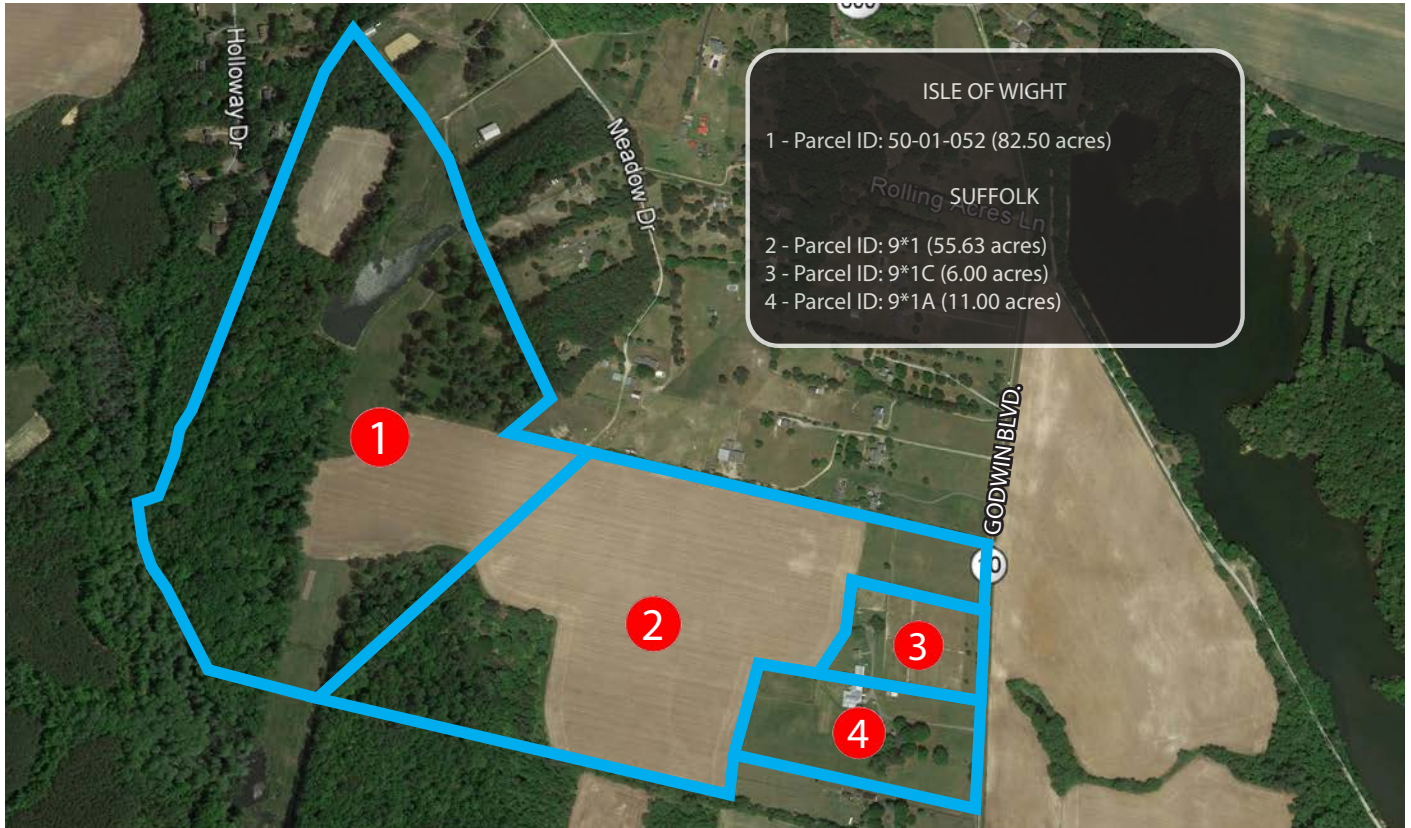


# FOR SALE

## 155.13 ACRES OF LAND

### Suffolk and Isle of Wight



- Three parcels in the City of Suffolk adjacent to one parcel in Isle of Wight County totaling 155.13 acres
- Zoning of Suffolk parcels is RE (Rural Estate District), and zoning of Isle of Wight parcel is RAC (Rural Agricultural Conservation)
- Unique residential development opportunity in a growing corridor
- Water and Electricity are available
- Central Hampton Roads location
- 500 feet of frontage on Godwin Boulevard (Route 10)
- Favorable land soil for development
- Large open green space on high ground with an in-place pond
- Mostly cleared site with trees on the perimeter of the property and two houses that are located on Godwin Boulevard
- Close proximity to major employment center such as Sentara Obici, downtown Smithfield, Newport News Shipbuilding, Harbour View and downtown Norfolk
- SALE PRICE: \$3,000,000

