



**49.42
ACRES**

**WOODLAND @
WESTERN
BRANCH**

ELIZABETH HARBOR DRIVE

Walmart
Save money. Live better.

sam's club

TAYLOR ROAD 20,000 VPD

Pizza Hut

**WOODLAND PINES
APPROVED 29 UNITS**

Target

**ARBORS @
WESTERN
BRANCH**

GROcery

LAND FOR SALE

**ELIZABETH HARBOR DRIVE
CHESAPEAKE, VA 23321**



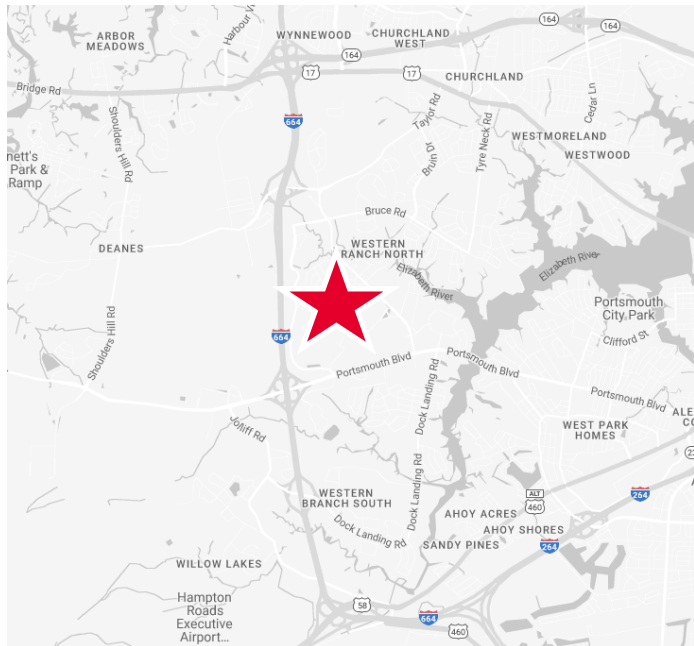
LAND FOR SALE

**ELIZABETH HARBOR DRIVE
CHESAPEAKE, VA 23321**



PROPERTY HIGHLIGHTS

- 49.42 acres available for sale
- Zoned R15S: Residential
- Parcel ID(S): 0090000000131
0090000000610
0090000000591
- Preliminary wetland assessment available - approximately 26.15 acres of upland, possibly more
- Sale price - Subject to offer



NEIGHBORHOOD DEMOGRAPHICS



POPULATION

3 Miles

64,573

5 Miles

146,005



AVERAGE
HOUSEHOLD INCOME

\$84,301

\$82,087



DAYTIME
POPULATION

58,019

137,465

LAND FOR SALE

ELIZABETH HARBOR DRIVE
CHESAPEAKE, VA 23321



RESIDENTIAL GROWTH



PREPARED FOR CHESAPEAKE SQUARE MALL

UPDATED OCTOBER 2023



2,800+ UNITS APPROVED OR PERMITTED
1,513+ UNITS DELIVERED

MAP KEY

APPROVED AND PERMITTED HOUSING

- | | |
|---|--|
| A. Joliff Landing Townhouses
181 Townhouses - 181 Co's | P. White's Landing
6 Single Family Units |
| B. Homestead @ Bowers Hill Ph1
44 Single Family Units | Q. Waggoner Landing
20 Single Family Units |
| C. Meadowlake Farms
75 Single Family Units - 62 Co's | R. Walker's Bend on the Elizabeth
23 Single Family Units - 21 Co's |
| D. Elizabeth Place
12 Single Family Units - 11 Co's | S. Homestead @ Bowers Hill Ph3
25 Single Family Units |
| E. Clairmont at Joliff
304 Apartment Units - Completed | T. Homestead @ Bowers Hill PH2
20 Single Family Units |
| F. Regal Landing
8 Single Family Units - 4 Co's | U. Sweeter Homes, LLC
4 Single Family Units |
| G. Martins Point
35 Single Family Units - 15 Co's | V. Bradshaw Harbor
21 Single Family Units |
| H. Monarch Walk Parcel B
71 Condo Units - 62 Co's | W. Townhouse at Joliff Landing
105 Townhouses - 105 Co's |
| I. Riley Estates
3 Single Family Units | X. Poplar Hill Estates
24 Single Family Units - 18 Co's |
| J. Woodlands at Western Branch
136 Condo Units - 136 Co's | Y. Bell Manor Estates
13 Single Family Units - 11 Co's |
| K. Joliff Landing at WB
424 Single Family Units - 50 Co's | Z. The Cove
71 Townhomes |
| L. King's Pointe
430 Condo Units - 430 Co's | AA. The Grove
824 Units |
| M. Reserve at Western Branch
71 Single Family Units - 70 Co's | BB. Drum Creek Farms
19 Units - 15 Co's |
| N. Smith Farm
64 Single Family Units | CC. Silverwood Forest Condos
24 Units |
| O. Tutties Landing
7 Single Family Units - 5 Co's | DD. The Retreat at Western Branch
84 Units - 13 Co's |



