



Colliers

±1.95 Acre Pad
Available

Land Lease Available

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Crossings at Bartlett Station | Royal Farms Surplus Land

Route 17 & Brewers Neck Boulevard | Isle of Wight County, VA

Land Available: ±1.95 acre pad (±1 acre developable). Adjacent to Royal Farms.

Crossings at Bartlett Station is a 62-acre prime commercial development parcel located at the signalized intersection of Route 17 (Carrollton Boulevard) and Route 32 (Brewers Neck Blvd) in Isle of Wight County. The property is well positioned to take advantage of the explosive residential growth in Isle of Wight. Twenty-eight acres will be developed by the land owners into multi-family.

Accelerating success.

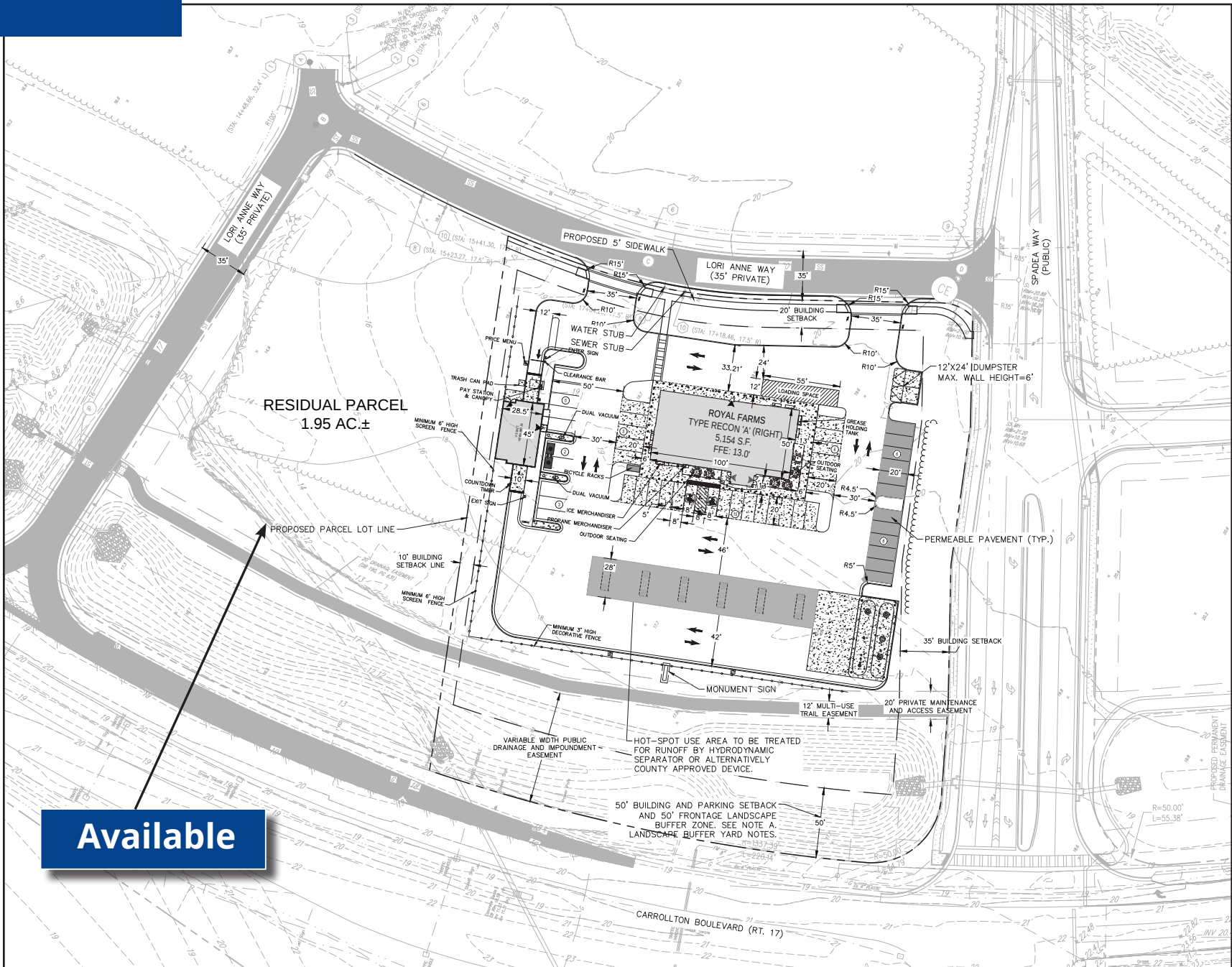
Property Overview

Address:	Located at Lori Anne Way and Route 17 (Carrollton Boulevard)
Land Lease Rate:	See Agent
Delivery:	Immediate
Utilities:	All public utilities are located at the site or along Route 17 in front of the site.
Zoning:	GC
Ingress/Egress:	Signalized at Route 17 and Spadea Way (beside Royal Farms) and right in/right out at Lori Anne Way.
Storm Water:	BMPs in place
Traffic Generators:	Publix, Bon Secours (coming soon), Royal Farms, Rio Car Wash and Langley Federal Credit Union