#### CONTACT

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# 155.13 AC OF LAND | FOR SALE | SUFFOLK AND ISLE OF WIGHT, VA

Parcel No.	Address	Municipality	No. Acres	Zoning <sup>(1)</sup>	
1	50-01-052	20050 Rolling Acres Ln.	Isle of Wight	82.50	RAC
2	9*1	Godwin Blvd.	Suffolk	55.63	RE
3	9*1C	6325 Godwin Blvd.	Suffolk	6.00	RE
4	9*1A	6309 Godwin Blvd.	Suffolk	11.00	RE
TOTAL:				-----	155.13

<sup>(1)</sup>Zoning: RAC - Rural Agricultural Conservation  
RE - Rural Estate District



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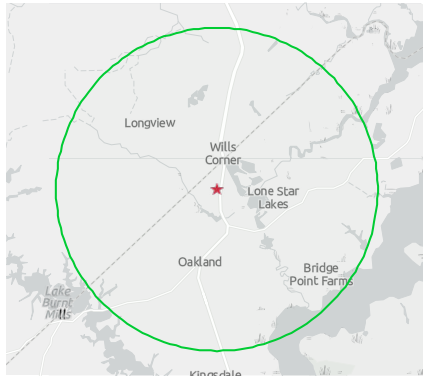
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# 155.13 AC OF LAND | FOR SALE | SUFFOLK AND ISLE OF WIGHT, VA

DISTANCES (APPROXIMATE)	
ROUTE 17	± 9.5 Miles
ROUTE 58/460	± 9.9 Miles
SMITHFIELD	± 10.3 Miles
SENTARA OBICI HOSPITAL	± 7.5 Miles
DOWNTOWN NORFOLK	± 22.2 Miles
NEWPORT NEWS SHIPYARD	± 16.3 Miles
HARBOR VIEW	± 13.1 Miles

DEMOGRAPHICS (2023)			
	1 Mile	3 Miles	5 Miles
Population	448	2,901	11,291
Households	198	1,182	4,371
Ave. HH Inc.	\$91,150	\$127,113	\$141,132

## 3MI RADIUS

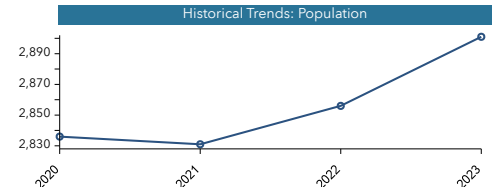


## POPULATION TRENDS AND KEY INDICATORS

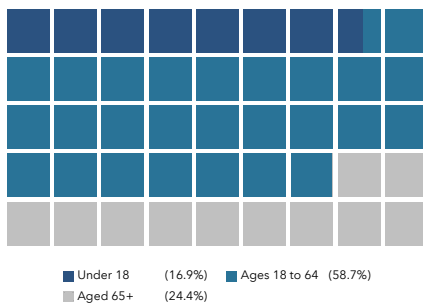
6309 Godwin Blvd, Suffolk, Virginia, 23432  
Ring of 3 miles

<b>2,901</b> Population	<b>1,182</b> Households	<b>2.45</b> Avg Size Household	<b>50.4</b> Median Age	<b>\$93,895</b> Median Household Income	<b>\$392,995</b> Median Home Value	<b>161</b> Wealth Index	<b>96</b> Housing Affordability	<b>50</b> Diversity Index
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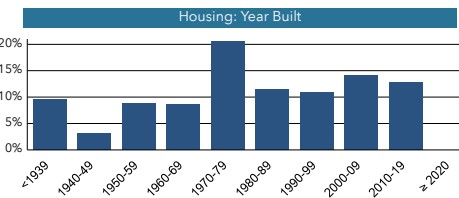
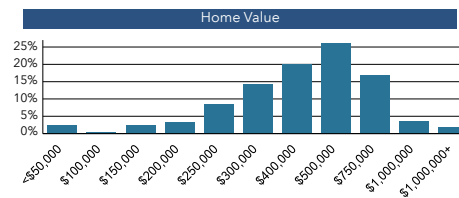
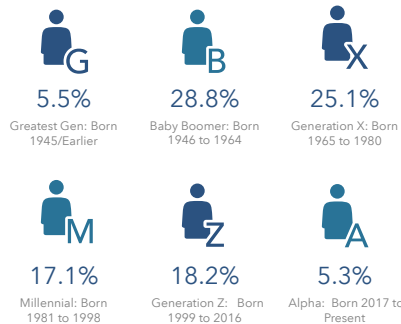
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



