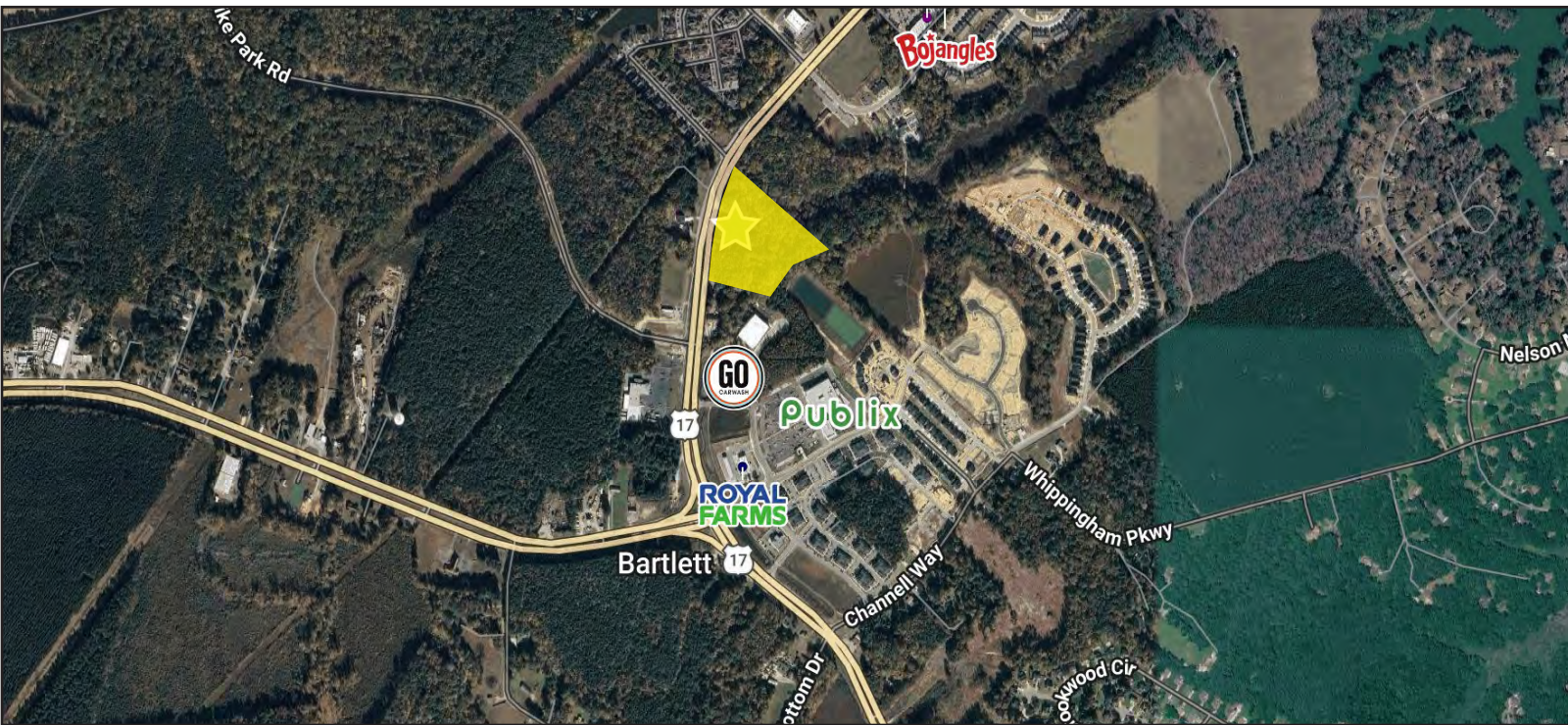


land FOR SALE



LAND PARCELS | 14109 Carrollton Boulevard, Carrollton, Virginia

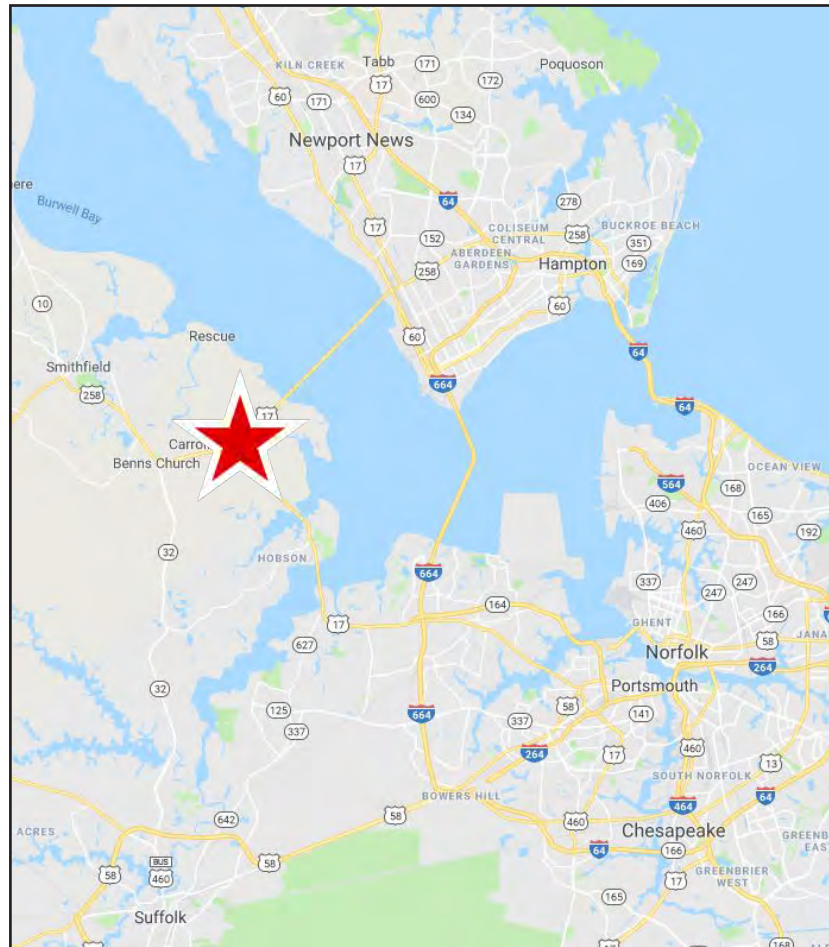
SALE PRICE: \$1,200,000.00 / Zoning: RAC

PROPERTY FEATURES:

- **±5 AC of Land, consisting of three (3) parcels,** located on U.S. Route 17 (Carrollton Boulevard).
- **The land is adjacent to the newly developed Bartlett Station,** which features the areas first Publix, Royal Farms over 28 acres of multi-family residences.
- **Isle of Wight county is a rapidly growing middle to high income residential area** - with over ±2,000 new/under construction/permitted/proposed single family homes, townhomes & apartments along this corridor; there will be over 200,000 people living within ten miles of the proposed site with a daytime population of 204,161.
- **Conveniently located** to Newport News, Smithfield, Chesapeake with over 29K VPD on U.S.Route 17 & 24K VPD on Brewer's Neck Blvd.



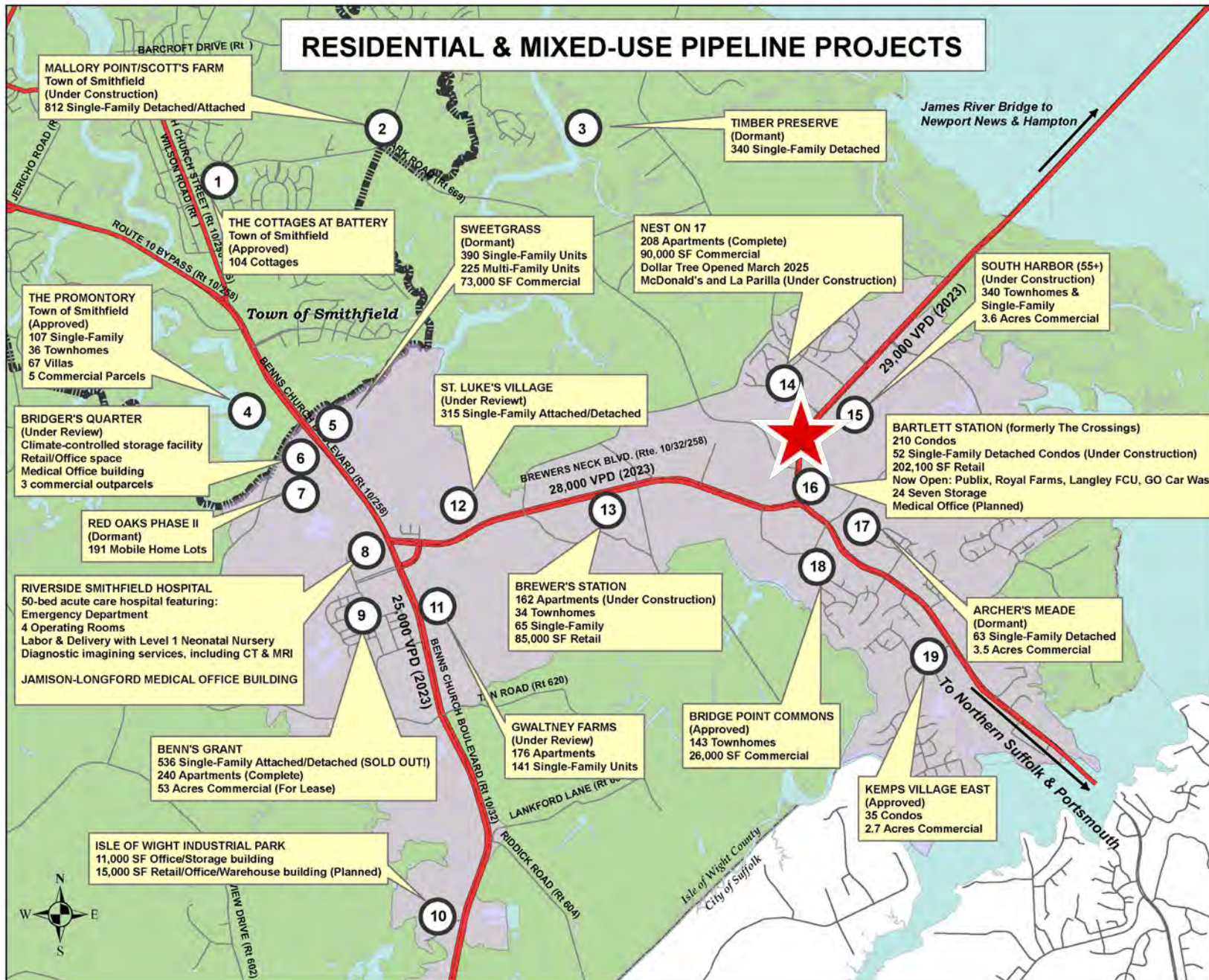
Jay Burnell
o: 757.222.0111
m: 757.617.3511
jay@parkerburnell.com



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.



Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

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

March 2026