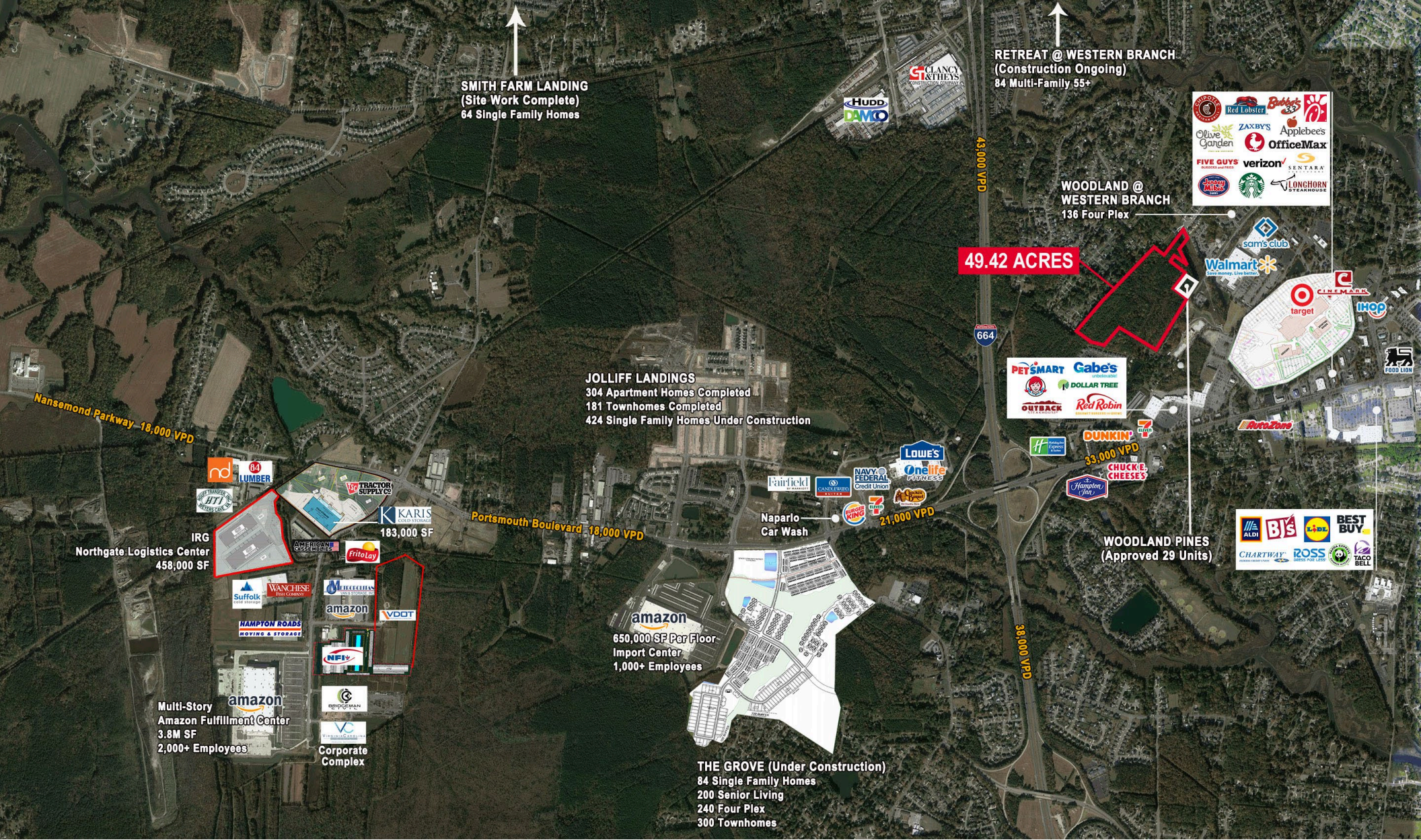
\$100,194 AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE



214,373 ESTIMATED POPULATION
WITHIN TRADE AREA



800+ UNITS IN PLANNING STAGES



SMITH FARM LANDING
(Site Work Complete)
64 Single Family Homes

RETREAT @ WESTERN BRANCH
(Construction Ongoing)
84 Multi-Family 55+

WOODLAND @ WESTERN BRANCH
136 Four Plex

49.42 ACRES

JOLLIFF LANDINGS
304 Apartment Homes Completed
181 Townhomes Completed
424 Single Family Homes Under Construction

PETSMART Gabe's
OUTBACK Red Robin

WOODLAND PINES
(Approved 29 Units)

amazon
650,000 SF Per Floor
Import Center
1,000+ Employees

THE GROVE (Under Construction)
84 Single Family Homes
200 Senior Living
240 Four Plex
300 Townhomes

IRG
Northgate Logistics Center
458,000 SF

amazon
Multi-Story
Amazon Fulfillment Center
3.8M SF
2,000+ Employees

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