

**15225 Warwick Boulevard
& 6 Curtis Tignor Road
Newport News, VA
Land For Sale**



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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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.*

LAND FOR SALE
15225 Warwick Boulevard
& 6 Curtis Tignor Road
Newport News, Virginia

- Location:** 15225 Warwick Boulevard
& 6 Curtis Tignor Road
Newport News, Virginia
- Site:** 1.12 acres collectively with road frontage on Warwick Boulevard
and Curtis Tignor Road. Access to traffic light. Parcels are
contiguous.
- Price:** \$295,000.00
- Traffic Count:** ± 35,000 Vehicles per Day
- Zoning:** C-1 Retail Commercial / Conditional rezoning in place allows for
automotive repair and paint shop
- Utilities:** All utilities available at site.
- Additional
Information:**
- Aerials
 - Site Plan
 - Location Maps
 - Zoning Information
 - Demographics

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& 6 Curtis Tignor Road
Newport News, Virginia



Note: This is a rough rendering of a proposed center.



L.M.D. R.T. GO

SEE SEC. NO. 078
MATCH LINE

FOR PARCEL NO.
SEE SEC. NO. 008

5
3.10 A
WILTON BAPTIST
CHURCH

DENBIGH
PARK RD.

(1)

TIGNOR RD.

CURTIS

(3)

WARWICK

BLVD.

(2)

6.70 A

(13)

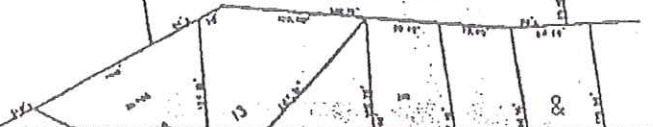


(5)

6.70 A (c)

3 2.40 A (b)

4 3.10 A (b)



C1 (Retail Commercial) Allowable Uses, Newport News

Page 1 of 4

Housing for Older Persons, Single Family attached	C
Housing for Older Persons, Multiple Family	C
Group Home	C
Halfway House	C
Bed & Breakfast	P
Adult Care Residence	C
Custodian Apartment	P
Congregate House for Children	C
Health	
Hospice	P
Medical Center Complex	P
Hospital	P
Medical and Dental Laboratory	P
Nursing Home, Convalescent Home	P
Optician	P
Outpatient Care Clinic	P
Pharmacy/Drug Store	P
Physical Therapist	P
Physician, Dentist or Optometrist	P
Veterinary Facility with Kennel	C
Veterinary Facility without Kennel	P
Utilities	
Electrical Substation	P
Elevated Water Storage Tank	P
Local Utilities	P
Communication Tower/Antenna	C
Transmission Lines	C
Educational Services	
Child Care Center	P
College, University	P
Other Educational/Group Instruction	P
Vocational School	P
Business School	P
Community Facilities	
Church/Synagogue	P
Community Center	P
Fire Station	P
Funeral Home	P
Library	P
Lodge, Fraternal or Social Organization	P
Neighborhood Swimming Pool	P
Police Station	P
Post Office/Parcel Pick Up Station	P
Public/Private Golf Courses	P

C1 (Retail Commercial) Allowable Uses, Newport News

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Public/Semi-Public Museum or Art Gallery	P
Public Park	P
Business Services	
Admin Support Offices	P
Bank, Loan Office or Credit Union	P
Business Admin Offices	P
Parcel Distribution Center	C
Professional Office	P
Personal Services	
Artist or Photography Studio	P
Beauty/Barber Shop	P
Coin Operated Commercial Laundry	P
Dry Cleaning Pickup	P
Dry Cleaning Plant	C
Recording studio	P
Shoe Repair	P
Tailor Shop	P
Travel Agency	P
Pet Grooming Service	P
Recreational Uses	
Billiard Parlor	C
Bingo Parlor	C
Bowling Alley	C
Coin Operated Amusement Arcade	C
Country/Yacht Club	P
Health Club/Fitness Center	P
Skateboard Ramp	C
Skating Rink	C
Theater or Stage	P
Retail Services	
Adult Use	C
Appliance Sales	P
Appliance Services	P
Bakery (Retail)	P
Bicycle Sales & Service	P
Book Store	P
Building Supply, Retail	C
Camera Store	P
Cemetery Monument Sales	P
Computer Sales & Service	P
Concession Stand	P
Convenience Store without gasoline	P
Craft Store	P

