

FOR SALE

COMMERCIAL PROPERTY 6925 RICHMOND ROAD



COLONIAL HERITAGE

THE WILLIAMSBURG POTTERY



Robert J. Singley Jr. CCIM | P: 757.229.3139 | E: rjsjr@rjsassocs.com
Commercial Real Estate Brokerage | 423 N. Boundary Street, Suite 200 Williamsburg, VA 23185 | rjsassocs.com

FOR SALE

COMMERCIAL PROPERTY
6925 RICHMOND ROAD



PROPERTY HIGHLIGHTS

Acres: ±25 Acres

Frontage on Richmond Road: ±1,200 Feet

Zoning: A-1 and B-1

Public Water and Sewer Available

Purchase Price: \$6,500,000

WATCH PROPERTY VIDEO

PROPERTY FEATURES

- Excellent redevelopment opportunity.
- Located in the growing Lightfoot area of Williamsburg. This area has become a regional hub for the Williamsburg market and its neighboring counties.
- Adjacent to Colonial Heritage which is a gated 55 and older community with +/- 1,800 single-family homes, and an 18-hole golf course.
- James City County 2045 Comprehensive Plan identifies the future land use designation as Mixed- Use.
- Super Wal-Mart, Lowe's, Home Depot, Harris Teeter, Virginia Peninsula Community College, Warhill High School, Great Wolf Lodge, and Williamsburg Pottery, within 1 mile of the property.
- Easy access to Interstate 64 via 199.
- Close proximity to Sentara Williamsburg Regional Hospital.



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470.707 AC.±
(AREA TO O/L STREAM)
(INCLUDES DELTERY PARCEL)

-3)(1-32A)
CEL TWO)

ROAD

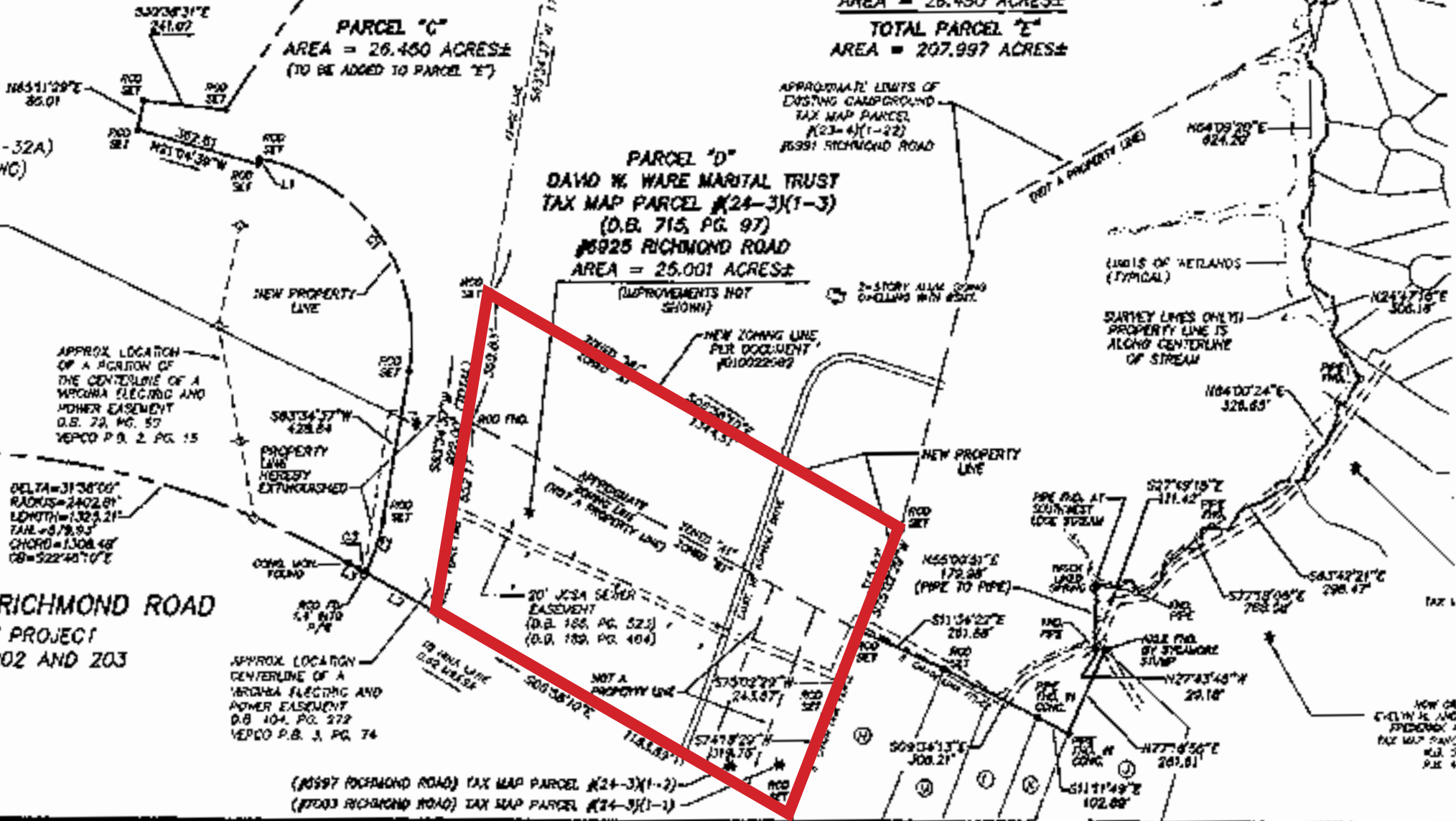
- RICHMOND ROAD
HWY PROJECT
RW-202 AND 203

