

**For Sale**  
**.88 Acre Retail Site**  
**4505 Noland Boulevard**  
**Williamsburg, Virginia**



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

757.209.2990

[Ron@cwcrew.net](mailto:Ron@cwcrew.net)

[www.cwcrew.net](http://www.cwcrew.net)

*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.*

**Campana**  
**Waltz WEST**  
Commercial Real Estate

**FOR SALE**  
**4505 Noland Boulevard**  
**Williamsburg, Virginia**

**Location:** 4505 Noland Boulevard  
Williamsburg, Virginia

**Description:** Centrally located in the Lightfoot corridor of Williamsburg, Virginia. This highly visible retail land development opportunity offers a great location and high traffic count visibility along Route 60. The property is:

- Located across from the Williamsburg Pottery
- Adjacent to Colonial Heritage with 2,300 new homes
- At the entrance to Liberty Crossing with 235 new homes
- Adjacent to AutoZone & Chesapeake Bank
- Adjacent to 15,000 SF AAA Admin Office & Car Care Facility

**Acreage:** Approximately .88 Acres

**Sale Price:** **\$325,000.00**

**Zoning:** **MU- Mixed Use Business District** (Multiple allowable uses by right are attached in the marketing package.)

**Surrounding Info:** Newport News-Williamsburg International Airport / 26 miles  
Richmond International Airport/ 39 miles  
Colonial Williamsburg / 7 miles  
College of William & Mary/ 7 miles  
Williamsburg Premium Outlets/ 4 miles

**Additional Information:**

- Plat
- Aerials
- Location Maps
- Zoning Matrix
- Demographics

**For additional information please contact:**



**Ron A. Campana, Jr.**  
Campana Waltz Commercial Real Estate West  
1313 Jamestown Road, Suite 202  
Williamsburg, Virginia 23185  
Phone (757) 209-2990  
[Ron@cwcrew.net](mailto:Ron@cwcrew.net)  
[www.cwcrew.net](http://www.cwcrew.net)

*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.*



# 4505 Noland Boulevard Williamsburg, Virginia



*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.*

4505 Noland Boulevard  
Williamsburg, Virginia



*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.*

# 4505 Noland Boulevard, Williamsburg, Virginia



The property is marked as Site.  
For illustration purposes only.

*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.*

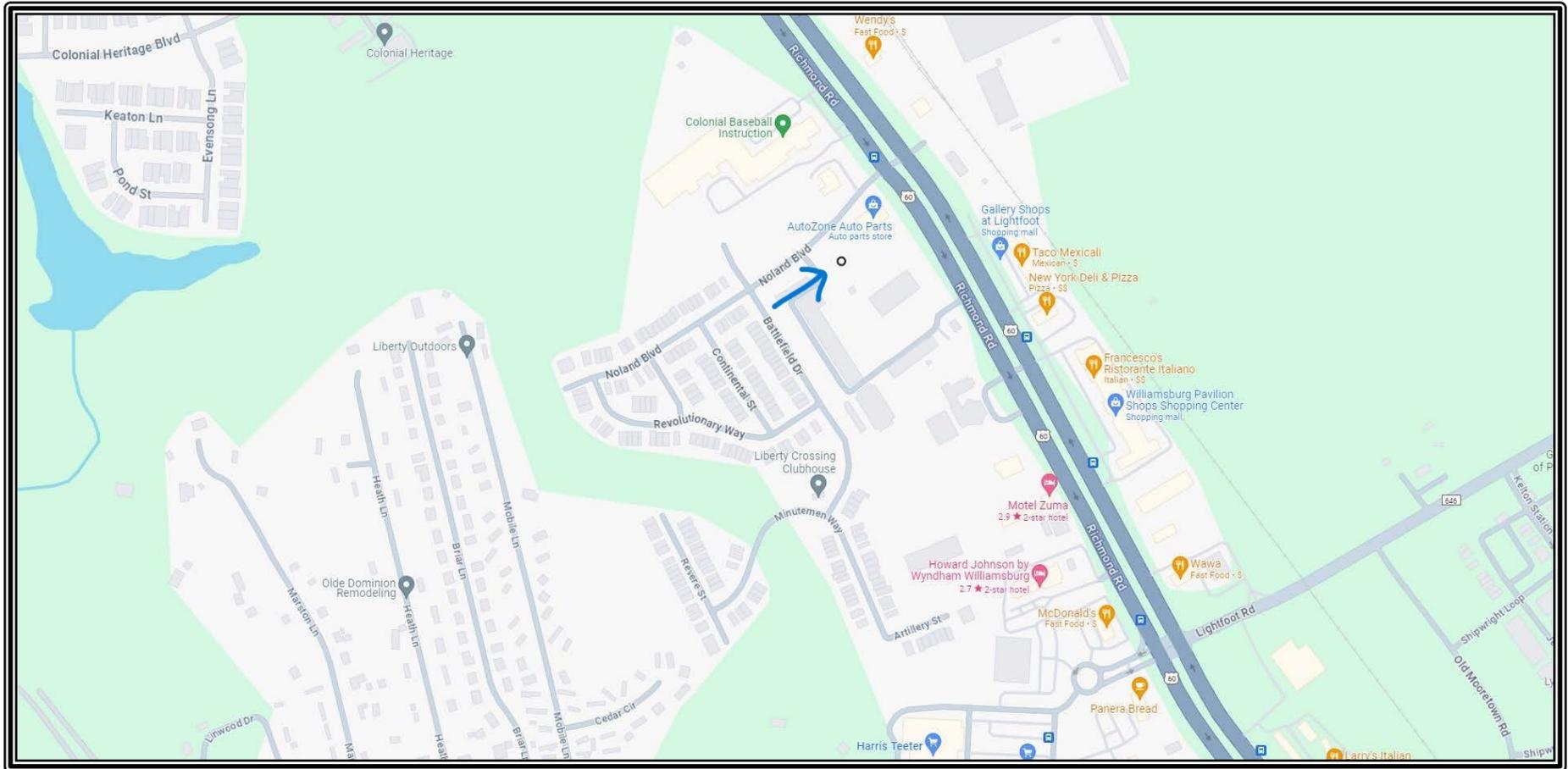
# 4505 Noland Boulevard, Williamsburg, Virginia



The property is highlighted in yellow.  
For illustration purposes only.