C1 (Retail Commercial) Allowable Uses, Newport News

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Department Store	P
Duplicating Store	P
Extended Stay Motel	P
Florist, Horticultural & Nursery	P
Furniture & Upholstery Store	P
Garden Supply Store	P
Golf Pro Shop/Clubhouse	P
Grocery Store	P
Hardware Store	P
Home Accessory Store	P
Ice Cream/Candy Store	P
Interior Decorating Store	P
Jewelry Sales, Service & Repair	P
Kennel	C
Light Equipment Rental & Leasing	P
Liquor Store	P
Mall/Mall Building (Enclosed)	P
Medical Supply Sales	P
Motel/Hotel	P
Needlework & Piece Goods Store	P
Novelty & Souvenir Store	P
Off-Premise Sale of Alcohol in an Establishment <1,600SF	C
Pawn Shop	C
Pet Store	P
Printing Engraving, Blueprinting & Copying	P
Restaurant/Cafeteria/Delicatessen w/Drive-Thru Service (not adjacent to residential property)	P
Restaurant/Cafeteria/Delicatessen w/o Drive-Thru Service	P
Restaurant/Cafeteria/Delicatessen w/Drive-Thru Service (adjacent to residential property)	C
Retail Sales by Wholesaler of Same Goods	P
Sporting Goods	P
Stationery Store	P
Tennis Pro Shop/Clubhouse	P
Toy or Hobby Store	P
Used Merchandise Sales	P
Variety Store	P
Video Rental	P
Wearing Apparel/Shoe Store	P
Auto & Marine Services	
Auto Parts Store (No Service)	P
Automobile Fuel & Kerosene Sales (Supplemental)	C
Automobile Gasoline Supply Station	C
Automobile Sales/New Car Dealership	C

C1 (Retail Commercial) Allowable Uses, Newport News

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Car Wash	C
Automobile Upholstery	C
Automobile, Limousine, Van, Motorcycle Leasing/Rental	C
Boat & Yacht Sales	C
Boat Basin	P
Marina	C
Transportation	
Bus Stop, Bus Shelter or Taxi Stand	P
Helistop or Heliport	C
Off-Site Parking Lot or Garage	P
Transit Terminal for Bus, Rail, Boat, Ship or Other	
Mass Transit	C
Wholesale & Warehouse	
Distribution Center for Retail Goods, Mail Order	C
Distribution Warehouse	C
Mini-Storage Warehouse-Single Entrance Interior Storage	C
Open Industrial	
Small Repair, Small Construction Shop &	
Small Contractors Office	C

C = Conditional Use

P = Permitted Use

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



For Sale	For Lease	Sales Comps	Property Records	Local Info	Add Listing
Select a Property Type		Enter a location		Search	



Demographics for 15225 Warwick Blvd. & 6 Curtis Tignor Road, Newport News, VA 23608

