



## COMMERCIAL DEVELOPER

# Digest



May 2024

## Kings Creek Commerce Center now Tier 4 *in state's Business Ready Site Program*

York County's Economic & Tourism Development Department is pleased to announce that Kings Creek Commerce Center, located at 1801 Penniman Road, has been upgraded from a Tier 2 site to a Tier 4 site under the **Virginia Business Ready Sites Program** (VBRSP).

VBRSP is a discretionary program administered by the Virginia Economic Development Partnership (VEDP) to identify, characterize, and enhance more shovel-ready sites in Virginia, and to promote those sites to prospects looking to locate in the Commonwealth.

This new designation means the site is positioned to support development, such that building construction can take place in 12-18 months or less, with all infrastructure improvements in place, and all permit issues identified and quantified.

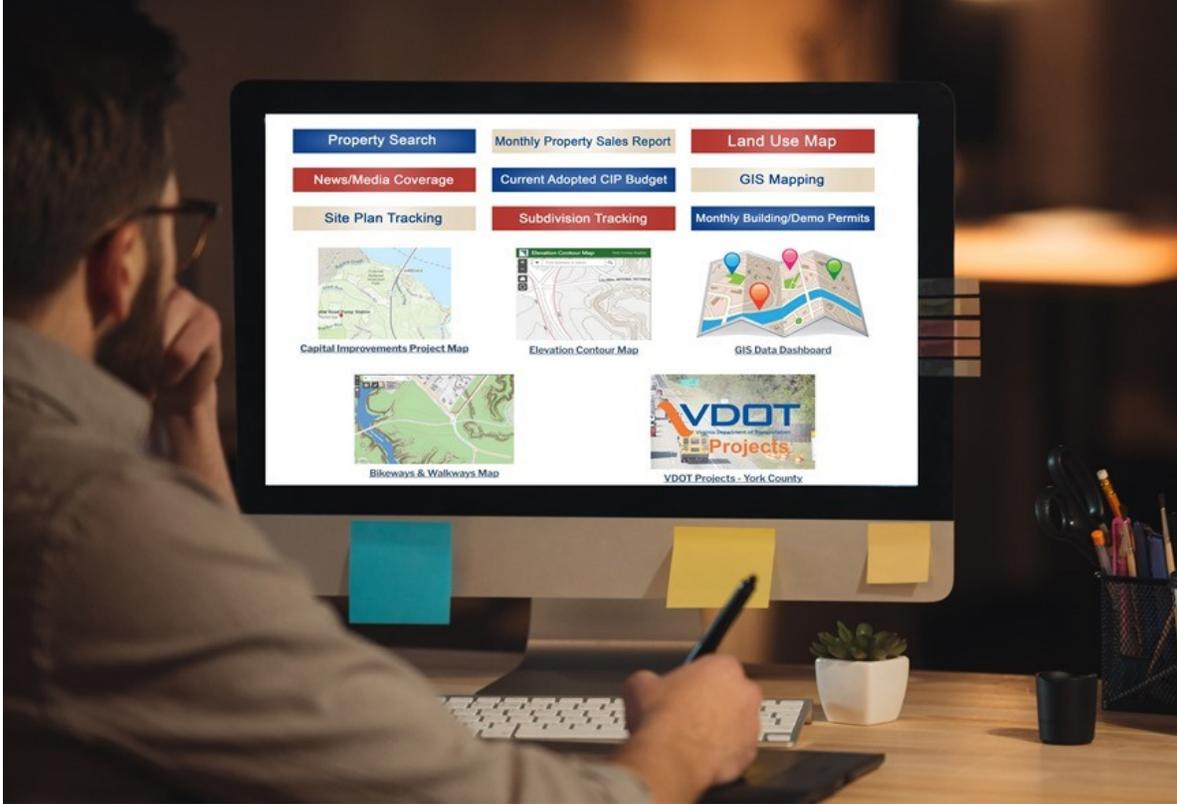
What does this mean to you? It means that there are available and nearly shovel-ready sites in upper York County for your clients looking to build industrial space in Hampton Roads. The property is adjacent to Interstate 64 and has all utilities and infrastructure on site. **Parcels** range in size up to 43 acres and can be subdivided.

[PROPERTY FLYER](#)

[PRESS RELEASE](#)

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Community Development Dashboard  
keeps you in the know



Several new developments are also coming soon to the County and new plans are submitted each month. Want to be in the know? Check out the York County Development Dashboard, where you can learn about recent site plan submissions, subdivision applications, building permits, real estate sales and assessments, and much more. This information can be used to bolster the value proposition on properties you are marketing nearby or as support for your prospect's location decision.

[EXPLORE THE DEVELOPMENT DASHBOARD](#)

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## IN CASE YOU MISSED IT York honors two distinguished businesses

At York County's annual Distinguished Business Affair, which took place March 14 in the Freight Shed at Riverwalk Landing, two local companies accepted awards for their impact on the community.

