

For Sale

8988 Pocahontas Trail
James City County, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

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Campana Waltz
Commercial Real Estate, LLC

*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

FOR SALE
8988 Pocahontas Trail
James City County, Virginia

Location: 8988 Pocahontas Trail, James City County, Virginia

Description: The property is a **Highly Visible** 1.426 acre parcel of land directly off of the heavily traversed Route 60 (Pocahontas Trail) in James City County. The property is located at the corner of Skiffes Blvd. & Pocahontas Trail and less than a mile from the Wal-Mart Distribution Center.

Land Area: 1.426 acres

Sales Price: \$450,000.00

Lease: The Ownership will entertain a ground lease

Zoning: B1 – General Business District. Multiple allowable uses.

General Information:

- Rare opportunity
- Great road frontage on Route 60
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Aerial Maps
- Location Map
- Site Plan
- List of uses which are allowed by right

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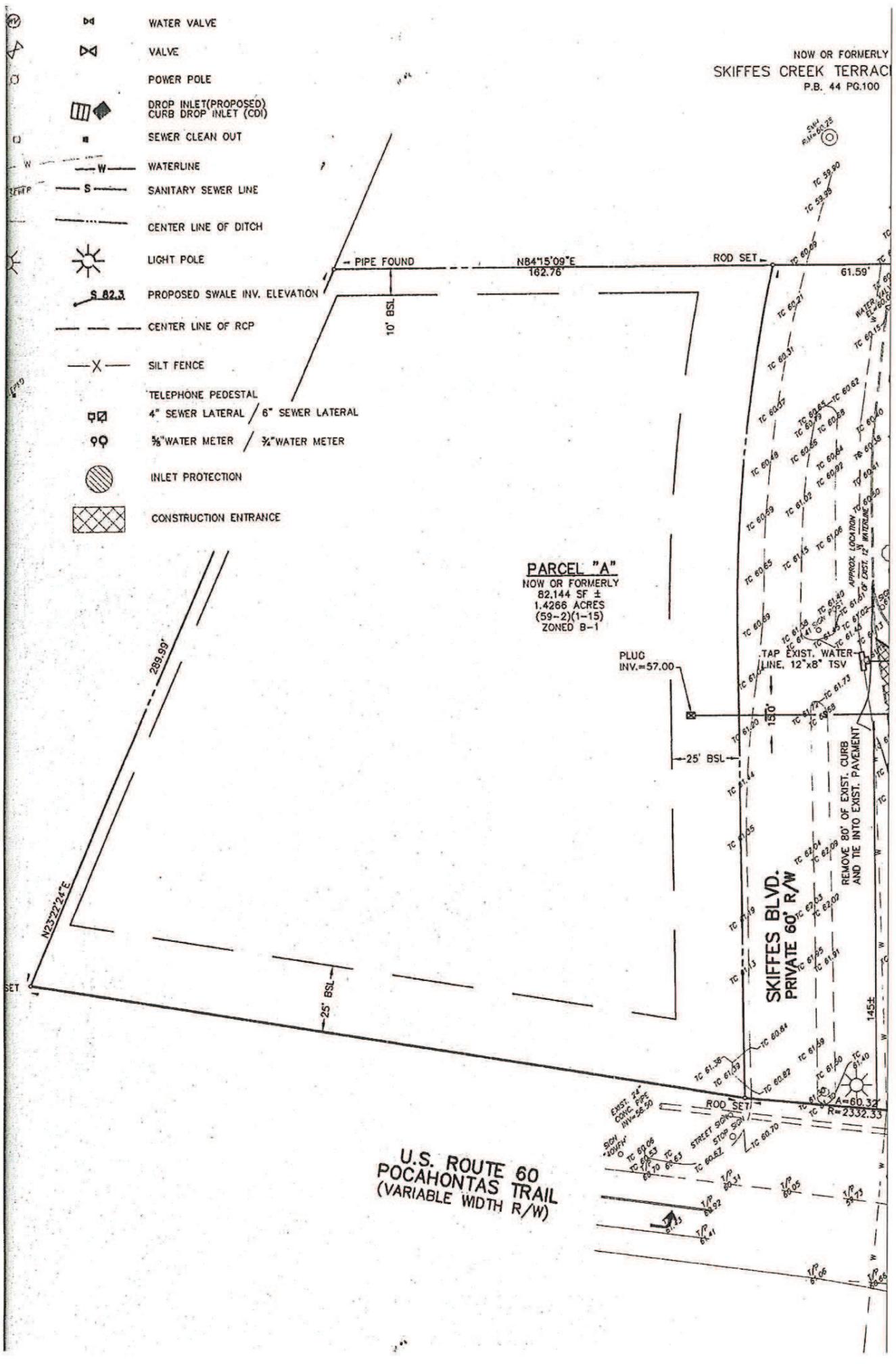
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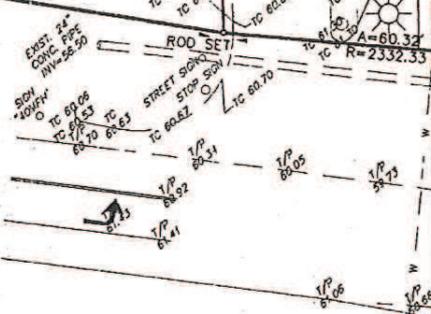


