

For Sale/Lease
New Construction Office / Warehouse
Custom Build to Suit
144 Stafford Court
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

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*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

New Office / Warehouse for Sale/Lease

144 A&Z Stafford Court

Williamsburg, Virginia

- Location:** Busch Industrial Park
144 Stafford Court, A & Z
Williamsburg, Virginia
- Description:** Centrally located in Williamsburg, Virginia, Busch Industrial Park combines location with professional office/warehouse space in a setting catering to small to mid-sized industrial businesses. The property is located in close proximity to Interstate 64 and is only minutes from Busch Corporate Office Park, Water Country USA, Colonial Williamsburg, and Route 199. The first phase of this new construction facility was completed in Q4 of 2023.
- Improvements:** 10,000 Square Feet Available
- 144 A Stafford Court= 10,000 SF (\$1,500,000 for building only).
- Remaining Land (144 Z Stafford Court) is approved for 2 Additional Buildings to build= 35,000 SF+/-.
- Site:** ± 7.53 Acres of Land
- Year Built:** 2023 (Phase 1)
- Lease Rate:** \$12.50/Square Foot. (NNN.)
- Sale Price:** ***\$1,845,000 FIRM- Priced to move! Includes the remaining 10,000 SF Shell space and a York County approved site plan in hand, which includes land to build the remaining phases.***
- Zoning:** EO- Economic Opportunity District & IL-Limited Industrial District
- Additional Amenities:**
- Ceiling heights of 20 ft in center and 17 ft on the corners
 - 12 ft x 14 ft Grade Doors
 - Flooring: 4-inch reinforced (3,500 psi) concrete floor.
 - Verizon fiber optic cable available on site.
 - No additional fire suppression system needed.
 - Utilities, electrical, natural gas, and water & sewer on site.
 - Ample Parking
- Also included:**
- Floor Plan
 - Site Plan
 - Aerial Maps
 - Location Map
 - Zoning Information
 - Demographic Information

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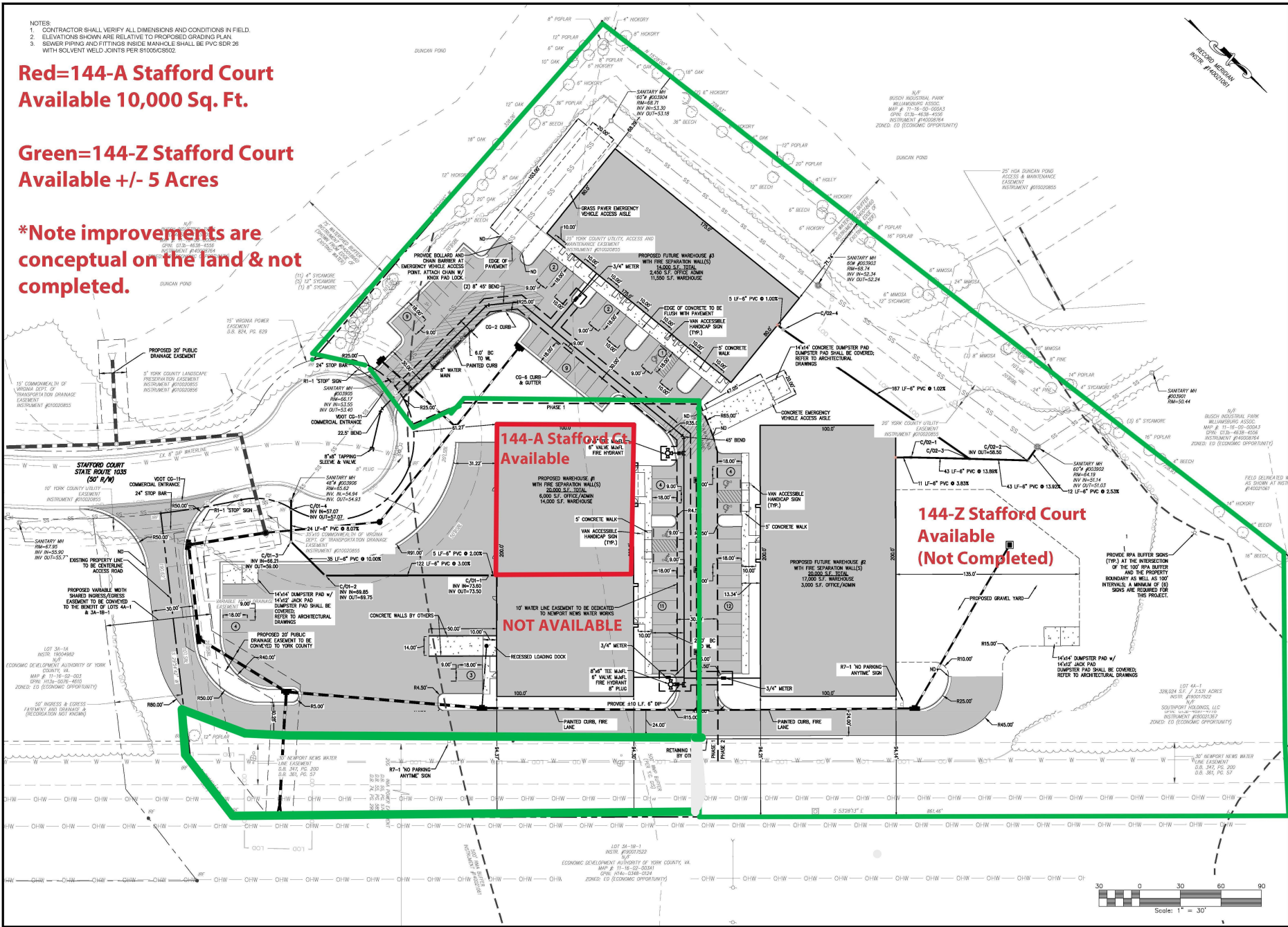
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- NOTES
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD.
 2. ELEVATIONS SHOWN ARE RELATIVE TO PROPOSED GRADING PLAN.
 3. SEWER PIPING AND FITTINGS INSIDE MANHOLE SHALL BE PVC SDR 26 WITH SOLVENT WELD JOINTS PER 81005G802.