esri THE SCIENCE OF SOURCE: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021), © 2024 Esri

SOURCE: ESRI

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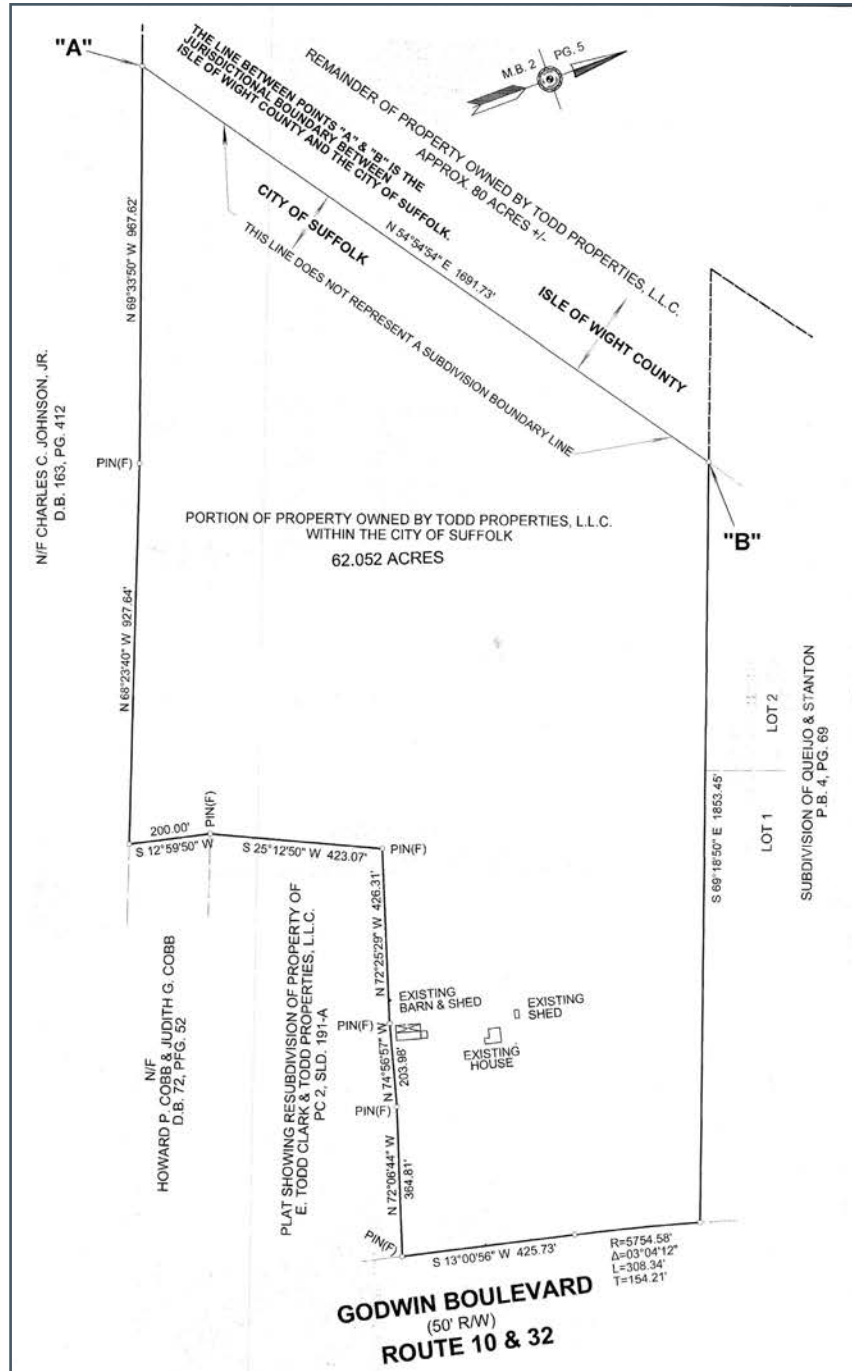
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# FOR SALE