- WATER VALVE
- VALVE
- POWER POLE
- DROP INLET (PROPOSED)
CURB DROP INLET (CDI)
- SEWER CLEAN OUT
- WATERLINE
- SANITARY SEWER LINE
- CENTER LINE OF DITCH
- LIGHT POLE
- PROPOSED SWALE INV. ELEVATION
- CENTER LINE OF RCP
- SILT FENCE
- TELEPHONE PEDESTAL
- 4" SEWER LATERAL / 6" SEWER LATERAL
- 3/4" WATER METER / 1/2" WATER METER
- INLET PROTECTION
- CONSTRUCTION ENTRANCE

PARCEL "A"
 NOW OR FORMERLY
 82,144 SF ±
 1.4266 ACRES
 (59-2)(1-15)
 ZONED B-1

**SKIFFES BLVD.
 PRIVATE 60' R/W**

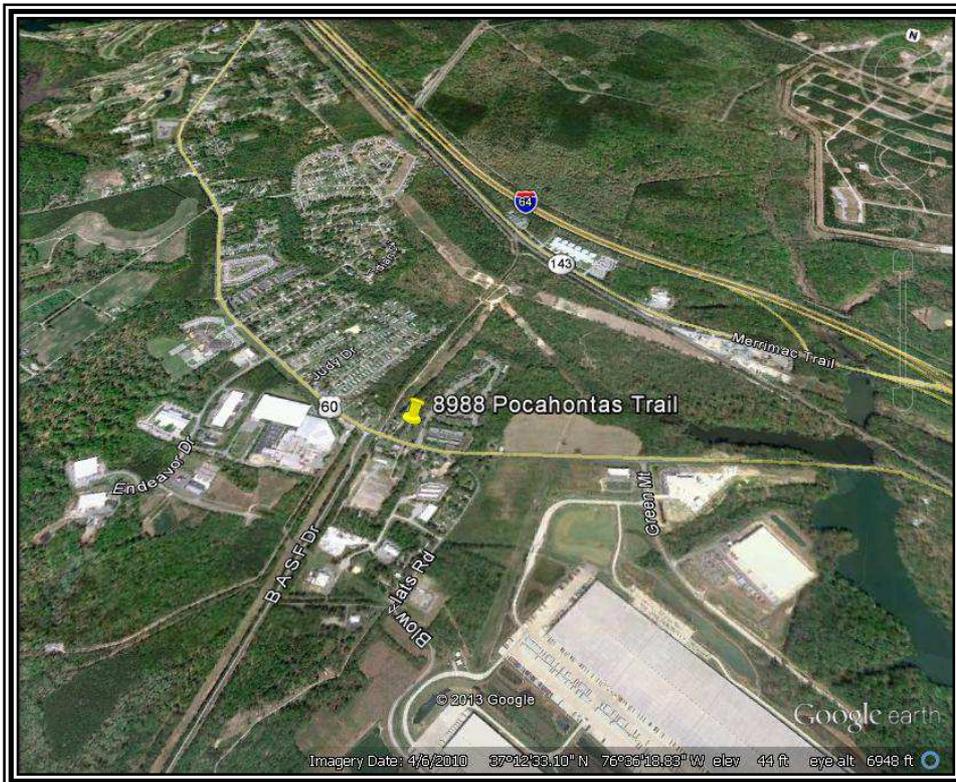
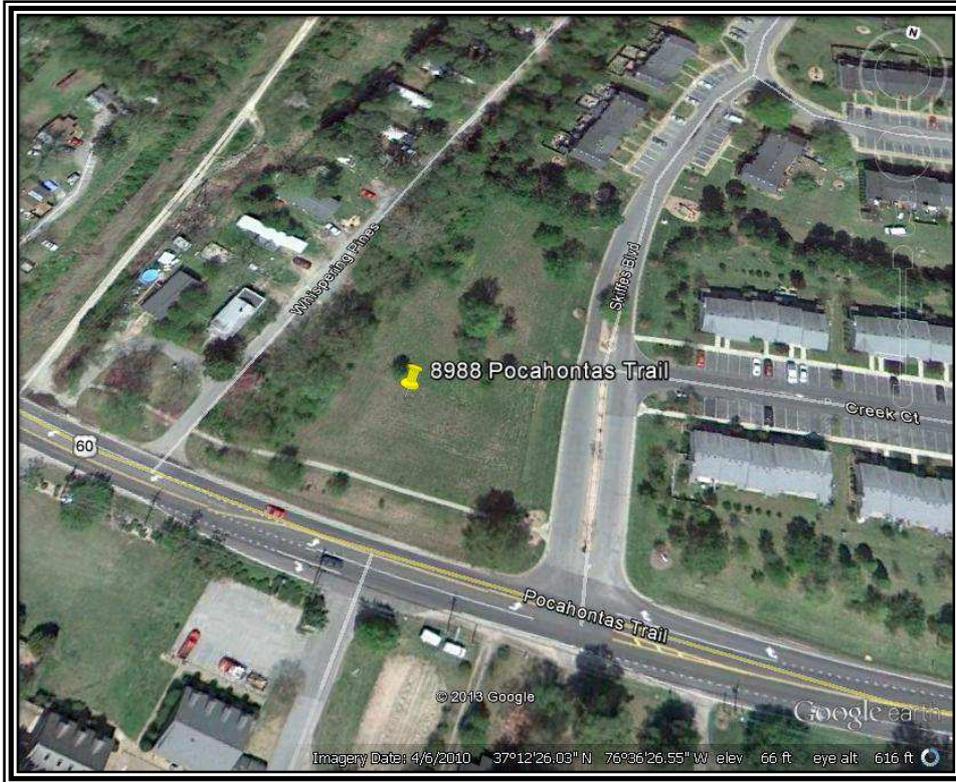
**U.S. ROUTE 60
 POCAHONTAS TRAIL
 (VARIABLE WIDTH R/W)**