*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.*

# 4505 Noland Boulevard, Williamsburg, Virginia



*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.*

**Sec. 24-518. Use list.**

In the **mixed use districts**, all 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 Uses
Residential Uses	Accessory apartments, attached, in accordance with section 24-32	P	
	Accessory structures, as defined in section 24-2	P	
	Apartments	P	
	Group homes or residential facilities, for eight or fewer adults	P	
	Group homes or residential facilities, for nine or more adults		SUP
	Group quarters	P	
	Home care facilities	P	
	Home occupations, as defined	P	
	Independent living facilities	P	
	Multi-family dwellings up to and including four dwelling units	P	
	Multi-family dwellings more than four dwelling units	P	
Single-family dwellings	P		
Commercial Uses	Accessory structures, as defined in section 24-2	P	
	Adult day care centers	P	
	Antique shops	P	
	Arts and crafts shops	P	
	Assisted living facilities	P	
	Automobile rental	P	
	Automobile repair and service including tire, transmission, glass, body and fender, and other automotive products sales (new and/or rebuilt) and service with major repair under cover and storage of parts and vehicle storage screened from adjacent property by landscaping and fencing	P	
	Automobile service stations; if fuel is sold, then in accordance with section 24-38	P	
	Banks and other similar financial institutions	P	
	Barber and beauty shops	P	
	Beekeeping in accordance with section 24-47.1	P	
	Business, professional and governmental offices	P	
	Campgrounds		SUP
	Child day care centers	P	
	Community recreation facilities, public or private, including parks, playgrounds, clubhouses, boating facilities, swimming pools, ball fields, tennis courts and other similar recreation facilities	P	
	Continuing care retirement facilities	P	
	Contractor offices, equipment storage yards, shops and warehouses with storage under cover or screened with landscaping and fencing from adjacent property	P	

	Convenience stores; if fuel is sold, then in accordance with section 24-38	P	
	Data processing centers	P	
	Drug stores	P	
	Dry cleaners and laundries	P	
	Employment services or agencies	P	
	Farmer's markets	P	
	Fast food restaurants		SUP
	Feed, seed and farm supply stores	P	
	Fish farming	P	
	Flea markets		SUP
	Funeral homes, cemeteries and memorial gardens	P	
	Gift stores	P	
	Golf courses		SUP
	Greenhouses and nurseries	P	
	Handicrafts stores	P	
	Health clubs, exercise clubs and fitness centers	P	
	Home occupations as defined	P	
	Hotels, motels, tourist homes and convention centers	P	
	Indoor sport facilities	P	
	Indoor theaters	P	
	Janitorial service establishments	P	
	Limousine service	P	
	Lumber and building supply with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property	P	
	Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 24-38		SUP
	Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce, or seafood receiving, packing or distribution under cover or screened with landscaping and fencing from adjacent property		SUP
	Medical offices	P	
	Museums		SUP
	Off-street parking as required by article II, division 2 of this chapter	P	
	Office supply stores, secretarial and duplicating services	P	
	Parking lots and garages	P	
	Photographer, picture, artist and sculptor stores and studios	P	
	Plumbing and electrical supply with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property	P	
	Printing and publishing establishments	P	
	Property maintenance facilities, sheds or garages	P	
	Public billiard parlors, arcades, pool rooms, bowling alleys, dance halls and other indoor centers of amusement	P	

	Rental of more than three rooms in a single-family dwelling unit		SUP
	Rental of rooms to a maximum of three rooms	P	
	Restaurants, tea rooms and taverns	P	
	Retail and service stores, including the following stores: books, cabinet, candy, carpet, coin, department, dressmaking, florist, furniture, furrier, garden supply, greeting card, gunsmith (excluding shooting ranges), hardware, home appliance sales and service, ice cream, jewelry sales and service, locksmith, music and records, paint, pet, picture framing, plant supply, shoe, sporting goods, stamp, tailor, toys, travel bureau, upholstery, wearing apparel, and yard goods	P	
	Retail food stores, bakeries and fish markets	P	
	Security service offices	P	
	Shooting ranges, indoor		SUP
	Skilled nursing facilities (nursing homes)	P	
	Taxi services	P	
	Theme parks		SUP
	Truck stops; if fuel is sold, then in accordance with section 24-38		SUP
	Truck terminals; if fuel is sold, then in accordance with section 24-38		SUP
	Vape/smoke shop and vape/smoke lounge		SUP
	Vehicle and trailer sales and service (with major repair limited to a fully enclosed building)	P	
	Veterinary hospitals	P	
Agricultural Uses	Wineries		SUP
Civic Uses	Fire stations	P	
	Libraries	P	
	Nonemergency medical transport	P	
	Places of public assembly	P	
	Post offices	P	
	Schools	P	
Utility Uses	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.		SUP
	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.	P	
	Electrical generation facilities, public or private, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	Telephone exchanges and telephone switching stations	P	
	Transmission pipelines (public or private), including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. However, extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit		SUP

	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:		SUP
	(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		
	Water impoundments, new or expansion of	P	
Open Uses	Timbering in accordance with section 24-43	P	
Industrial Uses	Food processing and storage, but not the slaughter of animals	P	
	Heavy equipment sales and service, with major repair under cover or screened with landscaping and fencing from adjacent property	P	
	Heliports, helistops and accessory uses		SUP
	Hospitals and mental health facilities	P	
	Industrial and technical training schools	P	
	Machinery sales and service with major repair under cover	P	
	Manufacture and assembly of musical instruments, toys, novelties and rubber and metal stamps	P	
	Manufacture and bottling of soft drinks and wine	P	
	Manufacture and processing of textiles and textile products in structures of not more than 5,000 square feet	P	
	Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber glass, glass, rubber, leather, cellophane, canvas, felt, fur, horn, wax, hair and yarn in structures of not more than 5,000 square feet	P	
	Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber glass, glass, rubber, leather, cellophane, canvas, felt, fur, horn, wax, hair and yarn in structures of 5,000 square feet and greater		SUP
	Manufacture, compounding, processing or packaging of cosmetic, toiletry and pharmaceutical products	P	
	Manufacture of carpets and carpet yarns in structures of not more than 5,000 square feet	P	
	Manufacture of pottery and ceramic products, using kilns fired only by gas or electricity	P	
	Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilating equipment	P	
	Manufacture or assembly of electronic instruments, electronic devices or electronic components	P	

	Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments	P	
	Petroleum storage		SUP
	Private streets within "qualifying industrial parks" in accordance with section 24-55	P	
	Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted indoors and under cover, with no dust, noise, odor or other objectionable effect	P	
	Publicly owned solid waste container sites		SUP
	Railroad facilities including tracks, bridges and stations. However, spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way are permitted generally and shall not require a special use permit		SUP
	Research, development and design facilities or laboratories	P	
	Resource recovery facilities		SUP
	Solid waste transfer stations		SUP
	Warehouse, storage and distribution centers with storage under cover or screened with landscaping and fencing from adjacent property		SUP
	Water well drilling establishments		SUP
	Welding and machine shops with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property	P	

(Ord. No. 31A-141, 5-4-92; Ord. No. 31A-145, 7-6-92; Ord. No. 31A-150, 4-5-93; Ord. No. 31A-152, 8-16-93; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-184, 12-8-98; Ord. No. 31A-242, 7-14-09; Ord. No. 31A-276, 9-11-12; Ord. No. 31A-291, 8-13-13; Ord. No. 31A-293, 8-12-14; Ord. No. 31A-328, 11-8-16; Ord. No. 31A-348, 7-14-20; Ord. No. 31A-349, 7-14-20; Ord. No. 31A-354, 12-14-21; Ord. No. 31A-359, 5-9-23)

**Sec. 24-519. Density.**

(a) The maximum net densities which may be constructed are:

<i>Area Designation</i>	<i>Dwelling Type</i>	<i>Base Net Density</i>	<i>Maximum Net Density with density bonus (see table under section 24-519 (b))</i>
A	Single-family structures	3	6
B	Multi-family dwellings containing up to four dwelling units	5	10
C	Multi-family dwellings containing more than four dwelling units	6	12
D	Apartments	9	18

- (b) In addition to the base net density standards from section 24-519 (a) a density bonus can be achieved with the provision of options as detailed below. In order to achieve the densities listed below, the developer shall make assurances in a master plan or otherwise for the density bonus items.