Red=144-A Stafford Court Available 10,000 Sq. Ft.

Green=144-Z Stafford Court Available +/- 5 Acres

***Note improvements are conceptual on the land & not completed.**



NO.	DATE	REVISION/COMMENT
1	10/27/2022	REVISED PER COUNTY COMMENTS
2	10/24/2022	REVISED PER COUNTY COMMENTS

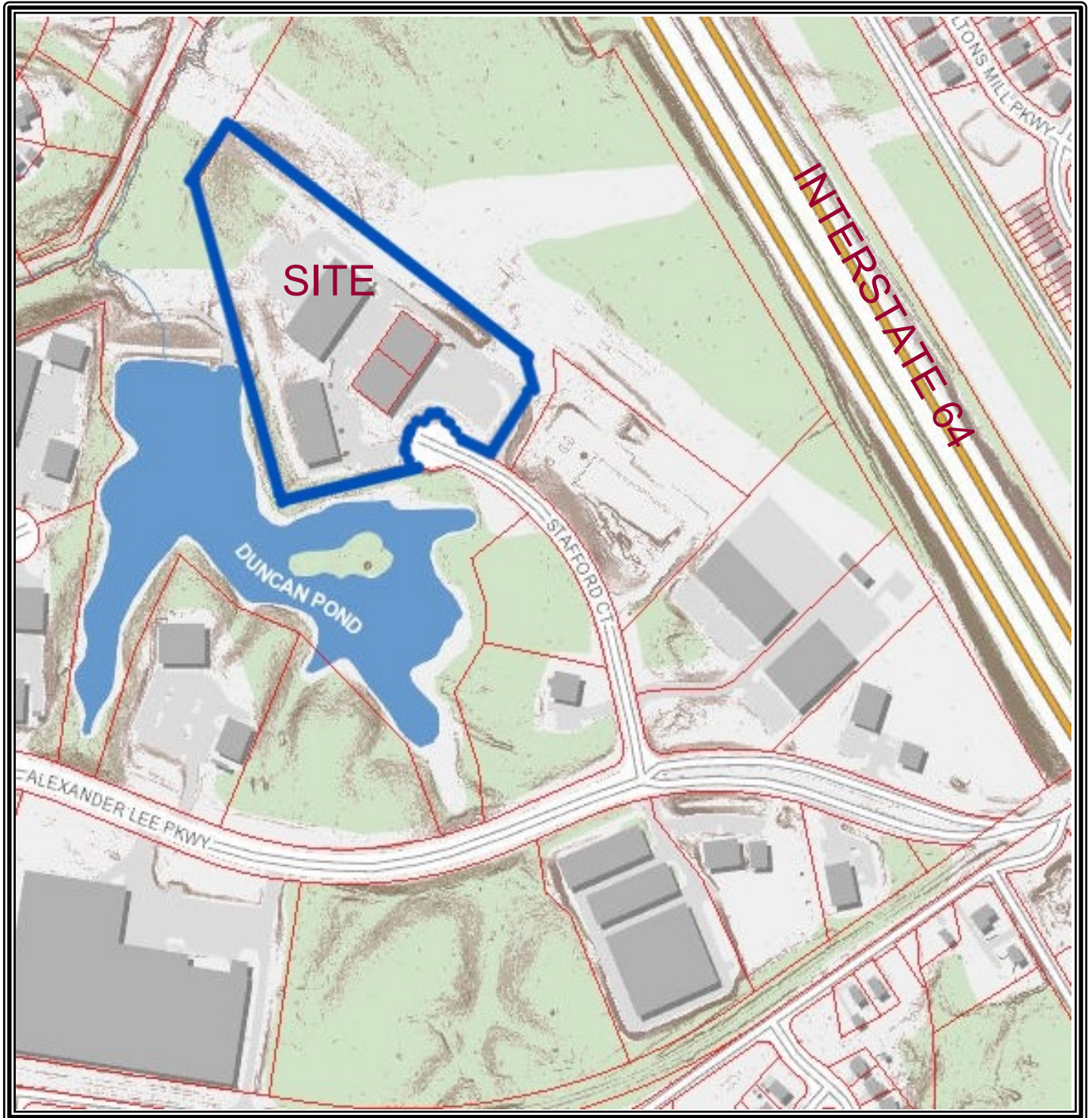


**SITE PLAN AMENDMENT #1
LOT 4A1 - BUSCH INDUSTRIAL PARK
144 STAFFORD COURT
WAREHOUSE COMPLEX**

YORK COUNTY
BRUTON DISTRICT
VIRGINIA

Scale: 1" = 30'
Date: 07/25/2022
Job Number: 18-287
Drawn By: WSF
Sheet Title:
SITE & UTILITY PLAN
Sheet Number:
CS101

144 Stafford Court
Williamsburg, Virginia



The Property is highlighted in yellow and outlined in blue.
For illustration purposes only.

