



25 ± AC INDUSTRIAL REDEVELOPMENT SITE

700 SHELL RD.
HAMPTON, VA 23661

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Property Summary



OFFERING SUMMARY

Price: N/A

Lot Size: 25 ± AC

Zoning: R-13

Assessed Value: \$2,526,700

Market: Tidewater, VA

Submarket: Hampton, VA

PROPERTY HIGHLIGHTS

- 25 ± AC Industrial Redevelopment Opportunity - In-Fill Location With Access To All Tidewater Port Facilities
- Limited Phase I Environmental Assessment Letter Available Upon Request
- Adjoining 42.21 ± AC Owned By City Of Hampton Available For Coordinated Development Of Entire 67.21 ± AC
- Former Site For Virginia School For The Deaf And Blind - 8 Obsolete Buildings Totaling 86,015 ± SF On Site
- Directly Across I-664 From Copeland Industrial Park - Immediate Access To Interchange @ I-664 and Aberdeen Road

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,153	26,460	53,276
Total Population	10,493	63,774	131,860
Average HH Income	\$43,403	\$45,958	\$51,279

Property Description



PROPERTY OVERVIEW

SVN/Motleys is pleased to present the 25 ± acre industrial redevelopment opportunity located at 700 Shell Rd., Hampton, VA 23661. This property consists of two separate tax parcels and was formerly the site of the Virginia School for the Deaf and Blind. The acre site currently consists of eight obsolete buildings that were previously used for vocational training and education and are likely to be demolished in any redevelopment effort for this site. All buildings on the adjoining site owned by the City of Hampton have already been demolished.

The property is currently zoned R-13 by the City Of Hampton and the City of Hampton's Economic Development Department has identified industrial development as the highest and best use for this site. The property will need to be rezoned in order to pursue industrial redevelopment, in conjunction with the redevelopment plans for the adjacent site owned by the City of Hampton. This property is currently serviced by water and sewer and preliminary inspections suggest that there are no wetlands on the property.

Current access to the site is from Shell Rd. near the northern edge of the property. The City of Hampton has indicated that it would consider approving a new entrance from Aberdeen Rd. as part of an overall industrial redevelopment plan for both parcels.

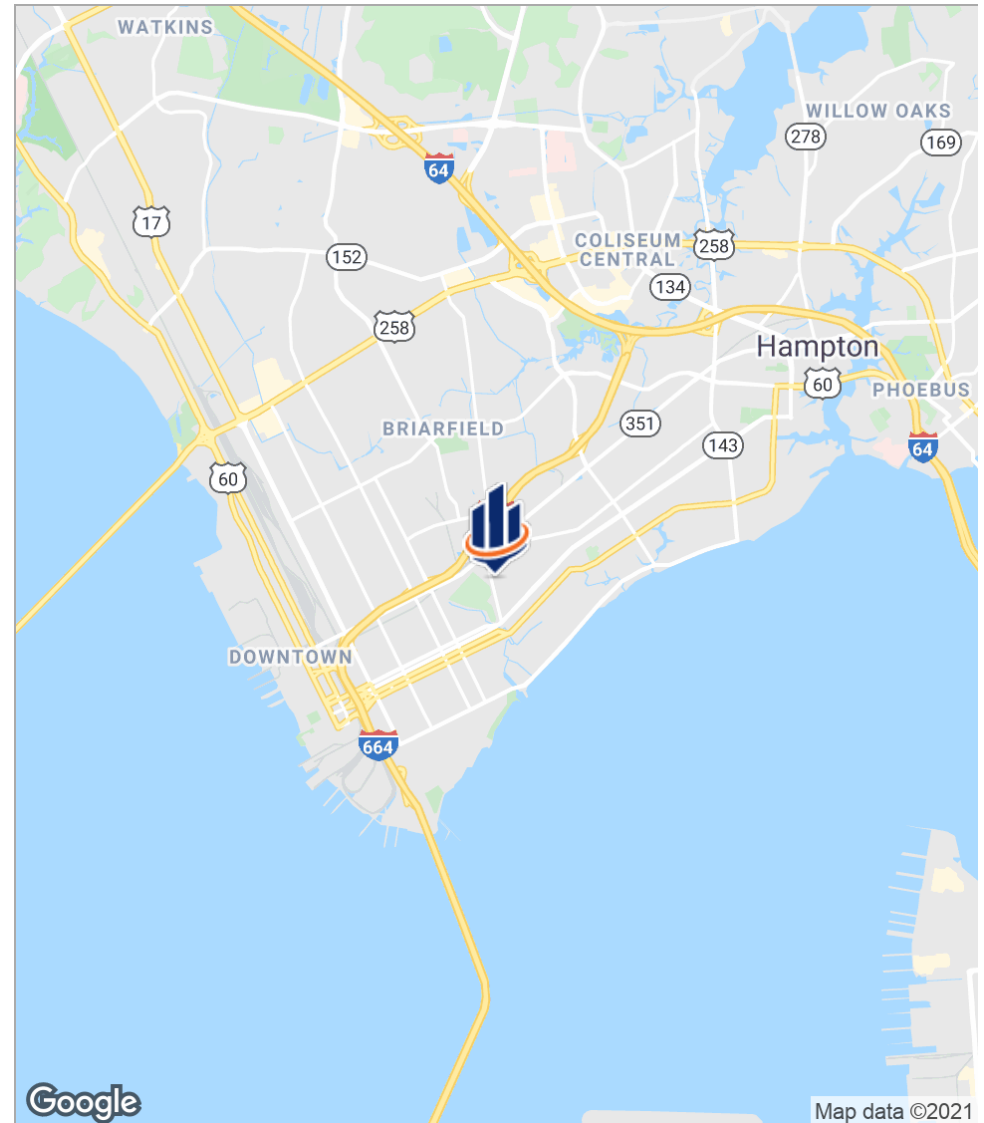
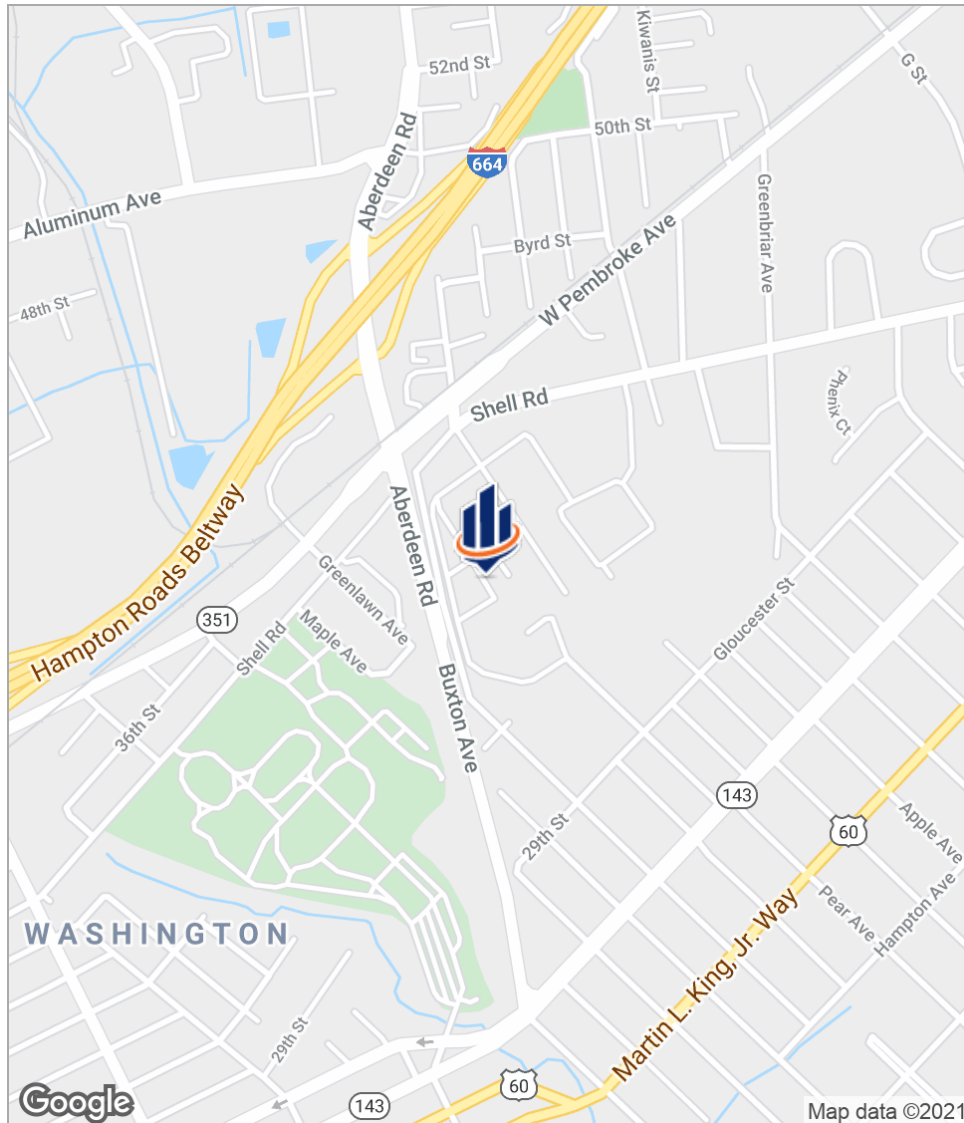
LOCATION OVERVIEW

UNDER CONTRACT The subject site is located less than 5 miles from downtown Hampton, VA at the intersection of Shell Rd. and Aberdeen Rd. The property features immediate access to the full, four-way interchange at I-664 and Aberdeen Road and is located directly across I-664 from Copeland Industrial Park, which features national and international tenants such as Liebherr, Huntington Ingalls, Cosentino, Catalina Cylinders, Wolsley, and Alcoa Howmet. Other nearby landmarks include War Memorial Stadium [1.4 miles], Briarfield Park [1.8 miles], and Newport News Shipbuilding [2.7 miles]

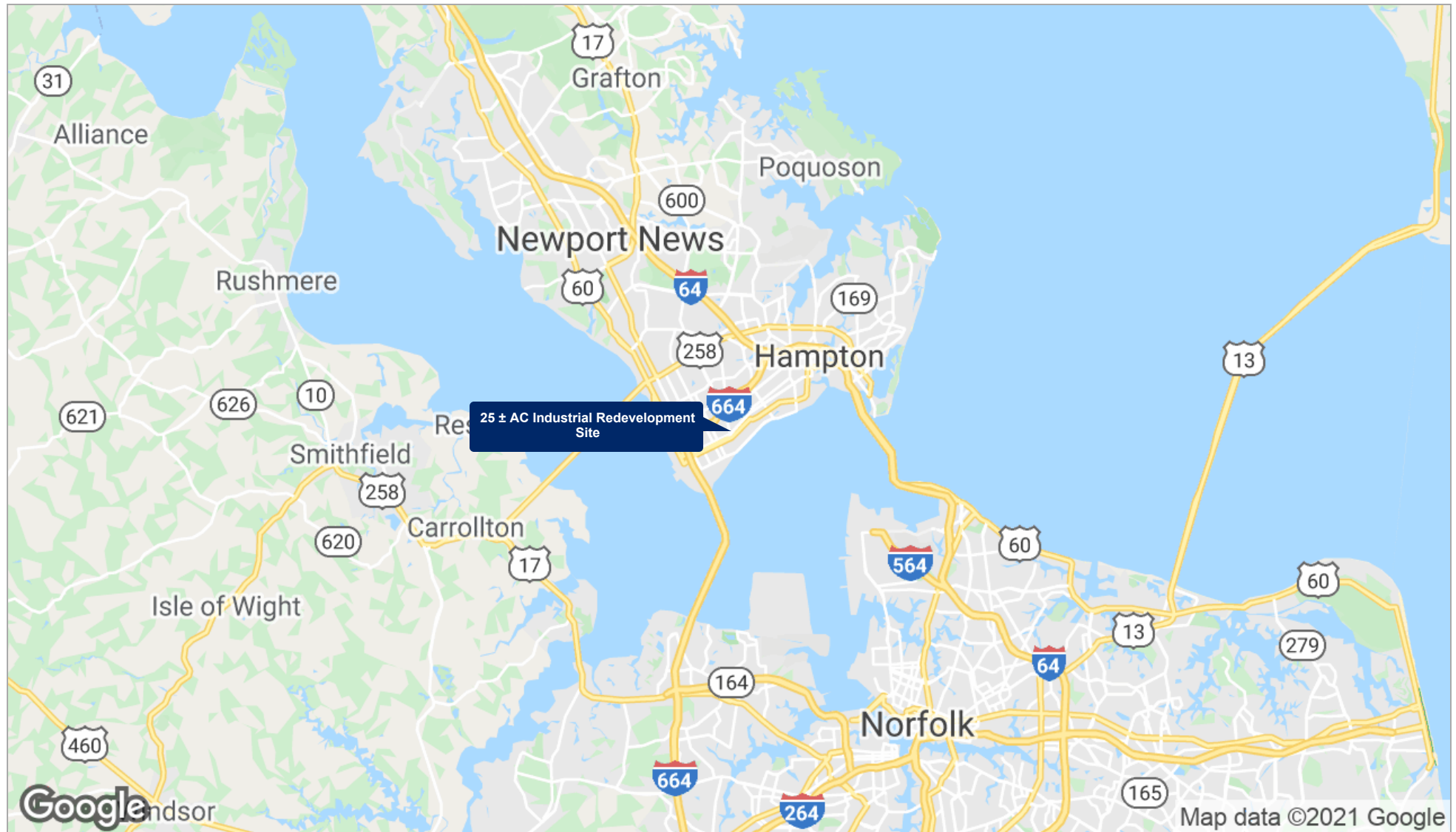
Aerial Map



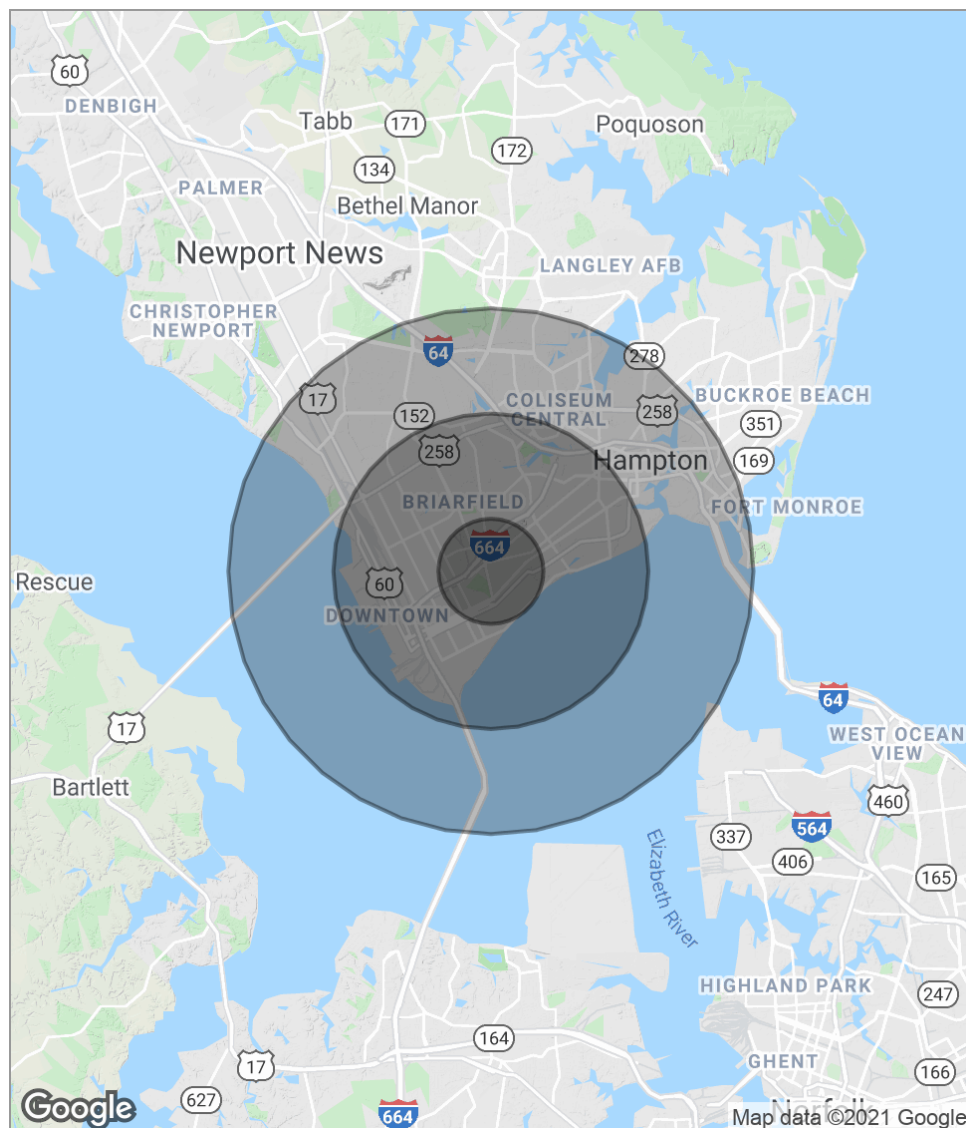
Location Maps



Regional Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,493	63,774	131,860
Median age	38.0	38.4	36.3
Median age (Male)	34.2	35.8	33.8
Median age (Female)	40.3	39.8	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,153	26,460	53,276
# of persons per HH	2.5	2.4	2.5
Average HH income	\$43,403	\$45,958	\$51,279
Average house value	\$165,186	\$162,405	\$190,503

** Demographic data derived from 2010 US Census*

Hampton, Virginia

Property Address: 700 SHELL RD
HAMPTON, VA 23661

Mailing Address: 999 WATERSIDE DR STE 1700
NORFOLK, VA 23510

PIN/LRSN/RPC : 1004270

General Information

Owner's Name: OLD DOMINION LAND
COMPANY C/O HOWARD
GORDON ESQ

Assessment Neighborhood: 9010

Legal Description: CAUSEYS. 25.11AC
FKA 700 SHELL RD 76.34 AC.

Subdivision Number: 500000

GIS Acreage: 22.78

Old Map No: 01R013 00 000000



Improvements

Improvement 1

Year Built: 1950

Stories: 1

Square Footage	
Finished(Above Grade):	11292
Basement:	
Basement(Finished):	No Data
Attached Garage:	
Detached Garage:	
Enclosed Porch:	No Data
Open Porch:	No Data
Deck:	No Data

Rooms	
Total:	0
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C02Vocational School
Foundation:	
Exterior:	No Data
Central A/C:	N
Heating Type:	11292 sf
Fireplaces:	No Data
Out Building:	No Data

Improvement 2

Year Built: 1950

Stories: 1

Square Footage	
Finished(Above Grade):	22398
Basement:	
Basement(Finished):	<i>No Data</i>
Attached Garage:	
Detached Garage:	
Enclosed Porch:	<i>No Data</i>
Open Porch:	<i>No Data</i>
Deck:	<i>No Data</i>

Rooms	
Total:	0
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C03Vocational School
Foundation:	
Exterior:	<i>No Data</i>
Central A/C:	N
Heating Type:	22398 sf
Fireplaces:	<i>No Data</i>
Out Building:	<i>No Data</i>

Improvement 3

Year Built: 1950

Stories: 1

Square Footage	
Finished(Above Grade):	15254
Basement:	
Basement(Finished):	<i>No Data</i>
Attached Garage:	
Detached Garage:	
Enclosed Porch:	<i>No Data</i>
Open Porch:	<i>No Data</i>
Deck:	<i>No Data</i>

Rooms	
Total:	0
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C04Vocational School
Foundation:	
Exterior:	<i>No Data</i>
Central A/C:	N
Heating Type:	15254 sf
Fireplaces:	<i>No Data</i>
Out Building:	<i>No Data</i>

Improvement 4

Year Built: 1950

Stories: 1

Square Footage	
Finished(Above Grade):	4303
Basement:	
Basement(Finished):	<i>No Data</i>
Attached Garage:	
Detached Garage:	
Enclosed Porch:	<i>No Data</i>
Open Porch:	<i>No Data</i>
Deck:	<i>No Data</i>

