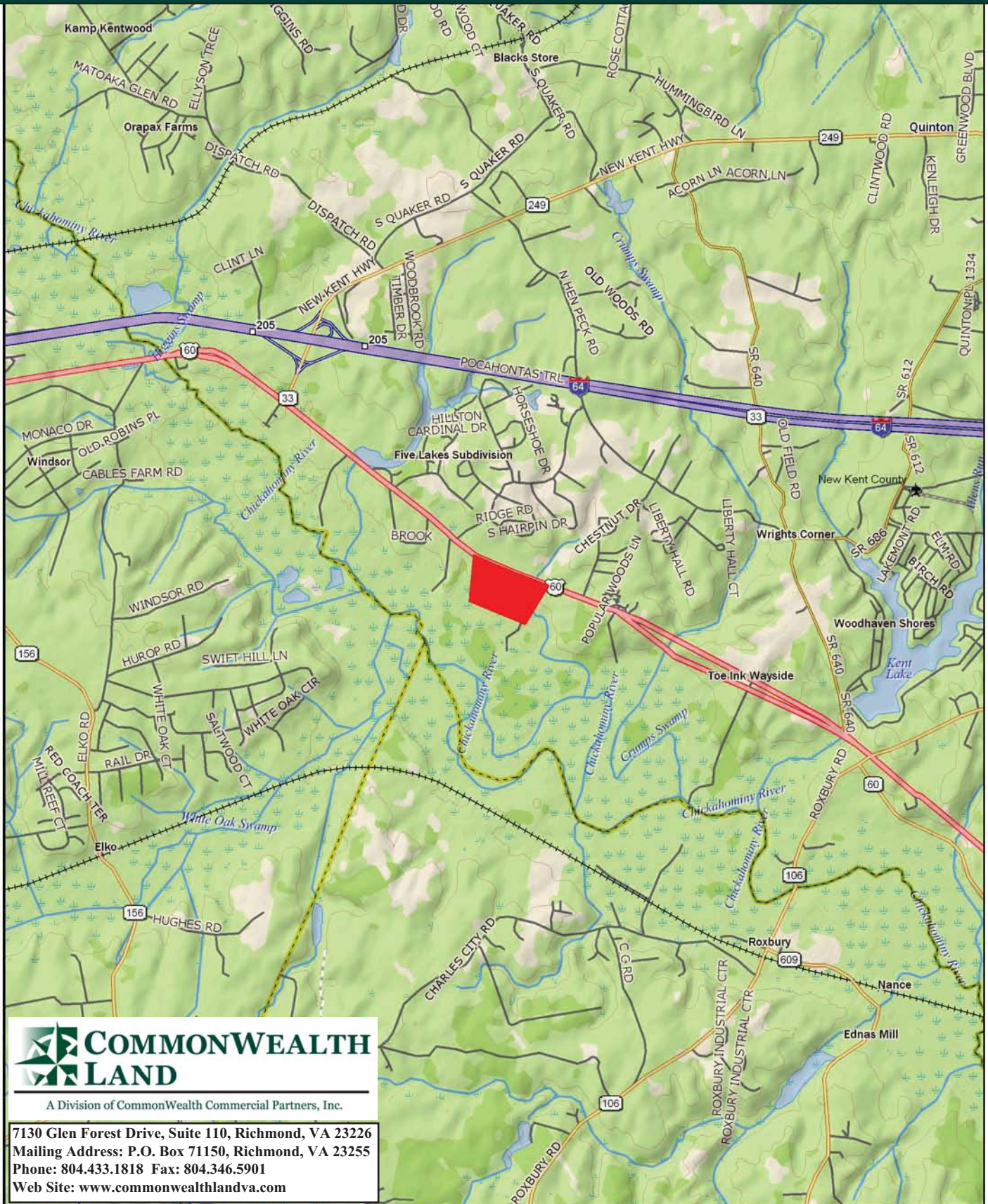


Commercial Development Opportunity

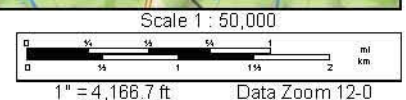
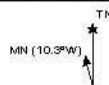
Bottoms Bridge - 60+/- Acres - New Kent County, VA



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Tract Summary Data

Benton Property - 60+/- Acres - New Kent County, VA

- Strong Development Opportunity Located in Bottoms Bridge Area of New Kent County with Excellent Future Growth Potential
- Located 1.7 miles East of the Bottoms Bridge Exit (#205) at I-64 with over 2,000' of Frontage Along the South Side of US60
- Public Sewer on Site and Public Water on the North Side of US60
- Currently Zoned Residential but shown Commercial on the New Kent County Master Rezoning Plan for the Bottoms Bridge Service District
- Currently Identified as Tax Map Parcels #30-6-1, 2, 3 & 4, Partial Sale Considered
- Traffic Count: 11,000 VPD
- 6 miles from I-295 and Convenient to Richmond & Tidewater
- **Directions:** I-64 east to the Bottoms Bridge Exit (#205). Right on VSR33 and then left on US60. Property begins approximately 1.4 miles on the right across from Five Lakes
- Contact Brokers For More Details
- Offered for \$1,200,000

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bbarnett@commonwealthlandva.com

Property Information is Available at Commonwealthlandva.com, CommonwealthCommercial.com, LandsofAmerica.com & Costar.net

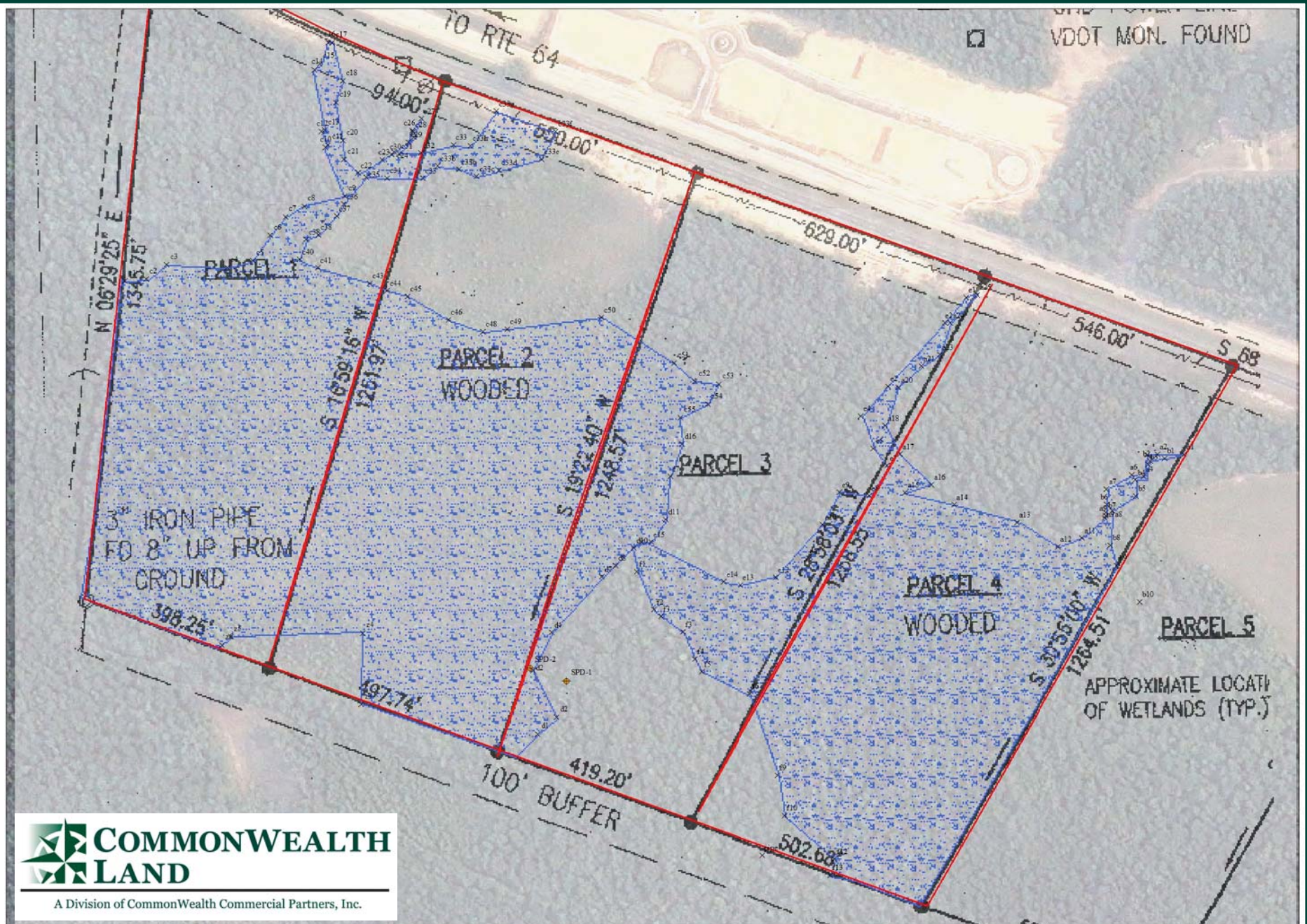


Figure 1
GPS Location of Wetlands and Waters of the U.S.
Pocahontas Station on Route 60 (Pocahontas Trail)
New Kent County, Virginia

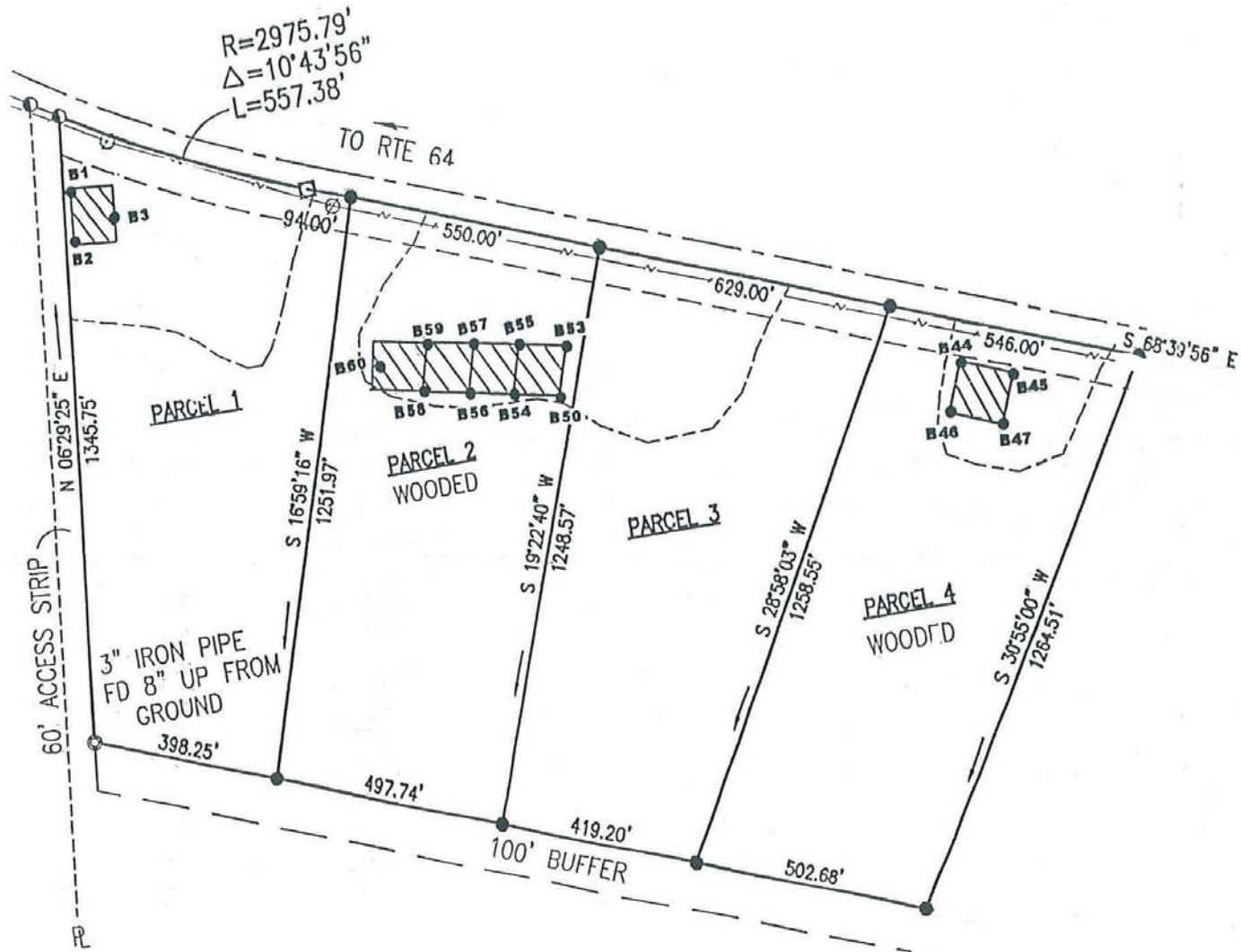
1 inch equals 100 feet

Legend

- × Wetlands Boundary Flags
- ◆ Sample Points
- Property Boundary
- ▨ Wetlands Boundary