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144 Stafford Court, Williamsburg, Virginia

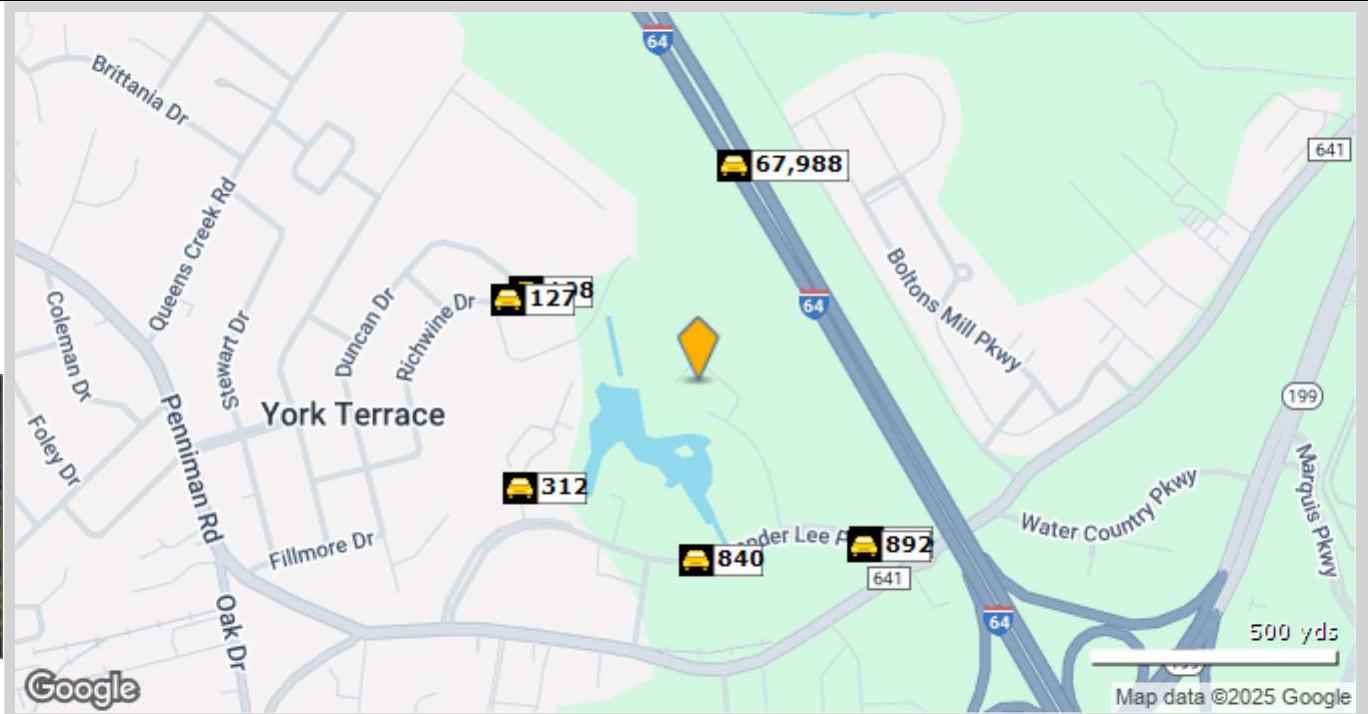


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Traffic Count Report

144-A Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **10,000 SF**
 Land Area: **2.51 AC**
 Total Available: **10,000 SF**
 Warehouse Avail: **10,000 SF**
 Office Avail: -
 % Leased: **0%**
 Rent/SF/Yr: **\$12.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Alexander Lee Pkwy	Warwick Ct	0.21 W	2022	816	MPSI	.21
2	Alexander Lee Pkwy	Warwick Ct	0.21 W	2020	840	MPSI	.21
3	Blalock Dr		0.00	2022	108	MPSI	.23
4	Warwick Ct	Alexander Lee Pkwy	0.04 S	2022	312	MPSI	.24
5	Richwine Dr	Duncan Dr	0.01 N	2022	127	MPSI	.24
6	I- 64	Penniman Rd	0.51 SE	2018	65,178	MPSI	.26
7	I- 64	Penniman Rd	0.51 SE	2022	63,449	MPSI	.26
8	I- 64	Penniman Rd	0.51 SE	2020	67,988	MPSI	.26
9	Alexander Lee Pkwy	Penniman Rd	0.08 E	2020	916	MPSI	.27
10	Alexander Lee Pkwy	Penniman Rd	0.08 E	2022	892	MPSI	.28

Demographic Trend Report

1 Mile Radius

144-A Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **10,000 SF**
 Land Area: **2.51 AC**
 Total Available: **10,000 SF**

Warehse Avail: **10,000 SF**
 Office Avail: **-**
 % Leased: **0%**
 Rent/SF/Yr: **\$12.50**



