



For sale

±105 Acres off Shipyard Rd. Chesapeake, VA

Land Opportunity

Colliers International is pleased to present a residential development opportunity consisting of 105 acres of land in the rapidly growing city of Chesapeake, VA.

Asking Price:

\$4,500,000

Contact:

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Senior Vice President

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Norfolk, VA 23510

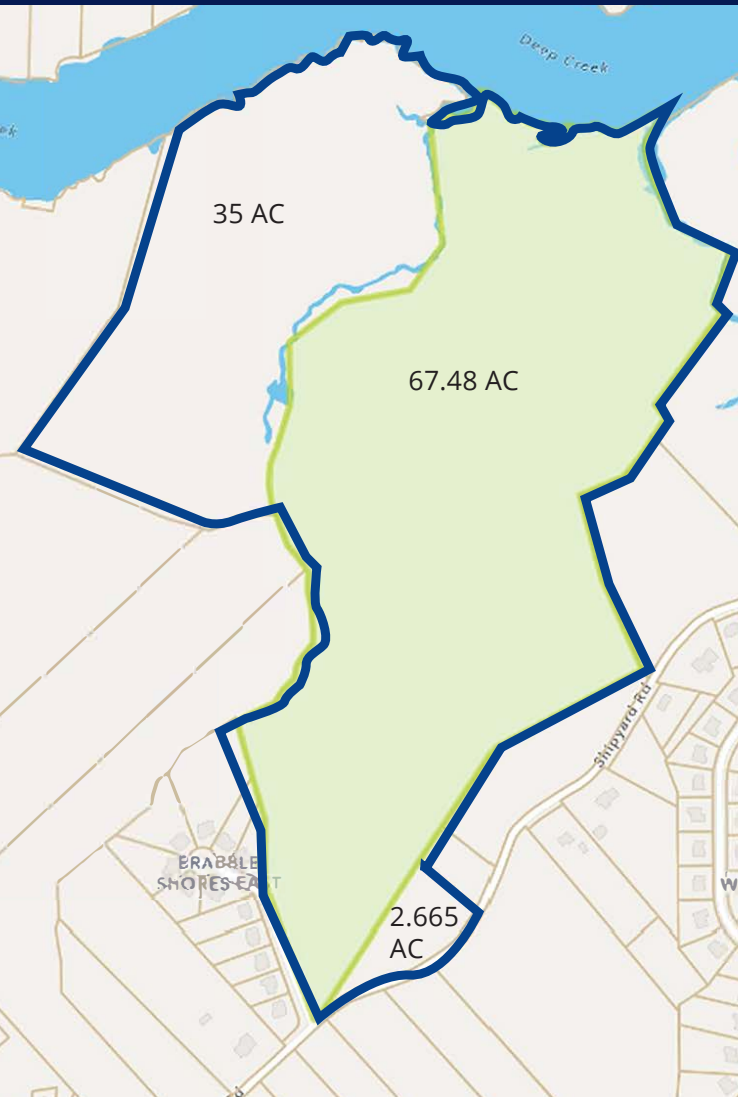
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Property Details



Summary

These three parcels are strategically positioned in the desirable Grassfield area of Chesapeake with frontage on Shipyard Rd.

The Chesapeake 2045 Comprehensive Plan designates the use as low-scale residential character district. A single-family development with a rezoning to R-8 (8,000 SF lots) would likely be supported by city staff and elected officials.

Shopping, boating, golfing, historical attractions, and a highly sought-after schools are all only a few minutes away. Greenbrier, downtown Norfolk, the Virginia Beach oceanfront, and Virginia Beach Town Center are all within a quick 30-minute drive.