Bonus increase from base net density	Required density bonus points from list below
Up to the base net density	0
Greater than the base net density, up to and including 33 percent above the base density	2
Greater than 33 percent above the base net density, up to and including 66 percent above the base density	4
Greater than 66 percent above the base net density, up to and including 100 percent above the base density	6

	Bonus Item Options	Bonus Points
A.	For every 10 percent of the units committed to provision of affordable and workforce housing (starting above the threshold set in the county's housing opportunities policy).	2, up to a max of 4
B.	Designing a stormwater management plan that meets Chesapeake Bay Preservation Ordinance standards and requirements through extensive use of better site design/low impact development techniques, as approved by the engineering and resource protection division.	1.5
C.	Undertaking or funding a stream restoration project or stormwater management facility retrofit within the same sub-watershed, as identified by an approved watershed management plan or by the engineering and resource protection division.	1.5
D.	Achieving green building certification using EarthCraft, LEED or equivalent program for all units	1
E.	Dedicating to the county a public use site, the developable portion of which is suitable for a public facility, as determined by the county administrator or designee.	1
F.	Constructing a greenway trail and dedicating a public use easement in a location indicated by the approved Greenway Master Plan, the Virginia Outdoors Plan, or such other useful and logical location as approved by the parks and recreation director or designee.	1
G.	Preserving a single area of healthy, mature, mixed hardwood forestland at least two acres in size, within the developable portion of the site. The planning director may request that the developer provide confirmation, prepared by a certified horticulturalist, that these qualities are present.	1
H.	Preserving one of the following underlined environmentally-related conservation features. The underlined item must constitute at least 5 percent of the developable area of the site.	1
	1. <u>100 foot buffers around non-RPA wetland features (isolated wetlands), intermittent streams, or from floodplain zones A or AE (where not already part of the RPA), or from the edge of the RPA buffer</u>	
	2. <u>Soils in hydrologic groups A and B, as defined by the USDA, and as verified on-site by a licensed geotechnical engineer (retain at least 50 percent of these soils on site)</u>	

	3. Conservation area as identified by an approved watershed management plan	
	4. Wildlife habitat corridors that:	
	• Protect a corridor at least 100 feet in width from one protected area (on or off the development property) to another protected area, and	
	• Consist of mature forestland	
I.	Providing pedestrian accommodations on one side of all internal roadways, where this would exceed the requirements set forth in section 24-35 of this chapter.	1
J.	Developing binding design guidelines for the development that include superior architectural and design standards. Elements that the guidelines shall address include, but need not be limited to, provision of rear or side loading garages; use of universal design concepts; and attention to the quality of, and variation in, elements of the units such as facade materials and colors; windows, roof pitches, porches and entryways; and heights and setbacks from the right-of-way. Design guidelines shall be submitted concurrent with the master plan, and shall be reviewed and approved by the planning director.	0.5
K.	Providing a 100-foot buffer from the internal edge of a right-of-way buffer and/or perimeter buffer (must constitute at least five percent of the developable area of the site).	0.5
L.	Preserving and rehabilitating an on-site structure identified in the document entitled Historical Structures Survey, prepared by Virginia Department of Historic Resources, and dated May 2008. The structure may be re-used as a community clubhouse or private residence with appropriate deed restrictions. If the proposed cluster is within a community character area (CCA) designated by the comprehensive plan, this bonus would also be available for rehabilitation and legal preservation of a structure elsewhere within that CCA.	0.5

- (c) To achieve the intent of a mixed use development, more than one land use category shall be used and no single use or use category shall exceed 80 percent of the developable land area within a mixed use area, as delineated on the master plan. Where the mixed use development contains one or more mixed use structures (vertical mixed use), the developable land area may be converted to square feet to demonstrate compliance with this requirement.

Illustration of vertical mixed use buildings calculation.

For a vertical mixed use building of 60,000 square feet in size, no one use could exceed 48,000 square feet.

- (d) For areas designated neighborhood commercial or community commercial on the comprehensive plan, all proposed structures should be mixed use structures (vertical mixed use) and residential floor area should not exceed 50 percent of the total floor area. Either of these criteria may be modified if specifically shown on a master plan approved by the board of supervisors that exceeds mixed use designation development standards in the comprehensive plan.

(Ord. No. 31A-141, 5-4-92; Ord. No. 31A-276, 9-11-12; Ord. No. 31A-278, 11-27-12; Ord. No. 31A-337, 9-12-17; Ord. No. 31A-357, 5-9-23)

### **Sec. 24-520. Open space.**

Development within the mixed use districts shall provide usable open space area. The amount of open space shall be not less than ten percent of the developable area of the site. Nondevelopable area shall not be counted towards meeting the open space requirement. For the purposes of this article, open space does not include any landscape area in parking lots. The requirements of this section shall supplement the requirements of the county's

---

Chesapeake Bay Preservation Ordinance, article II, division 4 of this chapter (Landscaping and tree preservation requirements) and other county requirements relating to open space. For the purposes of this article, open space may include, but is not limited to:

- (1) Perpetual easement(s) of no less than 50 feet in width dedicated to James City County or another group approved by the county adjoining any road designated as a Community Character Corridor on the Comprehensive Plan.
- (2) Buffer area(s) of no less than 50 feet around an RMA wetland as measured from the landward edge of the wetland.
- (3) Preservation of any archaeological site, any landmark registered in the Virginia Landmarks Register, the National Register of Historic Places or National Historic Site register.
- (4) Preservation of any developable area onsite that is set aside to meet the county's natural resource policy where preservation of such area is not required by other local, state or federal law.
- (5) Bikeways, bike paths, hiking trails, greenways or other similar amenity, excluding sidewalks.
- (6) Public or private picnic areas, parks, plazas or other gathering areas.
- (7) Public or private community facilities such as swimming pools, tennis courts, and recreation buildings. Golf courses may also be counted as open space for the purpose of meeting the open space requirement to a maximum of 60 percent of the required open space.

Open space area shall be protected by easements, maintenance agreements and/or other assurances satisfactory to the county attorney.

(Ord. No. 31A-141, 5-4-92; Ord. No. 31A-276, 9-11-12; Ord. No. 31A-337, 9-12-17)

### **Sec. 24-521. Height of structures.**

- (a) Structures may be erected up to 60 feet in height from grade to the top of the structure, including all church spires, belfries, cupolas, athletic field lighting, monuments, flagpoles, penthouse, electrical, plumbing, elevator, water tank or other accessory functions which are part of the structure.
- (b) A structure in excess of 60 feet in height but not in excess of 100 feet from grade to the top of the structure, including all church spires, belfries, cupolas, athletic field lighting, monuments, flagpoles, penthouse, electrical, plumbing, elevator, water tank, or other accessory functions may be erected only upon the granting of a height limitation waiver by the board of supervisors.
- (c) Upon application for a height limitation waiver, the payment of appropriate fees, notification of adjacent property owners and following a public hearing, the board of supervisors may grant a height limitation waiver upon finding that:
  - (1) Such structure is in accordance with the uses, densities, design and traffic analysis shown on the original master plan;
  - (2) Such structure will not obstruct light from adjacent property;
  - (3) Such structure will not impair the enjoyment of historic attractions and areas of significant historic interest and surrounding developments;
  - (4) Such structure will not impair property values in the surrounding area;
  - (5) Such structure is adequately designed and served from the standpoint of safety and the county fire chief finds that the fire safety equipment to be installed is adequately designed and that the structure

---

is reasonably well located in relation to fire stations and equipment, to offer adequate protection to life and property; and

(6) Such structure would not be contrary to the public health, safety or general welfare.