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James City County, Virginia



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Chapter 24

ARTICLE V. DISTRICTS

DIVISION 10. GENERAL BUSINESS DISTRICT, B-1

Sec. 24-389. Statement of intent.

Generally, the General Business District, B-1, covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy truck traffic other than stocking and delivery of light retail goods or by any factors other than occasioned by incidental light and noise commonly associated with the congregation of people and passenger vehicles.

(Ord. No. 31A-88, § 20-81, 4-8-85; Ord. No. 31A-262, 1-10-12)

Sec. 24-390. Use list.

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the General Business District, B-1, structures to be erected or land to be used, shall be for one or more of the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted
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Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial	Convention centers		SUP
	Country clubs and golf courses, public or private		SUP
	Drug stores	P	
	Dry cleaners and laundries	P	
	Farmer's market	P	
	Feed, seed and farm supply stores	P	
	Firearms sales and service	P	
	Firing and shooting ranges, limited to a fully enclosed building		SUP
	Flea markets		SUP
	Funeral homes	P	
	Gift and souvenir stores	P	
	Grocery stores	P	
	Health and exercise clubs, fitness centers	P	
	Heliports and helistops, as an accessory use		SUP
	Hospitals		SUP
	Hotels, motels and tourist homes	P	
	Indoor centers of amusement including billiard halls, arcades, pool rooms, bowling alleys, dance clubs and bingo halls	P	
	Indoor sport facilities (excluding firing and shooting ranges)	P	
	Indoor theaters	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial	New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building)	P	
	Nursing homes		SUP
	Off-street parking as required by section 24-54	P	
	Office supply stores	P	
	Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks		SUP
	Outdoor sports facilities, including golf driving ranges, batting cages and skate parks		SUP
	Parking lots, structures or garages	P	
	Pet stores and pet supply sales	P	
	Photography, artist and sculptor stores and studios	P	
	Places of public assembly, including houses of worship and public meeting halls	P	
	Plumbing and electrical supply and sales (with storage limited to a fully enclosed building)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Radio and television stations and accessory antenna or towers which are 60 feet or less in height	P	
	Research, development and design facilities or laboratories	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial	Vehicle and trailer sales and services (with major repair limited to a fully enclosed building)	P	
	Vehicle rentals	P	
	Vehicle service stations; if fuel is sold, then in accordance with section 24-38		SUP
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise while on a leash)	P	
	Wholesale and warehousing (with storage limited to a fully enclosed building)	P	
Civic	Nonemergency medical transport		SUP
	Fire stations	P	
	Governmental offices	P	
	Libraries	P	
	Post offices	P	
	Schools, public or private		SUP
Utility	Antennas and towers in excess of 60 feet in height		SUP
	Electrical generation facilities (public or private), steam generation facilities, and electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	Railroad facilities including tracks, bridges and stations. Spur lines which are to serve and are		SUP

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Utility	Wireless communications facilities that utilize alternative mounting structures, or are camouflaged, and comply with division 6, Wireless Communications Facilities	P	
	<p>Water facilities, public or private, and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, the following are permitted generally and shall not require a special use permit:</p> <ul style="list-style-type: none"> (a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and (b) Distribution lines and local facilities within a development, including pump stations 		SUP
Open	Timbering, in accordance with section 24-43	P	
Industrial Uses	Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted		SUP

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC