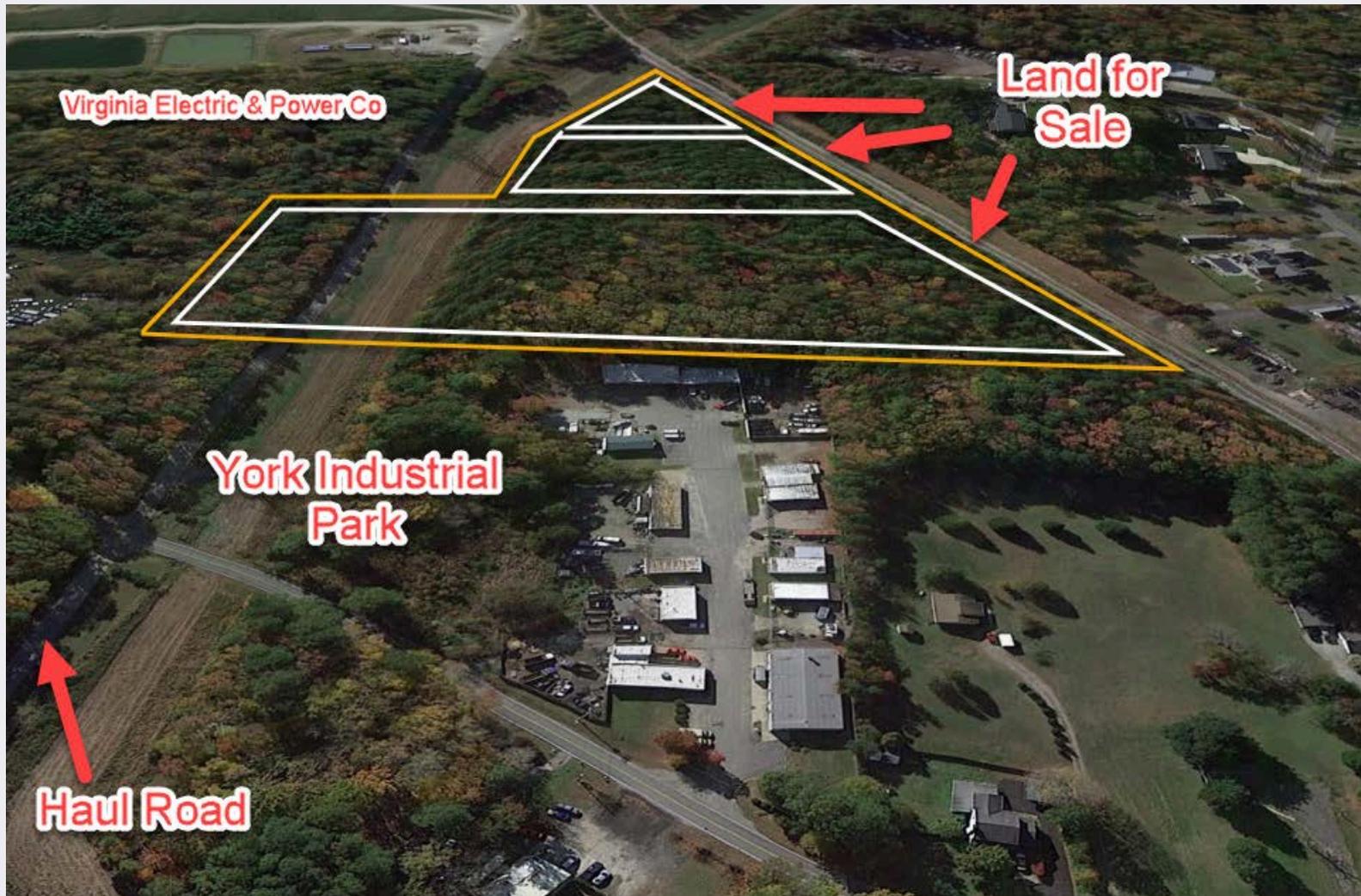


HEAVY INDUSTRIAL LAND FOR SALE

2365, 2367, & 2401 WOLF TRAP ROAD
YORK COUNTY, VIRGINIA



The information contained herein has been obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice

FOR MORE INFORMATION:

Travis Waltz

Waltz Commercial Real Estate, LLC

11832 Fishing Point Dr., Suite 400, Newport News, VA 23606

 (757) 231-5516  Travis@WaltzCRE.com

Waltz
COMMERCIAL REAL ESTATE LLC

INFORMATION

ABOUT THIS PROPERTY

An excellent opportunity to own one of the last remaining large tracts of Heavy Industrial Zoned Property located in York County, Virginia. The site is located in close proximity to heavily traveled George Washington Memorial Highway (Route 17). Wetland Delineation has been approved. 1,500 feet of Rail Spur is adjacent to the property! A variety of uses allowed, including Asphalt Manufacturing Site Contractor, Metal Recycling, and more.

SALES PRICE

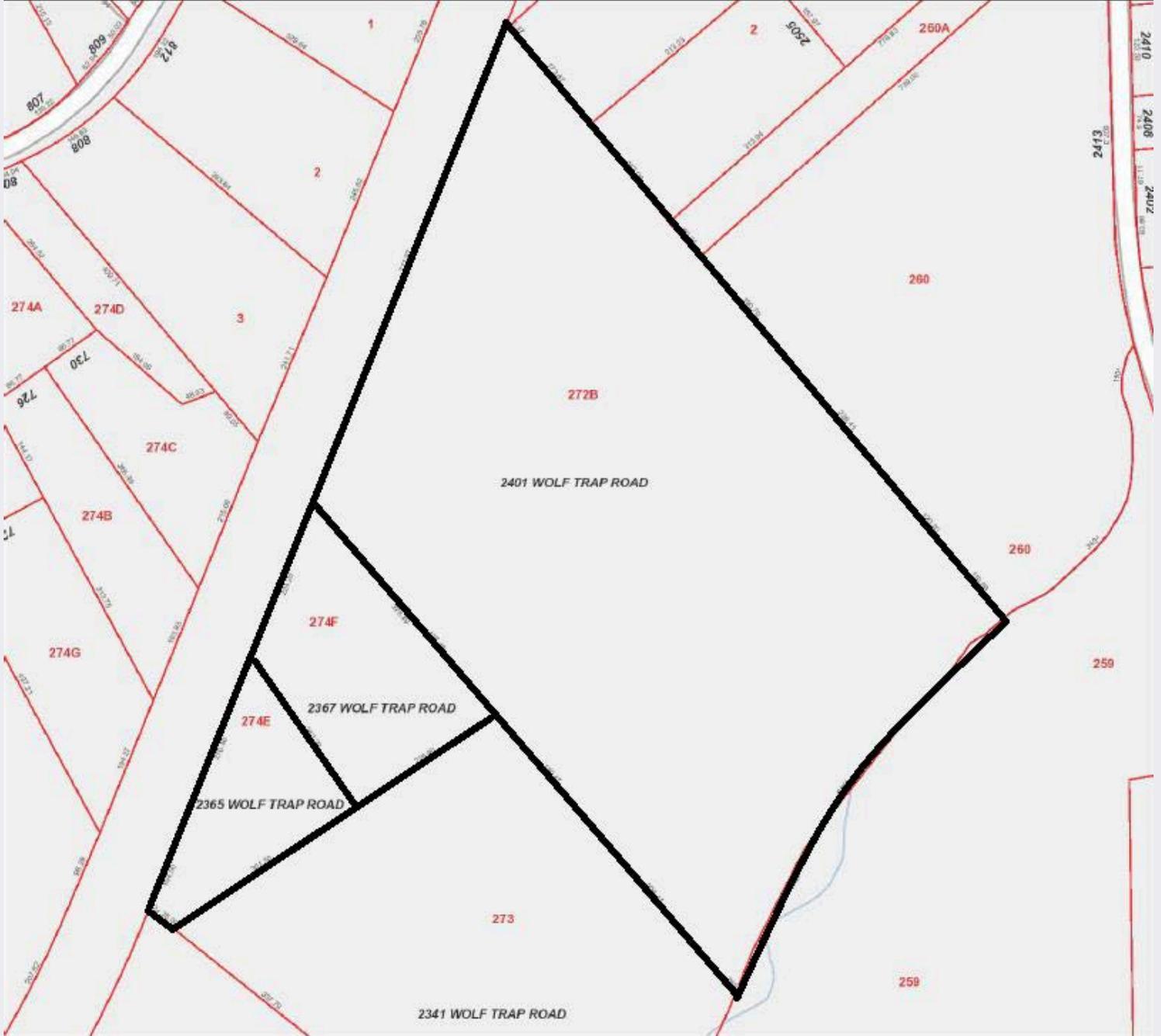
\$950,000.00

ZONING

Zoned IG for General Industrial for entire property:

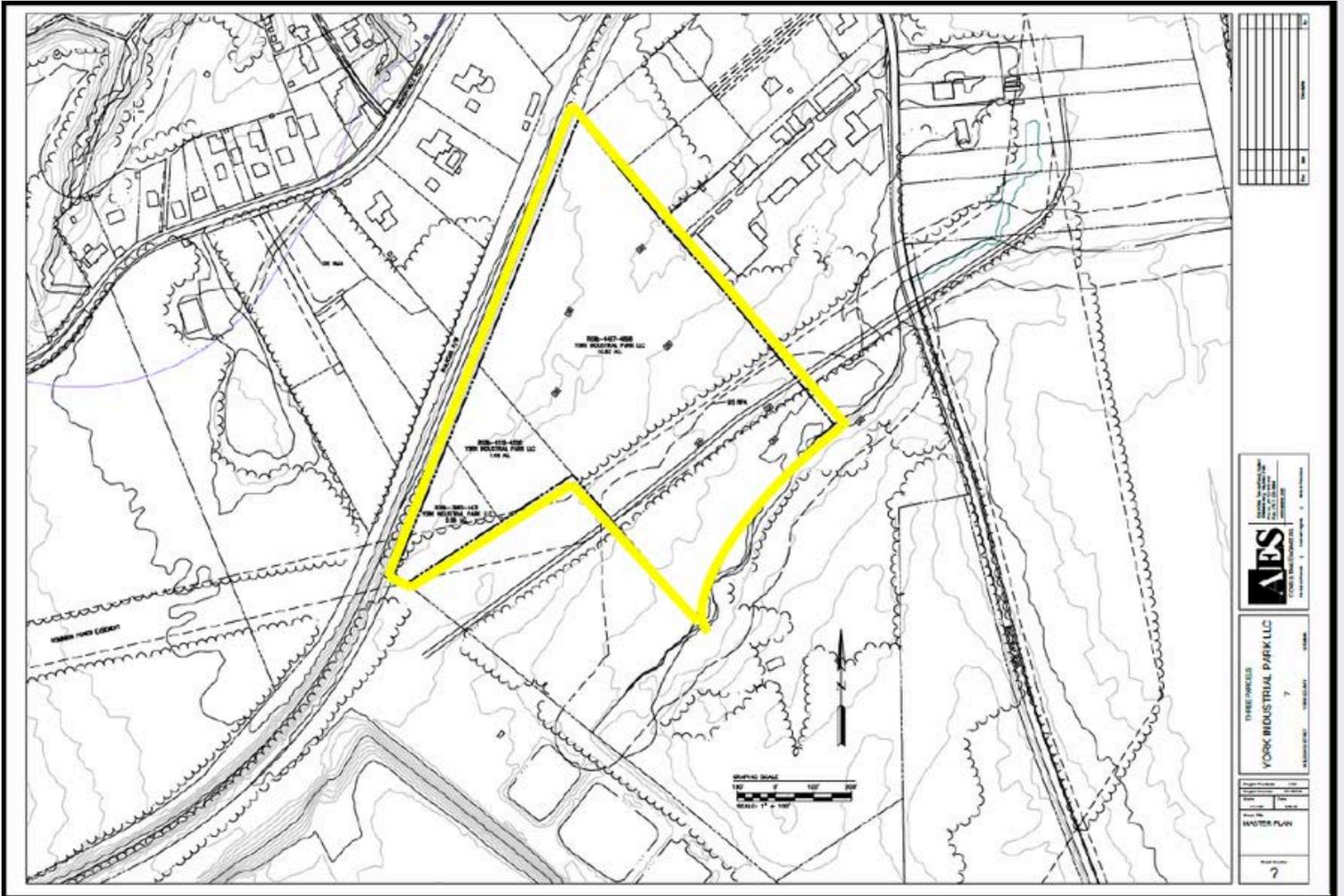
https://library.municode.com/va/york_county/codes/code_of_ordinances?nodeId=CD_ORD_CH24.IZO_ARTIIDI_DIVIINGE_S24.1-306TALAU

