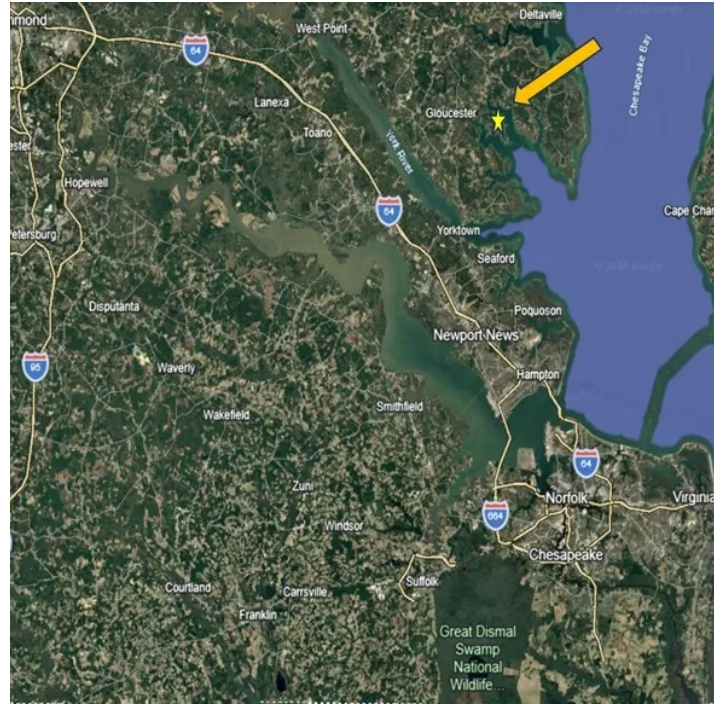


RESIDENTIAL LAND

3.49 ACRE ASSEMBLAGE

TBD Ware Neck Road Gloucester, VA 23061



OFFERING SUMMARY

Sale Price:	\$15,000
Lot Size:	3.49 Acres
Price / Acre:	\$4,298
Zoning:	C-2 Bayside Conservation

PROPERTY HIGHLIGHTS

- Total Acreage: Consists of ±3.49 sprawling, beautifully wooded acres combined to offer ultimate privacy and layout flexibility.
- Low-Density Zoning: Zoned C-2, ensuring your estate will always maintain a quiet, spacious, and protected neighborhood atmosphere.
- Prime Location: Situated on scenic Ware Neck Rd, offering an idyllic coastal-county lifestyle just minutes from historic Gloucester amenities and local waterways.
- Builder-Ready Canvas: Completely unimproved woodland with no active property proffers, ready for clearing and custom architectural design.
- Buyer Due Diligence: Purchase is subject to buyer verification of all soil, utility, and potential RPA wetland boundaries.
- Clean Investment: Single-owner property under HXR HOLDINGS LLC with up-to-date 2026 county assessments.
- Reference address for Google Search: 6436 Ware Point Road

David Burks
(804) 366-2754

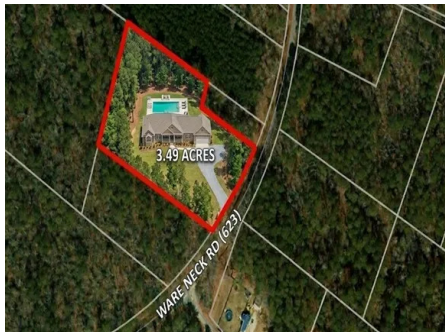
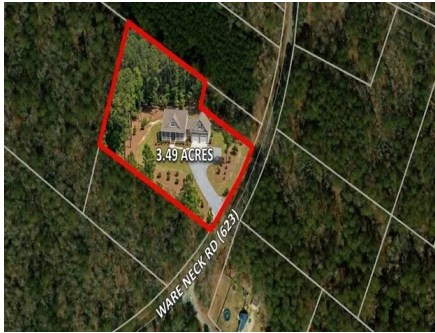


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RESIDENTIAL LAND

3.49 ACRE ASSEMBLAGE

TBD Ware Neck Road Gloucester, VA 23061



PROPERTY DESCRIPTION

Discover the perfect canvas for a luxury custom estate in the highly sought-after Ware Magisterial District of Gloucester County, VA. Offered as a unified, combined package (comprising RPC: 23071 and RPC: 21860), this expansive 3.49-acre wooded parcel boasts excellent road frontage along scenic Ware Neck Road (Rt 623). Located in a zoning district designated specifically for low-density residential use, this land guarantees a private, uncrowded rural-suburban setting. Due to the potential presence of Resource Protection Area (RPA) wetlands on a portion of the acreage, all buyers must perform their own independent due diligence regarding soil work, wetland delineation, and building site verification.

The Lifestyle: Imagine driving down your private, tree-lined driveway to a custom-built home tailored exactly to your vision. As visualized in our conceptual renderings, this massive 3.49-acre footprint easily accommodates a spacious one- or two-story layout, a multi-car attached garage, a sparkling pool, and plenty of acreage left over for a detached barn or workshop. Bring your builder, bring your blueprints, and claim your peaceful piece of Ware Neck today!

LOCATION DESCRIPTION

Immerse yourself in the charm of Gloucester, VA, as you consider the potential of the surrounding area. The property is ideally situated near the historic Colonial Courthouse and the picturesque ruins of the Rosewell mansion, offering a captivating glimpse into the region's storied past. Embrace the natural beauty of the Ware River and the scenic wonders of the Chesapeake Bay, creating an attractive backdrop for potential development. With convenient access to major roadways and a growing business scene, the area presents a compelling opportunity for land or office investment. Discover the allure of Gloucester, where history, natural beauty, and commercial potential converge.

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