Features

Address: 1972 Shipyard Rd., Chesapeake, VA

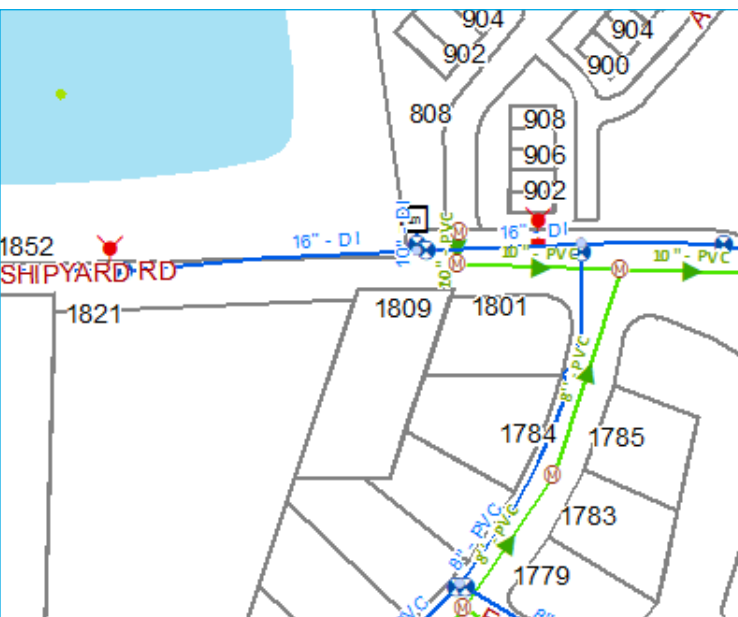
Parcel	Size	Zoning
0340000001040	67.48 AC	M-2
0340000001010	2.665 AC	M-2
0340000001050	35 AC	R-15S

Utilities

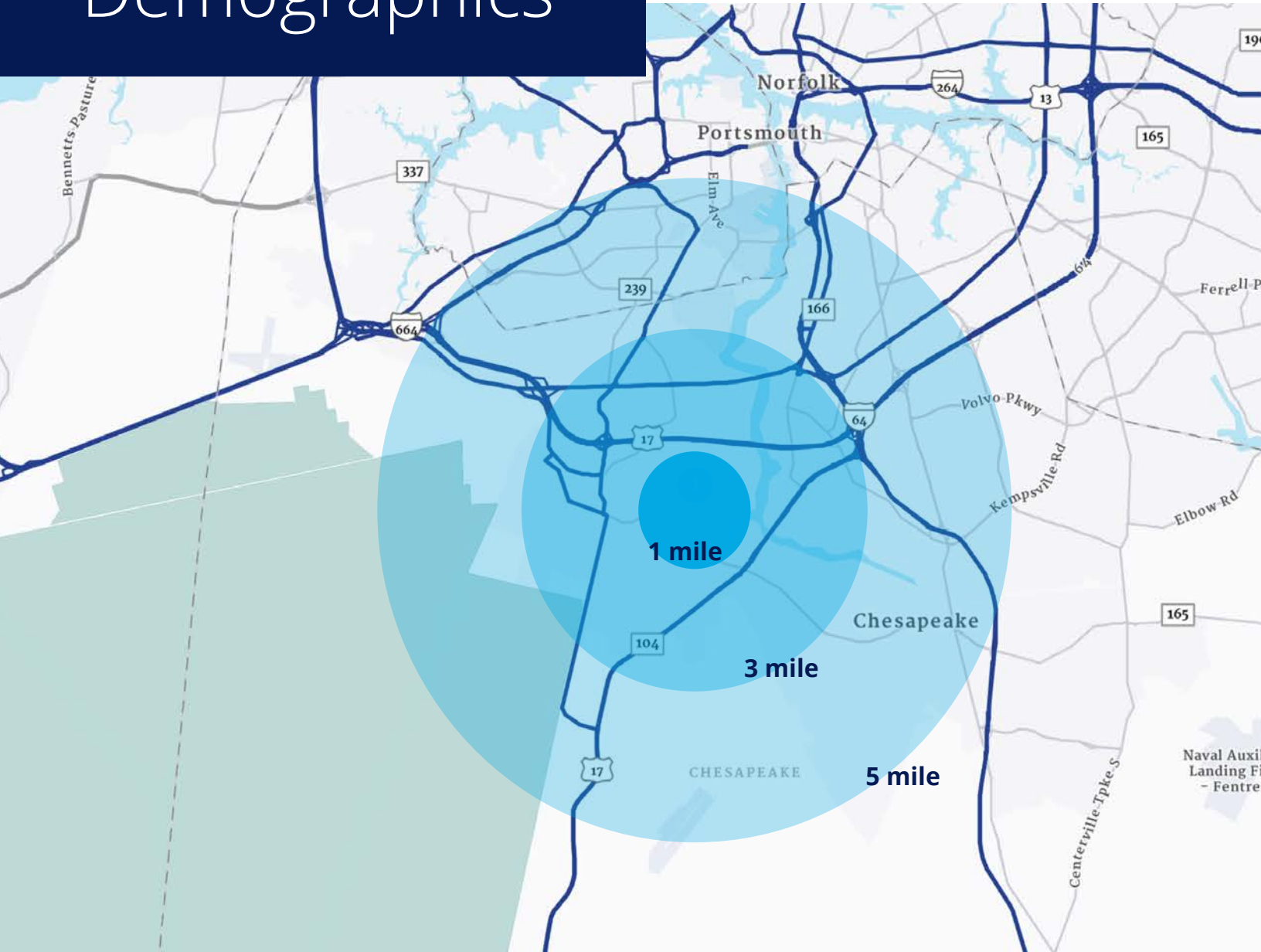
City water is available to serve the site. The connection to city sewer is approximately 700 feet away at the entrance to the Bryan's Cove townhouse development

