



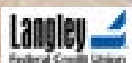
Coming Soon!

Now Open!

±1.95 Acre Pad Available



Villages at Bartlett Station  
Newly-constructed 1-2 bedroom homes



Route 32  
Brewers Neck Blvd

Route 17/Carrollton Blvd

Medical Office Space

Available

Land Lease Available

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## Crossings at Bartlett Station | Royal Farms Surplus Land

Route 17 & Brewers Neck Boulevard | Isle of Wight County, VA

**Land Available: ±1.95 acre pad (±1 acre developable). Adjacent to Royal Farms.**

Crossings at Bartlett Station is a 62-acre prime commercial development parcel located at the signalized intersection of Route 17 (Carrollton Boulevard) and Route 32 (Brewers Neck Blvd) in Isle of Wight County. The property is well positioned to take advantage of the explosive residential growth in Isle of Wight. Twenty-eight acres will be developed by the land owners into multi-family.

# Property Overview

Address:	Located at Lori Anne Way and Route 17 (Carrollton Boulevard)
Land Lease Rate:	Starting at \$70,000, year one, with 2% annual increases
Delivery:	Immediate
Utilities:	All public utilities are located at the site or along Route 17 in front of the site.
Zoning:	GC
Ingress/Egress:	Signalized at Route 17 and Spadea Way (beside Royal Farms) and right in/right out at Lori Anne Way.
Storm Water:	BMPs in place
Traffic Generators:	Publix, Bon Secours (coming soon), Royal Farms, Rio Car Wash and Langley Federal Credit Union
Demographics Characteristics:	Isle of Wight, which is situated in the Hampton Roads MSA, is a rapidly growing middle to high income residential area. Access to the Peninsula and I-664 is by way of U.S. 17 James River Bridge through the City of Newport News. U.S. 17 to the south connects the site to the rapidly growing communities in Suffolk, Virginia. There will be over 200,000 people living within ten (10) miles of the site with a daytime population of 204,161. Currently around 29,000 vehicles travel daily on U.S. 17 in front of the site. Brewers Neck Boulevard carries around 24,000 vehicles per day through the intersection of U.S. 17.
Traffic Counts:	Route 32 to James River Bridge • 29,000 Vehicles Per Day Route 17 to Suffolk Line • 15,000 Vehicles Per Day Brewers Neck Blvd • 24,000 Vehicles Per Day

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	3,860	10,678	23,067
Average HH Income	\$113,413	\$79,475	\$78,013
Daytime Population	2,476	6,646	15,619





# Site Plan

## CONCEPTUAL SITE LAYOUT PLAN OF THE CROSSINGS CARROLLTON BLVD ISLE OF WIGHT, VIRGINIA

### Site Data

Site Area: 8.2833 AC  
 TPN: 3401-0700  
 Zoning: LK

**EXISTING PARKING**  
 RESIDENTIAL PARKING: 437 SPACES  
 GUEST PARKING: 63 SPACES  
 TOTAL: 500 SPACES

**PROPOSED PARKING**  
 RESIDENTIAL PARKING: 380 SPACES  
 GUEST PARKING: 45 SPACES  
 TOTAL: 425 SPACES

NOTE: ONLY 17-18' WIDE DRIVEWAYS TO BE BOUNDARY UNIT TO THE BOUNDARY UNIT TO THE BOUNDARY UNIT



CONCEPT PARCEL 1A  
 USEABLE AREA: 2,801 AC

CONCEPT PARCEL 1B  
 USEABLE AREA: 2,269 AC



**MSA, P.C.**  
 Environmental Sciences • Planning • Surveying  
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 DATE: 01/14/2019  
 MSA PROJ. # 18078



