

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



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.*

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:** \$325,000.00
- 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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11832 Fishing Point Drive, Suite 400

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Fax (757) 327-0984

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Commercial Real Estate, LLC

SEE SEC. NO. 078
MATCH LINE

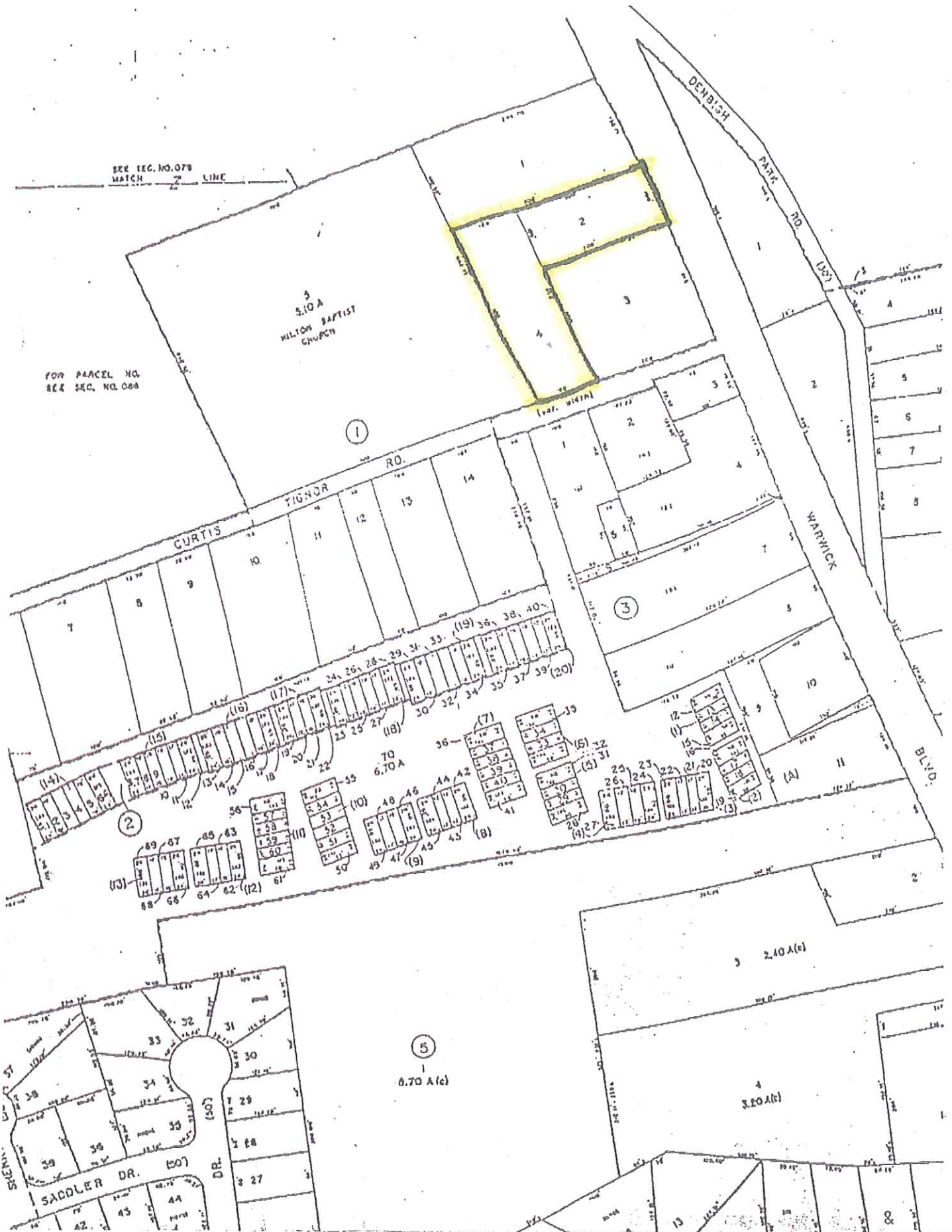
FOR PARCEL NO.
SEE SEC. NO. 068

3
5.10 A
WILTON BAPTIST
CHURCH

DENBISH
PARK RD. (US)

WARRICK

BLVD.



(1)

(3)

(2)

(5)

6.70 A (c)

3
2.40 A (b)

4
3.10 A (b)



15225, Warwick Blvd.