AERIAL



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PLAT



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WETLAND DELINEATION LETTER



Commonwealth of Virginia
VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
TIDEWATER REGIONAL OFFICE
5636 Southern Boulevard, Virginia Beach, Virginia 23462
(757) 518-2000
www.deq.virginia.gov

Travis A. Voyles
Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus
Director
(804) 698-4020

Craig R. Nicol
Regional Director

February 15, 2024

Mr. Doug Truston
York Industrial Park, LLC

SENT VIA E-MAIL: wormleycreekmarina@gmail.com
RECEIPT CONFIRMATION REQUESTED

Re: Virginia State Surface Waters Determination No. 23-002125
Wolf Trap Road Parcels, York County, Virginia

Dear Mr. Truston:

Pursuant to the Virginia Water Protection (VWP) Permit Program Regulations 9VAC25-210-45 and 9VAC25-210-10 of the Virginia Administrative Code, the Virginia Department of Environmental Quality (DEQ or department) has enclosed the above referenced Preliminary Virginia State Surface Waters Determination for the parcels located at 2365, 2367, 2401, 2413, and 2413 Z1 Wolf Trap Road.

The map entitled *Wetland Delineation Wolf Trap Road Parcels*, dated October 1, 2023, revised February 12, 2024 (copy enclosed) provides a preliminary determination of the locations of state surface waters and/or wetlands, as reviewed by DEQ, on the above listed property. The basis for this delineation includes application of the State Water Control Law, VWP Regulation, the Corps' 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain, the positive indicators of wetland hydrology, hydric soils, hydrophytic vegetation, and/or the presence of an ordinary high-water mark.

This approval includes the classification of delineated surface waters according to the Cowardin system (i.e., emergent, scrub-shrub, or forested), stream type, and/or open water type, as indicated on the map referenced herein.

This approval does NOT include the classification of delineated surface waters according to the Cowardin system (i.e., emergent, scrub-shrub, or forested), stream type, and/or open water type, as indicated on the map referenced herein.

Activities that discharge fill to, dredge, drain or otherwise cause significant alteration or degradation of state surface waters, including wetlands, on this site may require a VWP Permit. You may also be

State Surface Waters Determination No. 23-002125
February 15, 2024
Page 2 of 2

required to obtain other federal, state, and/or local authorizations from a [United States Army Corps of Engineers](#) (USACE) District Office, the [Virginia Marine Resource Commission](#) (VMRC), and/or a [local wetlands board](#). This state surface waters determination is valid for 5 years from the date of issuance in absence of a permit decision, or when a permit decision applies, the determination is valid for the life of the VWP general permit coverage or individual permit.

Please contact me at gavin.washburn@deq.virginia.gov or (804) 347-6393; or at the above address if you have any questions.