The Economic Development Authority and the Department of Economic and Tourism Development honored **Chilled Ponds Ice Sports Complex at Yorktown** with the 2024 Distinguished Business Award. This award is given each year to celebrate and honor a growing business that recently made a significant commercial investment in York County.

Also during this event, the York County Chamber of Commerce recognized its Small Business of the Year—**GeddingFit: Home of Proelium CrossFit**. The business was

selected for its local community support and commitment.



**Chilled Ponds at Yorktown**  
*401 Village Avenue in Kiln Creek*



**GeddingFit**  
*312 Lightfoot Road in Williamsburg*

PRESS RELEASE

## *How we can help you?*

### **Got a client looking for commercial property in York County?**

Reach out to us—we can help you close the deal! We provide many free services to help businesses locate or expand here, including **incentives** and permitting assistance from an experienced ombudsman. We can also connect you with appropriate state-level partners for additional assistance programs and resources.

### **Help us help you!**

Add [econdev@yorkcounty.gov](mailto:econdev@yorkcounty.gov) to your e-news and property update email lists, so we are made aware of your listings and can promote them for you for free. We feature available commercial properties on our **Facebook page**, monthly business e-news, **website** and within our own **interactive property database**. Don't miss out on these valuable, complimentary opportunities.

MYTHBUSTERS  
**Getting on the road to help**

**MYTH:** York County owns, controls, and maintains the roadways in the County.

**FACT:** In Virginia, while CITIES own and maintain their own roads, COUNTIES do not! York County's roads are controlled by the Virginia Department of Transportation (VDOT). When site plans are submitted for new commercial developments, they go to VDOT for transportation approvals. Got a pothole? Yep, that's VDOT's responsibility, too.



Check out **VDOT's website** for details on upcoming roadway improvement projects in York County and throughout Hampton Roads, including the Victory Boulevard expansion, Route 17 widening and I-64 widening. You can also easily obtain **traffic counts** for most major roads in the region to help your clients make more-informed decisions about their next commercial location. Have a client looking to work with VDOT? Send them **here** for current business opportunities.

## VDOT HAMPTON ROADS

### FEATURED PROPERTY

## Retail/office space for lease upper York County 500 Marquis Parkway

### Property Details:

A unique regional/super-regional opportunity to lease up to 100,000 SF of prime retail/office space in upper York County. Located in the well-established Marquis Center adjacent to I-64, this space offers endless layout options and plentiful parking.

- Zoning: Economic Opportunity (EO)
- Great regional/super regional site
- Numerous interstate retail or office uses
- Located at the I-64 (81,000 VPD) & Route 199 interchange
- Big box, junior box, shop space and outparcel space available
- 2,500 to 100,000 square feet available

### Prime Location:

Perfectly situated at I-64 exit 242B, a major thoroughfare connecting upper York County and Williamsburg. Existing tenants include Target, Best Buy, Kohl's, and Dick's Sporting Goods. Nearby destinations include Water Country/Busch Gardens (2.78 million visitors-2015), Busch Industrial Park and King's Creek timeshare community.



[CONTACT BROKER](#)

[PROPERTY FLYER](#)