PARCEL 2 (common address 6 Curtis Tignor Road):

All that certain lot, piece or parcel of land situate, lying and being in the City of Newport News being a .69 acre parcel particularly described in that certain Deed recorded in the Newport News Circuit Court Clerk's Office at Deed Book 1544, Page 1457. (The parcel is assigned Real Estate Assessor's Tax ID # 087.00-01-04.)

Section 2. That the rezoning approved hereby is conditioned by written and voluntarily proffered conditions contained in the application and binding the development of the property as follows:

1. Use of the property shall be limited to an automobile repair and paint shop.
2. A twenty-five foot (25') landscaped strip shall be installed and maintained in perpetuity in front of the building adjacent to the public right-of-way (Warwick Boulevard).
3. A board on board fence shall be installed along the entire length of the storage area as depicted on the conceptual plan dated 03/13/02. In addition to the board on board fence, a row of evergreen planting material shall be planted around the entire length of the proposed storage area that when mature, forms a continuous visual screen of at least eight feet (8') in height.
4. All lighting on the site shall be full cut-off lighting fixtures consistent with those recommended by the Illumination Engineering Society of North America (IESNA).
5. Only one freestanding sign not to exceed eight feet (8') in height and forty (40) square feet in area shall be permitted.
6. The construction of the building and site layout shall be in conformance to the conceptual plan dated 03/13/02 and included as part of this application.
7. The front bay door shall be located to the left side of the front of the building.
8. Inoperable vehicles shall not be parked in the front of the building.
9. At no time shall the front bay door be open while working on vehicles. The door shall only be used as an access entrance/exit to the building.
10. Any building constructed on the site shall conform to the elevation drawing date 03/18/02.
11. A towing operation shall not be operated from the site. Towing trucks shall only

dispose and pick up vehicles at the location.

12. All landscaping shall be reviewed and approved by the Director of Planning and Development or their designee and shall be maintained in perpetuity.

PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS AUGUST 13, 2002

Bernice I. Berry, MMC
City Clerk

Joe S. Frank
Mayor

A true copy, teste:

City Clerk



Demographic and Income Profile

15225 Warwick Blvd, Newport News, Virginia, 23608
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.14403
 Longitude: -76.54892

Summary	Census 2010	2017	2022
Population	19,358	20,403	21,026
Households	7,525	7,844	8,044
Families	5,109	5,272	5,380
Average Household Size	2.57	2.59	2.61
Owner Occupied Housing Units	3,792	3,685	3,737
Renter Occupied Housing Units	3,733	4,158	4,307
Median Age	31.0	32.3	32.5
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.60%	0.92%	0.83%
Households	0.50%	0.86%	0.79%
Families	0.41%	0.77%	0.71%
Owner HHs	0.28%	0.83%	0.72%
Median Household Income	0.57%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	868	11.1%	946	11.8%
\$15,000 - \$24,999	752	9.6%	777	9.7%
\$25,000 - \$34,999	1,089	13.9%	1,054	13.1%
\$35,000 - \$49,999	1,343	17.1%	1,279	15.9%
\$50,000 - \$74,999	1,707	21.8%	1,618	20.1%
\$75,000 - \$99,999	1,085	13.8%	1,149	14.3%
\$100,000 - \$149,999	691	8.8%	814	10.1%
\$150,000 - \$199,999	237	3.0%	312	3.9%
\$200,000+	73	0.9%	95	1.2%
Median Household Income	\$48,063		\$49,459	
Average Household Income	\$57,488		\$62,946	
Per Capita Income	\$21,963		\$23,923	