Description	2020	2024	2029
Population	5,022	5,839	6,291
Age 0 - 4	343 6.83%	389 6.66%	388 6.17%
Age 5 - 9	349 6.95%	409 7.00%	410 6.52%
Age 10 - 14	349 6.95%	382 6.54%	416 6.61%
Age 15 - 19	352 7.01%	344 5.89%	396 6.29%
Age 20 - 24	354 7.05%	434 7.43%	405 6.44%
Age 25 - 29	332 6.61%	394 6.75%	420 6.68%
Age 30 - 34	362 7.21%	375 6.42%	412 6.55%
Age 35 - 39	424 8.44%	416 7.12%	415 6.60%
Age 40 - 44	346 6.89%	459 7.86%	441 7.01%
Age 45 - 49	309 6.15%	393 6.73%	442 7.03%
Age 50 - 54	306 6.09%	407 6.97%	425 6.76%
Age 55 - 59	303 6.03%	382 6.54%	405 6.44%
Age 60 - 64	289 5.75%	308 5.27%	365 5.80%
Age 65 - 69	203 4.04%	267 4.57%	311 4.94%
Age 70 - 74	155 3.09%	182 3.12%	243 3.86%
Age 75 - 79	96 1.91%	127 2.18%	173 2.75%
Age 80 - 84	69 1.37%	88 1.51%	112 1.78%
Age 85+	81 1.61%	84 1.44%	112 1.78%
Age 15+	3,981 79.27%	4,660 79.81%	5,077 80.70%
Age 20+	3,629 72.26%	4,316 73.92%	4,681 74.41%
Age 65+	604 12.03%	748 12.81%	951 15.12%
Median Age	36	37	39
Average Age	36.40	37.20	38.50
Population By Race	5,022	5,839	6,291
White	2,668 53.13%	3,044 52.13%	3,289 52.28%
Black	1,452 28.91%	1,626 27.85%	1,739 27.64%
Am. Indian & Alaskan	21 0.42%	15 0.26%	17 0.27%
Asian	154 3.07%	187 3.20%	201 3.20%
Hawaiian & Pacific Islander	12 0.24%	15 0.26%	17 0.27%
Other	714 14.22%	952 16.30%	1,028 16.34%

Demographic Trend Report

1 Mile Radius

144-A Stafford Ct, Williamsburg, VA 23185

Description	2020	2024	2029
Population by Race (Hispanic)	583	686	740
White	152 26.07%	141 20.55%	152 20.54%
Black	39 6.69%	2 0.29%	2 0.27%
Am. Indian & Alaskan	7 1.20%	0 0.00%	0 0.00%
Asian	1 0.17%	1 0.15%	1 0.14%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	383 65.69%	542 79.01%	585 79.05%
Household by Household Income	1,752	2,030	2,191
<\$25,000	126 7.19%	147 7.24%	159 7.26%
\$25,000 - \$50,000	121 6.91%	190 9.36%	216 9.86%
\$50,000 - \$75,000	383 21.86%	489 24.09%	527 24.05%
\$75,000 - \$100,000	303 17.29%	452 22.27%	506 23.09%
\$100,000 - \$125,000	292 16.67%	400 19.70%	440 20.08%
\$125,000 - \$150,000	204 11.64%	215 10.59%	226 10.31%
\$150,000 - \$200,000	126 7.19%	86 4.24%	75 3.42%
\$200,000+	197 11.24%	51 2.51%	42 1.92%
Average Household Income	\$114,268	\$90,567	\$88,228
Median Household Income	\$95,296	\$85,453	\$84,560

Demographic Summary Report

144-A Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **10,000 SF**
 Land Area: **2.51 AC**
 Total Available: **10,000 SF**

Warehse Avail: **10,000 SF**
 Office Avail: **-**
 % Leased: **0%**
 Rent/SF/Yr: **\$12.50**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,291	24,062	50,813
2024 Estimate	5,839	22,235	46,660
2020 Census	5,022	20,154	42,352
Growth 2024 - 2029	7.74%	8.22%	8.90%
Growth 2020 - 2024	16.27%	10.33%	10.17%
2024 Population by Hispanic Origin	686	2,054	4,096
2024 Population	5,839	22,235	46,660
White	3,044 52.13%	14,164 63.70%	27,976 59.96%
Black	1,626 27.85%	4,387 19.73%	11,431 24.50%
Am. Indian & Alaskan	15 0.26%	64 0.29%	168 0.36%
Asian	187 3.20%	686 3.09%	1,428 3.06%
Hawaiian & Pacific Island	15 0.26%	47 0.21%	66 0.14%
Other	952 16.30%	2,886 12.98%	5,590 11.98%
U.S. Armed Forces	353	1,041	1,259
Households			
2029 Projection	2,191	9,427	19,159
2024 Estimate	2,030	8,641	17,429
2020 Census	1,754	7,855	15,607
Growth 2024 - 2029	7.93%	9.10%	9.93%
Growth 2020 - 2024	15.74%	10.01%	11.67%
Owner Occupied	1,469 72.36%	5,893 68.20%	10,815 62.05%
Renter Occupied	561 27.64%	2,748 31.80%	6,614 37.95%
2024 Households by HH Income	2,030	8,642	17,429
Income: <\$25,000	147 7.24%	770 8.91%	2,122 12.18%
Income: \$25,000 - \$50,000	190 9.36%	950 10.99%	2,731 15.67%
Income: \$50,000 - \$75,000	489 24.09%	1,694 19.60%	3,130 17.96%
Income: \$75,000 - \$100,000	452 22.27%	1,352 15.64%	2,453 14.07%
Income: \$100,000 - \$125,000	400 19.70%	1,132 13.10%	1,981 11.37%
Income: \$125,000 - \$150,000	215 10.59%	817 9.45%	1,392 7.99%
Income: \$150,000 - \$200,000	86 4.24%	555 6.42%	1,285 7.37%
Income: \$200,000+	51 2.51%	1,372 15.88%	2,335 13.40%
2024 Avg Household Income	\$90,567	\$119,259	\$109,352
2024 Med Household Income	\$85,453	\$91,771	\$82,455