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	6,163	34,048	51,084
2011 Female Population	6,982	36,757	54,865
% 2011 Male Population	46.88%	48.09%	48.22%
% 2011 Female Population	53.12%	51.91%	51.78%
2011 Total Adult Population	9,142	50,391	77,233
2011 Total Daytime Population	7,961	55,402	88,696
2011 Total Daytime Work Population	2,213	21,766	38,280
2011 Median Age Total Population	29	30	32
2011 Median Age Adult Population	39	39	41
2011 Age 0-5	1,439	7,352	10,210
2011 Age 6-13	1,740	8,796	12,351
2011 Age 14-17	823	4,266	6,155
2011 Age 18-20	645	3,677	4,933
2011 Age 21-24	874	4,642	6,472
2011 Age 25-29	1,110	5,889	8,469
2011 Age 30-34	983	5,247	7,803
2011 Age 35-39	916	5,251	7,844
2011 Age 40-44	940	5,231	7,936
2011 Age 45-49	900	4,918	7,741
2011 Age 50-54	845	4,383	6,989
2011 Age 55-59	623	3,461	5,715
2011 Age 60-64	484	2,636	4,507
2011 Age 65-69	305	1,822	3,078
2011 Age 70-74	213	1,208	2,151
2011 Age 75-79	160	824	1,509
2011 Age 80-84	87	586	1,108
2011 Age 85+	57	614	978
% 2011 Age 0-5	10.95%	10.38%	9.64%
% 2011 Age 6-13	13.24%	12.42%	11.66%
% 2011 Age 14-17	6.26%	6.03%	5.81%
% 2011 Age 18-20	4.91%	5.19%	4.66%
% 2011 Age 21-24	6.65%	6.56%	6.11%
% 2011 Age 25-29	8.44%	8.32%	7.99%
% 2011 Age 30-34	7.48%	7.41%	7.36%
% 2011 Age 35-39	6.97%	7.42%	7.40%
% 2011 Age 40-44	7.15%	7.39%	7.49%
% 2011 Age 45-49	6.85%	6.95%	7.31%
% 2011 Age 50-54	6.43%	6.19%	6.60%
% 2011 Age 55-59	4.74%	4.89%	5.39%
% 2011 Age 60-64	3.68%	3.72%	4.25%
% 2011 Age 65-69	2.32%	2.57%	2.91%
% 2011 Age 70-74	1.62%	1.71%	2.03%
% 2011 Age 75-79	1.22%	1.16%	1.42%
% 2011 Age 80-84	0.66%	0.83%	1.05%
% 2011 Age 85+	0.43%	0.87%	0.92%
2011 White Population	4,924	33,208	57,397
2011 Black Population	6,331	28,077	35,091
2011 Asian/Hawaiian/Pacific Islander	567	2,962	4,431
2011 American Indian/Alaska Native	84	383	516
2011 Other Population (Incl 2+ Races)	1,238	6,176	8,513
2011 Hispanic Population	1,520	7,254	9,885
2011 Non-Hispanic Population	11,624	63,551	96,064
% 2011 White Population	37.46%	46.90%	54.17%
% 2011 Black Population	48.17%	39.65%	33.12%
% 2011 Asian/Hawaiian/Pacific Islander	4.31%	4.18%	4.18%
% 2011 American Indian/Alaska Native	0.64%	0.54%	0.49%
% 2011 Other Population (Incl 2+ Races)	9.42%	8.72%	8.04%
% 2011 Hispanic Population	11.56%	10.25%	9.33%

