

150 & 151 POINT O' WOODS ROAD

RJS
& ASSOCIATES, INC.

FOR SALE

151 POINT O'WOODS
±4,000 SQ FT

150 POINT O'WOODS
±11,800 SQ FT

POINT O' WOODS ROAD

FORMER CHILD DEVELOPMENT RESOURCE CENTER

150 & 151 POINT O' WOODS
WILLIAMSBURG, VIRGINIA

ROBERT J. SINGLEY, JR.
P / 757.229.3139
E / RJSJR@RJSASSOCS.COM



PROPERTY FEATURES

- The former Child Development Resources campus encompasses two parcels at 150 and 151 Point O' Woods Road in James City County.
- The property at 150 Point O' Woods Road includes a ±11,800-square-foot building with an adjacent playground on approximately 4 acres.
- Across 151 Point O' Woods Road features a ±4,000-square-foot administrative building situated on a ±1-acre parcel.
- The properties' close proximity to I-64 and Richmond Road offers a prime location for daycare, medical, or professional services.

2025 DEMOGRAPHICS



Population

1 Mile	2,785
3 Mile	13,628
5 Mile	30,904



Median Household Income

1 Mile	\$126,575
3 Mile	\$108,220
5 Mile	\$99,100



Households

1 Mile	956
3 Mile	5,378
5 Mile	12,097

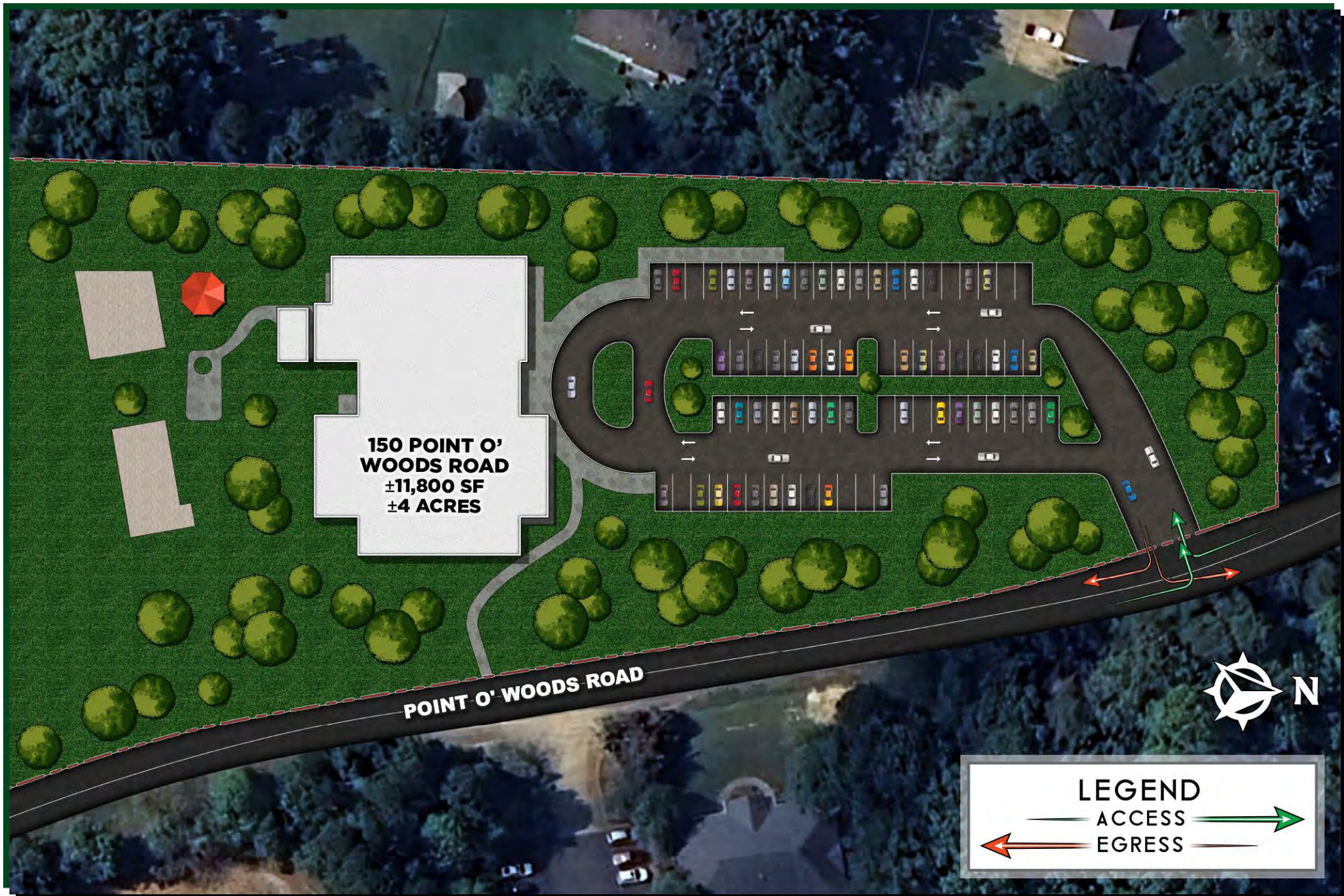
150 POINT O'WOODS
±11,800 SQ FT

POINT O' WOODS ROAD

PROPERTY HIGHLIGHTS

Building	±4,800 SF
Acres:	±4
Year Built	1995
Zoning	R-1 with an approved Special Use Permit to operate a daycare facility

150 POINT O' WOODS ROAD SITE LAYOUT



150 POINT O' WOODS ROAD FLOOR LAYOUT





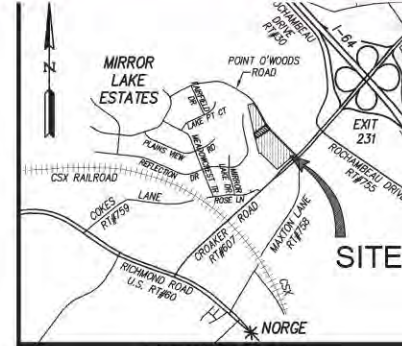
PROPERTY
HIGHLIGHTS

Building	±4,000 SF
Acres	±1.17
Year Built	1995
Zoning	B-1

151 POINT O' WOODS ROAD SITE LAYOUT







VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- PROPERTY SHOWN IS ALL OF TAX PARCEL #13-4(1-37) AND PARCEL B, PART OF TAX PARCEL #13-4(1-13).
- PROPERTY ADDRESS: T.M.#13-4(1-37) = 150 POINT O'WOODS ROAD AND T.M.#13-4(1-13) = 7901 CROAKER ROAD.