Rooms	
Total:	0
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C05Vocational School
Foundation:	
Exterior:	<i>No Data</i>
Central A/C:	N
Heating Type:	4303 sf
Fireplaces:	<i>No Data</i>
Out Building:	<i>No Data</i>

Improvement 5

Year Built: 1950

Stories: 1

Square Footage	
Finished(Above Grade):	19638
Basement:	
Basement(Finished):	<i>No Data</i>
Attached Garage:	
Detached Garage:	
Enclosed Porch:	<i>No Data</i>
Open Porch:	<i>No Data</i>
Deck:	<i>No Data</i>

Rooms	
Total:	0
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C06Vocational School
Foundation:	
Exterior:	<i>No Data</i>
Central A/C:	N
Heating Type:	19638 sf
Fireplaces:	<i>No Data</i>
Out Building:	<i>No Data</i>

Improvement 6

Year Built: 1950

Stories: 1

Square Footage	
Finished(Above Grade):	10351
Basement:	
Basement(Finished):	<i>No Data</i>
Attached Garage:	
Detached Garage:	
Enclosed Porch:	<i>No Data</i>
Open Porch:	<i>No Data</i>
Deck:	<i>No Data</i>

Rooms	
Total:	0
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C07Vocational School
Foundation:	
Exterior:	<i>No Data</i>
Central A/C:	N
Heating Type:	10351 sf
Fireplaces:	<i>No Data</i>
Out Building:	<i>No Data</i>

Improvement 7

Year Built: 1950

Stories: 1

Square Footage	
Finished(Above Grade):	
Basement:	
Basement(Finished):	<i>No Data</i>
Attached Garage:	
Detached Garage:	
Enclosed Porch:	<i>No Data</i>
Open Porch:	<i>No Data</i>
Deck:	<i>No Data</i>

Rooms	
Total:	
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C08
Foundation:	
Exterior:	<i>No Data</i>
Central A/C:	
Heating Type:	
Fireplaces:	<i>No Data</i>
Out Building:	Residential Detached Garage

Improvement 8

Year Built: 1950

Stories: 1

Square Footage	
Finished(Above Grade):	2779
Basement:	
Basement(Finished):	No Data
Attached Garage:	
Detached Garage:	474
Enclosed Porch:	No Data
Open Porch:	108
Deck:	No Data

Rooms	
Total:	0
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C09Residence - Single Family
Foundation:	
Exterior:	No Data
Central A/C:	N
Heating Type:	2779 sf
Fireplaces:	No Data
Out Building:	Commercial Detached Garage

Assessment Information

Fiscal Year	Land Value	Improvement Value	Total Value
FY2019	\$1,761,000	\$765,700	\$2,526,700
FY2018	\$1,761,000	\$765,700	\$2,526,700
FY2017	\$1,761,000	\$765,700	\$2,526,700
FY2016	\$1,761,000	\$765,700	\$2,526,700
FY2015	\$1,761,000	\$765,700	\$2,526,700
FY2014	\$1,761,000	\$765,700	\$2,526,700
FY2013	\$1,761,000	\$765,700	\$2,526,700
FY2013	\$1,761,000	\$765,700	\$2,526,700
FY2012	\$1,761,000	\$765,700	\$2,526,700
FY2012	\$1,761,000	\$765,700	\$2,526,700
FY2011	\$1,761,000	\$765,700	\$2,526,700
FY2011	\$1,761,000	\$765,700	\$2,526,700
FY2010	\$1,761,000	\$765,700	\$2,526,700
FY2010	\$1,761,000	\$765,700	\$2,526,700
FY2010	\$3,957,200	\$9,957,900	\$13,915,100
FY2009	\$3,957,200	\$9,957,900	\$13,915,100
FY2008	\$3,957,200	\$9,859,300	\$13,816,500
FY2007	\$3,591,400	\$1,513,700	\$5,105,100
FY2006	\$3,435,300	\$1,487,500	\$4,922,800
FY2005	\$2,632,100	\$1,532,100	\$4,164,200
FY2004	\$2,555,400	\$1,487,500	\$4,042,900
FY2003	\$2,481,000	\$1,444,200	\$3,925,200
FY2000	\$1,984,800	\$1,444,200	\$3,429,000
FY2000	\$1,965,800	\$1,566,100	\$3,531,900
FY1999	\$1,908,500	\$1,520,500	\$3,429,000
FY1998	\$1,527,000	\$2,283,000	\$3,810,000
FY1997	\$1,520,000	\$2,487,000	\$4,007,000
FY1996	\$1,197,000	\$5,953,000	\$7,150,000
FY1995	\$1,197,000	\$5,695,000	\$6,892,000
FY1994	\$1,197,000	\$6,008,200	\$7,205,200