(d) Heights of communications facilities shall be permitted in accordance with division 6, communications facilities, antennas, towers and support structures.

(Ord. No. 31A-141, 5-4-92; Ord. No. 31A-145, 7-6-92; Ord. No. 31A-166, 1-23-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-223, 4-11-06; Ord. No. 31A-232, 12-11-07; Ord. No. 31A-276, 9-11-12; Ord. No. 31A-328, 11-8-16)

## **Sec. 24-522. Requirements for improvements and design.**

(a) *Complementary design.* Mixed-use districts are intended to have an integrated character with strong unifying design elements and therefore shall meet the following standards:

(1) *Unified building design.* Building design should be coordinated with regard to color, materials, architectural form and detailing to achieve design harmony, continuity, and horizontal and vertical relief and interest.

Development shall focus on pedestrian-scaled design, mixing uses within buildings, and general design standards (such as landscaping, road design, etc.).

(2) *Unified open space.* Projects shall include a unifying internal system of pedestrian-oriented paths, open spaces and walkways that function to organize and connect buildings, and provide connections to common origins and destinations (such as transit stops, restaurants, child care facilities and convenience shopping centers). All buildings or building clusters within the development must be connected with linkages other than roads (i.e., sidewalks, bikeways or multi-use paths). The master plan shall utilize open space and natural features that serve as buffers and transitions to adjacent area(s). See section 24-520 for more details on open space.

(b) *Water and sewer.* All structures and uses within a mixed use districts shall be served by publicly owned and operated water and sewer systems.

(c) *Recreation areas.* Residential areas and mixed use structures and areas designated on the master plan shall be provided with a recreation area or areas adequate to meet the needs of the residents. The developer shall provide and install playground equipment, playfields, tennis courts or other recreation facilities in accordance with the guarantees established as part of master plan or final development plan approval. The composition of the facilities to be installed shall be approved by the planning director. Such facilities shall be owned and maintained by the developer or a residents' association.

(d) *Parking.* Off-street parking facilities shall be provided in accordance with the off-street parking requirements of article II, division 2 of this chapter.

(e) *Outdoor lighting.* Outdoor lighting shall be provided as required by article II, division 7 of this chapter and the county subdivision ordinance.

(f) *Natural features and amenities.* Existing features such as specimen trees, wildlife habitats, watercourses, historical sites and similar irreplaceable assets shall be shown on the master plan and site plan and preserved to the maximum extent possible.

(g) *Signs.* All signs within a mixed use district shall comply with article II, division 3 of this chapter.

(h) *Traffic circulation.* Vehicular access points and drives shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Buildings, parking areas and drives shall be arranged in a manner that encourages pedestrian access and minimizes traffic movement. All streets shall be constructed and designed in accordance with section 24-524.

- (i) *Landscaping.* All landscaping and tree preservation shall be undertaken in accordance with article II, division 4 of this chapter and Chapter 23 of the county code, the Chesapeake Bay Preservation Ordinance.
- (j) *Dwelling units,* regardless of structure type, shall be clustered or otherwise grouped to maximize the preservation of open space and other aesthetic amenities consistent with the intent of article VI, division 1, Residential Cluster Development.
- (k) *Pedestrian accommodation.* Pedestrian accommodations shall be provided in accordance with Section 24-35. (Ord. No. 31A-141, 5-4-92; Ord. No. 31A-184, 12-8-98; Ord. No. 31A-205, 5-8-01; Ord. No. 31A-276, 9-11-12; Ord. No. 31A-291, 8-13-13)

**Sec. 24-523. Setback and buffer requirements.**

- (a) *Landscape area(s) along right(s)-of-way.* A landscape area shall be provided along right(s)-of-way in accordance with section 24-98.
- (b) *Perimeter buffer.* A perimeter buffer shall be planned and maintained along the perimeter property lines of the development, except for areas adjacent to rights-of-way. The minimum perimeter buffer depth shall be in accordance with the table below. The buffer shall be left in its natural undisturbed state and/or planted with additional or new landscape trees, shrubs and other vegetative cover. Landscaping guidelines for perimeter buffers shall follow the requirements specified in section 24-96 of this chapter.

Mixed Use Master Plan Area Designation	Adjacent Development*	Perimeter Buffer Width (in feet)
Single-family (A)	Residential	15
	Commercial	30
	Industrial	50
Multi-family and apartments (B,C,D)	Residential	30
	Commercial	30
	Industrial	50
Commercial and office (E,G), institutional and public uses (I)	Residential	30
	Commercial	0
	Industrial	0
Wholesale and warehouse (F), light industrial (H)	Residential	50
	Commercial	0
	Industrial	0
Areas of common open space (J)	Residential	50 if active recreation is present (pool, clubhouse, etc.) or 0 if area is passive open space
	Commercial	
	Industrial	
Structures containing a mixture of uses (M), other structures, facilities or amenities (X)	Residential	30
	Commercial	0
	Industrial	0
Master plans with multiple area designations within a given land bay or tract	Residential	Max buffer width for each of the listed uses
	Commercial	Max buffer width for each of the listed uses
	Industrial	Max buffer width for each of the listed uses

---

\* Residential=land zoned R-1, R-2, R-3, R-4, R-5, R-8, PUD-R, MU (area designations A, B, C, D), A-1;  
Commercial=land zoned LB, B-1, RT, EO, PL, MU (area designations E,G, I, M, X), PUD-C; Industrial=land zoned M-1,  
M-2, MU (area designations F, H).

In instances where a proposed mixed use area will form a logical component of an existing development (such as sharing entrances, roads, parking areas, etc.), the perimeter buffer shall be zero adjacent to the existing development, even if all, or components of, the existing development are not zoned mixed use.

- (c) *Buffer modifications; criteria for determination.* The width of the buffer specified in (b) may be reduced with approval of the planning director. The planning director will consider a buffer reduction only if the reduced buffers do not have additional adverse impact on adjacent properties or public areas when compared to the required buffers, and will not result in detrimental impacts to the orderly development or character of the area, the environment, sound engineering or planning practice, or the goals, objectives, strategies and policies of the comprehensive plan; and if one or more of the following criteria are met:
- (1) The site is designated a community character area on the comprehensive plan land use map, and the proposed buffer will better complement the design standards of the community character area.
  - (2) The adjacent properties have setbacks or buffers that are non-conforming with this section, and the proposed buffer will better complement the established setbacks or buffers of adjacent properties, where such buffers help achieve the goals and objectives of the comprehensive plan.
  - (3) The applicant has offered extraordinary site design which exceeds the development standards of the comprehensive plan.
  - (4) The buffer reduction will achieve results which clearly satisfy the overall purposes and intent of section 24-86 (Landscaping and tree preservation requirements).
- (d) *Requests for modifications.* Requests for modifications pursuant to subsection (c) above shall be filed in writing with the planning director and shall identify the reasons for such requests together with the proposed alternative. The planning director shall approve, deny, or conditionally approve the request and shall include a written statement certifying that one or more of the above criteria are met.
- (e) *Appeals.* In the event the planning director disapproves the items specified in section 24-523 (d) or recommends conditions or modifications that are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee which shall forward a recommendation to the planning commission.
- (f) *No minimum lot size or yard requirements.* Except for required setbacks and/or buffer specified in (a) and (b) above, there shall be no minimum lot size nor minimum front, side or rear yard requirements for any lot within a Mixed Use Development District, MU, other than as specified in approved final plans.
- (g) *Uses prohibited.* Setbacks and/or buffers shall not be used for streets or for parking except for entrances and driveways which may penetrate the setback and/or buffer.