- TOTAL AREA WITHIN ADJUSTMENT = 43,560 S.F., OR 1.00 ACRE.
- ALL LOTS ARE WITHIN THE PRIMARY SERVICE AREA.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPERTIES SHOWN ARE ZONED R-1 (LIMITED RESIDENTIAL DISTRICT AND B-1 (GENERAL BUSINESS DISTRICT). THE AREA WITHIN THE BOUNDARY LINE ADJUSTMENT IS ZONED R-1.
- SETBACKS (R-1):
FRONT: 35'
SIDE: 15'
REAR: 35'
- SETBACKS (B-1):
FRONT: 50'
SIDE: 15'
REAR: 35'
- NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTIES SHOWN LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #S10201-0020 B, DATED FEBRUARY 6, 1991.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- BOTH LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- EXISTING BUILDINGS AS SHOWN HEREON ARE APPROXIMATE LOCATIONS TAKEN FROM GIS AND OTHER AVAILABLE INFORMATION. BUILDINGS AND IMPROVEMENTS HAVE NOT BEEN FIELD LOCATED.

NOTE:
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD (UNLESS SHOWN), ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

SUBDIVISION AGENT OF JAMES CITY COUNTY DATE: _____
DATE: _____

VIRGINIA DEPARTMENT OF
TRANSPORTATION

REFERENCES:
PLAT BOOK 73, PAGE 99
PLAT BOOK 57, PAGE 99
PLAT BOOK 54, PAGE 23
PLAT BOOK 38, PAGE 79
DEED BOOK 634, PAGE 140
INSTRUMENT #990015559

COMMONWEALTH OF VIRGINIA

CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY CIRCUIT COURT. THIS _____ DAY OF _____, 20____, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ _____ AM / PM
INSTRUMENT # _____

TESTE: _____
BETSY B. WOOLRIDGE, CLERK

RADI DEMOGRAPHIC MAP





**FOR MORE
INFORMATION
PLEASE CONTACT**

ROBERT J. SINGLEY, JR. CCIM

757.229.3139

RJSJR@RJSASSOCS.COM



Commercial Real Estate Brokerage
423 N. Boundary Street, Suite 200
Williamsburg, VA 23185
www.rjsassocs.com