Demographic Market Comparison Report

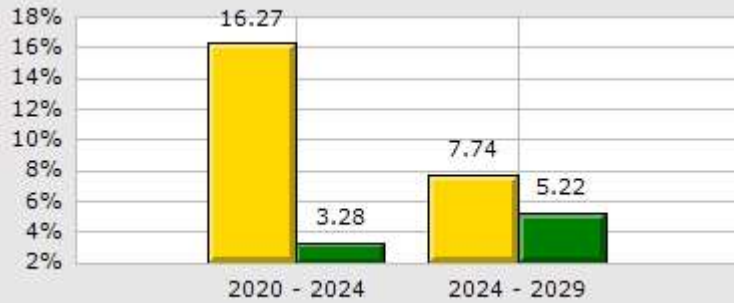
1 mile radius

144-A Stafford Ct, Williamsburg, VA 23185

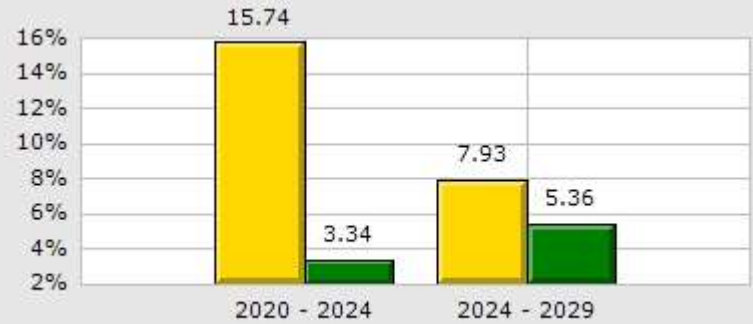
Type: **Industrial/Warehouse**
 County: **York**

■ 1 Mile
■ County

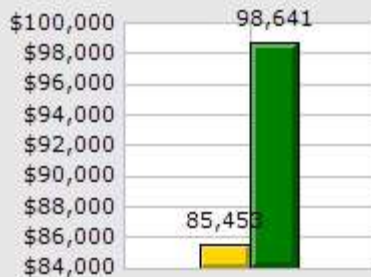
Population Growth



Household Growth



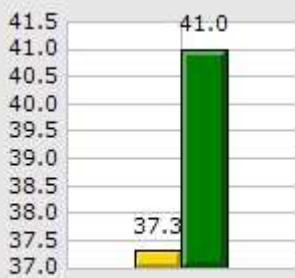
2024 Med Household Inc



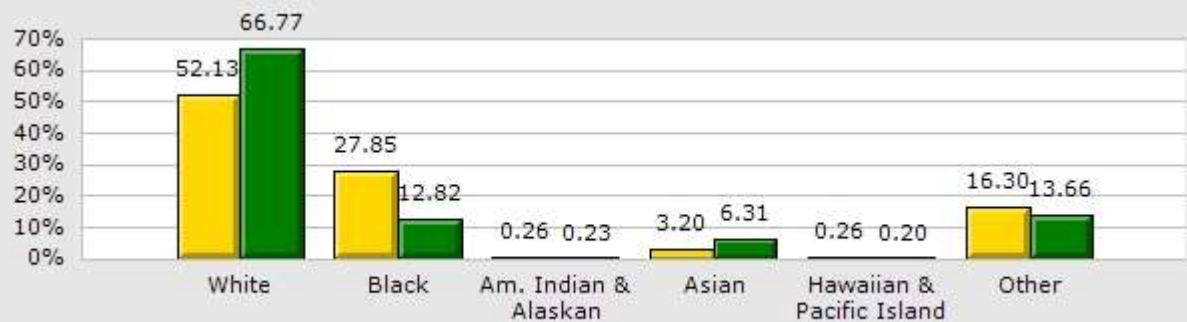
2024 Households by Household Income



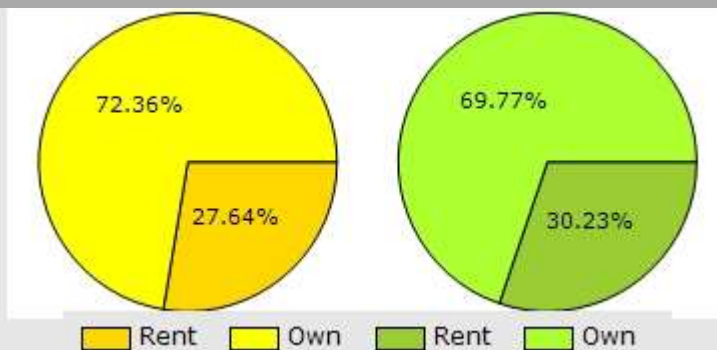
2024 Median Age



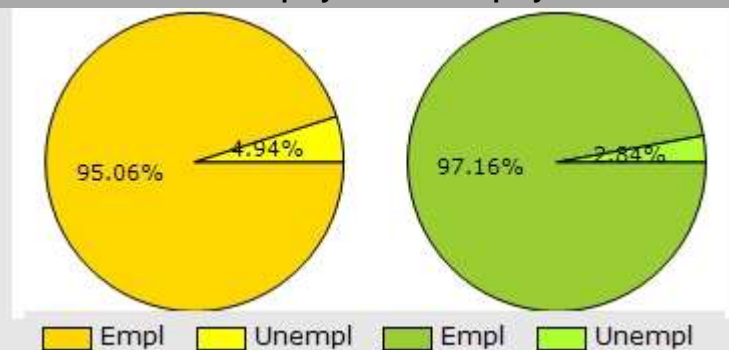
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