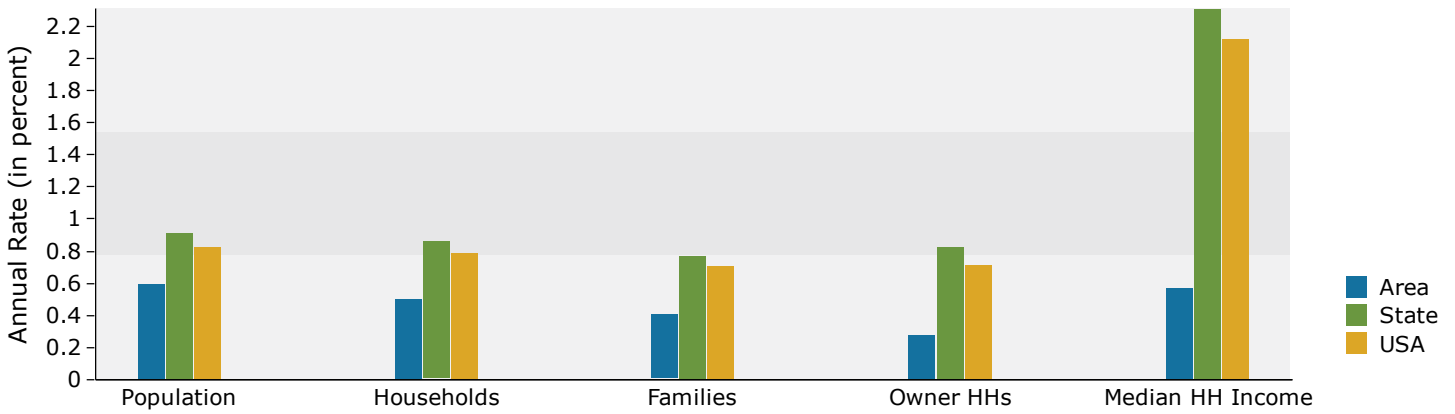
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,639	8.5%	1,623	8.0%	1,697	8.1%
5 - 9	1,464	7.6%	1,521	7.5%	1,523	7.2%
10 - 14	1,390	7.2%	1,389	6.8%	1,444	6.9%
15 - 19	1,445	7.5%	1,330	6.5%	1,313	6.2%
20 - 24	1,556	8.0%	1,685	8.3%	1,665	7.9%
25 - 34	3,369	17.4%	3,582	17.6%	3,703	17.6%
35 - 44	2,482	12.8%	2,703	13.2%	2,955	14.1%
45 - 54	2,660	13.7%	2,331	11.4%	2,177	10.4%
55 - 64	1,734	9.0%	2,129	10.4%	2,147	10.2%
65 - 74	989	5.1%	1,315	6.4%	1,465	7.0%
75 - 84	499	2.6%	611	3.0%	726	3.5%
85+	129	0.7%	183	0.9%	212	1.0%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,187	37.1%	7,364	36.1%	7,428	35.3%
Black Alone	9,398	48.5%	9,624	47.2%	9,671	46.0%
American Indian Alone	120	0.6%	127	0.6%	137	0.7%
Asian Alone	764	3.9%	971	4.8%	1,111	5.3%
Pacific Islander Alone	44	0.2%	61	0.3%	74	0.4%
Some Other Race Alone	804	4.2%	1,031	5.1%	1,222	5.8%
Two or More Races	1,041	5.4%	1,226	6.0%	1,384	6.6%
Hispanic Origin (Any Race)	2,285	11.8%	2,942	14.4%	3,544	16.9%

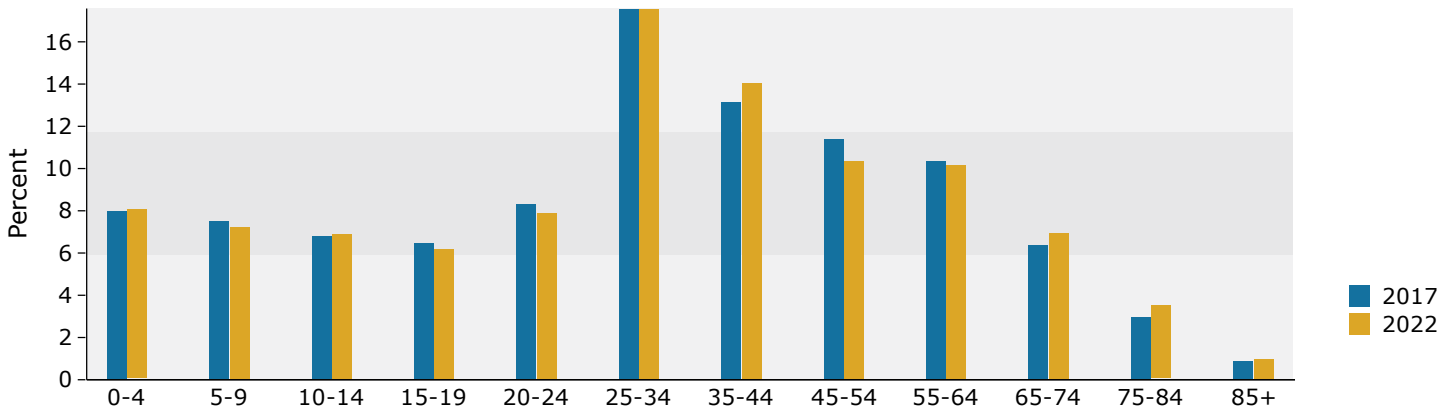
Data Note: Income is expressed in current dollars.

