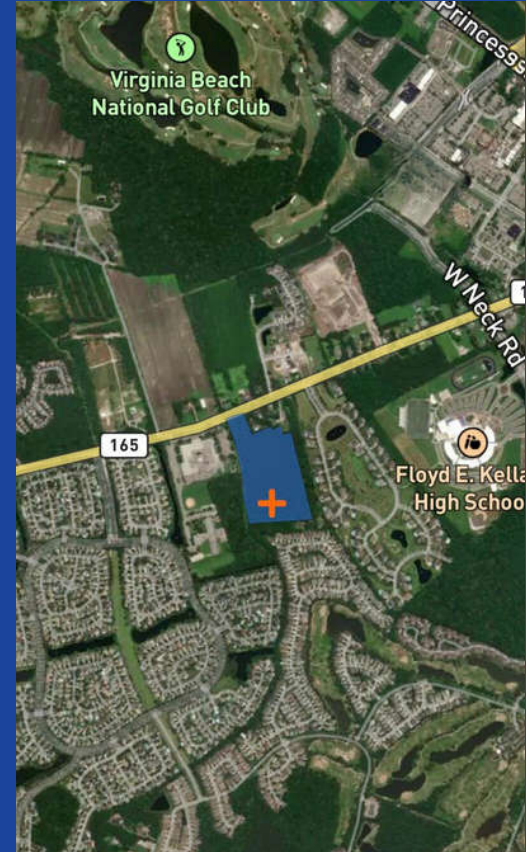


LAND FOR SALE

21 ACRE PRIME DEVELOPMENT OPPORTUNITY

2861 N LANDING ROAD, VIRGINIA BEACH, VA 23456



SITE INFO

- ◆ 21 acres (914,760 sqft.)
- ◆ City of VB Tax #: 1493-48-6914-0000
- ◆ Rectangular non-corner site
- ◆ Generally level at grade
- ◆ Current zoning: AG-1
- ◆ No topography issues Highest & Best Use:
 - ◆ Residential Development
 - ◆ Rezoning to PDH-1 recommended
- ◆ Surrounded by high density Residential neighborhoods
- ◆ Adjacent 8 acres also available

NOW ACCEPTING OFFERS



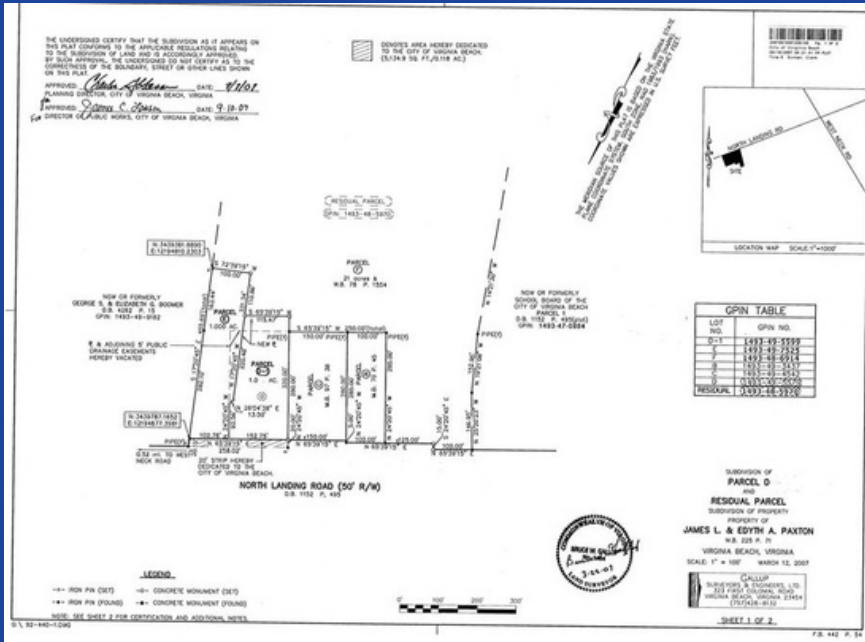
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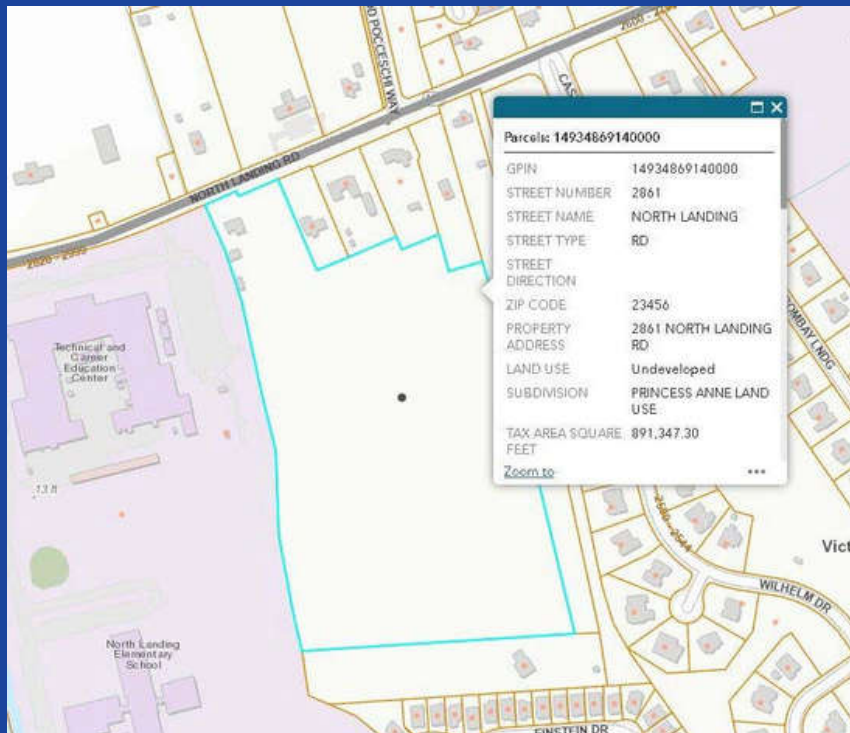
PLAT



LOCATION DATA

- Princess Anne subdivision
- Access & 225' frontage to N. Landing Rd. Accessible via both directions of traffic along N. Landing Rd. West of the intersection with W. Neck Rd.
- East of the intersection with Salem Rd.
- Not in a flood zone
 - FEMA Map #: 5155310180G
 - FEMA Map Date: 1/16/15
- AICUZ Noise Zone 65-70 DNL

TAX MAP



UTILITIES

- Public water & sewer
- Electricity: Dominion Energy
- Natural gas: VA Natural Gas
- Telephone: Cox, Verizon

OTHER FACTS

- Easements/Encroachments: Typical utility easements for water, sewer, and electricity are available to site.