144-A Stafford Ct, Williamsburg, VA 23185

Type: **Industrial/Warehouse**
 County: **York**

	1 Mile		County	
Population Growth				
Growth 2020 - 2024	16.27%		3.28%	
Growth 2024 - 2029	7.74%		5.22%	
Empl	2,928	95.06%	33,645	97.16%
Unempl	152	4.94%	984	2.84%
2024 Population by Race				
	5,839		72,344	
White	3,044	52.13%	48,302	66.77%
Black	1,626	27.85%	9,278	12.82%
Am. Indian & Alaskan	15	0.26%	164	0.23%
Asian	187	3.20%	4,568	6.31%
Hawaiian & Pacific Island	15	0.26%	147	0.20%
Other	952	16.30%	9,885	13.66%
Household Growth				
Growth 2020 - 2024	15.74%		3.34%	
Growth 2024 - 2029	7.93%		5.36%	
Renter Occupied	561	27.64%	8,084	30.23%
Owner Occupied	1,469	72.36%	18,654	69.77%
2024 Households by Household Income				
	2,030		26,738	
Income <\$25K	147	7.24%	1,998	7.47%
Income \$25K - \$50K	190	9.36%	2,901	10.85%
Income \$50K - \$75K	489	24.09%	4,414	16.51%
Income \$75K - \$100K	452	22.27%	4,289	16.04%
Income \$100K - \$125K	400	19.70%	4,154	15.54%
Income \$125K - \$150K	215	10.59%	2,687	10.05%
Income \$150K - \$200K	86	4.24%	3,458	12.93%
Income \$200K+	51	2.51%	2,837	10.61%
2024 Med Household Inc	\$85,453		\$98,641	
2024 Median Age	37.30		41.00	

Demographic Detail Report

144-A Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **10,000 SF**
 Land Area: **2.51 AC**
 Total **10,000 SF**

Warehse Avail: **10,000 SF**
 Office Avail: **-**
 % Leased: **0%**
 Rent/SF/Yr: **\$12.50**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,291	24,062	50,813
2024 Estimate	5,839	22,235	46,660
2020 Census	5,022	20,154	42,352
Growth 2024 - 2029	7.74%	8.22%	8.90%
Growth 2020 - 2024	16.27%	10.33%	10.17%
2024 Population by Age			
	5,839	22,235	46,660
Age 0 - 4	389 6.66%	1,181 5.31%	2,483 5.32%
Age 5 - 9	409 7.00%	1,175 5.28%	2,194 4.70%
Age 10 - 14	382 6.54%	1,147 5.16%	2,044 4.38%
Age 15 - 19	344 5.89%	1,378 6.20%	3,634 7.79%
Age 20 - 24	434 7.43%	1,882 8.46%	5,331 11.43%
Age 25 - 29	394 6.75%	1,471 6.62%	3,573 7.66%
Age 30 - 34	375 6.42%	1,205 5.42%	2,544 5.45%
Age 35 - 39	416 7.12%	1,242 5.59%	2,556 5.48%
Age 40 - 44	459 7.86%	1,315 5.91%	2,465 5.28%
Age 45 - 49	393 6.73%	1,229 5.53%	2,143 4.59%
Age 50 - 54	407 6.97%	1,340 6.03%	2,330 4.99%
Age 55 - 59	382 6.54%	1,344 6.04%	2,362 5.06%
Age 60 - 64	308 5.27%	1,379 6.20%	2,666 5.71%
Age 65 - 69	267 4.57%	1,416 6.37%	2,725 5.84%
Age 70 - 74	182 3.12%	1,225 5.51%	2,365 5.07%
Age 75 - 79	127 2.18%	984 4.43%	1,937 4.15%
Age 80 - 84	88 1.51%	672 3.02%	1,450 3.11%
Age 85+	84 1.44%	650 2.92%	1,858 3.98%
Age 65+	748 12.81%	4,947 22.25%	10,335 22.15%
Median Age	37.30	41.70	38.00
Average Age	37.20	41.80	40.90