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

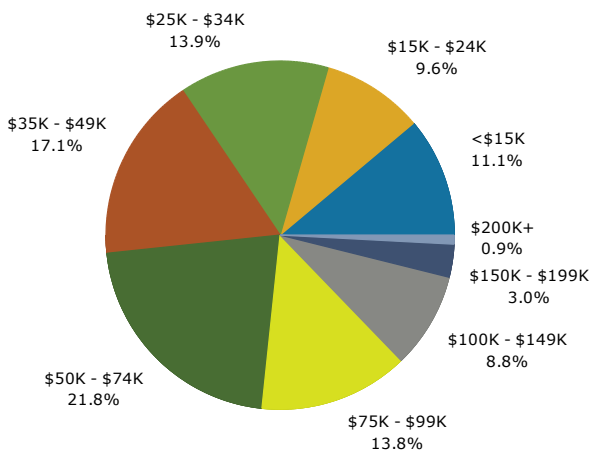
Trends 2017-2022



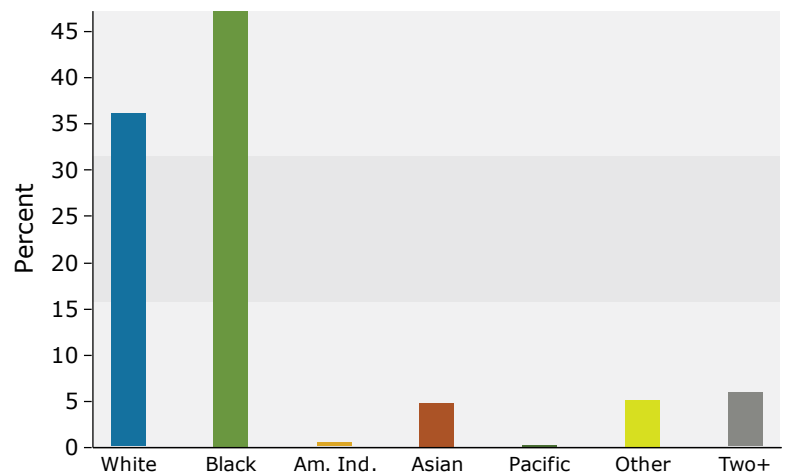
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 14.4%



Demographic and Income Profile

15225 Warwick Blvd, Newport News, Virginia, 23608
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM
 Latitude: 37.14403
 Longitude: -76.54892

Summary	Census 2010	2017	2022
Population	73,498	76,880	78,792
Households	27,756	28,723	29,361
Families	18,876	19,238	19,521
Average Household Size	2.55	2.57	2.58
Owner Occupied Housing Units	14,813	14,381	14,553
Renter Occupied Housing Units	12,943	14,342	14,807
Median Age	31.0	32.4	33.1
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.49%	0.92%	0.83%
Households	0.44%	0.86%	0.79%
Families	0.29%	0.77%	0.71%
Owner HHs	0.24%	0.83%	0.72%
Median Household Income	0.74%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	2,587	9.0%	2,768	9.4%
\$15,000 - \$24,999	2,282	7.9%	2,318	7.9%
\$25,000 - \$34,999	2,986	10.4%	2,845	9.7%
\$35,000 - \$49,999	4,685	16.3%	4,440	15.1%
\$50,000 - \$74,999	6,732	23.4%	6,341	21.6%
\$75,000 - \$99,999	4,061	14.1%	4,231	14.4%
\$100,000 - \$149,999	3,824	13.3%	4,382	14.9%
\$150,000 - \$199,999	997	3.5%	1,290	4.4%
\$200,000+	571	2.0%	746	2.5%
Median Household Income	\$54,713		\$56,760	
Average Household Income	\$66,166		\$73,194	
Per Capita Income	\$25,241		\$27,747	