Ac

	1-mi.	3-mi.	5-mi.
Population			
% 2011 Non-Hispanic Population	88.44%	89.75%	90.67%
2000 Non-Hispanic White	6,243	36,631	60,752
2000 Non-Hispanic Black	5,338	25,295	31,060
2000 Non-Hispanic Amer Indian/Alaska Native	27	340	417
2000 Non-Hispanic Asian	479	2,426	3,470
2000 Non-Hispanic Hawaiian/Pacific Islander	44	79	97
2000 Non-Hispanic Some Other Race	25	117	142
2000 Non-Hispanic Two or More Races	401	2,278	3,063
% 2000 Non-Hispanic White	49.72%	54.54%	61.37%
% 2000 Non-Hispanic Black	42.51%	37.66%	31.37%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.22%	0.51%	0.42%
% 2000 Non-Hispanic Asian	3.81%	3.61%	3.51%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.35%	0.12%	0.10%
% 2000 Non-Hispanic Some Other Race	0.20%	0.17%	0.14%
% 2000 Non-Hispanic Two or More Races	3.19%	3.39%	3.09%
Population Change			
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	13,144	70,805	105,949
2011 Total Households	4,966	26,087	40,363
Population Change 1990-2011	882	3,266	15,965
Household Change 1990-2011	548	3,190	8,924
% Population Change 1990-2011	7.19%	4.84%	17.74%
% Household Change 1990-2011	12.40%	13.93%	28.39%
Population Change 2000-2011	-272	-713	1,296
Household Change 2000-2011	37	732	1,909
% Population Change 2000-2011	-2.03%	-1.00%	1.24%
% Households Change 2000-2011	0.75%	2.89%	4.96%
Housing			
2000 Total Housing Units	5,295	26,826	40,420
2000 Occupied Housing Units	4,936	25,380	38,405
2000 Owner Occupied Housing Units	2,514	14,057	22,753
2000 Renter Occupied Housing Units	2,422	11,323	15,652
2000 Vacant Housing Units	359	1,446	2,015
% 2000 Occupied Housing Units	93.22%	94.61%	95.01%
% 2000 Owner Occupied Housing Units	47.48%	52.40%	56.29%
% 2000 Renter Occupied Housing Units	45.74%	42.21%	38.72%
% 2000 Vacant Housing Units	6.78%	5.39%	4.99%
Income			
2011 Median Household Income	\$42,146	\$52,198	\$58,626
2011 Per Capita Income	\$21,920	\$25,046	\$29,401
2011 Average Household Income	\$58,018	\$67,979	\$77,175
2011 Household Income < \$10,000	262	1,185	1,452
2011 Household Income \$10,000-\$14,999	299	1,101	1,449
2011 Household Income \$15,000-\$19,999	319	1,289	1,790
2011 Household Income \$20,000-\$24,999	319	1,316	1,777
2011 Household Income \$25,000-\$29,999	296	1,206	1,691
2011 Household Income \$30,000-\$34,999	397	1,462	1,920
2011 Household Income \$35,000-\$39,999	411	1,644	2,120
2011 Household Income \$40,000-\$44,999	418	1,768	2,338
2011 Household Income \$45,000-\$49,999	314	1,440	1,949
2011 Household Income \$50,000-\$59,999	575	2,878	4,284
2011 Household Income \$60,000-\$74,999	429	3,497	5,225
2011 Household Income \$75,000-\$99,999	570	4,088	6,932
2011 Household Income \$100,000-\$124,999	163	1,810	3,841
2011 Household Income \$125,000-\$149,999	98	702	1,611
2011 Household Income \$150,000-\$199,999	61	519	1,514
2011 Household Income \$200,000-\$249,999	14	97	252
2011 Household Income \$250,000-\$499,999	20	86	205
2011 Household Income \$500,000+	n/a	n/a	14
2011 Household Income \$200,000+	35	183	471
% 2011 Household Income < \$10,000	5.28%	4.54%	3.60%
% 2011 Household Income \$10,000-\$14,999	6.02%	4.22%	3.59%
% 2011 Household Income \$15,000-\$19,999	6.42%	4.94%	4.43%
% 2011 Household Income \$20,000-\$24,999	6.42%	5.04%	4.40%
% 2011 Household Income \$25,000-\$29,999	5.96%	4.62%	4.19%
% 2011 Household Income \$30,000-\$34,999	8.00%	5.60%	4.76%
% 2011 Household Income \$35,000-\$39,999	8.28%	6.30%	5.25%
% 2011 Household Income \$40,000-\$44,999	8.42%	6.78%	5.79%