Demographics Characteristics:	Isle of Wight, which is situated in the Hampton Roads MSA, is a rapidly growing middle to high income residential area. Access to the Peninsula and I-664 is by way of U.S. 17 James River Bridge through the City of Newport News. U.S. 17 to the south connects the site to the rapidly growing communities in Suffolk, Virginia. There will be over 200,000 people living within ten (10) miles of the site with a daytime population of 204,161. Currently around 29,000 vehicles travel daily on U.S. 17 in front of the site. Brewers Neck Boulevard carries around 24,000 vehicles per day through the intersection of U.S. 17.
Traffic Counts:	Route 32 to James River Bridge • 29,000 Vehicles Per Day Route 17 to Suffolk Line • 15,000 Vehicles Per Day Brewers Neck Blvd • 24,000 Vehicles Per Day

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	3,860	10,678	23,067
Average HH Income	\$113,413	\$79,475	\$78,013
Daytime Population	2,476	6,646	15,619



Site Plan



Available

Site Plan

CONCEPTUAL SITE LAYOUT PLAN OF THE CROSSINGS CARROLLTON BLVD ISLE OF NIGHT, VIRGINIA

Site Data

Site Area: ± 28.33Ac
TPIN: 34-01-070D
Existing Zoning: UR

MAXIMUM PARKING:	
RESIDENTIAL PARKING:	437 SPACES
GUEST PARKING:	63 SPACES
TOTAL:	500 SPACES
PROPOSED PARKING:	
RESIDENTIAL PARKING:	380 SPACES
GUEST PARKING:	41 SPACES
TOTAL:	421 SPACES

NOTE: EACH 10-PLY BUILDING CONTAINS: (1) ONE BEDROOM UNIT, (4) TWO BEDROOM UNITS, (2) THREE BEDROOM UNITS

CONCEPT PARCEL 1A
USEABLE AREA: 2.801 AC

CONCEPT PARCEL 1
USEABLE AREA: 14.705 AC

CONCEPT PARCEL 1B
USEABLE AREA: 2.260 AC



MSA, P.C.