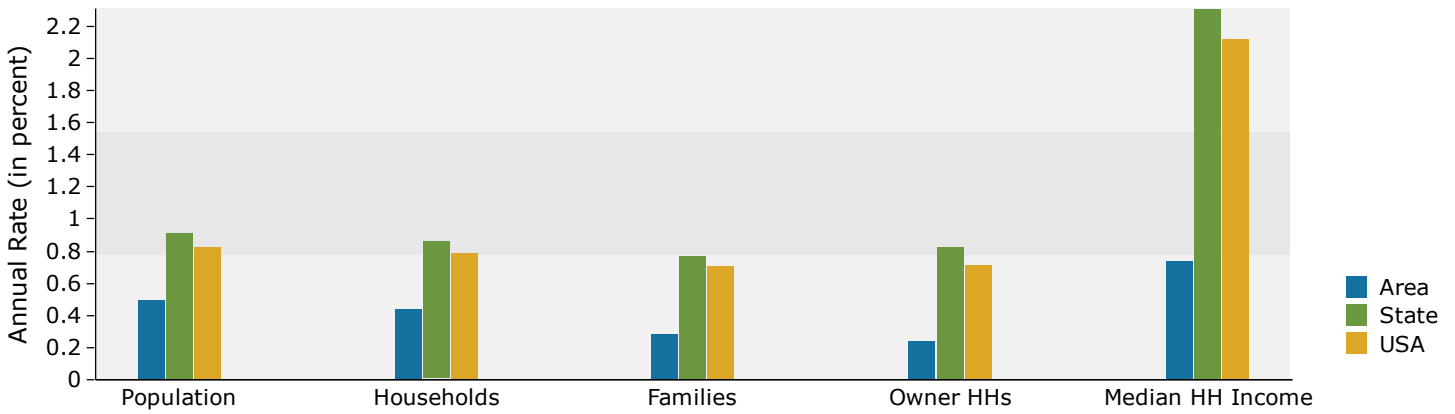
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,893	8.0%	5,686	7.4%	5,865	7.4%
5 - 9	5,227	7.1%	5,399	7.0%	5,287	6.7%
10 - 14	4,917	6.7%	4,902	6.4%	5,062	6.4%
15 - 19	5,528	7.5%	5,172	6.7%	5,194	6.6%
20 - 24	6,968	9.5%	6,860	8.9%	6,753	8.6%
25 - 34	12,638	17.2%	13,832	18.0%	13,713	17.4%
35 - 44	9,311	12.7%	9,897	12.9%	10,999	14.0%
45 - 54	9,833	13.4%	8,615	11.2%	7,977	10.1%
55 - 64	6,729	9.2%	7,985	10.4%	8,036	10.2%
65 - 74	3,704	5.0%	5,148	6.7%	5,888	7.5%
75 - 84	2,075	2.8%	2,436	3.2%	2,964	3.8%
85+	676	0.9%	949	1.2%	1,052	1.3%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,138	47.8%	35,674	46.4%	35,662	45.3%
Black Alone	28,734	39.1%	29,385	38.2%	29,562	37.5%
American Indian Alone	400	0.5%	426	0.6%	452	0.6%
Asian Alone	2,823	3.8%	3,603	4.7%	4,142	5.3%
Pacific Islander Alone	186	0.3%	249	0.3%	299	0.4%
Some Other Race Alone	2,363	3.2%	3,030	3.9%	3,594	4.6%
Two or More Races	3,853	5.2%	4,514	5.9%	5,082	6.4%
Hispanic Origin (Any Race)	7,174	9.8%	9,295	12.1%	11,231	14.3%