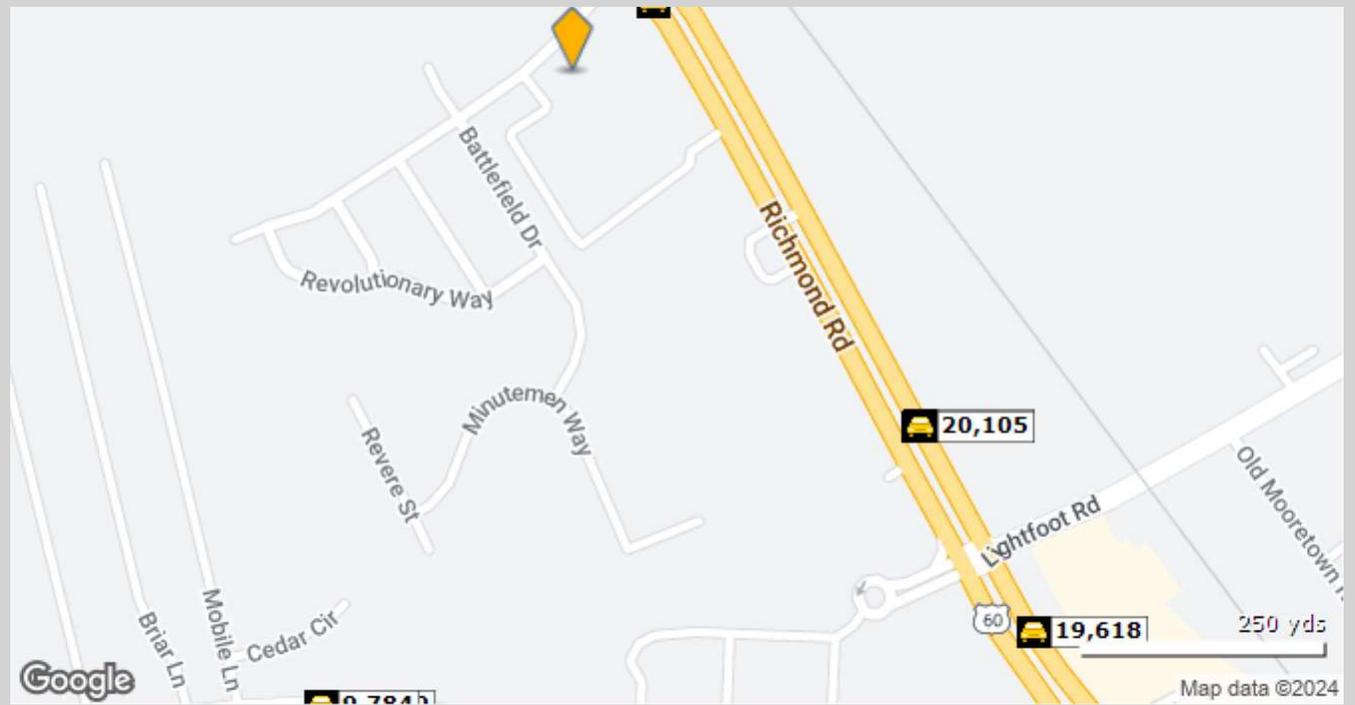
(Ord. No. 31A-141, 5-4-92; Ord. No. 31A-226, 5-22-07; Ord. No. 31A-276, 9-11-12; Ord. No. 31A-337, 9-12-17)

# Traffic Count Report

## .876 Acre Pad Site in Williamsburg

4505 Noland Blvd, Williamsburg, VA 23188

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Richmond Rd	Noland Blvd	0.02 NW	2018	18,018	MPSI	.07
2	Richmond Rd	Noland Blvd	0.02 NW	2022	19,273	MPSI	.07
3	Richmond Rd	Noland Blvd	0.02 NW	2021	19,391	MPSI	.07
4	Richmond Rd	Williamsburg Pottery Rd	0.15 NW	2022	19,522	MPSI	.29
5	Richmond Rd	Williamsburg Pottery Rd	0.15 NW	2018	17,474	MPSI	.29
6	Richmond Rd	Williamsburg Pottery Rd	0.15 NW	2020	20,105	MPSI	.29
7	Centerville Rd	Mobil Ln	0.05 W	2018	11,549	MPSI	.40
8	Centerville Rd	Mobil Ln	0.05 W	2022	9,784	MPSI	.40
9	Richmond Rd	Centerville Rd	0.07 SE	2021	19,741	MPSI	.43
10	Richmond Rd	Centerville Rd	0.07 SE	2022	19,618	MPSI	.43

**.876 Acre Pad Site in Williamsburg**

4505 Noland Blvd, Williamsburg, VA 23188

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Description	2010	2023	2028
<b>Population</b>	<b>1,434</b>	<b>2,261</b>	<b>2,432</b>
Age 0 - 4	72 5.02%	91 4.02%	99 4.07%
Age 5 - 9	63 4.39%	103 4.56%	106 4.36%
Age 10 - 14	75 5.23%	113 5.00%	116 4.77%
Age 15 - 19	64 4.46%	110 4.87%	123 5.06%
Age 20 - 24	55 3.84%	95 4.20%	118 4.85%
Age 25 - 29	75 5.23%	88 3.89%	109 4.48%
Age 30 - 34	70 4.88%	97 4.29%	106 4.36%
Age 35 - 39	80 5.58%	120 5.31%	117 4.81%
Age 40 - 44	84 5.86%	129 5.71%	131 5.39%
Age 45 - 49	90 6.28%	123 5.44%	139 5.72%
Age 50 - 54	94 6.56%	124 5.48%	138 5.67%
Age 55 - 59	121 8.44%	138 6.10%	141 5.80%
Age 60 - 64	133 9.27%	160 7.08%	153 6.29%
Age 65 - 69	142 9.90%	185 8.18%	171 7.03%
Age 70 - 74	105 7.32%	206 9.11%	189 7.77%
Age 75 - 79	61 4.25%	177 7.83%	184 7.57%
Age 80 - 84	30 2.09%	116 5.13%	147 6.04%
Age 85+	22 1.53%	84 3.72%	146 6.00%
<b>Age 15+</b>	<b>1,226 85.50%</b>	<b>1,952 86.33%</b>	<b>2,112 86.84%</b>
<b>Age 20+</b>	<b>1,162 81.03%</b>	<b>1,842 81.47%</b>	<b>1,989 81.78%</b>
<b>Age 65+</b>	<b>360 25.10%</b>	<b>768 33.97%</b>	<b>837 34.42%</b>
<b>Median Age</b>	<b>49</b>	<b>52</b>	<b>52</b>
<b>Average Age</b>	<b>45.30</b>	<b>48.40</b>	<b>48.70</b>
<b>Population By Race</b>	<b>1,434</b>	<b>2,261</b>	<b>2,432</b>
White	1,215 84.73%	1,894 83.77%	2,040 83.88%
Black	159 11.09%	245 10.84%	261 10.73%
Am. Indian & Alaskan	7 0.49%	16 0.71%	17 0.70%
Asian	23 1.60%	42 1.86%	44 1.81%
Hawaiian & Pacific Islander	1 0.07%	1 0.04%	1 0.04%
Other	30 2.09%	63 2.79%	68 2.80%

**.876 Acre Pad Site in Williamsburg**

4505 Noland Blvd, Williamsburg, VA 23188

Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>59</b>	<b>138</b>	<b>149</b>
White	50 84.75%	113 81.88%	122 81.88%
Black	5 8.47%	14 10.14%	15 10.07%
Am. Indian & Alaskan	1 1.69%	3 2.17%	3 2.01%
Asian	0 0.00%	1 0.72%	1 0.67%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	3 5.08%	8 5.80%	9 6.04%
<b>Household by Household Income</b>	<b>622</b>	<b>981</b>	<b>1,053</b>
<\$25,000	103 16.56%	151 15.39%	160 15.19%
\$25,000 - \$50,000	168 27.01%	45 4.59%	37 3.51%
\$50,000 - \$75,000	169 27.17%	152 15.49%	157 14.91%
\$75,000 - \$100,000	79 12.70%	111 11.31%	118 11.21%
\$100,000 - \$125,000	21 3.38%	86 8.77%	95 9.02%
\$125,000 - \$150,000	51 8.20%	131 13.35%	144 13.68%
\$150,000 - \$200,000	30 4.82%	158 16.11%	176 16.71%
\$200,000+	1 0.16%	147 14.98%	166 15.76%
<b>Average Household Income</b>	<b>\$65,493</b>	<b>\$127,344</b>	<b>\$130,645</b>
<b>Median Household Income</b>	<b>\$58,888</b>	<b>\$109,157</b>	<b>\$114,342</b>

# Demographic Summary Report

## .876 Acre Pad Site in Williamsburg

4505 Noland Blvd, Williamsburg, VA 23188

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



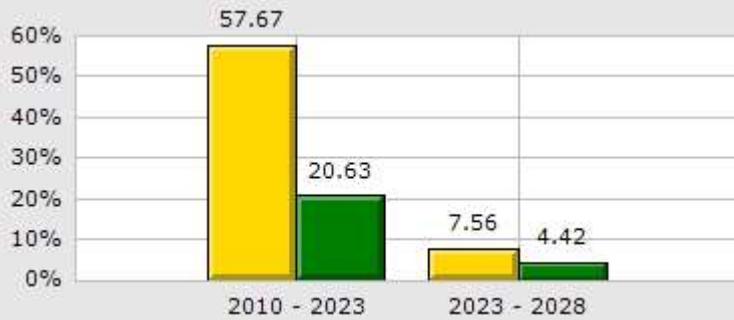
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	2,432	23,986	51,310
2023 Estimate	2,261	22,867	48,669
2010 Census	1,434	18,452	37,674
Growth 2023 - 2028	7.56%	4.89%	5.43%
Growth 2010 - 2023	57.67%	23.93%	29.18%
<b>2023 Population by Hispanic Origin</b>	139	1,632	3,226
<b>2023 Population</b>	2,261	22,867	48,669
White	1,894 83.77%	17,452 76.32%	37,465 76.98%
Black	245 10.84%	3,897 17.04%	7,812 16.05%
Am. Indian & Alaskan	16 0.71%	124 0.54%	236 0.48%
Asian	42 1.86%	586 2.56%	1,530 3.14%
Hawaiian & Pacific Island	1 0.04%	25 0.11%	44 0.09%
Other	63 2.79%	783 3.42%	1,582 3.25%
U.S. Armed Forces	21	244	454
<b>Households</b>			
2028 Projection	1,055	9,766	20,787
2023 Estimate	981	9,304	19,663
2010 Census	623	7,471	14,957
Growth 2023 - 2028	7.54%	4.97%	5.72%
Growth 2010 - 2023	57.46%	24.53%	31.46%
Owner Occupied	826 84.20%	6,912 74.29%	13,769 70.02%
Renter Occupied	154 15.70%	2,392 25.71%	5,894 29.98%
<b>2023 Households by HH Income</b>	981	9,305	19,662
Income: <\$25,000	151 15.39%	1,149 12.35%	2,669 13.57%
Income: \$25,000 - \$50,000	45 4.59%	1,192 12.81%	2,620 13.33%
Income: \$50,000 - \$75,000	152 15.49%	1,393 14.97%	2,733 13.90%
Income: \$75,000 - \$100,000	111 11.31%	1,405 15.10%	3,201 16.28%
Income: \$100,000 - \$125,000	86 8.77%	1,259 13.53%	2,882 14.66%
Income: \$125,000 - \$150,000	131 13.35%	961 10.33%	1,899 9.66%
Income: \$150,000 - \$200,000	158 16.11%	968 10.40%	1,884 9.58%
Income: \$200,000+	147 14.98%	978 10.51%	1,774 9.02%
<b>2023 Avg Household Income</b>	\$127,344	\$109,755	\$104,702
<b>2023 Med Household Income</b>	\$109,157	\$91,343	\$89,128

**.876 Acre Pad Site in Williamsburg**  
 4505 Noland Blvd, Williamsburg, VA 23188

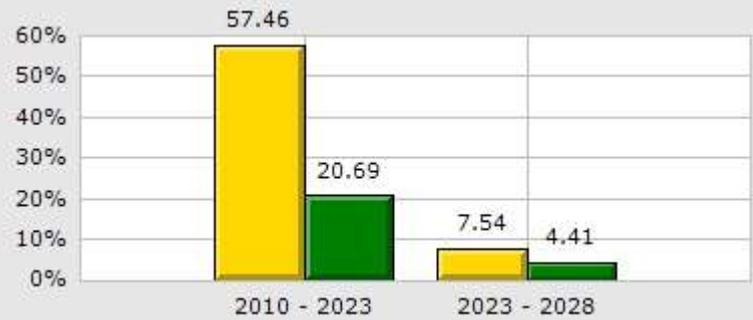
Type: **Land**  
 County: **James City**