Wetland Delineation: Available

Asking Price: \$4.5 million or best offer



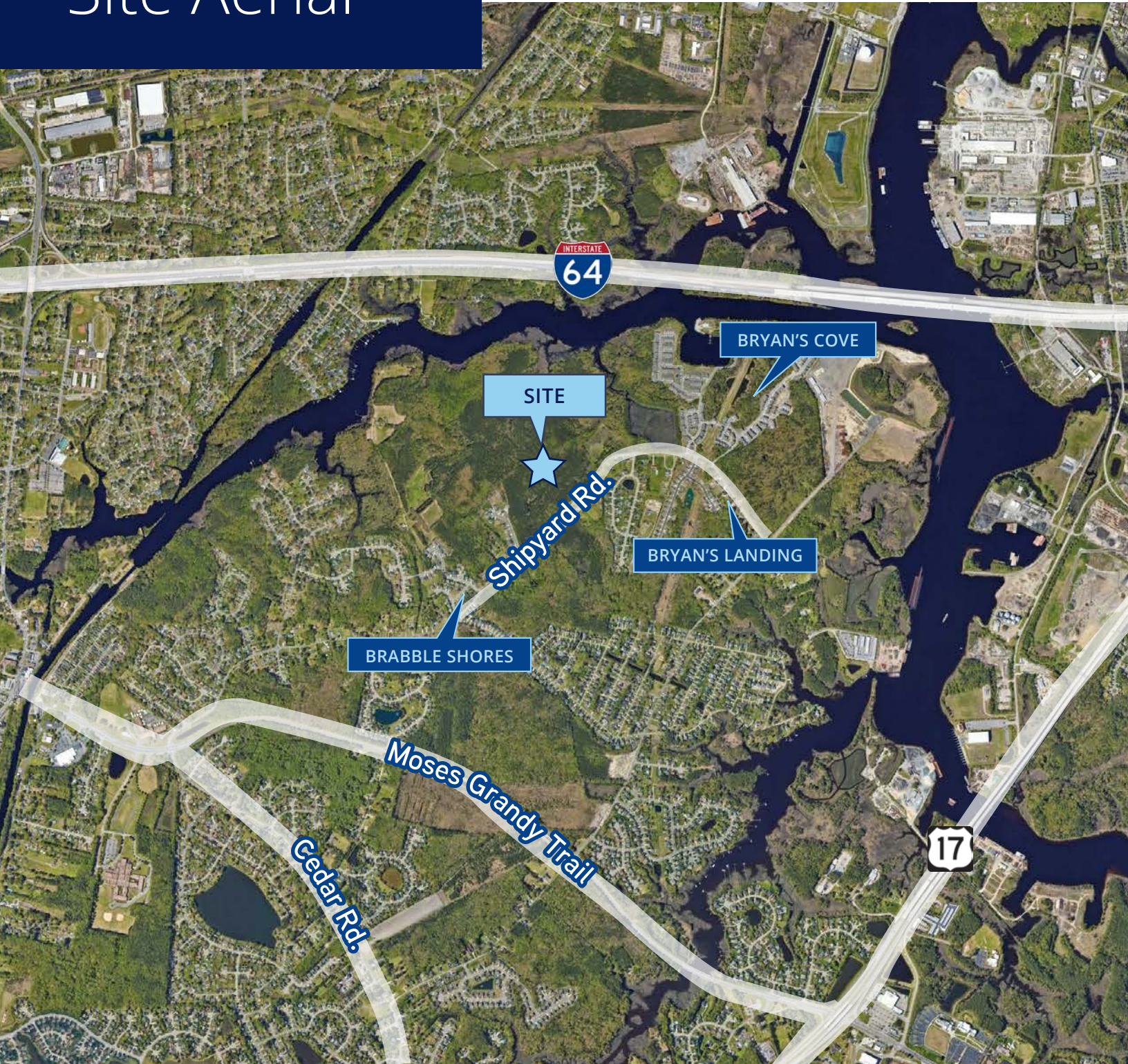
Demographics



Address: 1972 Shipyard Rd., Chesapeake, VA

	1 Mile	3 Mile	5 Mile
2025 Total Population	4,346	53,828	140,408
2025 Households	558	13,403	40,511
2025 Household Income	\$137,665	\$102,911	\$84,341
2025 Home Value	\$498,031	\$428,778	\$382,408