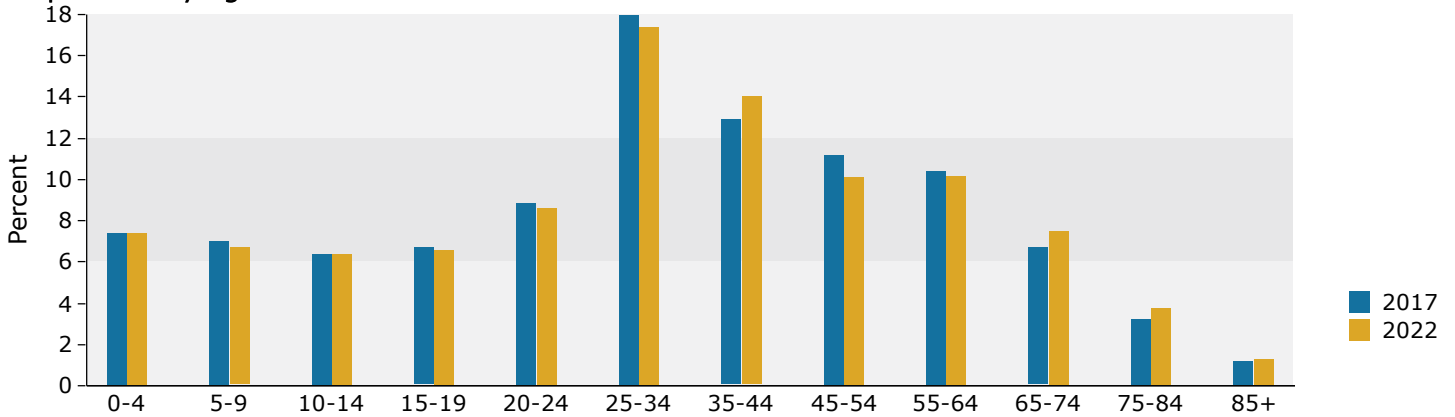
Data Note: Income is expressed in current dollars.

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

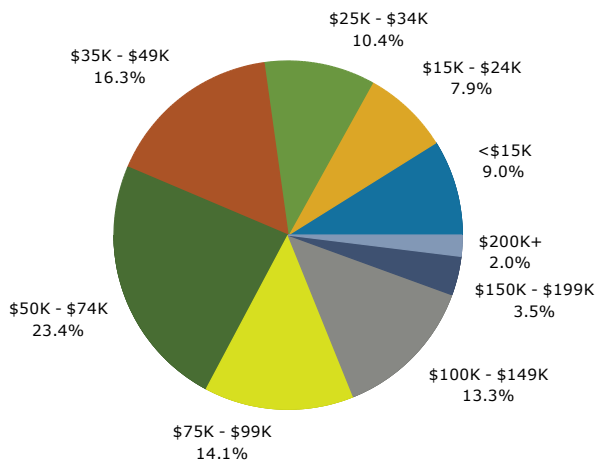
Trends 2017-2022



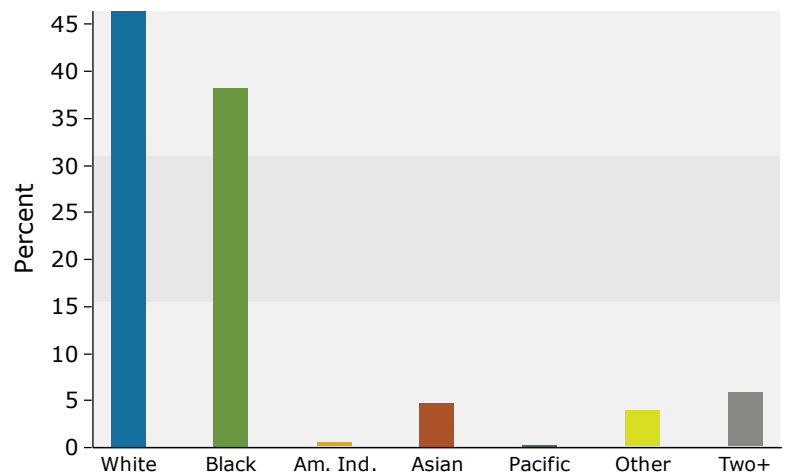
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 12.1%



Demographic and Income Profile

15225 Warwick Blvd, Newport News, Virginia, 23608
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.14403
 Longitude: -76.54892

