

# Eagle Harbor OUTPARCELS

Route 17 / Carrollton Boulevard  
Isle of Wright County, Virginia 23314

Broker Contact:  
Mark Pendleton  
(757) 486.1000 TTY 711

The Breeden Company  
560 Lynnhaven Parkway  
Virginia Beach, VA 23452



# Why Choose Eagle Harbor Outparcel?



OVER 74,000 PEOPLE WITHIN A TEN (10) MILE MINUTE DRIVE.



AVERAGE HOUSEHOLD INCOME OF OVER \$110,000 WITHIN FIVE (5) MILES.



OVER 218,000 POTENTIAL CUSTOMERS RESIDE WITHIN A TEN (10) MILE RADIUS.



THERE ARE OVER 1,000 HOMES IN THE EAGLE HARBOR COMMUNITY.



LOCATED AT ONE OF THE BUSIEST INTERSECTIONS IN ISLE OF WRIGHT WITH OVER 29,000 CARS PER DAY.



BENEFIT FROM OUR STRONG NATIONAL AND REGIONAL CO-TENANCY COMPRISED OF FOOD LION, SUBWAY, RIVERSIDE PHYSICIAN SERVICES, LANGLEY FEDERAL CREDIT UNION, SI SENOR MEXICAN RESTURANT, VA ABC, SONIC, DUNKIN DOUGHNUTS, AND OLD POINT.



MAJOR EMPLOYERS IN CLOSE PROXIMITY INCLUDE NEWPORT NEWS SHIPBUILDING (HUNTINGTON-INGALLS) WITH 19,000 EMPLOYEES, AND SMITHFIELD FOODS WITH 5,000 EMPLOYEES, RESPECTIVELY.

# OUTPARCELS AVAILABLE

## Zoning General Commercial

<b>Parcel 8-B-1A</b>	<b>3.4277 Acres Gross / 2.28 Acres Net (\$600,000 per acre)</b>
<b>Parcel 8-B-1B</b>	<b>Dollar Tree</b>
<b>Parcel 8-B2</b>	<b>La Parilla Restaurant</b>
<b>Parcel 8-C</b>	<b>Rite Aid</b>
<b>Parcel 9-C1</b>	<b>Dunkin' Donuts / Baskin Robbins</b>
<b>Parcel 9C-2</b>	<b>Carrollton Car Wash</b>
<b>Parcel 9C-3</b>	<b>1.383 Acres Gross / .83 Acres Net (\$375,000)</b>
<b>Parcel 10A</b>	<b>7-11</b>
<b>Parcel 10B</b>	<b>1.7 Acres Gross (\$950,000)</b>
<b>Parcel 11-A</b>	<b>3.49 Acres Gross / 2.75 Acres Net (\$1,400,000)</b>
<b>Parcel 11-B</b>	<b>3.12 Acres Gross / 2.48 Acres Net (\$1,250,000)</b>