Transfer History

Grantor	Transfer Date	Consideration	Doc # or Deed Book/Pg
OLD DOMINION LAND COMPANY	6/30/2008 12:00:00 AM	0	0049 0390
VIRGINIA STATE SCHOOL FOR COLORED	7/31/1908 12:00:00 AM	0	0049 0390
OLD DOMINION LAND COMPANY	6/18/1881 12:00:00 AM	0	0007 0450

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as City of Hampton expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

City Resources

Land Development	
Zoning:	R-13
SPI:	Yes
Wetlands:	Not in Zone
RMA:	In Zone
IDA:	Not in Zone
Noise:	<i>No Data</i>
Soil Type:	ALTAVISTA
Master Plan Area:	5155270232G

Neighborhood Services	
Census Tract:	12000
District:	Greater Wythe, District 9
Representative:	Deena Franklin

Police Dept	
District:	108
Traffic Zone:	91

Codes	
District:	3B
Inspector:	GILLIE
New Construction Inspector:	WILLIS-B, BAILEY-E, HATCHER- PM

Public Works	
Street Sweeping:	3rd MONDAY
Trash Day:	FRIDAY
Recycling:	GREEN FRIDAY
Pump Station Area:	302
Watershed:	HR1

Fire Dept	
District:	ST03
Inspector:	1
Battalion:	1

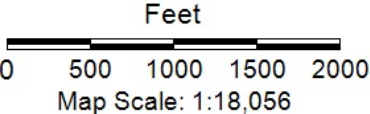
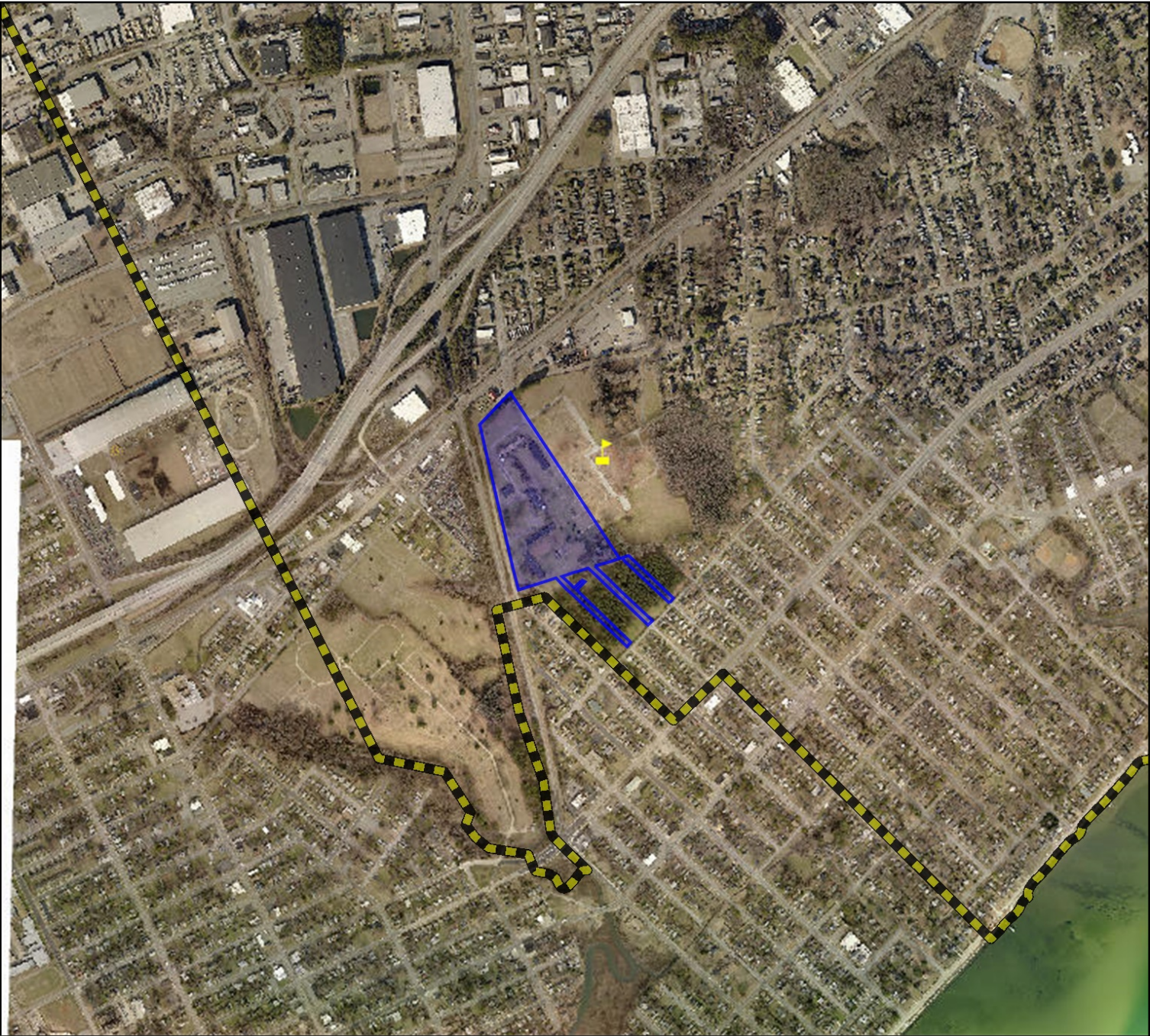
Land Development	
Office Park:	Not in Park
Urban Enterprise Zone:	Not in Zone
Hampton Roads Center Enterprise Zone:	Not in Zone
Hampton Roads Center Technology Zone:	Not in Zone
Downtown Technology Zone:	Not in Zone

Voting Information	
Congress:	3
House of Representative:	92
Senate:	2
Poll Precinct:	PHENIX
Poll Location:	NEIGHBORHOOD RESOURCE CTR

Sherriff's Office	
Warrant Services:	CP1

Legend

 Boundary



Title: Parcels

Date: 1/18/2019

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Hampton is not responsible for its accuracy or how current it may be.

Advisor Bio & Contact 1