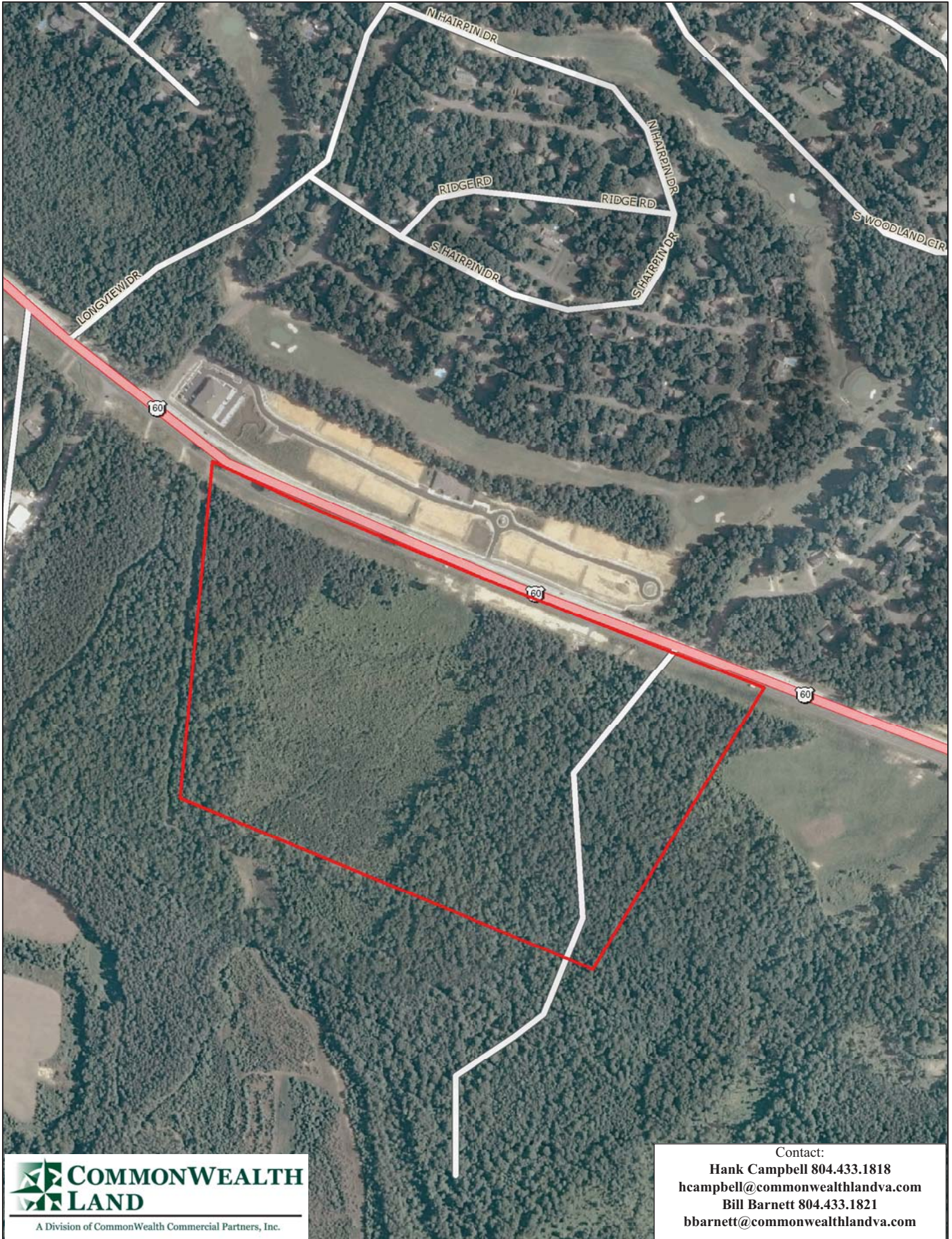
Enviro-Utilities
Experts on the Ground

3700 West Woodland Road, Chesapeake, Virginia 23031
(804) 796-3911 Fax (804) 796-1090
www.enviro-utilities.com



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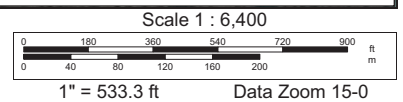
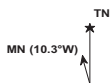


