

FORMERLY CLUB WYNDHAM PATRIOTS' PLACE RESORT



BID DEADLINE JULY 16









196-Unit Williamsburg Hospitality Conversion Opportunity

Offered Fee Simple, Free of Club Wyndham Brand & Management Agreements

Flexible Zoning Allows for Hospitality with Rezoning Possible for Multifamily or Condominium Conversion



 220 House of Burgesses Way
Williamsburg, VA

| | | |
|---|-----------------------|-----------------------------------|
|  | Building Count | 41 Buildings |
|  | Building Size | 258,624± SF Total |
|  | Year Built | 1985 |
|  | Parcel Size | 26.06± AC |
|  | Unit Count | 196 |
|  | Unit Mix | 92 Standard 2BR 104 Deluxe 2BR |
|  | Parking | 1 - 2 Spaces / Unit |
|  | Zoning | G-B (General Business) |

DETAILS

Patriots' Place is a former Club Wyndham resort with 196 units across 41 buildings. Built in 1985, the property sits on 26± AC with General Business zoning. Each unit features a full kitchen, living area and balcony or patio, with on-site parking and recreation facilities including a pool and clubhouse. These amenities, combined with the existing building infrastructure, position the asset for conversion to multifamily housing, student or faculty housing, condominium sell-out or continued use as extended-stay hospitality. Located near the I-64 corridor, this property provides easy access to Richmond and Norfolk, enhancing its regional appeal for investors seeking value-add real estate with long-term growth potential.

LOCAL INFORMATION

Williamsburg is a strong market anchored by the College of William & Mary and the Historic Triangle, which consists of Colonial Williamsburg, Historic Jamestowne and Yorktown. The area supports steady tourism and year-round employment in education, healthcare and government. Strong regional connectivity via I-64 and U.S. Route 60 links the city to Richmond and Norfolk, creating a balanced economic base that underpins stable housing and hospitality demand.

BANKRUPTCY INFORMATION

U.S. Bankruptcy Court
Eastern District of Virginia
Case No. 25-51179 (SCSJ)
In re: Fairfield Williamsburg Property Owners Association, Inc.

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