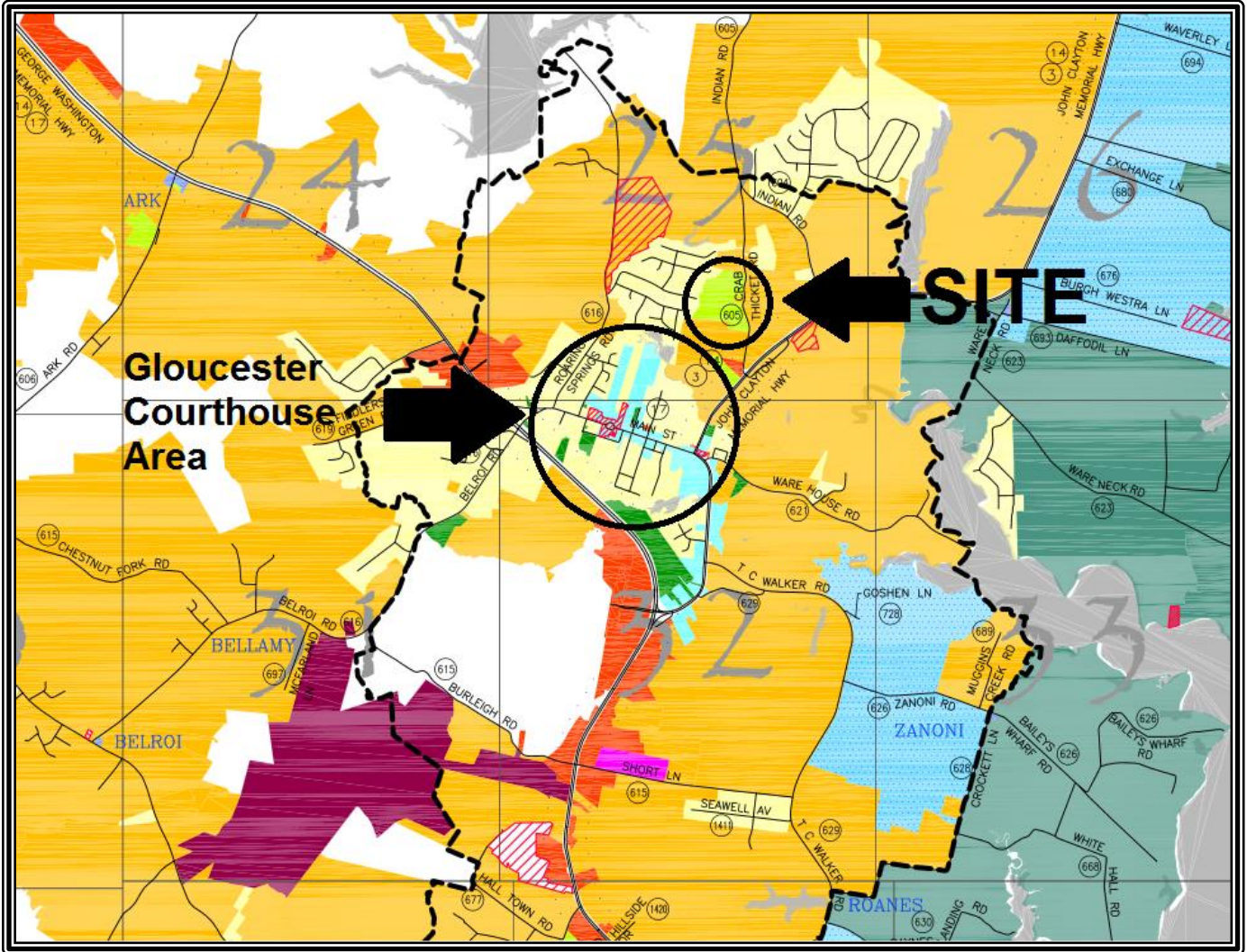


For Sale
34 Acres
Industrial Park Development Site
Crab Thicket Road
Gloucester, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC
Tom Waltz

11832 Fishing Point Drive, Suite 400
Newport News, Virginia 23606
757.327.0333

Tom@CampanaWaltz.com
www.CampanaWaltz.com

*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
Industrial Park Development Site
Gloucester, Virginia

Location: Crab Thicket Road, near Gloucester Courthouse.

Description: Rare industrial zoned land – approximately 34 acres.
Property is currently a fully licensed mining operation for sand, clay and gray fill.
Outside storage allowed by right. Ideal adaptive reuse is an industrial park.