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DATE: 01/14/2019

MSA PROJ. #18075



PARCEL C
TOTAL AREA: 1.502 AC
USEABLE AREA: 0.891 AC

PARCEL D
TOTAL AREA: 1.472 AC
USEABLE AREA: 0.817 AC

PARCEL E
TOTAL AREA: 1.291 AC
USEABLE AREA: 0.714 AC

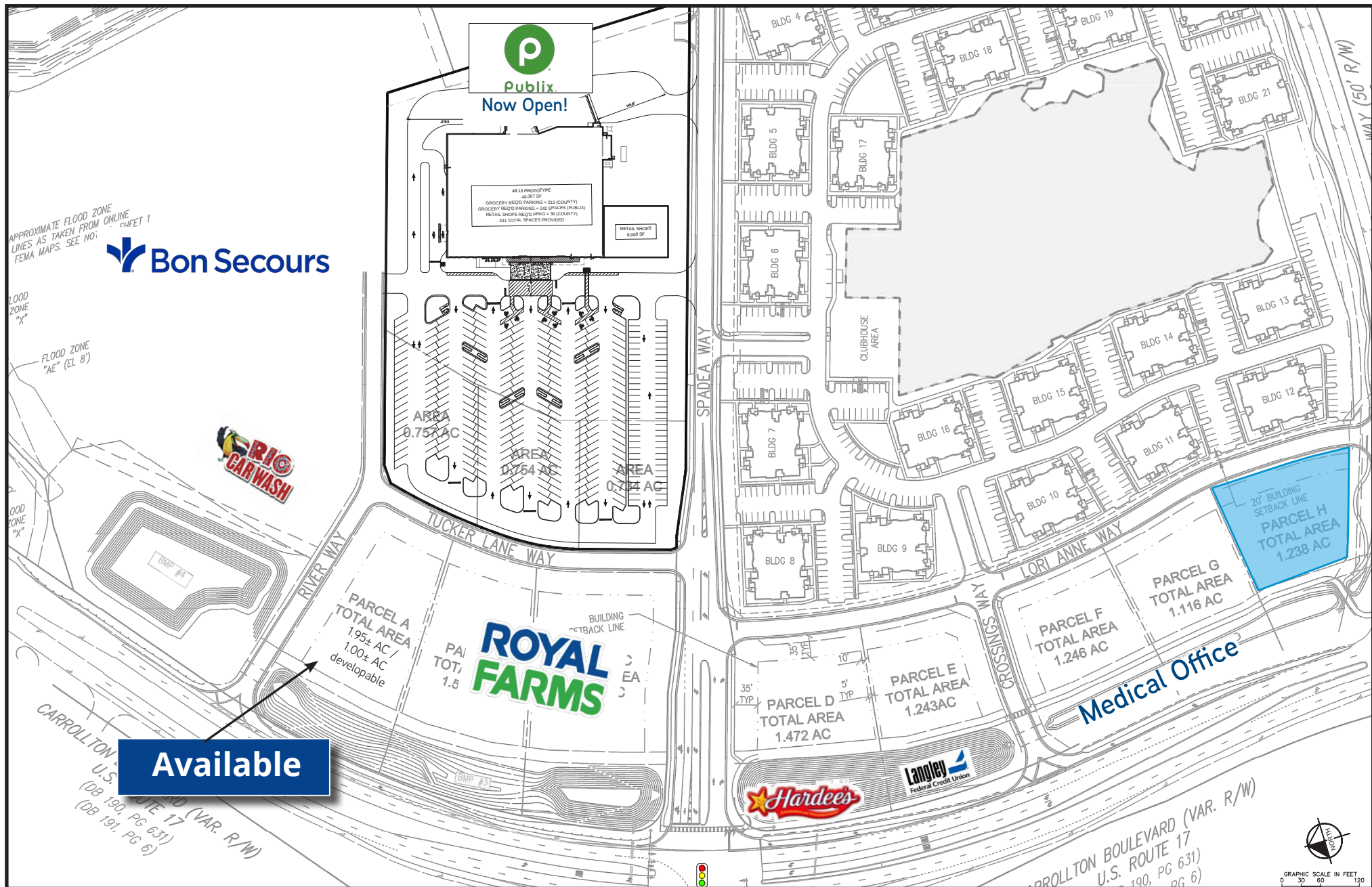
PARCEL F
TOTAL AREA: 1.215 AC
USEABLE AREA: 0.764 AC

PARCEL G
TOTAL AREA: 1.107 AC
USEABLE AREA: 0.756 AC

PARCEL H
TOTAL AREA: 1.231 AC
USEABLE AREA: 0.884 AC



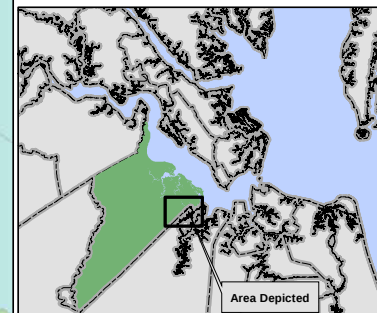
Site Plan



RESIDENTIAL & MIXED-USE PIPELINE PROJECTS

NEWPORT DEVELOPMENT SERVICE DISTRICT

Isle of Wight County, Virginia



The Newport Development Service District is a strategic growth area planned for future residential, commercial and industrial development.

It is the fastest growing area in Isle of Wight County. There are over 3,400 households in the DSD and that number could double if all the approved housing units are built.

Median household income is \$108,953

Median home value is \$376,800

Traffic Counts (2023): Average VPDs:

Route 17 = (29,000)
Route 10/32/258 = (28,000)
Route 10 = (25,000)

In Close Proximity to:
Smithfield = (1 mile)
Northern Suffolk = (1 mile)
Newport News = (5 miles)
Hampton = (6 miles)

The area's central location and easy commute to the rest of the Hampton Roads region allows it to pull from a regional workforce of over 800,000 people.

Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles),

Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.