Founders Point  
319 Homes  
Price: \$550 to \$1 Million  
2.2 Miles

Bridgewater at  
Eagle Harbor  
150 Homes  
Price: \$180's

11-B  
3.12 Acres

11-A  
3.49 Acres

8-B-1A  
3.4277 Acres

The Nest on 17  
Apartments  
208 Homes

10-B  
1.7 Acres

Woodbridge at  
Eagle Harbor  
120 Homes  
Price: \$200's

Charter House at  
Eagle Harbor  
58 Homes  
Price: \$500's

Eagle Harbor  
Shopping Center

Eagle Harbor  
Apartments  
384 Homes

Eagle Harbor  
262 Homes  
Price: \$300's to \$800's

9C-3  
1.38 Acres

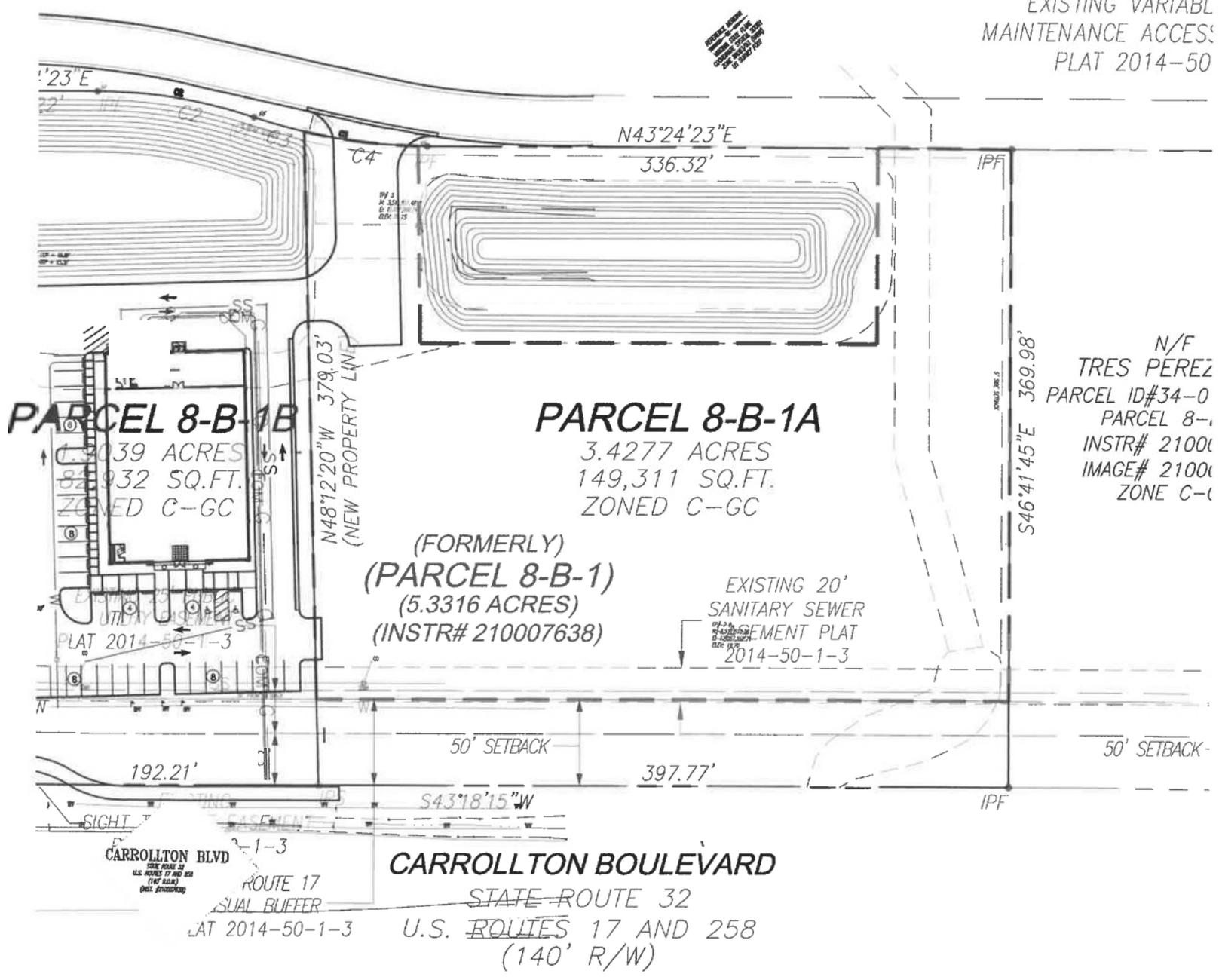
CARROLLTON  
CARWASH

EXISTING  
EASEMENT  
T 2014-50-1-3

SEE NOTE 4

EAGLE HARBOR WEST LLC  
PARCEL ID#34-01-003V  
INSTR#140002461  
PARCEL 8-A  
PLAT 2014-50-1-3

EXISTING VARIABLE  
MAINTENANCE ACCESS  
PLAT 2014-50



**PARCEL 8-B-1B**

1.9039 ACRES  
82,932 SQ.FT.  
ZONED C-GC

**PARCEL 8-B-1A**

3.4277 ACRES  
149,311 SQ.FT.  
ZONED C-GC

(FORMERLY)  
**(PARCEL 8-B-1)**  
5.3316 ACRES  
(INSTR# 210007638)