**1 Mile**  
**County**

Population Growth



Household Growth



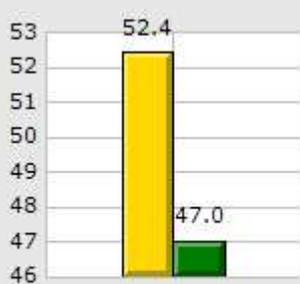
2023 Med Household Inc



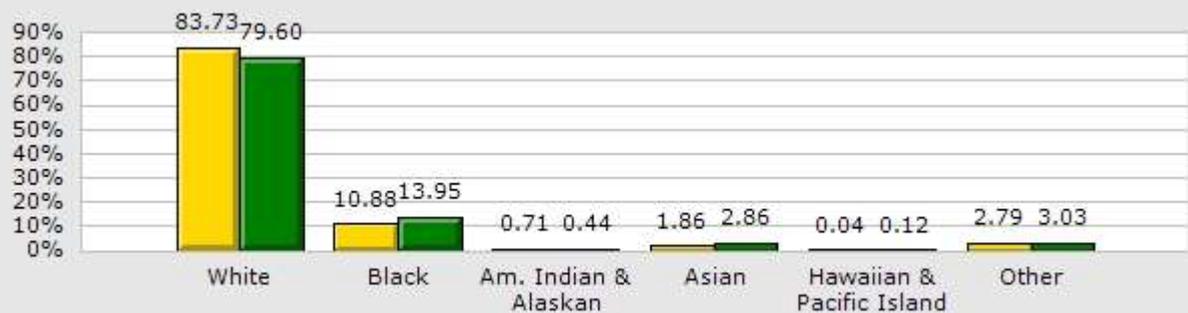
2023 Households by Household Income



2023 Median Age



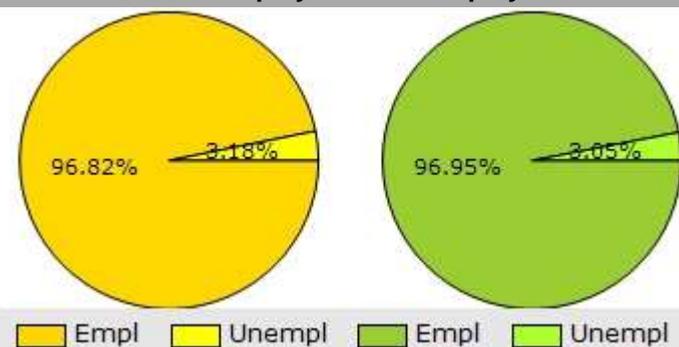
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

**.876 Acre Pad Site in Williamsburg**  
 4505 Noland Blvd, Williamsburg, VA 23188

Type: **Land**  
 County: **James City**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	57.67%		20.63%	
Growth 2023 - 2028	7.56%		4.42%	
Empl	1,186	96.82%	38,209	96.95%
Unempl	39	3.18%	1,202	3.05%
<b>2023 Population by Race</b>				
	<b>2,262</b>		<b>80,835</b>	
White	1,894	83.73%	64,342	79.60%
Black	246	10.88%	11,279	13.95%
Am. Indian & Alaskan	16	0.71%	358	0.44%
Asian	42	1.86%	2,308	2.86%
Hawaiian & Pacific Island	1	0.04%	95	0.12%
Other	63	2.79%	2,453	3.03%
<b>Household Growth</b>				
Growth 2010 - 2023	57.46%		20.69%	
Growth 2023 - 2028	7.54%		4.41%	
Renter Occupied	154	15.71%	7,821	24.13%
Owner Occupied	826	84.29%	24,595	75.87%
<b>2023 Households by Household Income</b>				
	<b>981</b>		<b>32,416</b>	
Income <\$25K	151	15.39%	3,088	9.53%
Income \$25K - \$50K	45	4.59%	3,820	11.78%
Income \$50K - \$75K	152	15.49%	4,373	13.49%
Income \$75K - \$100K	111	11.31%	5,612	17.31%
Income \$100K - \$125K	86	8.77%	4,631	14.29%
Income \$125K - \$150K	131	13.35%	3,773	11.64%
Income \$150K - \$200K	158	16.11%	3,758	11.59%
Income \$200K+	147	14.98%	3,361	10.37%
2023 Med Household Inc	\$109,157		\$96,948	
2023 Median Age	52.40		47.00	

# Demographic Detail Report

## .876 Acre Pad Site in Williamsburg

4505 Noland Blvd, Williamsburg, VA 23188

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	2,432	23,986	51,310
2023 Estimate	2,261	22,867	48,669
2010 Census	1,434	18,452	37,674
Growth 2023 - 2028	7.56%	4.89%	5.43%
Growth 2010 - 2023	57.67%	23.93%	29.18%
<b>2023 Population by Age</b>			
	<b>2,261</b>	<b>22,867</b>	<b>48,669</b>
Age 0 - 4	91 4.02%	1,116 4.88%	2,362 4.85%
Age 5 - 9	103 4.56%	1,240 5.42%	2,513 5.16%
Age 10 - 14	113 5.00%	1,347 5.89%	2,704 5.56%
Age 15 - 19	110 4.87%	1,364 5.96%	3,022 6.21%
Age 20 - 24	95 4.20%	1,205 5.27%	3,020 6.21%
Age 25 - 29	88 3.89%	1,094 4.78%	2,546 5.23%
Age 30 - 34	97 4.29%	1,160 5.07%	2,482 5.10%
Age 35 - 39	120 5.31%	1,364 5.96%	2,813 5.78%
Age 40 - 44	129 5.71%	1,415 6.19%	2,884 5.93%
Age 45 - 49	123 5.44%	1,326 5.80%	2,715 5.58%
Age 50 - 54	124 5.48%	1,336 5.84%	2,763 5.68%
Age 55 - 59	138 6.10%	1,446 6.32%	2,995 6.15%
Age 60 - 64	160 7.08%	1,538 6.73%	3,182 6.54%
Age 65 - 69	185 8.18%	1,564 6.84%	3,247 6.67%
Age 70 - 74	206 9.11%	1,570 6.87%	3,299 6.78%
Age 75 - 79	177 7.83%	1,273 5.57%	2,712 5.57%
Age 80 - 84	116 5.13%	837 3.66%	1,819 3.74%
Age 85+	84 3.72%	670 2.93%	1,590 3.27%
Age 65+	768 33.97%	5,914 25.86%	12,667 26.03%
<b>Median Age</b>	<b>52.40</b>	<b>45.50</b>	<b>45.00</b>
<b>Average Age</b>	<b>48.40</b>	<b>44.00</b>	<b>44.00</b>

## Demographic Detail Report

### .876 Acre Pad Site in Williamsburg

4505 Noland Blvd, Williamsburg, VA 23188

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population By Race</b>	<b>2,261</b>	<b>22,867</b>	<b>48,669</b>
White	1,894 83.77%	17,452 76.32%	37,465 76.98%
Black	245 10.84%	3,897 17.04%	7,812 16.05%
Am. Indian & Alaskan	16 0.71%	124 0.54%	236 0.48%
Asian	42 1.86%	586 2.56%	1,530 3.14%
Hawaiian & Pacific Island	1 0.04%	25 0.11%	44 0.09%
Other	63 2.79%	783 3.42%	1,582 3.25%
<b>Population by Hispanic Origin</b>	<b>2,261</b>	<b>22,867</b>	<b>48,669</b>
Non-Hispanic Origin	2,122 93.85%	21,234 92.86%	45,444 93.37%
Hispanic Origin	138 6.10%	1,633 7.14%	3,225 6.63%
<b>2023 Median Age, Male</b>	<b>49.00</b>	<b>43.50</b>	<b>43.40</b>
<b>2023 Average Age, Male</b>	<b>46.60</b>	<b>42.70</b>	<b>42.80</b>
<b>2023 Median Age, Female</b>	<b>55.60</b>	<b>47.40</b>	<b>46.50</b>
<b>2023 Average Age, Female</b>	<b>50.00</b>	<b>45.30</b>	<b>45.00</b>
<b>2023 Population by Occupation Classification</b>	<b>1,930</b>	<b>18,891</b>	<b>40,485</b>
Civilian Employed	1,186 61.45%	11,058 58.54%	22,189 54.81%
Civilian Unemployed	39 2.02%	270 1.43%	647 1.60%
Civilian Non-Labor Force	686 35.54%	7,331 38.81%	17,219 42.53%
Armed Forces	19 0.98%	232 1.23%	430 1.06%
<b>Households by Marital Status</b>			
Married	570	5,273	10,900
Married No Children	440	3,585	7,449
Married w/Children	130	1,688	3,450
<b>2023 Population by Education</b>	<b>1,994</b>	<b>18,535</b>	<b>38,577</b>
Some High School, No Diploma	77 3.86%	930 5.02%	1,812 4.70%
High School Grad (Incl Equivalency)	401 20.11%	3,693 19.92%	7,229 18.74%
Some College, No Degree	537 26.93%	4,854 26.19%	9,265 24.02%
Associate Degree	247 12.39%	1,940 10.47%	3,529 9.15%
Bachelor Degree	410 20.56%	3,830 20.66%	9,194 23.83%
Advanced Degree	322 16.15%	3,288 17.74%	7,548 19.57%