Demographic Detail Report

144-A Stafford Ct, Williamsburg, VA 23185			
Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	5,839	22,235	46,660
White	3,044 52.13%	14,164 63.70%	27,976 59.96%
Black	1,626 27.85%	4,387 19.73%	11,431 24.50%
Am. Indian & Alaskan	15 0.26%	64 0.29%	168 0.36%
Asian	187 3.20%	686 3.09%	1,428 3.06%
Hawaiian & Pacific Island	15 0.26%	47 0.21%	66 0.14%
Other	952 16.30%	2,886 12.98%	5,590 11.98%
Population by Hispanic Origin	5,839	22,235	46,660
Non-Hispanic Origin	5,153 88.25%	20,181 90.76%	42,563 91.22%
Hispanic Origin	686 11.75%	2,053 9.23%	4,097 8.78%
2024 Median Age, Male	37.40	40.90	36.50
2024 Average Age, Male	36.70	40.80	39.40
2024 Median Age, Female	37.20	42.50	39.30
2024 Average Age, Female	37.70	42.90	42.20
2024 Population by Occupation Classification	4,591	18,456	39,214
Civilian Employed	2,928 63.78%	10,755 58.27%	21,101 53.81%
Civilian Unemployed	152 3.31%	563 3.05%	877 2.24%
Civilian Non-Labor Force	1,189 25.90%	6,184 33.51%	16,080 41.01%
Armed Forces	322 7.01%	954 5.17%	1,156 2.95%
Households by Marital Status			
Married	1,089	4,547	8,042
Married No Children	575	3,040	5,527
Married w/Children	515	1,507	2,515
2024 Population by Education	4,284	16,809	34,018
Some High School, No Diploma	155 3.62%	589 3.50%	1,650 4.85%
High School Grad (Incl Equivalency)	1,076 25.12%	3,037 18.07%	6,473 19.03%
Some College, No Degree	1,357 31.68%	4,272 25.41%	8,429 24.78%
Associate Degree	402 9.38%	1,338 7.96%	3,044 8.95%
Bachelor Degree	784 18.30%	4,087 24.31%	7,554 22.21%
Advanced Degree	510 11.90%	3,486 20.74%	6,868 20.19%

Demographic Detail Report

144-A Stafford Ct, Williamsburg, VA 23185

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	5,415		20,039		38,601	
Real Estate & Finance	67	1.24%	597	2.98%	997	2.58%
Professional & Management	1,511	27.90%	6,561	32.74%	11,829	30.64%
Public Administration	219	4.04%	769	3.84%	1,426	3.69%
Education & Health	535	9.88%	2,809	14.02%	6,120	15.85%
Services	510	9.42%	1,523	7.60%	3,800	9.84%
Information	67	1.24%	137	0.68%	307	0.80%
Sales	793	14.64%	2,856	14.25%	5,034	13.04%
Transportation	0	0.00%	86	0.43%	267	0.69%
Retail	506	9.34%	1,371	6.84%	2,510	6.50%
Wholesale	116	2.14%	284	1.42%	344	0.89%
Manufacturing	247	4.56%	783	3.91%	1,338	3.47%
Production	271	5.00%	815	4.07%	1,801	4.67%
Construction	203	3.75%	430	2.15%	1,089	2.82%
Utilities	190	3.51%	403	2.01%	676	1.75%
Agriculture & Mining	31	0.57%	88	0.44%	99	0.26%
Farming, Fishing, Forestry	31	0.57%	88	0.44%	88	0.23%
Other Services	118	2.18%	439	2.19%	876	2.27%
2024 Worker Travel Time to Job	2,925		10,308		19,405	
<30 Minutes	1,940	66.32%	7,240	70.24%	13,942	71.85%
30-60 Minutes	718	24.55%	2,191	21.26%	3,860	19.89%
60+ Minutes	267	9.13%	877	8.51%	1,603	8.26%
2020 Households by HH Size	1,755		7,855		15,606	
1-Person Households	357	20.34%	2,059	26.21%	4,722	30.26%
2-Person Households	572	32.59%	3,069	39.07%	5,818	37.28%
3-Person Households	318	18.12%	1,110	14.13%	2,116	13.56%
4-Person Households	279	15.90%	921	11.73%	1,667	10.68%
5-Person Households	139	7.92%	427	5.44%	777	4.98%
6-Person Households	59	3.36%	164	2.09%	314	2.01%
7 or more Person Households	31	1.77%	105	1.34%	192	1.23%
2024 Average Household Size	2.80		2.40		2.30	
Households						
2029 Projection	2,191		9,427		19,159	
2024 Estimate	2,030		8,641		17,429	
2020 Census	1,754		7,855		15,607	
Growth 2024 - 2029	7.93%		9.10%		9.93%	
Growth 2020 - 2024	15.74%		10.01%		11.67%	