Perfect for:

- Contractor Industrial Park
- Warehouses
- Outside RV/camper storage
- Ministorage
- Lumber/material yard
- And many other uses

Land Area: Parcel 1: ± 33.28 acres
Parcel 2: ± .88 acres
Total: ± 34.16 acres

Sales Price: \$1,370,000.00

Zoning: I-1 Light Industrial – there are very few light industrial zoned sites in Gloucester with this amount of acreage available for sale. A substantial portion of the property is already cleared.

General Information:

- Gloucester County’s rapid growth makes this an ideal location for a contractor’s industrial park.
- A large portion of the property has been cleared.

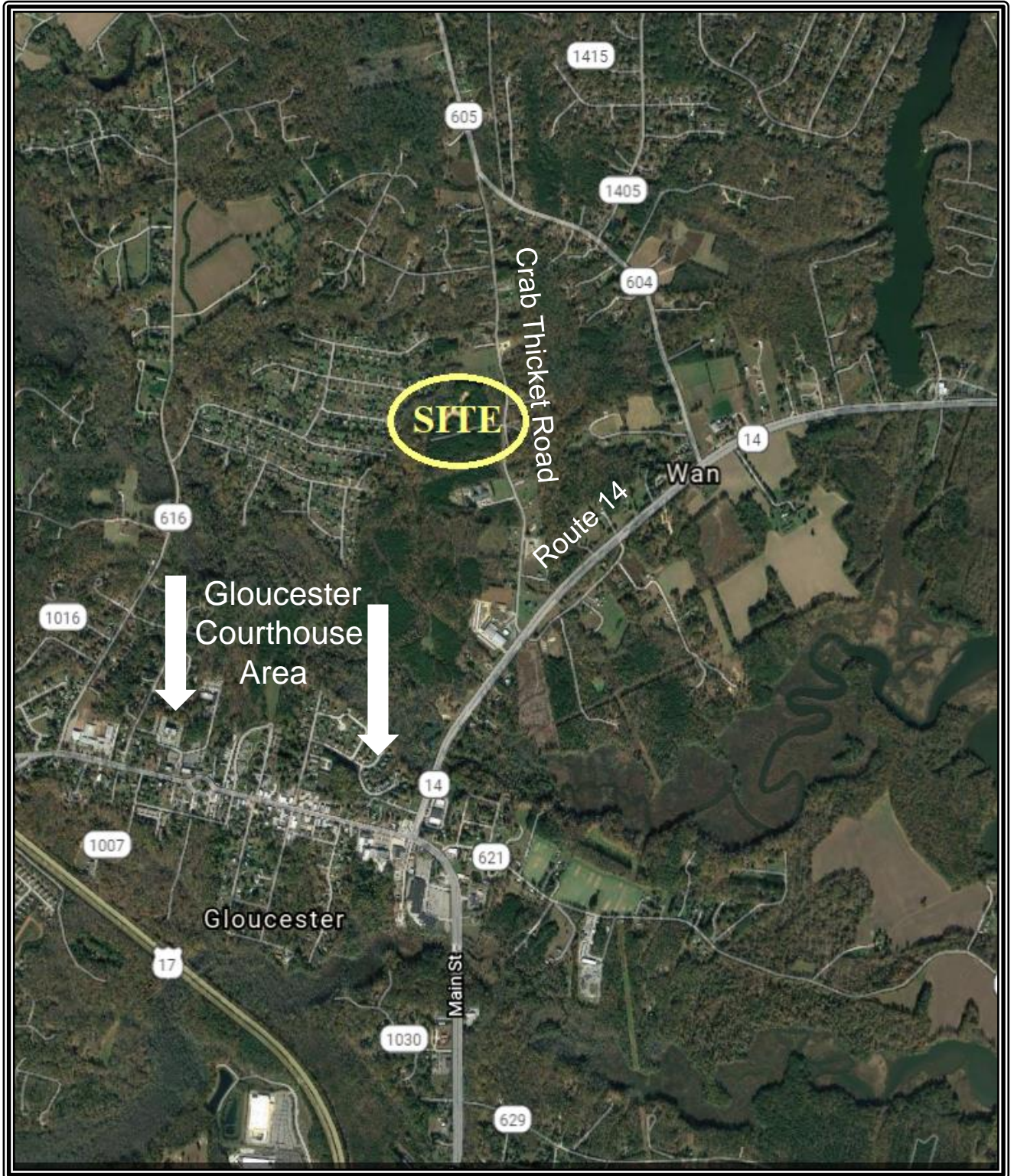
Also included:

- Conceptual industrial park layout
- Aerial Maps
- Location Map
- Survey
- Mining License – current permit on file

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Crab Thicket Road, Gloucester, Virginia Industrial Park Development Site



Boundary Lines not to scale. This is for illustration purposes only.

