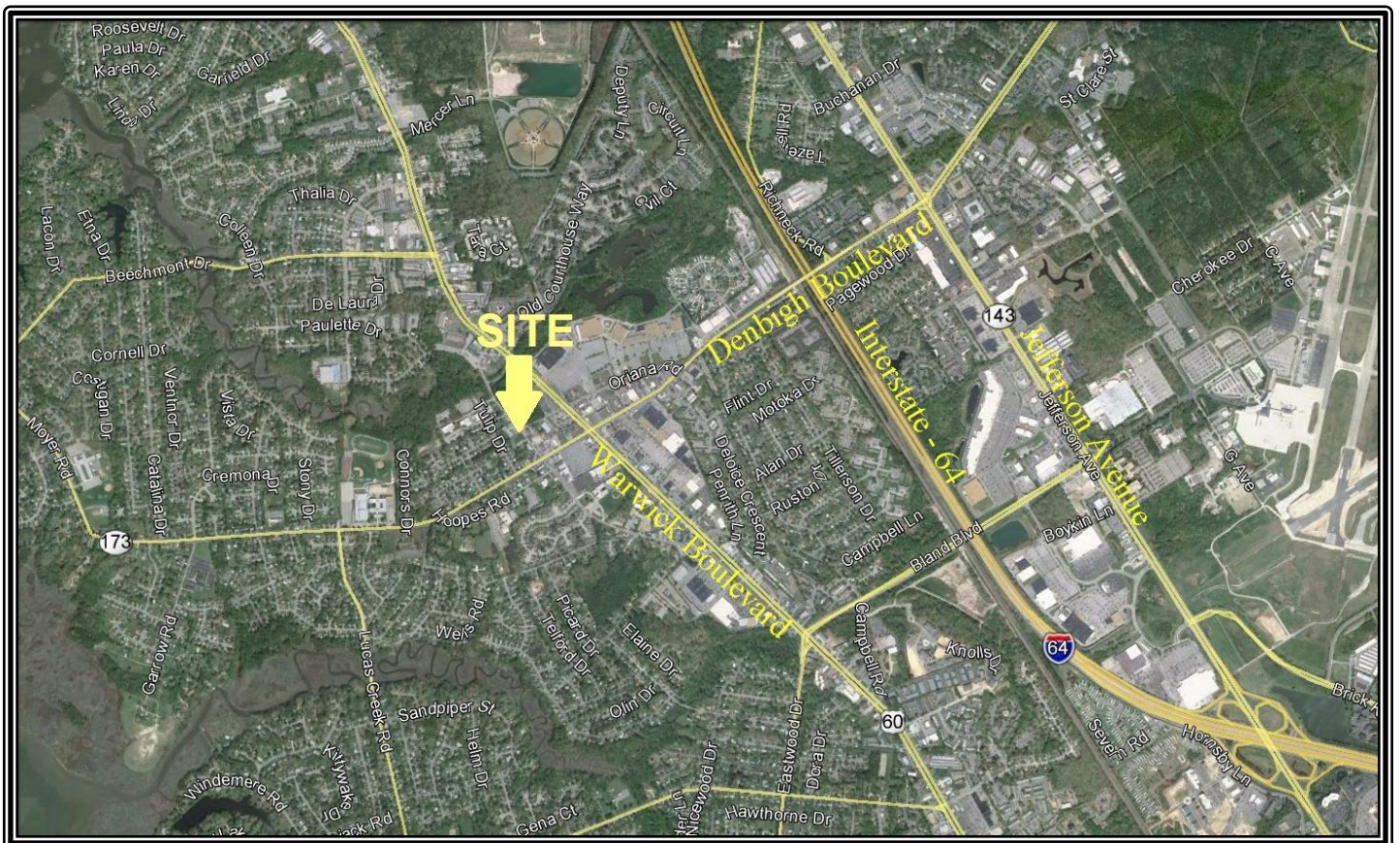
14401 Old Courthouse Way, Newport News, Virginia