100'

PARCEL "C"
AREA = 26.450 ACRES±
(TO BE ADDED TO PARCEL "E")

PARCEL "D"
DAVID W. WARE MARITAL TRUST
TAX MAP PARCEL #24-3)(1-3)
(O.B. 715, PG. 97)
#5925 RICHMOND ROAD
AREA = 25.001 ACRES±

#5993 RICHMOND ROAD
AREA = 181.547 ACRES±
+ PARCEL "C"
AREA = 26.450 ACRES±
TOTAL PARCEL "E"
AREA = 207.997 ACRES±

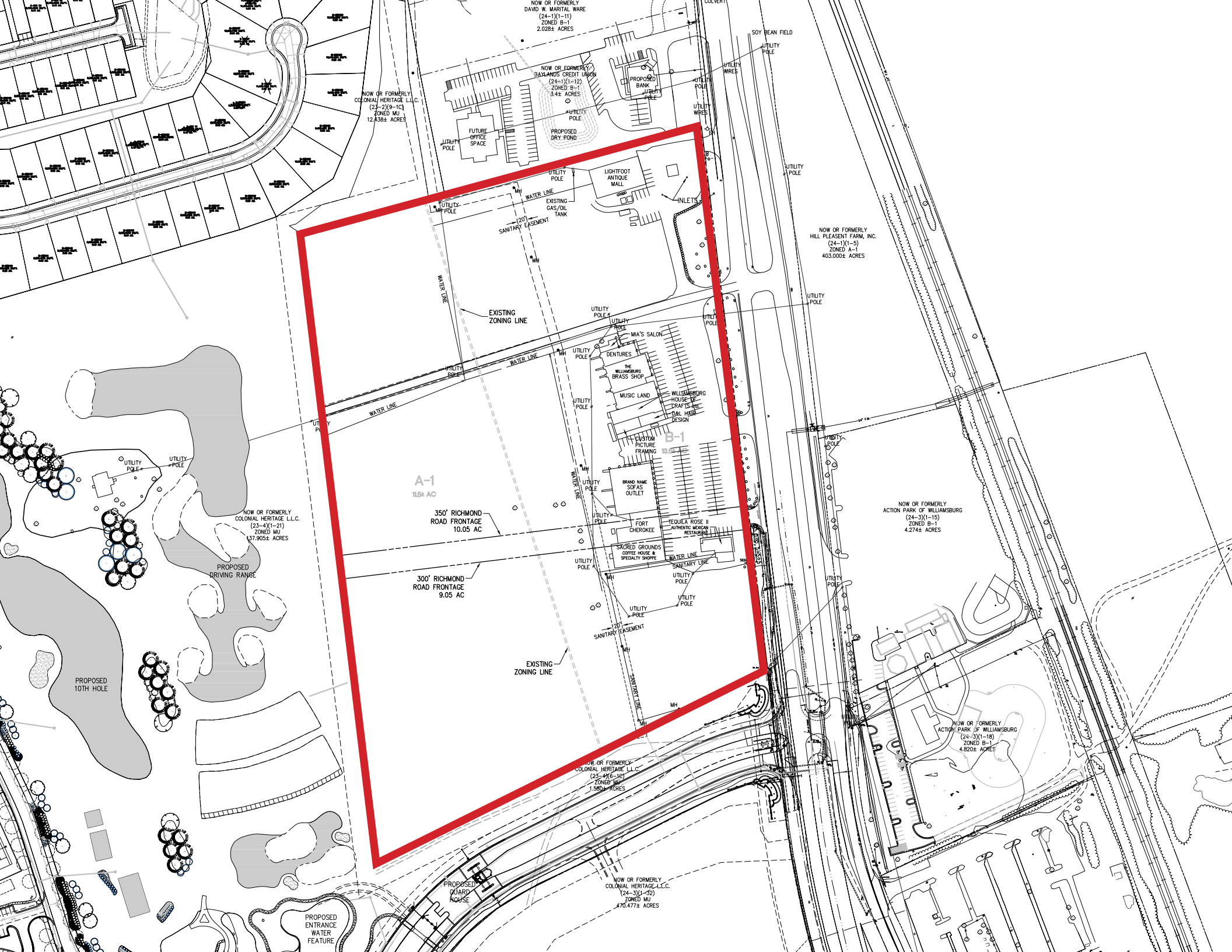


PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OWNED BY THE MASSIE CORPORATION, VAJACK, L.L.C., AND DAVID W. WARE MARITAL TRUST

STONEYHOUSE DISTRICT JAMES CITY COUNTY VERMONT



| | | | |
|--|----------|------------------------------|----|
| City of Westminster & County of James City | | City Clerk | |
| Circuit Court | | This PLAT was recorded on | |
| | | 10 January 2007 | |
| Book 3182 | | PAGE 292 | |
| DOCUMENT # 232000325 | | REVISION PER COUNTY COMMENTS | |
| BERRY B. WOODRIDGE, CLERK | | BY | |
| 12/12/02 | | REVISION / COMMENT / NOTE | |
| No. | DATE | REVISION / COMMENT / NOTE | BY |
| 1 | 12/12/02 | REVISION PER COUNTY COMMENTS | JS |