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**Campana
Waltz**
Commercial Real Estate, LLC

For Sale
Industrial Park Development Site
Crab Thicket Road
Gloucester, Virginia



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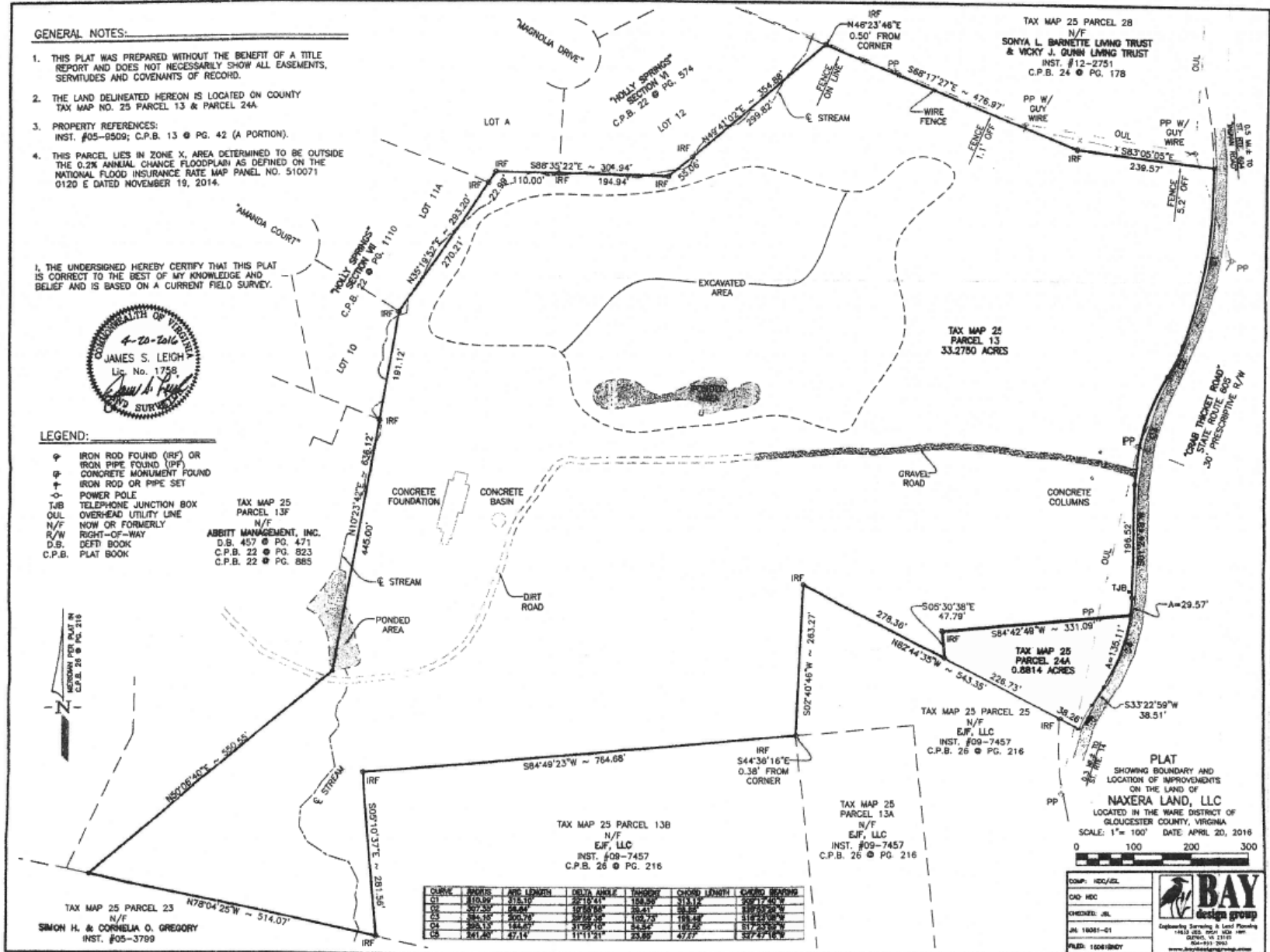
Crab Thicket Road, Gloucester, Virginia Conceptual Industrial Park Layout