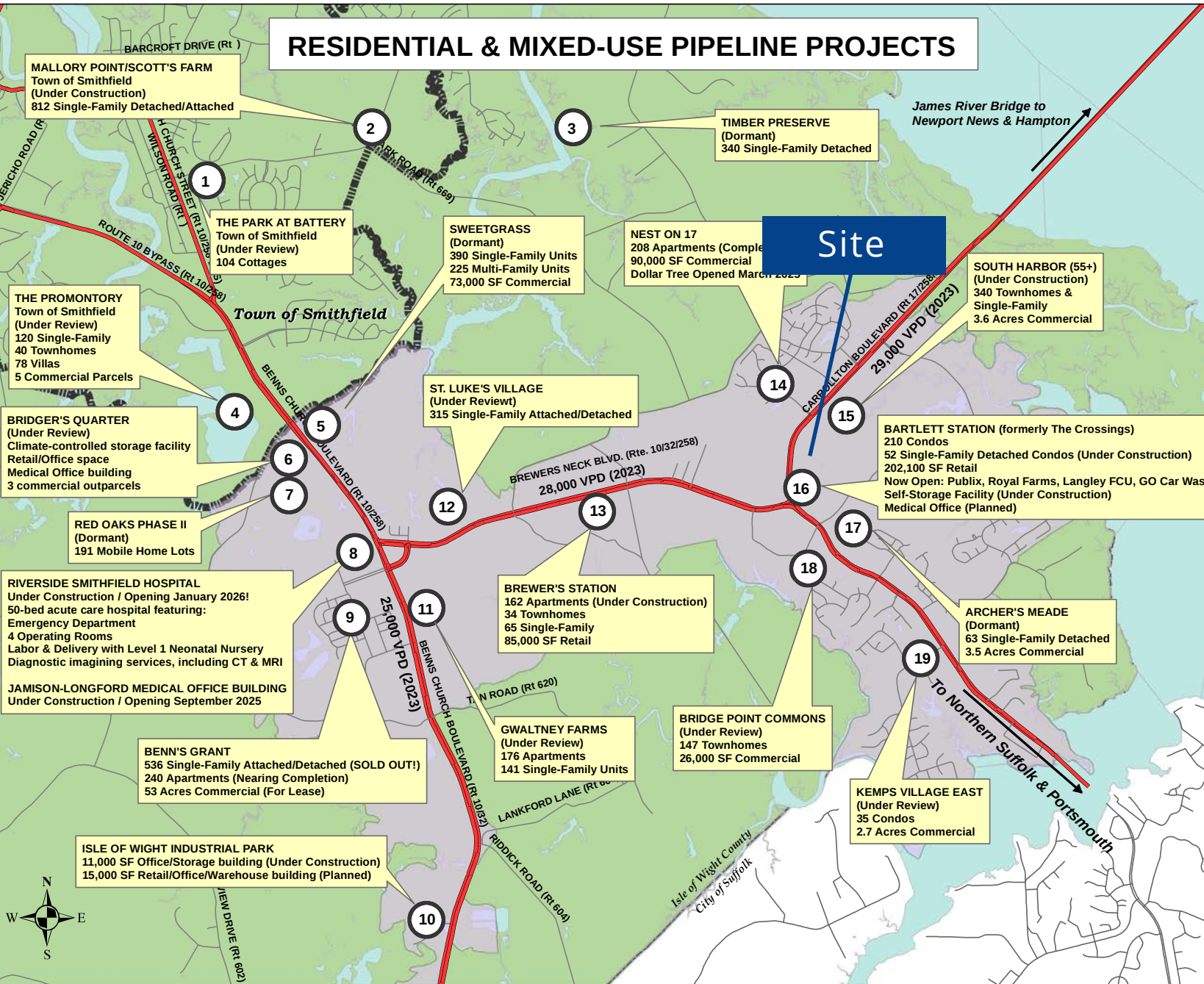


ISLE OF WIGHT
COUNTY, VIRGINIA

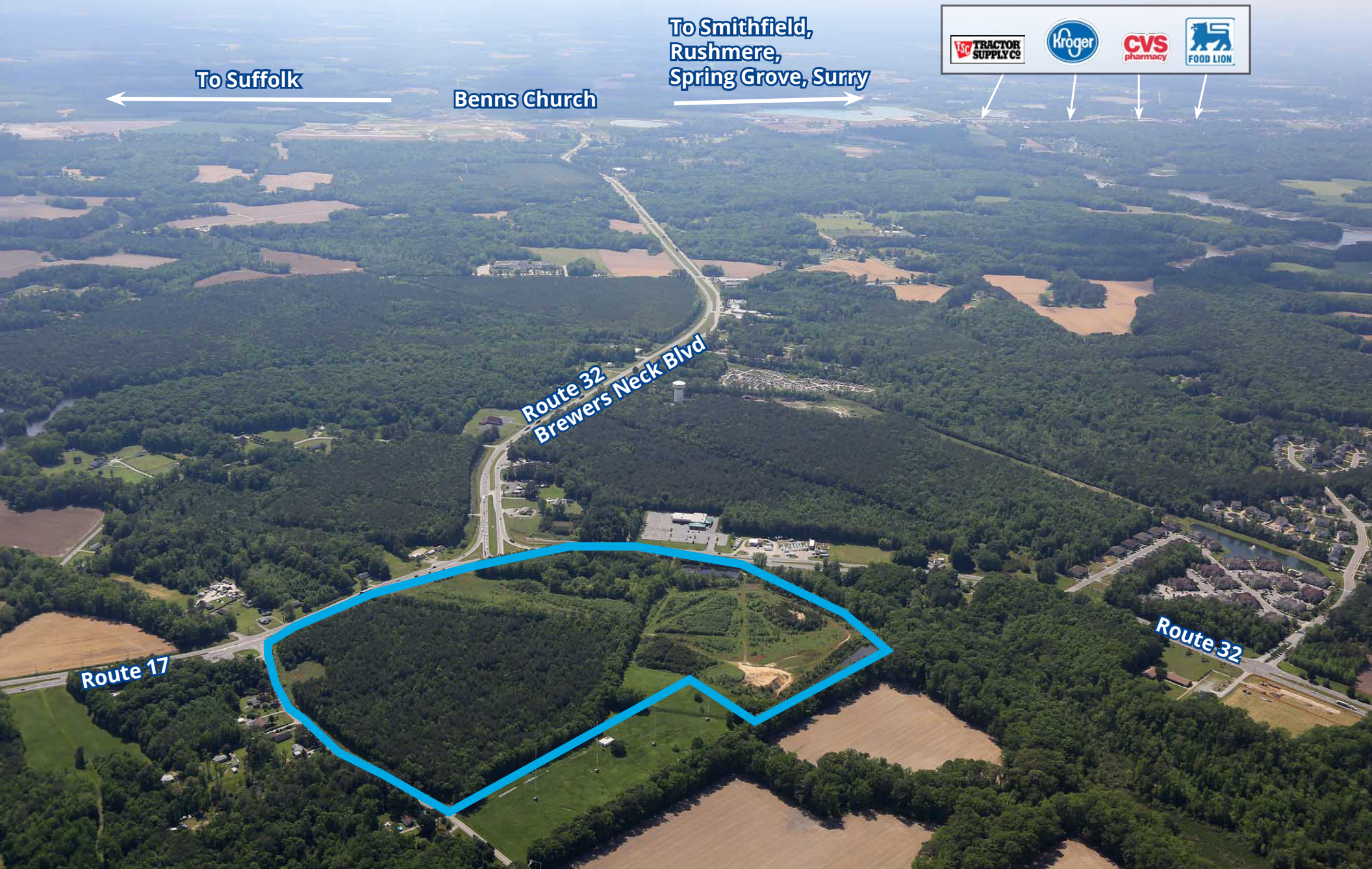
For more information, contact:
Isle of Wight Economic Development
(757) 356-1962
www.insidetheisle.com

July 2025

Site



Aerial View



Aerial View



**Eagle Harbor
Apartments**
384 Units

Lighthouse Commons
119 Homes

**Woodbridge
@ Eagle Harbor**
120 Homes

Eagle Harbor
262 Homes

Smiths Neck Rd

The Nest on 17
208 APT UNITS

**Bridgewater
@ Eagle Harbor**
150 Homes

**Charter
House**
58 Homes

**Route 32
Brewers Neck Blvd**

Route 17

Route 32 To Newport News and Hampton

Aerial View

To Northern Suffolk
& Chesapeake



This aerial photograph shows a rural landscape with a mix of green forests and brown agricultural fields. A large area in the lower center is outlined in blue, indicating a project site. To the left, a road leads towards a body of water in the distance. The sky is clear and blue.

Route 17
12,000 VPD

Route 32
25,000 VPD

Route 32
30,000 VPD



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