

INDUSTRIAL & RESIDENTIAL LAND FOR SALE OR LEASE IN VIRGINIA BEACH

STARLING FARM ASSEMBLAGE

1688 WINDY WILLOW COURT, VIRGINIA BEACH, VA 23453



 **The KATSIAS**
C O M P A N Y
Brokerage with vision. Real estate with results.

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Total Assemblage: 84.43 Acres
Zoning: I-1 & R-7.5
Asking Sale Price: \$5,000,000
Price Per Acre: \$59,221 / Acre

PROPERTY HIGHLIGHTS

- Five parcels totaling 84+ acres available for sale at the signalized intersection of Holland Rd and Dam Neck Rd
- High traffic counts of 42,000 vehicles per day on Dam Neck Rd and 25,000 vehicles per day on Holland Rd
- Convenient access to the site from Holland Rd and Dam Neck Rd
- Located in close proximity to Sentara Princess Anne Hospital, Va Beach SPCA, Va Beach Waste Management, and Va Beach District Courts
- Ownership will entertain a ground lease at mutually agreeable terms



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,048	33,061	77,791
Total Population:	12,159	95,698	215,661
Average HH Income:	\$76,511	\$70,429	\$74,233



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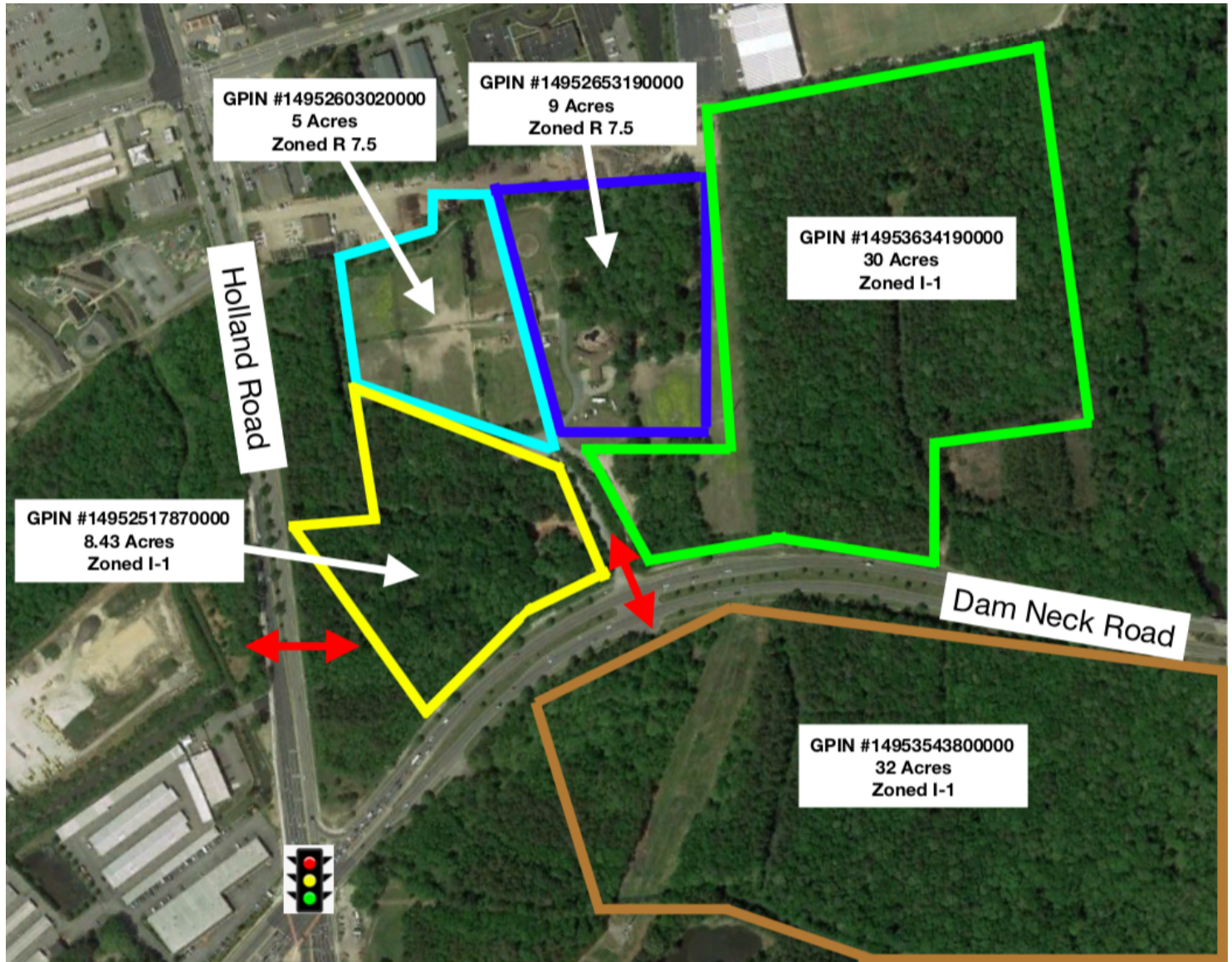
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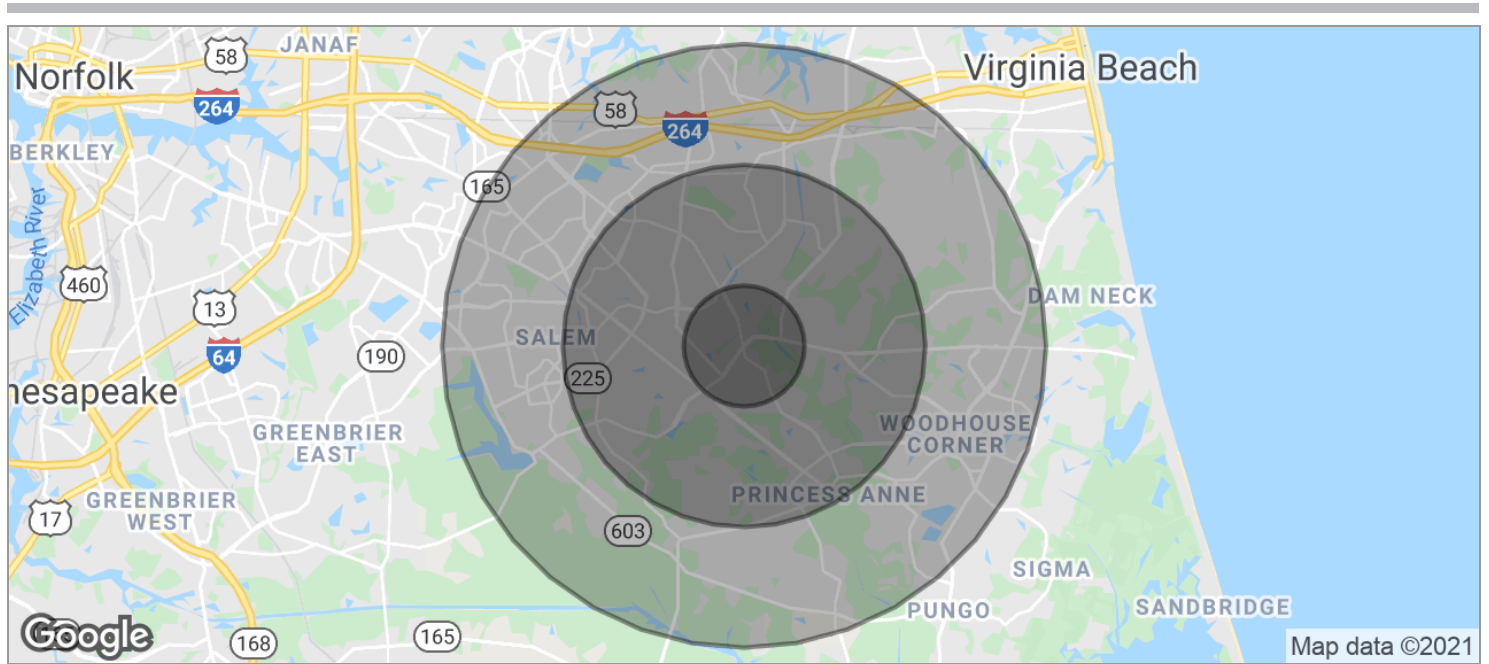
PARCEL MAP



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,159	95,698	215,661
MEDIAN AGE	31.0	32.0	33.9
MEDIAN AGE (MALE)	29.3	30.8	32.7
MEDIAN AGE (FEMALE)	32.4	33.5	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,048	33,061	77,791
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$76,511	\$70,429	\$74,233
AVERAGE HOUSE VALUE	\$267,536	\$255,813	\$284,050
RACE	1 MILE	3 MILES	5 MILES
% WHITE	53.9%	58.3%	64.0%
% BLACK	25.2%	25.7%	22.0%
% ASIAN	10.4%	7.9%	7.4%
% HAWAIIAN	0.0%	0.2%	0.3%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	1.9%	2.1%	1.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.0%	8.8%	7.1%

* Demographic data derived from 2010 US Census



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