*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.*

Campana Waltz
Commercial Real Estate, LLC

14401 Old Courthouse Way Newport News, Virginia

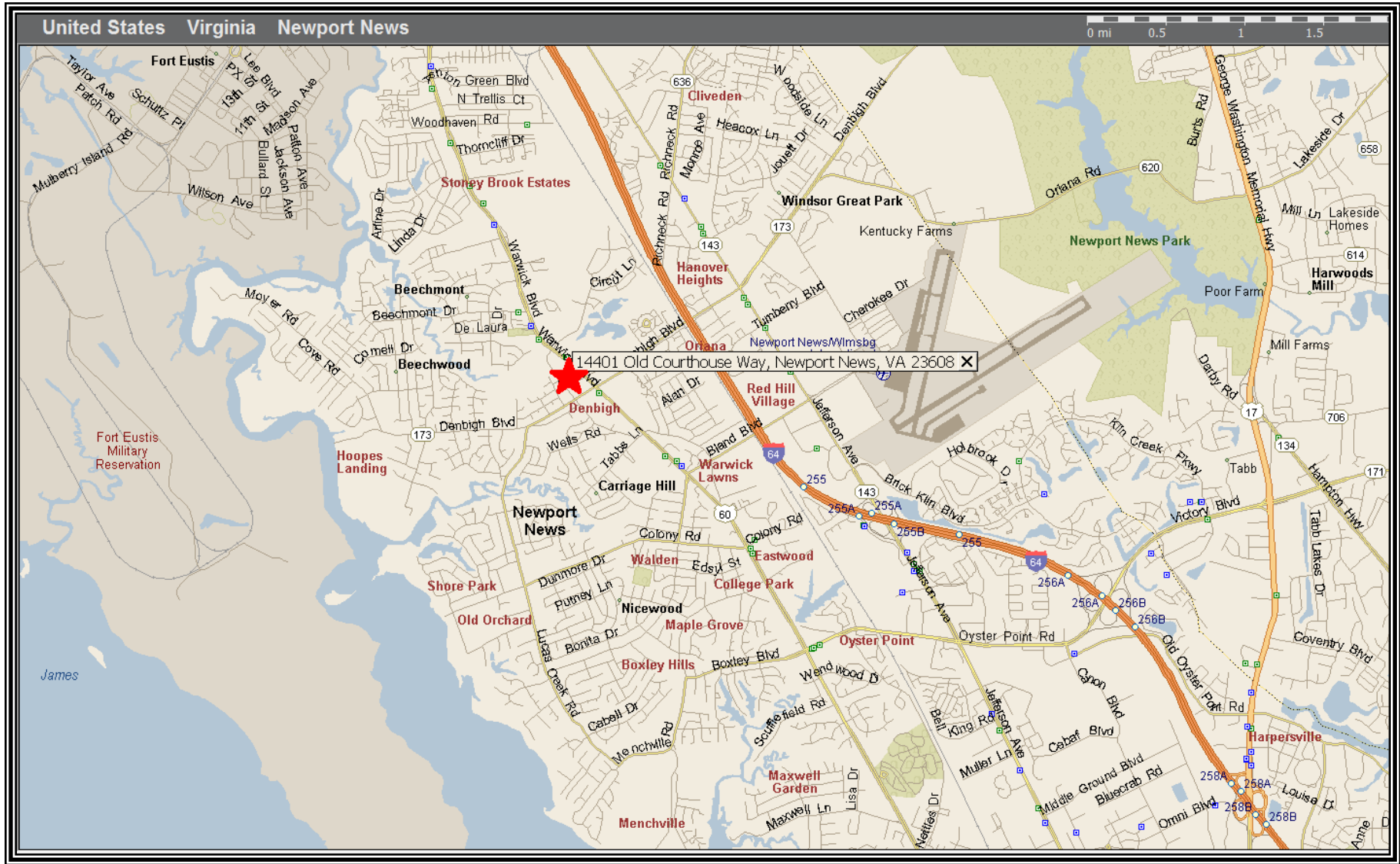


*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

Campana Waltz
Commercial Real Estate, LLC

For Sale

14401 Old Courthouse Way Newport News, Virginia



*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.*

Campana Waltz
Commercial Real Estate, LLC

AN ORDINANCE GRANTING CONDITIONAL USE PERMIT NO. CU-90-224 FOR THE HEREINAFTER DESCRIBED PROPERTY FOR THE PURPOSE OF PERMITTING THE OUTDOOR STORAGE AND DISPLAY OF LANDSCAPING PLANTS AND RELATED PRODUCTS IN CONJUNCTION WITH A RETAIL SALES CENTER FOR LANDSCAPING PLANTS AND RELATED PRODUCTS.