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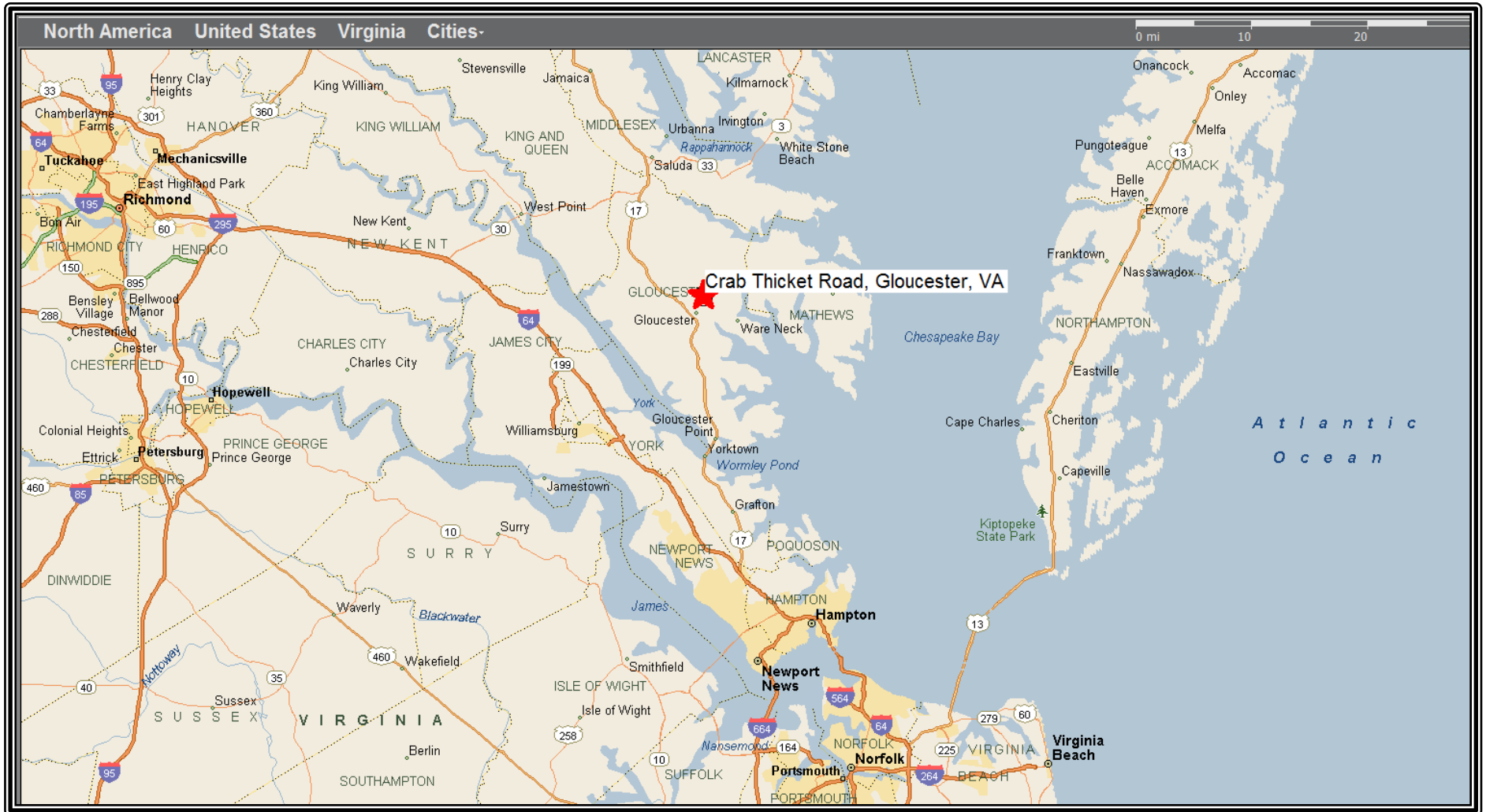
Crab Thicket Road, Gloucester, Virginia



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Crab Thicket Road Gloucester, Virginia



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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