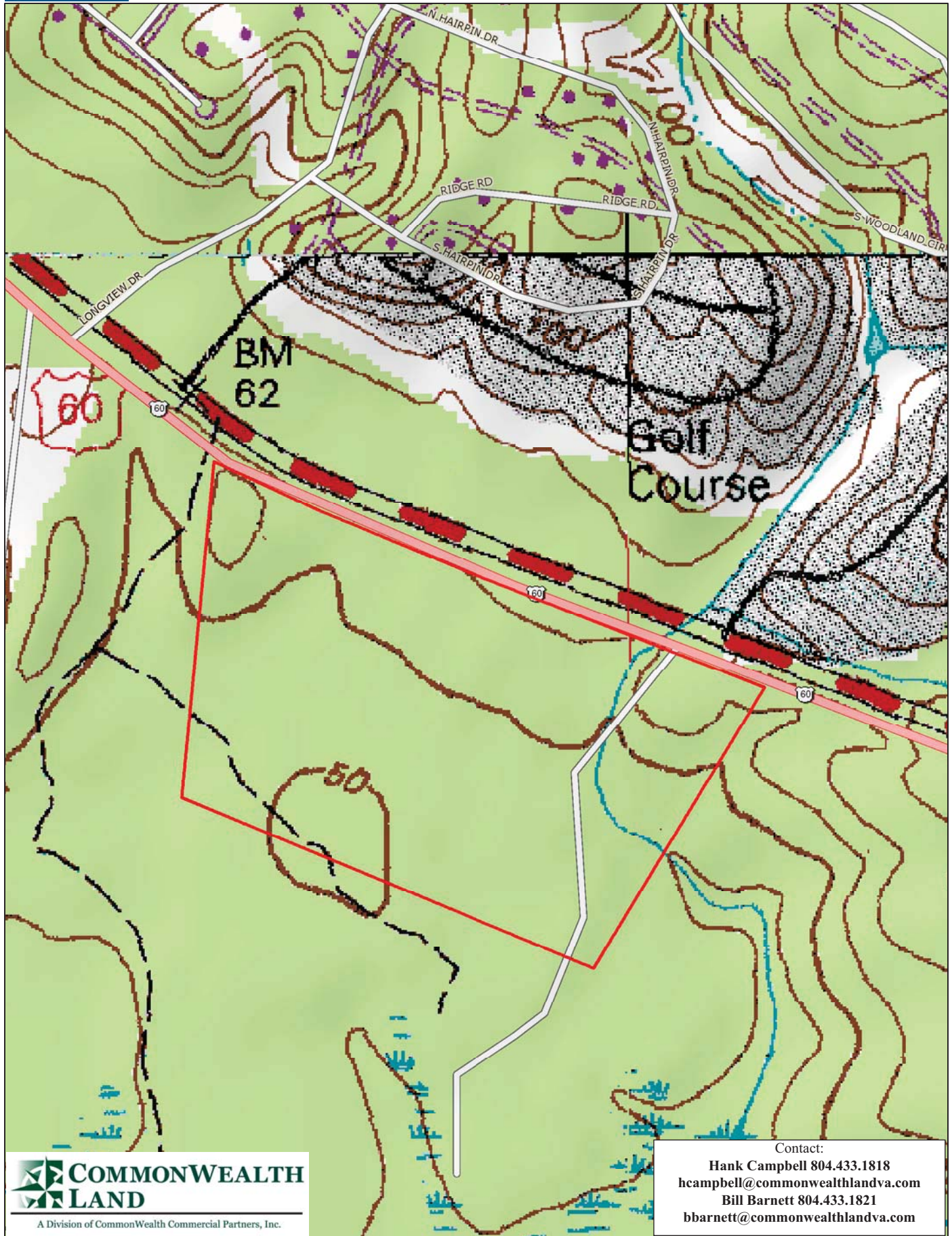
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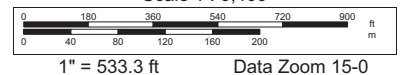




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Scale 1 : 6,400



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