## 155.13 ACRES OF LAND

### Suffolk and Isle of Wight

PLATS NOT INCLUDING PARCEL 9\*1A (11.00 ACRES)



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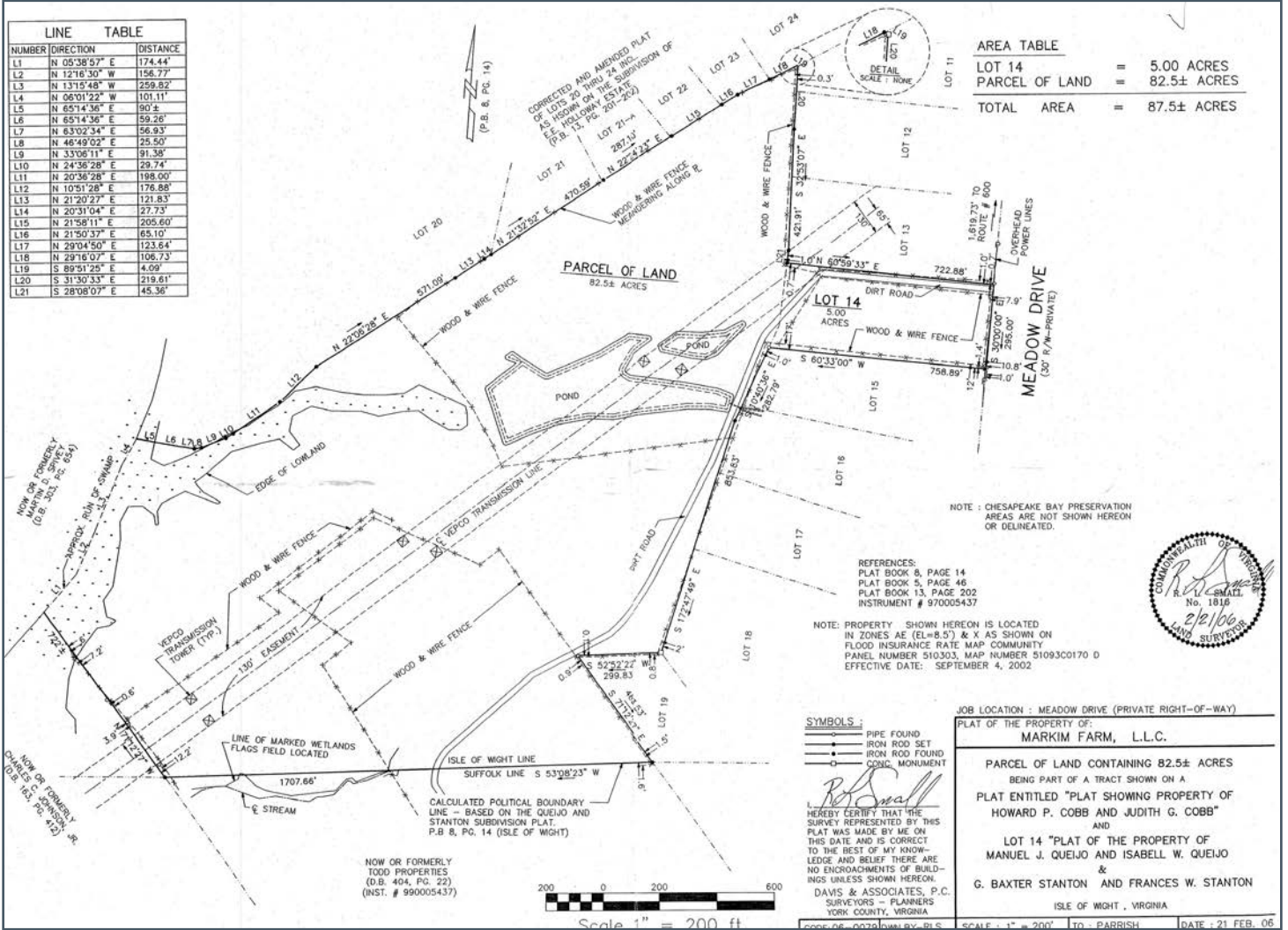
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