## Demographic Detail Report

### .876 Acre Pad Site in Williamsburg

4505 Noland Blvd, Williamsburg, VA 23188

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population by Occupation</b>	<b>2,081</b>	<b>19,621</b>	<b>39,829</b>
Real Estate & Finance	66 3.17%	516 2.63%	1,166 2.93%
Professional & Management	614 29.51%	6,080 30.99%	12,800 32.14%
Public Administration	88 4.23%	818 4.17%	1,639 4.12%
Education & Health	244 11.73%	2,692 13.72%	5,765 14.47%
Services	297 14.27%	2,335 11.90%	4,138 10.39%
Information	2 0.10%	141 0.72%	186 0.47%
Sales	257 12.35%	2,290 11.67%	4,861 12.20%
Transportation	12 0.58%	85 0.43%	199 0.50%
Retail	131 6.30%	1,118 5.70%	2,494 6.26%
Wholesale	36 1.73%	328 1.67%	597 1.50%
Manufacturing	88 4.23%	723 3.68%	1,206 3.03%
Production	149 7.16%	1,125 5.73%	1,869 4.69%
Construction	37 1.78%	494 2.52%	1,071 2.69%
Utilities	37 1.78%	423 2.16%	811 2.04%
Agriculture & Mining	1 0.05%	59 0.30%	104 0.26%
Farming, Fishing, Forestry	2 0.10%	44 0.22%	67 0.17%
Other Services	20 0.96%	350 1.78%	856 2.15%
<b>2023 Worker Travel Time to Job</b>	<b>1,122</b>	<b>10,705</b>	<b>21,063</b>
<30 Minutes	823 73.35%	7,372 68.87%	14,196 67.40%
30-60 Minutes	211 18.81%	2,409 22.50%	4,972 23.61%
60+ Minutes	88 7.84%	924 8.63%	1,895 9.00%
<b>2010 Households by HH Size</b>	<b>622</b>	<b>7,472</b>	<b>14,956</b>
1-Person Households	144 23.15%	1,638 21.92%	3,436 22.97%
2-Person Households	298 47.91%	3,108 41.60%	6,339 42.38%
3-Person Households	87 13.99%	1,206 16.14%	2,284 15.27%
4-Person Households	60 9.65%	975 13.05%	1,851 12.38%
5-Person Households	21 3.38%	363 4.86%	695 4.65%
6-Person Households	7 1.13%	115 1.54%	227 1.52%
7 or more Person Households	5 0.80%	67 0.90%	124 0.83%
<b>2023 Average Household Size</b>	<b>2.30</b>	<b>2.40</b>	<b>2.40</b>
<b>Households</b>			
2028 Projection	1,055	9,766	20,787
2023 Estimate	981	9,304	19,663
2010 Census	623	7,471	14,957
Growth 2023 - 2028	7.54%	4.97%	5.72%
Growth 2010 - 2023	57.46%	24.53%	31.46%

## Demographic Detail Report

### .876 Acre Pad Site in Williamsburg

4505 Noland Blvd, Williamsburg, VA 23188

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Households by HH Income</b>	<b>981</b>	<b>9,305</b>	<b>19,662</b>
<\$25,000	151 15.39%	1,149 12.35%	2,669 13.57%
\$25,000 - \$50,000	45 4.59%	1,192 12.81%	2,620 13.33%
\$50,000 - \$75,000	152 15.49%	1,393 14.97%	2,733 13.90%
\$75,000 - \$100,000	111 11.31%	1,405 15.10%	3,201 16.28%
\$100,000 - \$125,000	86 8.77%	1,259 13.53%	2,882 14.66%
\$125,000 - \$150,000	131 13.35%	961 10.33%	1,899 9.66%
\$150,000 - \$200,000	158 16.11%	968 10.40%	1,884 9.58%
\$200,000+	147 14.98%	978 10.51%	1,774 9.02%
<b>2023 Avg Household Income</b>	<b>\$127,344</b>	<b>\$109,755</b>	<b>\$104,702</b>
<b>2023 Med Household Income</b>	<b>\$109,157</b>	<b>\$91,343</b>	<b>\$89,128</b>
<b>2023 Occupied Housing</b>	<b>980</b>	<b>9,304</b>	<b>19,663</b>
Owner Occupied	826 84.29%	6,912 74.29%	13,769 70.02%
Renter Occupied	154 15.71%	2,392 25.71%	5,894 29.98%
<b>2010 Housing Units</b>	<b>979</b>	<b>10,075</b>	<b>21,270</b>
1 Unit	905 92.44%	7,859 78.00%	15,319 72.02%
2 - 4 Units	36 3.68%	485 4.81%	1,023 4.81%
5 - 19 Units	27 2.76%	1,380 13.70%	3,222 15.15%
20+ Units	11 1.12%	351 3.48%	1,706 8.02%
<b>2023 Housing Value</b>	<b>827</b>	<b>6,912</b>	<b>13,770</b>
<\$100,000	1 0.12%	70 1.01%	242 1.76%
\$100,000 - \$200,000	28 3.39%	689 9.97%	1,474 10.70%
\$200,000 - \$300,000	223 26.96%	2,129 30.80%	4,064 29.51%
\$300,000 - \$400,000	481 58.16%	2,508 36.28%	3,570 25.93%
\$400,000 - \$500,000	71 8.59%	875 12.66%	2,079 15.10%
\$500,000 - \$1,000,000	23 2.78%	641 9.27%	2,338 16.98%
\$1,000,000+	0 0.00%	0 0.00%	3 0.02%
<b>2023 Median Home Value</b>	<b>\$333,576</b>	<b>\$322,647</b>	<b>\$330,952</b>
<b>2023 Housing Units by Yr Built</b>	<b>1,030</b>	<b>10,252</b>	<b>21,553</b>
Built 2010+	348 33.79%	1,448 14.12%	3,738 17.34%
Built 2000 - 2010	345 33.50%	3,582 34.94%	7,866 36.50%
Built 1990 - 1999	83 8.06%	1,798 17.54%	3,383 15.70%
Built 1980 - 1989	76 7.38%	1,503 14.66%	2,831 13.14%
Built 1970 - 1979	107 10.39%	1,131 11.03%	1,916 8.89%
Built 1960 - 1969	46 4.47%	456 4.45%	950 4.41%
Built 1950 - 1959	14 1.36%	167 1.63%	447 2.07%
Built <1949	11 1.07%	167 1.63%	422 1.96%
<b>2023 Median Year Built</b>	<b>2005</b>	<b>1998</b>	<b>2000</b>

## 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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the \_\_\_ Listing Broker, \_\_\_ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

---

C & W Real Estate, LLC., d//b/a Campana Waltz Commercial Real Estate West