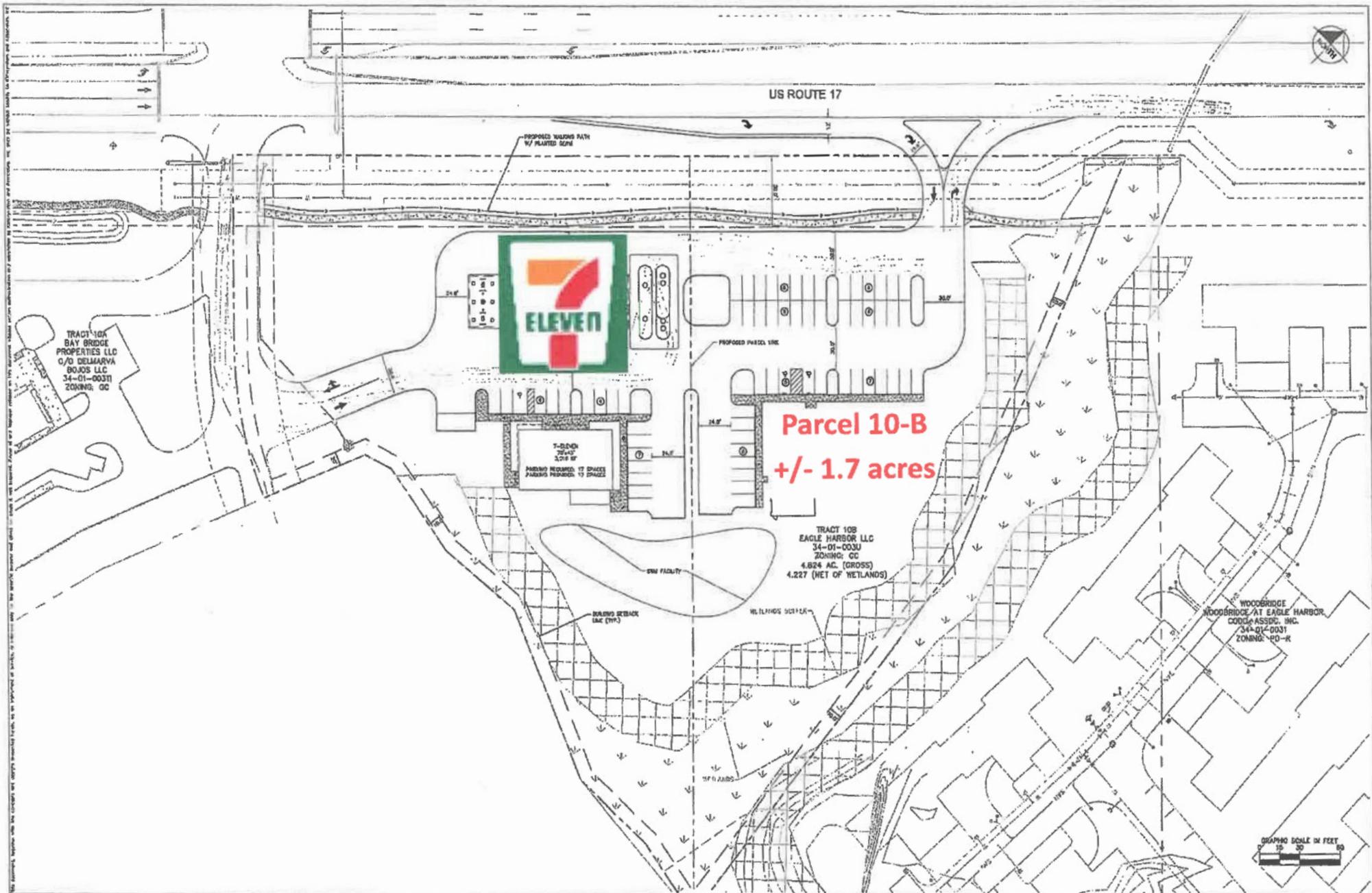
N/F  
TRES PEREZ  
PARCEL ID#34-0  
PARCEL 8-  
INSTR# 21000  
IMAGE# 21000  
ZONE C-G

EXISTING 20'  
SANITARY SEWER  
EASEMENT PLAT  
2014-50-1-3

CARROLLTON BLVD  
STATE ROUTE 17  
US ROUTES 17 AND 258  
(140' R/W)

**CARROLLTON BOULEVARD**  
STATE ROUTE 32  
U.S. ROUTES 17 AND 258  
(140' R/W)





No.	REVISIONS	DATE	BY

**Kimley»Horn**

1700 NALLOW LASH DR. SUITE 200, RICHMOND, VA 23230  
PHONE: 804-673-2362  
WWW.KIMLEY-HORN.COM

N/A PROJECT  
113182001  
DATE  
11/24/14  
SCALE AS SHOWN  
DESIGNED BY  
DRAWN BY  
CHECKED BY

**EAGLE HARBOR  
TRACT 10B  
PREPARED FOR  
EAST WEST PARTNERS**

LICENSED PROFESSIONAL  
DATE

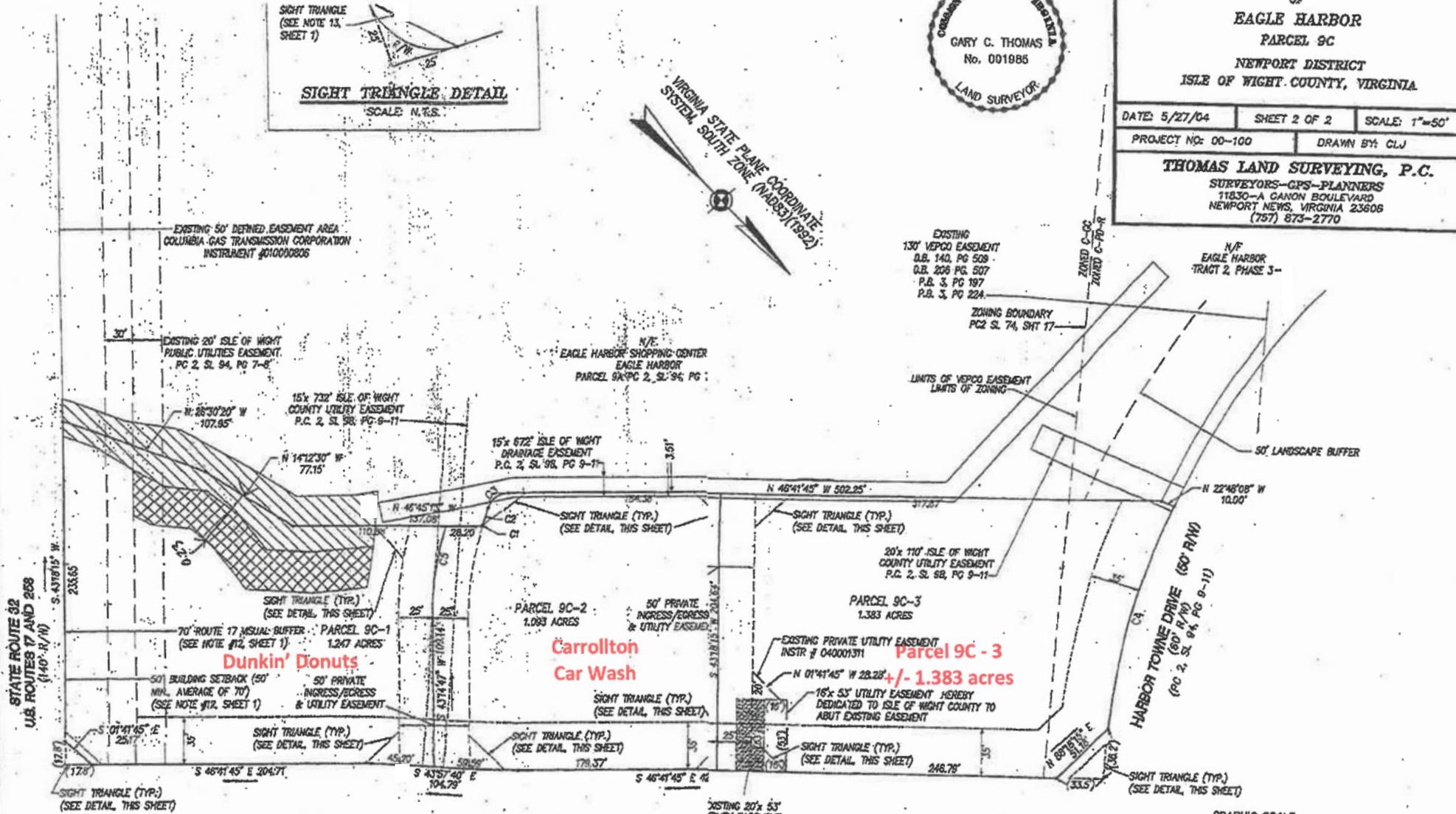
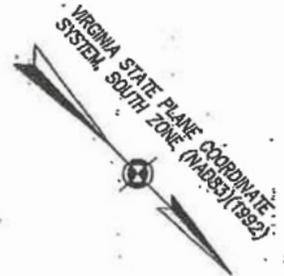
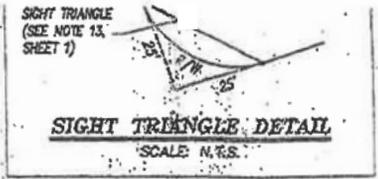
**PRELIMINARY CONCEPT PLAN**

SHEET NUMBER  
**CS-100**



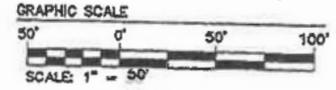
SUBDIVISION PLAT  
OF  
**EAGLE HARBOR**  
PARCEL 9C  
NEWPORT DISTRICT  
ISLE OF WIGHT COUNTY, VIRGINIA

DATE: 5/27/04      SHEET 2 OF 2      SCALE: 1"=50'  
PROJECT NO: 00-100      DRAWN BY: CLJ  
**THOMAS LAND SURVEYING, P.C.**  
SURVEYORS-GPS-PLANNERS  
11830-A GANON BOULEVARD  
NEWPORT NEWS, VIRGINIA 23606  
(757) 873-2770



STATE ROUTE 32  
U.S. ROUTES 7 AND 268  
(140' R/W)

**EAGLE HARBOR PARKWAY**  
VARIABLE WIDTH R/W  
(PC 2, SL 94, PG 9-11)



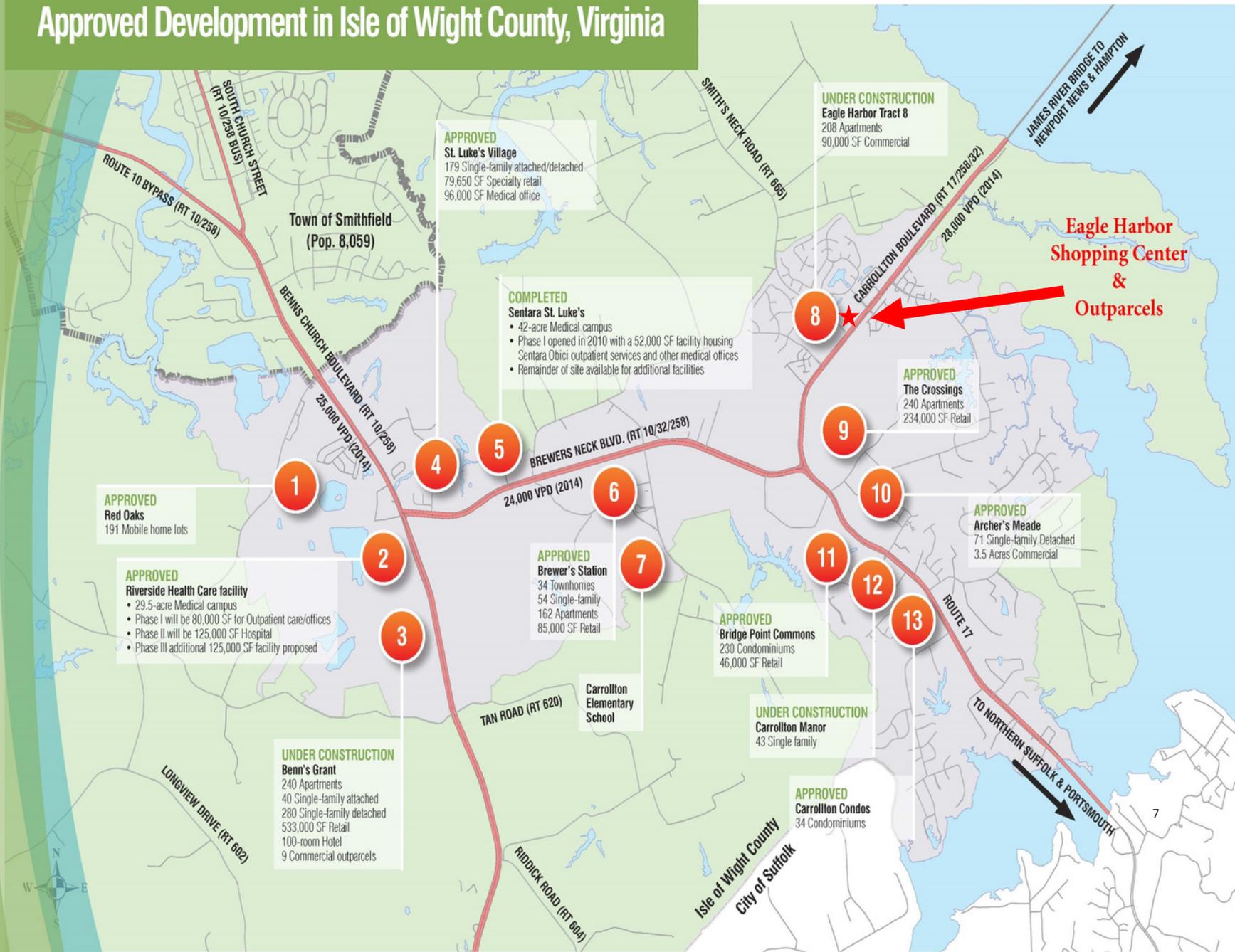
STATE OF VIRGINIA  
COUNTY OF ISLE OF WIGHT  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ISLE OF WIGHT, VIRGINIA, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004 AT \_\_\_\_\_ AM/PM.  
INSTRUMENT # \_\_\_\_\_  
TESTES: \_\_\_\_\_  
CLERK  
TESTES: \_\_\_\_\_  
DEPUTY CLERK