NOW OR FORMERLY
DAVID W. MARITAL WARE
(24-1)(1-11)
ZONED B-1
2.02± ACRES

NOW OR FORMERLY
COLONIAL HERITAGE L.L.C.
(23-2)(9-10)
ZONED MU
12.83± ACRES

NOW OR FORMERLY
BARANOS CREDIT UNION
(24-1)(1-12)
ZONED B-1
3.4± ACRES

NOW OR FORMERLY
HILL PLEASANT FARM, INC.
(24-1)(4-5)
ZONED A-1
403.00± ACRES

NOW OR FORMERLY
COLONIAL HERITAGE L.L.C.
(23-4)(1-21)
ZONED MU
137.90± ACRES

NOW OR FORMERLY
ACTION PARK OF WILLIAMSBURG
(24-3)(1-15)
ZONED B-1
4.27± ACRES

NOW OR FORMERLY
ACTION PARK OF WILLIAMSBURG
(24-3)(1-18)
ZONED B-1
4.82± ACRES

NOW OR FORMERLY
COLONIAL HERITAGE L.L.C.
(23-4)(1-31)
ZONED MU
1.58± ACRES

NOW OR FORMERLY
COLONIAL HERITAGE L.L.C.
(24-3)(1-32)
ZONED MU
170.77± ACRES

A-1
11.8± AC

350' RICHMOND
ROAD FRONTAGE
10.05 AC

300' RICHMOND
ROAD FRONTAGE
9.05 AC

PROPOSED
10TH HOLE

PROPOSED