Income	1-mi.	3-mi.	5-mi.
% 2011 Household Income \$45,000-\$49,999	6.32%	5.52%	4.83%
% 2011 Household Income \$50,000-\$59,999	11.58%	11.03%	10.61%
% 2011 Household Income \$60,000-\$74,999	8.64%	13.40%	12.94%
% 2011 Household Income \$75,000-\$99,999	11.48%	15.67%	17.17%
% 2011 Household Income \$100,000-\$124,999	3.28%	6.94%	9.52%
% 2011 Household Income \$125,000-\$149,999	1.97%	2.69%	3.99%
% 2011 Household Income \$150,000-\$199,999	1.23%	1.99%	3.75%
% 2011 Household Income \$200,000-\$249,999	0.28%	0.37%	0.62%
% 2011 Household Income \$250,000-\$499,999	0.40%	0.33%	0.51%
% 2011 Household Income \$500,000+	0.00%	0.00%	0.03%
% 2011 Household Income \$200,000+	0.70%	0.70%	1.17%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$1,526,004	\$9,070,213	\$15,885,644
2011 Jewelry Stores	\$1,142,106	\$6,817,184	\$11,984,453
2011 Mens Clothing Stores	\$2,367,632	\$13,734,670	\$23,722,160
2011 Shoe Stores	\$2,199,652	\$12,747,906	\$21,886,431
2011 Womens Clothing Stores	\$4,428,824	\$25,101,403	\$42,409,402
2011 Automobile Dealers	\$30,311,788	\$175,936,852	\$293,896,026
2011 Automotive Parts/Acc/Repair Stores	\$3,601,951	\$20,944,455	\$35,680,648
2011 Other Motor Vehicle Dealers	\$1,071,298	\$6,221,954	\$10,704,046
2011 Tire Dealers	\$955,562	\$5,617,060	\$9,659,896
2011 Hardware Stores	\$409,253	\$2,499,302	\$4,366,211
2011 Home Centers	\$3,302,537	\$18,388,630	\$29,511,964
2011 Nursery/Garden Centers	\$989,944	\$5,875,932	\$10,141,220
2011 Outdoor Power Equipment Stores	\$415,836	\$2,365,346	\$3,711,265
2011 Paint/Wallpaper Stores	\$130,995	\$728,482	\$1,156,076
2011 Appliance/TV/Other Electronics Stores	\$2,656,909	\$15,578,467	\$27,167,875
2011 Camera/Photographic Supplies Stores	\$460,344	\$2,658,249	\$4,501,256
2011 Computer/Software Stores	\$1,459,397	\$8,289,335	\$13,794,264
2011 Beer/Wine/Liquor Stores	\$1,661,823	\$9,815,108	\$17,121,630
2011 Convenience/Specialty Food Stores	\$4,413,212	\$30,342,921	\$55,100,166
2011 Restaurant Expenditures	\$16,704,888	\$119,421,525	\$219,780,791
2011 Supermarkets/Other Grocery excl Conv	\$20,224,686	\$116,485,193	\$196,411,179
2011 Furniture Stores	\$2,848,568	\$16,538,054	\$28,171,856
2011 Home Furnishings Stores	\$1,691,131	\$9,990,597	\$17,583,521
2011 Gen Merch/Appliance/Furniture Stores	\$25,275,945	\$146,245,119	\$249,396,272
2011 Gasoline Stations w/ Convenience Stores	\$17,002,994	\$102,050,230	\$178,129,637
2011 Other Gasoline Stations	\$12,589,781	\$71,707,306	\$123,029,471
2011 Department Stores excl Leased Depts	\$27,932,853	\$161,823,588	\$276,564,151
2011 General Merchandise Stores	\$22,427,379	\$129,707,068	\$221,224,419
2011 Other Health/Personal Care Stores	\$1,960,623	\$11,292,894	\$18,808,600
2011 Pharmacies/Drug Stores	\$9,787,849	\$56,302,739	\$94,766,715
2011 Pet/Pet Supplies Stores	\$1,449,277	\$8,202,772	\$13,632,627
2011 Book/Periodical/Music Stores	\$517,888	\$2,697,666	\$4,596,121
2011 Hobby/Toy/Game Stores	\$793,466	\$4,201,746	\$5,874,559
2011 Musical Instrument/Supplies Stores	\$262,946	\$1,530,012	\$2,589,413
2011 Sewing/Needlework/Piece Goods Stores	\$91,147	\$496,801	\$839,311
2011 Sporting Goods Stores	\$1,079,922	\$7,005,333	\$14,128,068
2011 Video Tape Stores - Retail	\$227,949	\$1,326,888	\$2,270,175