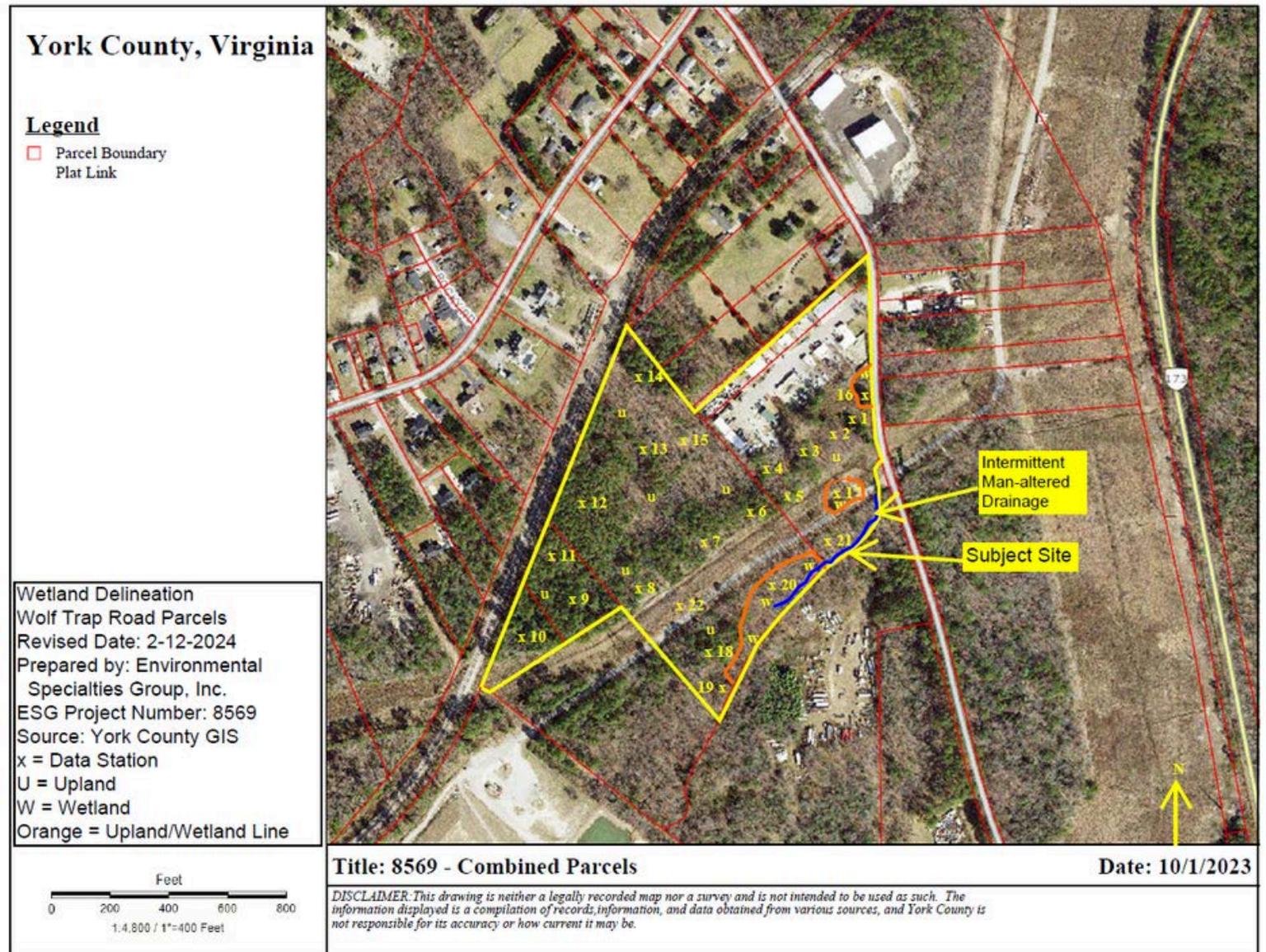
Respectfully,

Gavin Washburn
VWP Permit Writer/Inspector

Enclosures: Delineation Map

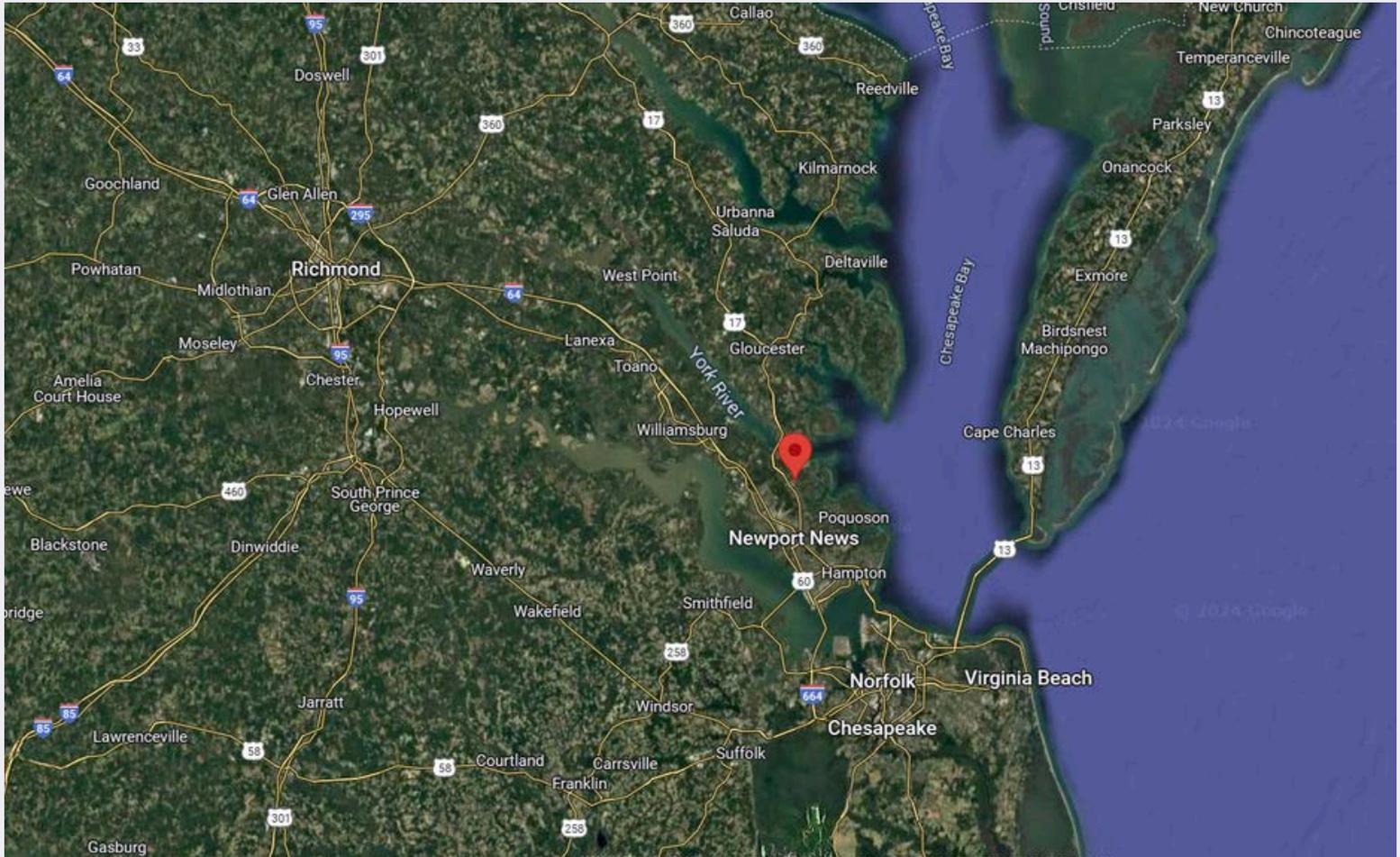
cc: Julie Steele, Environmental Specialties Group, Inc
Matt Wicks, U.S. Army Corps of Engineers

WETLAND DELINEATION MAP



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REGIONAL MAP



LAND IS APPROXIMATELY 67 MILES (1 HOUR AND 15 MINUTES) TO RICHMOND, VIRGINIA AND 46 MILES (1 HOUR) TO VIRGINIA BEACH, VIRGINIA.