### What makes this opportunity so special?

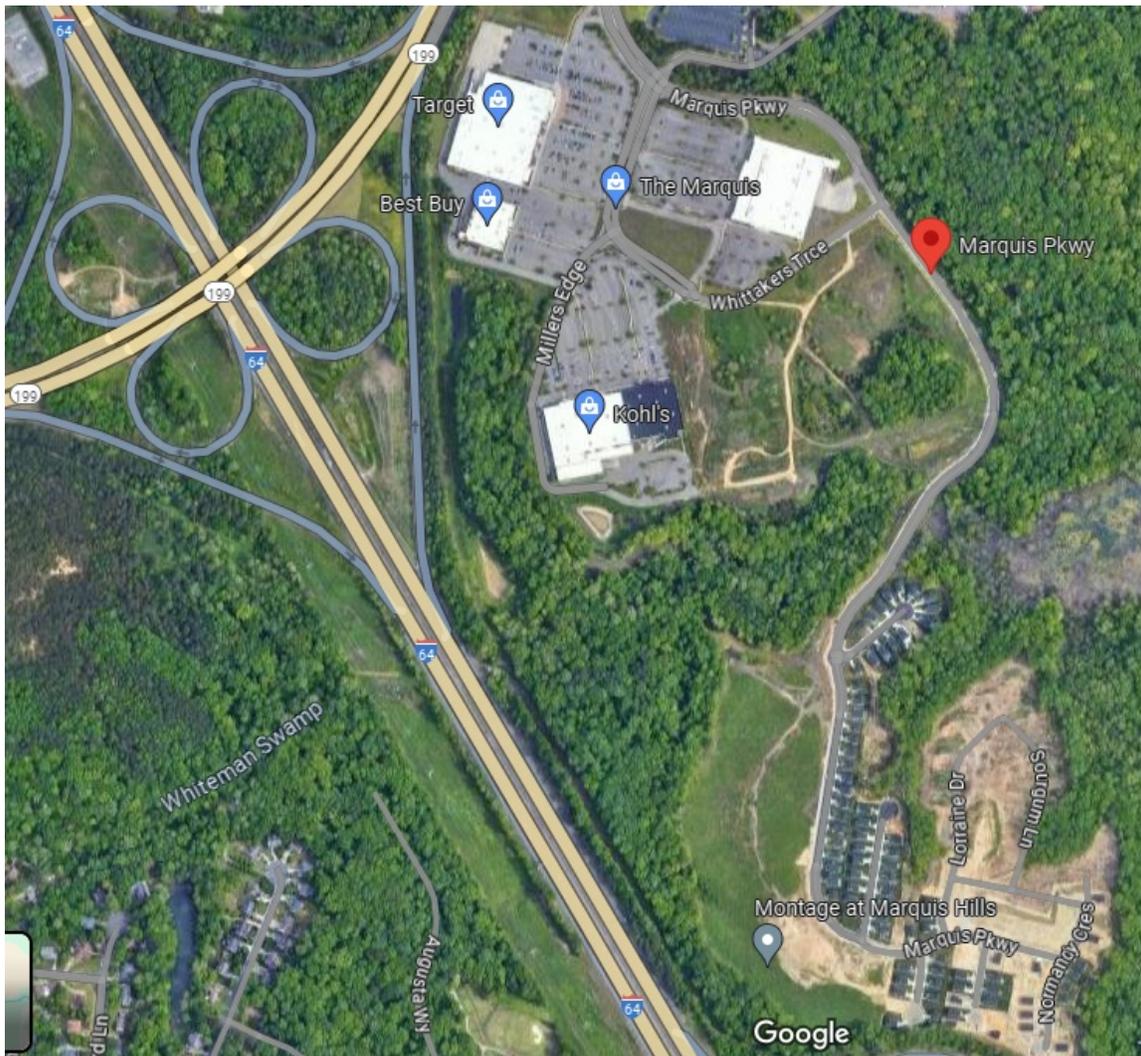
If you've not driven by Water Country USA or visited the Marquis shopping center lately, you might not even recognize it anymore! Not only is an entire neighborhood of single family homes under construction, but so is a brand new luxury apartment community called Montage at Marquis Hills. What better selling point for your retail clients than ready-made, onsite customers!

**Montage at Marquis Hills** is the latest—and greatest—destination for luxury living in Williamsburg. With features ranging from premium hardwood-style flooring to a private patio or balcony, the spacious one-, two- and three-bedroom apartments spare no detail when it comes to comfort, convenience and style. It also offers top-notch amenities at every turn.

### COMMUNITY AMENITIES

- Fitness Center
- Yoga Room
- Resort-Style Swimming Pool
- Luxury Clubhouse
- Bulk Wi-Fi
- Work-From-Home Office Pods
- Secure Package Room
- Fire Pit
- Outdoor Grilling Stations
- Playground

- Outdoor Activity & Fitness Area
- EV Charging Stations
- Garage & Storage Units



MARK YOUR CALENDAR

## An evening of networking, food & fun!

If your business is licensed in York County, James City County or the City of

Williamsburg, you're invited to one of the region's premiere networking events. Help us celebrate the region's established businesses at this year's joint Business Appreciation Event, hosted by James City County.

The Economic Development Authorities of James City County, York County, and the City of Williamsburg invite you and a guest to our

# 2024 Business Appreciation Event

Join us for an evening of business networking, food and fun!

**THURSDAY, MAY 30 • 4-6 P.M.**  
**Billsburg Brewery**  
2054 Jamestown Rd.  
Williamsburg, VA 23185

Scan the QR code to RSVP by May 17 or visit [bit.ly/2024yorkbaevent](https://bit.ly/2024yorkbaevent).

RSV  
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FEATURED PARTNER



York County is an active member community of the Hampton Roads Alliance (HRA). What does this mean for you and your clients? Better support for prospects looking to locate here!

From location assistance to custom demographic reports and workforce development to state connections, support and resources, HRA staff has the knowledge and experience to help you close the deal.

[HRA WEBSITE](#)

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## Keep in touch with us

- **Add us to your e-news and property update email lists** so we know your listings and can promote them for you for free via our e-news, social media, website, and even directly to prospects we meet with!
- **Reach out to us when you have a client looking, leasing, buying, or developing commercial property in York County.** Our experienced staff and online Development Guide can help your clients navigate the County's permitting processes and discuss any applicable incentives or assistance programs available.
- **Forward this e-news to your colleagues and friends in the local development community**, so they can also keep up to date with York County happenings and developments. They can subscribe here.



Thanks to our partner organizations:



HAMPTONROADS  
**WORKFORCECOUNCIL**  
ONE REGION. ONE WORKFORCE. ONE ECONOMY.

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