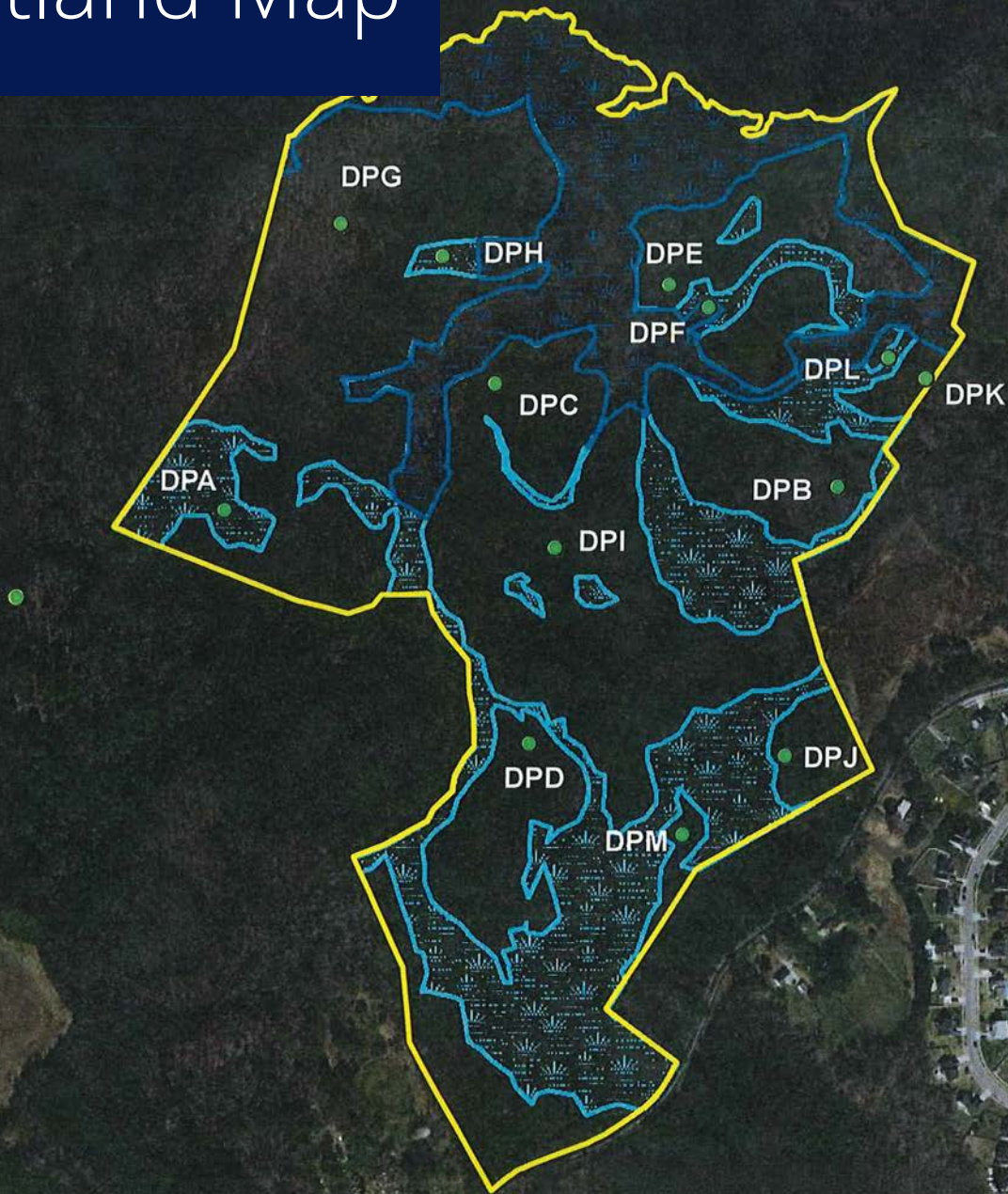
Site Aerial



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Wetland Map



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