Summary	Census 2010	2017	2022
Population	128,297	134,470	138,237
Households	49,275	51,144	52,460
Families	32,806	33,590	34,239
Average Household Size	2.50	2.52	2.53
Owner Occupied Housing Units	27,599	27,109	27,640
Renter Occupied Housing Units	21,676	24,035	24,820
Median Age	32.2	33.6	34.5
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.55%	0.92%	0.83%
Households	0.51%	0.86%	0.79%
Families	0.38%	0.77%	0.71%
Owner HHs	0.39%	0.83%	0.72%
Median Household Income	1.12%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	4,311	8.4%	4,547	8.7%
\$15,000 - \$24,999	3,912	7.6%	3,927	7.5%
\$25,000 - \$34,999	5,008	9.8%	4,738	9.0%
\$35,000 - \$49,999	7,786	15.2%	7,337	14.0%
\$50,000 - \$74,999	11,261	22.0%	10,569	20.1%
\$75,000 - \$99,999	7,625	14.9%	7,984	15.2%
\$100,000 - \$149,999	7,328	14.3%	8,383	16.0%
\$150,000 - \$199,999	2,311	4.5%	2,932	5.6%
\$200,000+	1,602	3.1%	2,042	3.9%
Median Household Income	\$57,629		\$60,923	
Average Household Income	\$71,985		\$80,260	
Per Capita Income	\$28,238		\$31,279	

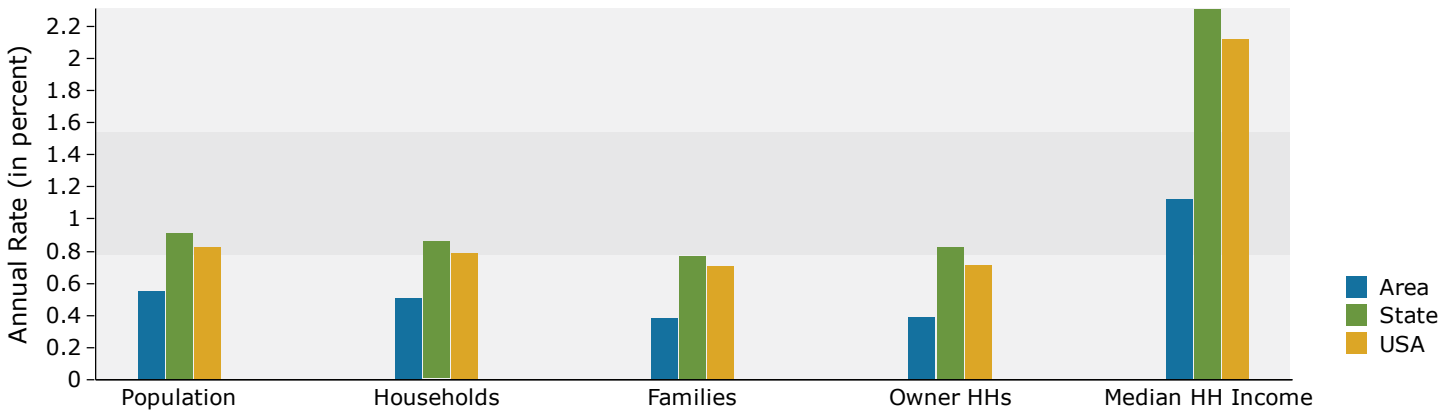
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,496	7.4%	9,127	6.8%	9,416	6.8%
5 - 9	8,579	6.7%	8,852	6.6%	8,704	6.3%
10 - 14	8,314	6.5%	8,298	6.2%	8,544	6.2%
15 - 19	9,321	7.3%	8,911	6.6%	8,964	6.5%
20 - 24	12,760	9.9%	12,289	9.1%	12,152	8.8%
25 - 34	20,702	16.1%	22,695	16.9%	22,325	16.1%
35 - 44	16,104	12.6%	17,008	12.6%	18,822	13.6%
45 - 54	17,675	13.8%	15,785	11.7%	14,738	10.7%
55 - 64	12,462	9.7%	14,806	11.0%	15,100	10.9%
65 - 74	7,199	5.6%	9,873	7.3%	11,347	8.2%
75 - 84	4,168	3.2%	4,838	3.6%	5,912	4.3%
85+	1,517	1.2%	1,990	1.5%	2,213	1.6%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	71,609	55.8%	72,969	54.3%	73,281	53.0%
Black Alone	41,297	32.2%	42,399	31.5%	42,851	31.0%
American Indian Alone	612	0.5%	660	0.5%	702	0.5%
Asian Alone	4,697	3.7%	6,003	4.5%	6,952	5.0%
Pacific Islander Alone	275	0.2%	390	0.3%	482	0.3%
Some Other Race Alone	3,881	3.0%	5,027	3.7%	5,982	4.3%
Two or More Races	5,926	4.6%	7,021	5.2%	7,988	5.8%
Hispanic Origin (Any Race)	11,214	8.7%	14,808	11.0%	17,997	13.0%