LAND IS APPROXIMATELY 33 MILES (45 MINUTES) TO PORT OF VIRGINIA .

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AGENCY DISCLOSURE

AGENCY DISCLOSURE

IN A REAL ESTATE TRANSACTION, WHEN THE AGENT REPRESENTS THE:

SELLER/LANDLORD:

THEN AN AGENT UNDER A LISTING AGREEMENT WITH A SELLER ACTS AS THE AGENT FOR THE SELLER. THE LISTING COMPANY AND ALL OF ITS BROKER/AGENTS, AND THE SELLING COMPANY AND ALL OF ITS AGENTS AS SUBAGENTS OF THE SELLER, WOULD OWE THEIR FIDUCIARY DUTIES TO THE SELLER. THE BROKER AND BROKER'S AGENTS MAY STILL PROVIDE BUYER/TENANTS, AS CUSTOMERS, WITH INFORMATION ABOUT PROPERTIES AND AVAILABLE FINANCING, MAY SHOW THEM PROPERTIES, AND MAY ASSIST THEM IN PREPARING AN OFFER TO PURCHASE, OPTION OR LEASE A PARTICULAR PROPERTY.

BUYER/TENANT:

THEN AN AGENT UNDER A CONTRACT WITH A BUYER ACTS AS THE AGENT FOR THAT BUYER ONLY, AS A "BUYER/BROKER/AGENT," AND THE AGENT IS NOT THE SELLER'S AGENT, EVEN IF THE PURCHASE CONTRACT PROVIDES THAT THE SELLER OR THE LISTING BROKER WILL PAY THE AGENT FOR THE SERVICES RENDERED TO THE BUYER/TENANT. AN AGENT ACTING AS THE BUYER'S/TENANT'S AGENT MUST DISCLAIM SUB AGENCY IF OFFERED AND MUST DISCLOSE THE BUYER/TENANT BROKER/AGENT RELATIONSHIP WHEN DEALING WITH THE SELLER'S/LANDLORD'S AGENT OR THE SELLER/LANDLORD. THE BUYER/TENANT BROKER/AGENT OWES ITS FIDUCIARY DUTIES TO THE BUYER/TENANT.

BUYER AND SELLER (ACTING AS A DUAL AGENT):

THEN AN AGENT, EITHER ACTING DIRECTLY OR THROUGH ONE OR MORE OF THE BROKERAGE FIRM'S OTHER AGENTS, MAY BE THE AGENT OF BOTH THE BUYER AND THE SELLER, BUT ONLY IF THE SCOPE OF THE AGENCY IS LIMITED BY A WRITTEN AGREEMENT AND ONLY WITH THE EXPRESS KNOWLEDGE AND WRITTEN CONSENT OF BOTH THE BUYER AND THE SELLER. AN AGENT REPRESENTING BOTH THE BUYER AND THE SELLER MUST DISCLOSE ALL INFORMATION REGARDING THE AGENCY RELATIONSHIP, INCLUDING THE LIMITATION ON THE AGENT'S ABILITY TO REPRESENT EITHER PARTY FOLLY AND EXCLUSIVELY. THE AGENT MUST NOT DISCLOSE TO EITHER PARTY, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE, ANY INFORMATION OBTAINED WITHIN THE CONFIDENTIALITY AND TRUST OF THE FIDUCIARY RELATIONSHIP. AS AN EXAMPLE, THE AGENT MUST NOT TELL THE BUYER THAT THE SELLER WILL ACCEPT A PRICE LOWER THAN THE LISTING PRICE, NOR TELL THE SELLER THAT THE BUYER WILL PAY A PRICE OFFERED, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE.

WALTZ COMMERCIAL REAL ESTATE, LLC IS THE LISTING BROKER, BUYER BROKER, DUAL AGENT FOR THE PROPERTY SUBMITTED IN THIS INFORMATION PACKAGE.

ACKNOWLEDGED BY:

WALTZ COMMERCIAL REAL ESTATE, LLC