**LEGEND**

- WETLANDS PER EXHIBIT "B" SHOWING BURDENED PROPERTY PER DECLARATION OF RESTRICTIONS, EAGLE HARBOR PC 2, SL 86, PG 10-12 (AREAS NOT TO BE DISTURBED)
- BUFFERS PER EXHIBIT "B" SHOWING BURDENED PROPERTY PER DECLARATION OF RESTRICTIONS, EAGLE HARBOR PC 2, SL 86, PG 10-12 (AREAS NOT TO BE DISTURBED)

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	215.00	1.10	00°17'39"	0.55	N 81°47'37" E	1.10
C2	235.00	13.28	03°14'14"	6.64	N 60°19'20" E	13.28
C3	15.00	19.53	74°36'02"	11.43	S 83°59'45" E	18.18
C4	550.00	170.89	17°48'07"	86.14	N 58°17'48" E	170.20
C5	240.00	68.80	16°25'33"	34.64	N 51°27'33" E	68.57

# Approved Development in Isle of Wight County, Virginia



Expand your market and your bottom line while staying home, here in the Heart of Hampton Roads.

Newport DSD is a strategic growth area planned for future residential, commercial and industrial development. It is the fastest growing area in Isle of Wight County.

## DEMOGRAPHICS

- Population
- 5-Mile Radius: 18,000
- 7-Mile Radius: 25,000
- Current Number of Households: 2,900
- Median Household Income: \$86,574
- Median Home Value \$291,400
- Educational Attainment 89.8% High School Graduate or Higher

Sources: Nielsen Claritas, U.S. Census Bureau (American Community Survey 2009-2013) and Isle of Wight County Department of Planning & Zoning

## MARKET CONDITIONS

- Retail Sales = 2.4% average annual increase in total taxable sales since 2000, up 2.8% in 2014
- Documented unmet retail demand
- 2,000 new residential units approved for development
- 1,000,000+ SF of retail and office space approved for development
- Central location and easy commute within 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)
- Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.



## EXISTING RETAIL CENTERS

- Eagle Harbor Shopping Center // 77,049 square feet
- The Shoppes at Eagle Harbor // 23,303 square feet
- Carrollton Cove Shoppes // 27,149 square feet
- Carrollton Shoppes // 13,050 square feet

For additional information about the existing and approved developments, please visit: [insidetheisle.com/featured-available-properties/](http://insidetheisle.com/featured-available-properties/)



## OUR MISSION

Guided by our beliefs and values, The Breeden Company seeks to create and promote inspiring communities. We strive to grow our business with the same honesty and integrity we use to develop and manage our projects. Every day, we hold true to these values:

### **BELIEF**

We believe our success will always lie in our integrity.

### **RELATIONSHIPS**

We believe every relationship is our most important one.

### **ENTREPRENEURIAL**

We believe in inspiring creativity and innovation.

### **EXPERTISE**

We believe in hiring and training the best.

### **DILIGENCE**

We believe the smallest detail is of the greatest importance.

### **ENTHUSIASM**

We believe in serving passionately and positively.

### **NO EXCUSES**

We believe in finding solutions, not problems.

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BREEDEN