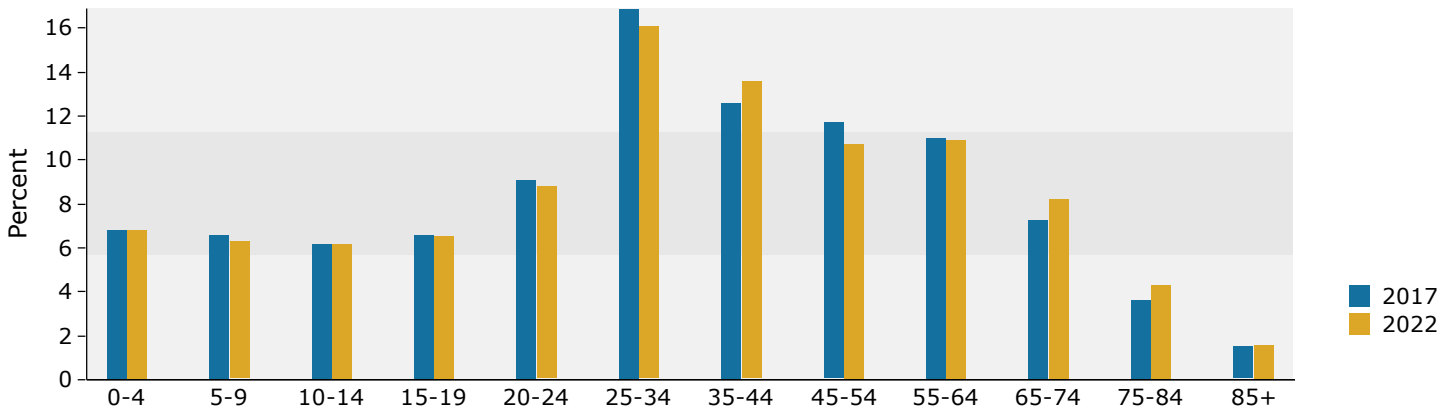
Data Note: Income is expressed in current dollars.

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

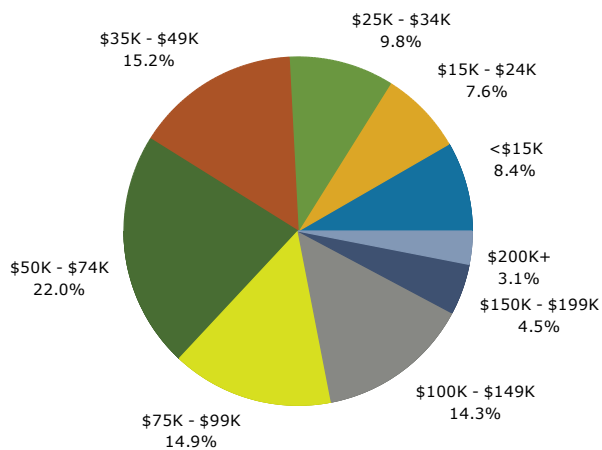
Trends 2017-2022



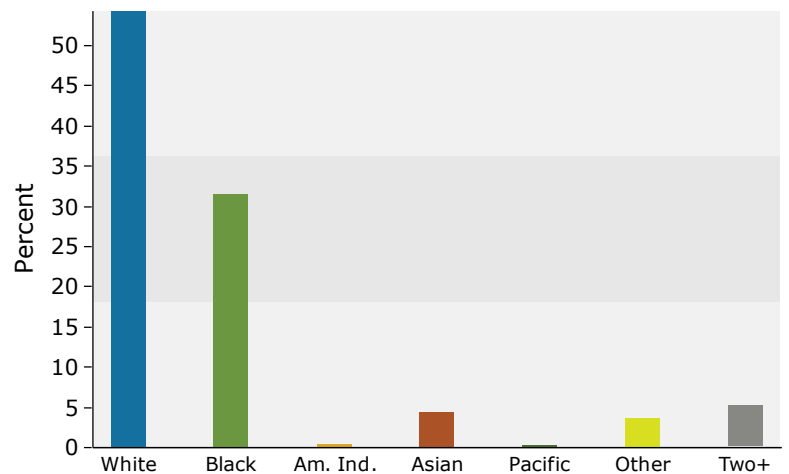
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 11.0%

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:

Campana Waltz Commercial Real Estate, LLC