Demographic Detail Report

144-A Stafford Ct, Williamsburg, VA 23185			
Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	2,030	8,642	17,429
<\$25,000	147 7.24%	770 8.91%	2,122 12.18%
\$25,000 - \$50,000	190 9.36%	950 10.99%	2,731 15.67%
\$50,000 - \$75,000	489 24.09%	1,694 19.60%	3,130 17.96%
\$75,000 - \$100,000	452 22.27%	1,352 15.64%	2,453 14.07%
\$100,000 - \$125,000	400 19.70%	1,132 13.10%	1,981 11.37%
\$125,000 - \$150,000	215 10.59%	817 9.45%	1,392 7.99%
\$150,000 - \$200,000	86 4.24%	555 6.42%	1,285 7.37%
\$200,000+	51 2.51%	1,372 15.88%	2,335 13.40%
2024 Avg Household Income	\$90,567	\$119,259	\$109,352
2024 Med Household Income	\$85,453	\$91,771	\$82,455
2024 Occupied Housing	2,030	8,641	17,429
Owner Occupied	1,469 72.36%	5,893 68.20%	10,815 62.05%
Renter Occupied	561 27.64%	2,748 31.80%	6,614 37.95%
2020 Housing Units	2,168	9,157	17,865
1 Unit	1,801 83.07%	7,087 77.39%	12,406 69.44%
2 - 4 Units	222 10.24%	739 8.07%	1,553 8.69%
5 - 19 Units	54 2.49%	892 9.74%	2,337 13.08%
20+ Units	91 4.20%	439 4.79%	1,569 8.78%
2024 Housing Value	1,470	5,893	10,815
<\$100,000	7 0.48%	58 0.98%	454 4.20%
\$100,000 - \$200,000	213 14.49%	517 8.77%	1,272 11.76%
\$200,000 - \$300,000	639 43.47%	1,385 23.50%	2,273 21.02%
\$300,000 - \$400,000	515 35.03%	1,410 23.93%	2,410 22.28%
\$400,000 - \$500,000	62 4.22%	736 12.49%	1,336 12.35%
\$500,000 - \$1,000,000	0 0.00%	1,551 26.32%	2,665 24.64%
\$1,000,000+	34 2.31%	236 4.00%	405 3.74%
2024 Median Home Value	\$280,594	\$369,964	\$358,443
2024 Housing Units by Yr Built	2,174	9,218	18,570
Built 2010+	415 19.09%	1,340 14.54%	2,606 14.03%
Built 2000 - 2010	615 28.29%	1,569 17.02%	3,262 17.57%
Built 1990 - 1999	248 11.41%	1,216 13.19%	2,932 15.79%
Built 1980 - 1989	129 5.93%	1,952 21.18%	3,872 20.85%
Built 1970 - 1979	322 14.81%	1,476 16.01%	2,441 13.14%
Built 1960 - 1969	94 4.32%	673 7.30%	1,718 9.25%
Built 1950 - 1959	317 14.58%	783 8.49%	1,276 6.87%
Built <1949	34 1.56%	209 2.27%	463 2.49%
2024 Median Year Built	1997	1987	1988

Zoning Categories - York County Zoning Ordinance

Zoning Map Color	Zoning District	Primary Permitted Uses	Minimum Lot Area ⁽¹⁾	Minimum Lot Width ⁽¹⁾	Yard Regulations			Open Space Percentage
					Front	Side	Rear	
	RC	Low Density Single-Family Detached, Agriculture, Military, Conservation Uses, and Environmentally Sensitive Areas	5 acres	300 ft.	50 ft.	50 ft.	50 ft.	-----
	RR	Low Density Single-Family Detached, Farming	1 acre	150 ft.	50 ft.	20 ft.	50 ft.	-----
	R33	Low Density Single-Family Detached, Subdivision Settings	33,000 sq. ft.	130 ft.	50 ft.	15 ft.	30 ft.	-----
	R20	Medium Density Single-Family Detached	20,000 sq. ft.	100 ft.	40 ft.	15 ft.	30 ft.	-----
	R13	High Density Single-Family Detached	13,500 sq. ft.	90 ft.	30 ft.	12.5 ft.	25 ft.	-----
	R7	Manufactured Homes within a Manufactured Home Subdivision	7,500 sq. ft.	70 ft.	30 ft.	10 ft.	20 ft.	-----
	RMF	Duplexes, Townhouses, Multiplexes, Apartments, and Condominiums	10 dwelling units per acre	-----	50 ft.	25 ft.	50 ft.	-----
	YVA	Residential and Nonresidential Uses within Historic Yorktown	None	-----	25 ft. ⁽²⁾	10 ft. ⁽²⁾	20 ft. ⁽²⁾	25% ⁽³⁾
	NB	Neighborhood Business, Retail Uses and Services for Nearby Residential Areas	20,000 sq. ft.	100 ft.	40 ft.	10 ft.	20 ft.	-----
	LB	Limited Business, Limited Commercial Retail Uses, and Business and Professional Services having a predominant "9 to 5" character	20,000 sq. ft.	100 ft.	40 ft.	10 ft.	10 ft.	-----
	GB	General Business, Broad Range of Retail Commercial Uses, Shopping Centers, Business and Professional Services, and Automotive Services	20,000 sq. ft.	100 ft.	45 ft.	10 ft.	10 ft.	-----
	WCI	Waterfront Commercial, Marinas, Marine Supply Stores, Seafood Processing and Storage	1 acre	150 ft.	45 ft.	20 ft.	50 ft.	-----
	EO	Economic Opportunity, Retail, Tourist-Related and Limited Industrial Activities	20,000 sq. ft.	100 ft.	45 ft.	10 ft.	10 ft.	-----
	IL	Limited Industrial, Wholesaling and Warehousing Activities, Limited Manufacturing and Assembly, and Recycling Centers	20,000 sq. ft.	100 ft.	45 ft.	10 ft.	10 ft.	-----
	IG	General Industrial, Warehousing, Petroleum Production, Broad Range of Industrial Uses, and Utility Facilities	30,000 sq. ft.	125 ft.	50 ft.	15 ft.	15 ft.	-----
	PD	Planned Development	Varies	-----	-----	-----	-----	20% ⁽⁴⁾ - 25% ⁽⁵⁾

⁽¹⁾ Minimum lot requirements apply where both public water and public sewer are available. Larger lots are required where one or both are not available.

⁽²⁾ Single-family detached only

⁽³⁾ Nonresidential only

⁽⁴⁾ Nonresidential

⁽⁵⁾ Residential

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