PARCEL C  
 TOTAL AREA: 1502 AC  
 USEABLE AREA: 0.89 AC

PARCEL D  
 TOTAL AREA: 1472 AC  
 USEABLE AREA: 0.817 AC

PARCEL E  
 TOTAL AREA: 1291 AC  
 USEABLE AREA: 0.714 AC

PARCEL F  
 TOTAL AREA: 128 AC  
 USEABLE AREA: 0.784 AC

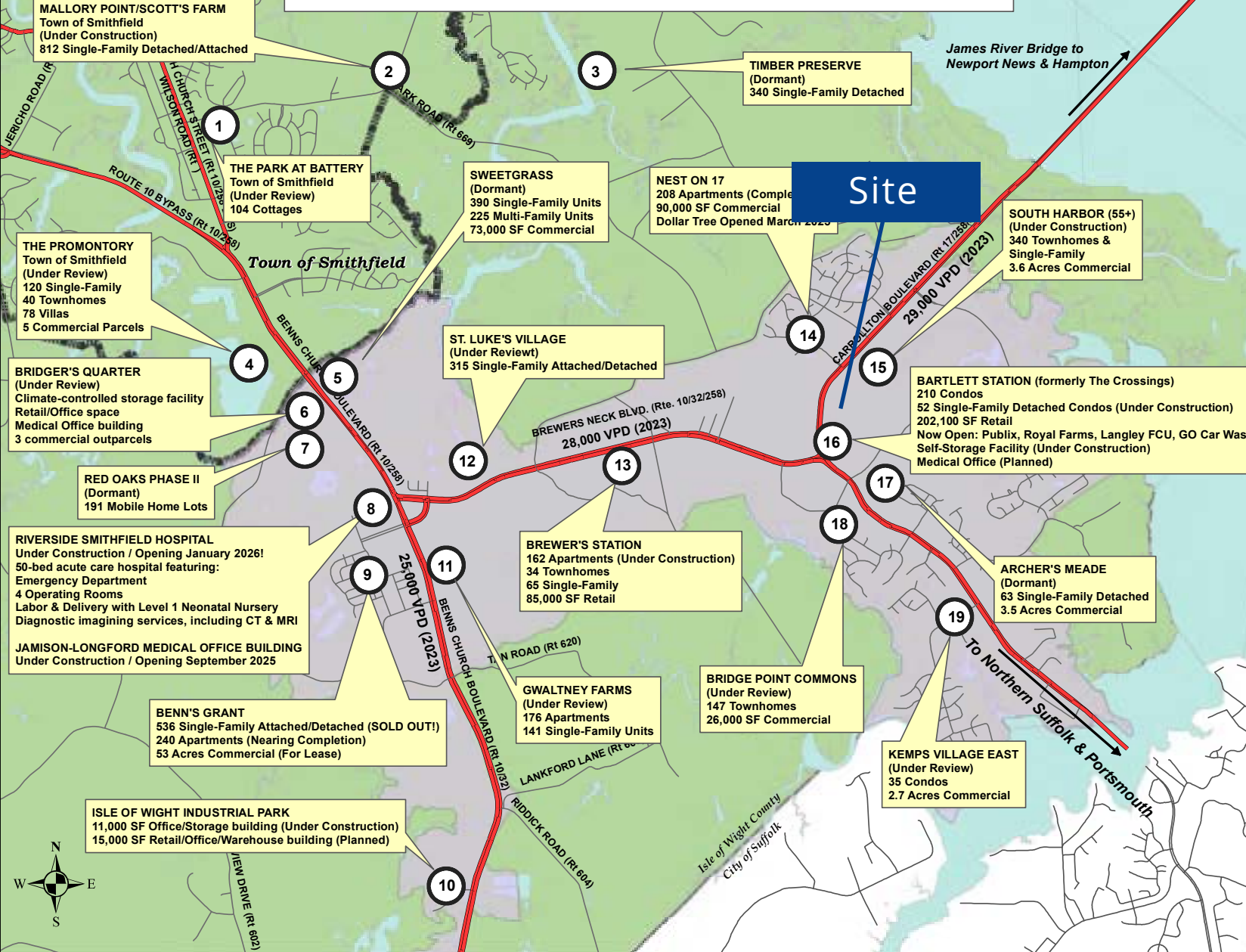
PARCEL G  
 TOTAL AREA: 1101 AC  
 USEABLE AREA: 0.759 AC

PARCEL H  
 TOTAL AREA: 125 AC  
 USEABLE AREA: 0.884 AC

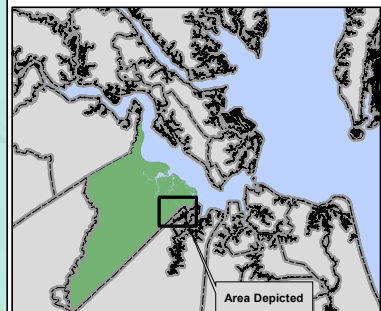
# Site Plan



# RESIDENTIAL & MIXED-USE PIPELINE PROJECTS



## NEWPORT DEVELOPMENT SERVICE DISTRICT Isle of Wight County, Virginia



The Newport Development Service District is a strategic growth area planned for future residential, commercial and industrial development.

It is the fastest growing area in Isle of Wight County. There are over 3,400 households in the DSD and that number could double if all the approved housing units are built.

Median household income is \$108,953

Median home value is \$376,800

Traffic Counts (2023): Average VPDs:

- Route 17 = (29,000)
- Route 10/32/258 = (28,000)
- Route 10 = (25,000)

- In Close Proximity to:  
Smithfield = (1 mile)
- Northern Suffolk = (1 mile)
- Newport News = (5 miles)
- Hampton = (6 miles)

The area's central location and easy commute to the rest of the Hampton Roads region allows it to pull from a regional workforce of over 800,000 people.

Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles),

Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.



For more information, contact:  
Isle of Wight Economic Development  
(757) 356-1962  
www.insidetheisle.com

# Aerial View



To Suffolk

Benns Church

To Smithfield,  
Rushmere,  
Spring Grove, Surry



Route 32  
Brewers Neck Blvd

Route 17

Route 32

# Aerial View



**Eagle Harbor  
Apartments**  
384 Units

**Lighthouse Commons**  
119 Homes

**Eagle Harbor**  
262 Homes

**Woodbridge  
@ Eagle Harbor**  
120 Homes

Smiths Neck Rd

**The Nest on 17**  
208 APT UNITS

Route 32 To Newport, News and Hampton

**Charter  
House**  
58 Homes

**Bridgewater  
@ Eagle Harbor**  
150 Homes

Route 32  
Brewers Neck Blvd

Route 17

# Aerial View

To Northern Suffolk  
& Chesapeake



Route 17  
12,000 VPD

Route 32  
25,000 VPD

Route 32  
30,000 VPD



Newport News

Craney Island

James River

To Newport News &  
Hampton

Eagle Harbor



Site

Route 32

Route 17

Route 32  
Brewers Neck Rd

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Accelerating success.