WHEREAS, application number CU-90-224 has been made by W. Robert Phelps and Billie Phelps for a conditional use permit for the hereinafter described property for the purpose of permitting the outdoor storage and display of landscaping plants and related products in conjunction with a retail sales center for landscaping plants and related products in a C-2 Retail Commercial District; and

WHEREAS, the application has been referred to the Planning Commission of the City of Newport News for recommendation and has been duly advertised as required by law and the said Planning Commission has made its recommendation.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Newport News:

1. That conditional use permit number CU-90-224 is hereby granted for the property described in paragraph 2 hereof for the purpose of permitting the outdoor storage and display of landscaping plants and related products in conjunction with a retail sales center for landscaping plants and related products in a C-2 retail commercial district; and

2. That the property to which the conditional use permit applies is particularly described below:

All those certain lots, pieces or parcels of land, situate, lying and being in the City of Newport News, Virginia, known and designated as Parcel "A" and Parcel "B", as shown on that certain plat entitled "Plat of Property of A. I. Sansone and W. Robert Phelps, Jr. and The Property of W. Robert Phelps, Jr. and Billie T. Phelps, Warwick, Virginia for Gralove, Incorporated", made by John W. Baldwin and Associates, dated November 7, 1957, a copy of which said plat is attached to that certain deed from A. I. Sansone, et al, to Gralove Incorporated, dated June 11, 1958 and recorded

October 14, 1958 in the Clerk's Office of the
Hustings Court of Newport News, Virginia in
Deed Book 338, page 547, to which reference is
here made. (Tax I.D. No. 108.00-03-09)

3. That this conditional use permit is granted subject to the following conditions, each of which shall be implemented upon approval of this ordinance:

1. The site shall be redeveloped consistent with the site plan for the property by Lawnsapes, Inc. dated July 20, 1990.
2. A 30-foot wide transitional area shall be maintained along the entire southwest boundary of the site. Said transitional area shall be planted with a minimum of one tree with a minimum caliper of 2 inches measured 6 inches above ground level, per 200 square feet of area, evenly distributed throughout. An evergreen hedge will be provided along with the western property line from the front property line to the rear property line.
3. All trees and landscaping materials on site shall be maintained in a healthy condition by owner.
4. An 8-foot high solid wood fence shall be installed and maintained surrounding the equipment storage area. All on-site equipment shall be stored within this enclosed area.
5. Equipment stored on site shall be solely for the delivery, loading and unloading of landscaping materials retailed on site. The site shall not serve as a landscape contracting yard or storage area.
6. Site lighting shall be directed inward to the site and shall not cause off-site glare.
7. The site development plan shall be subject to any additional conditions required by the Site Plan Review Committee.

4. That this conditional use permit shall be deemed to have been abandoned and shall be revoked:

- a. In the event that the construction or occupancy necessary to the use herein permitted has not been commenced within twelve (12) months of the date hereof, or,

- b. In the event of the continuous nonuse of the property as herein permitted for a period of twelve (12) months.

PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS AUGUST 28, 1990

Bernice I. Berry, CMC/AE
City Clerk

Barry E. DuVal
Mayor

A true copy, teste:

City Clerk



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY
TIDEWATER REGIONAL OFFICE
5636 Southern Boulevard, Virginia Beach, Virginia 23462
(757) 518-2000 Fax (757) 518-2009
www.deq.virginia.gov

Doug Domenech
Secretary of Natural Resources

David K. Paylor
Director

Maria R. Nold
Regional Director

May 10, 2012

CEC, Inc
Mr. Jeff Lunsford
14401 Old Courthouse Way
Newport News, VA 23113

Re: **Phase II Environmental Site Assessment (ESA) Report**
Site Name/Location: Old Courthouse Way Property, 14401 Old Courthouse Way, Newport News
DEQ Tracking Number: PC# 2012-5130

Dear Mr. Lunsford:

Thank you for providing the Phase II ESA Report for the referenced site to the Department of Environmental Quality (DEQ) on May 4, 2012.

Based upon the available information, the State Water Control Board acting through the DEQ, as authorized by CODE § 62.1-44.34:8 through 23 and 9 VAC 25-580-10 et seq. has determined that contamination levels at this site do not warrant further corrective action. Pollution Complaint case PC# 2012-5130 is now closed. Should future environmental problems occur, which the DEQ determines are related to a petroleum release at this location, additional investigation and corrective action may be required in accordance with State Law.

If persons developing or otherwise working on this property excavate soil or withdraw groundwater, such media must be properly sampled, analyzed, managed and disposed of in accordance with applicable waste regulations.

If you have any questions, please contact me at (757) 518-2190.

Sincerely,

Rebecca E. Gehring
Geologist Senior
Remediation Program

cc: File PC#12-5130

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