DRIVING RANGE

PROPOSED
ENTRANCE
WATER
FEATURE

PROPOSED
GOLF HOUSE

SOY BEAN FIELD

PROPOSED
BANK

LIGHTFOOT
ANTIQUE
MALL

MA'S SALON

ADVENTURES

THE
WILLIAMSBURG
BRASS SHOP

MUSIC LAND

WILLIAMSBURG
HOUSE OF
CRAFTS LTD

HAIR
DESIGN

CUSTOM
PICTURE
FRAMING

BRAND NAME
SOFAS
OUTLET

FORT
CHEROKEE

TEQUILA ROSE II
AUTHENTIC MEXICAN
RESTAURANT

SACRED GROUNDS
COFFEE HOUSE &
SPICERY SHOPPE

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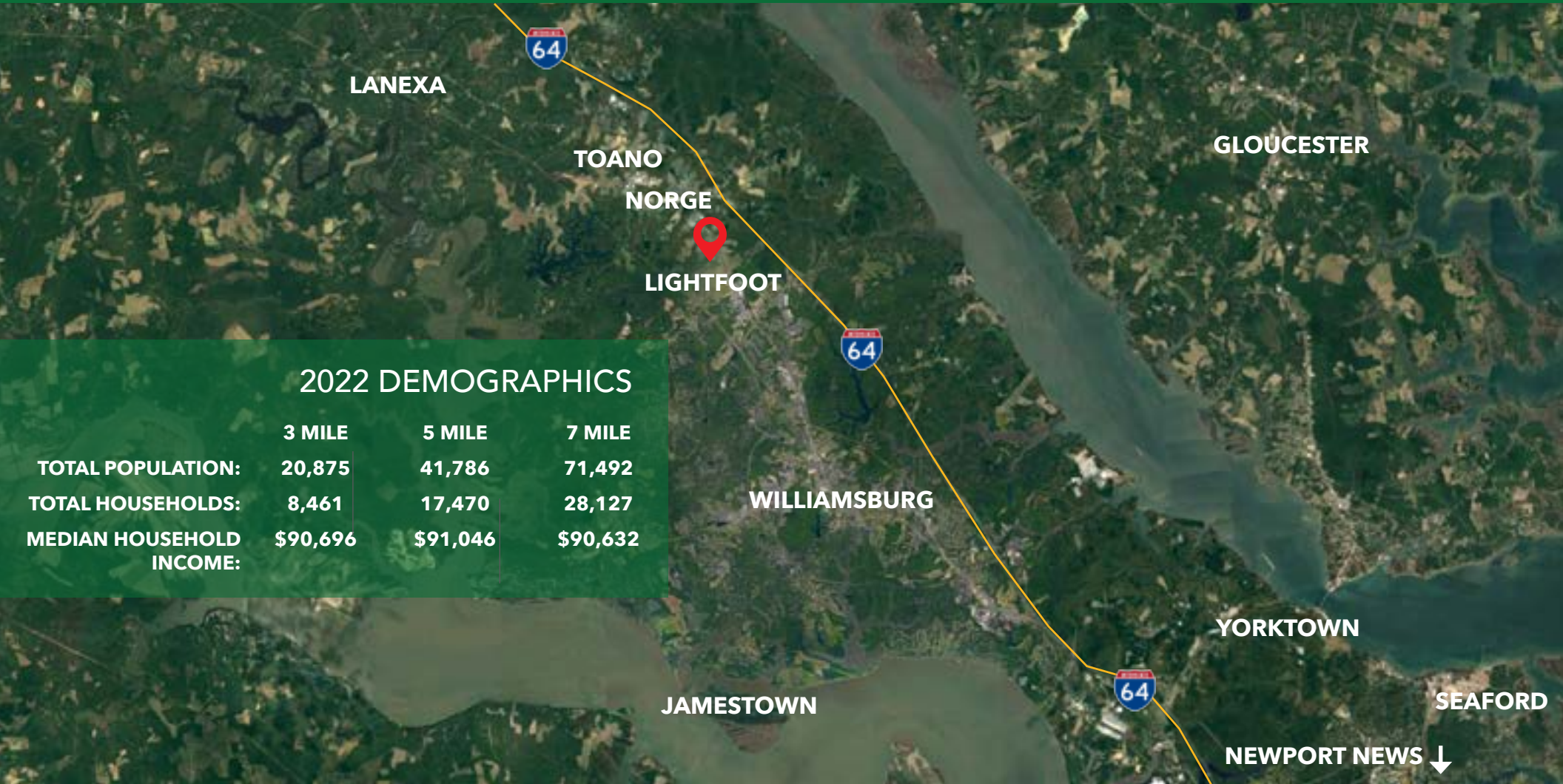
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2022 DEMOGRAPHICS

| | 3 MILE | 5 MILE | 7 MILE |
|--------------------------|----------|----------|----------|
| TOTAL POPULATION: | 20,875 | 41,786 | 71,492 |
| TOTAL HOUSEHOLDS: | 8,461 | 17,470 | 28,127 |
| MEDIAN HOUSEHOLD INCOME: | \$90,696 | \$91,046 | \$90,632 |