MARK MOTLEY, CAI, AARE

Managing Director

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Suite 200
Richmond, VA 23234
T 804.232.3300
C 804.647.9690
mmotley@svn.com

PROFESSIONAL BACKGROUND

Mark is President & CEO of Motleys Asset Disposition Group, SVN/Motley's and the Richmond Auto Auction of VA, Inc. He is a veteran auctioneer with over 40 years of experience in the asset disposition and appraisal industry.

Mark's role as President and CEO involved strategic planning and the Company's expansion into multiple states and has moved the Company direction from an auction business to an asset disposition conglomerate.

Mark is a licensed auctioneer and realtor. He is a recognized leader in the auction industry and has served on numerous boards, including the Commonwealth of VA Auctioneers Regulatory Board, VA Auctioneers Association (VAA), Rotary International, the Coastal Conservation Association and serves as President of the National Association of Public Automobile Auctions (NAPAA).

Mark studied Art and Business Administration and Management at VCU and Accounting and Computer Programming at Randolph Macon College. He is a graduate of the Certified Auctioneers Institute and Accredited Auctioneer of Real Estate at the University of Indiana.

EDUCATION

Virginia Commonwealth University
Randolph Macon College
University of Indiana
Certified Auctioneers Institute

MEMBERSHIPS & AFFILIATIONS

Certified Auctioneers Institute
Accredited Auctioneer of Real Estate
Virginia Auctioneers Association
National Auctioneers Association
Richmond Association of Realtors

Advisor Bio & Contact 2

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