

FOR SALE

DEVELOPMENT OPPORTUNITY

**4633 & 4703 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VA**



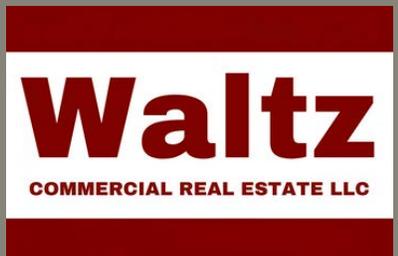
**1.64 ACRES
AVAILABLE!**

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
Campana Waltz Commercial Real Estate, LLC - EAST
11832 Fishing Point Dr., Suite 400, Newport News, VA 23606

☎ (757) 231-5516 ✉ Travis@WaltzCRE.com



GENERAL INFORMATION

ABOUT THIS PROPERTY

- 1.64 Acres (.69 acres on 4633 and .95 acres on 4703) of land for sale located on “the morning side” of busy George Washington Memorial Highway in popular York County. 4703 George Washington Memorial Highway has a 1,340 SF structure on the parcel.
- Approximately 250 feet of road frontage on Route 17.
- Property is surrounded by well established neighborhoods.
- Interstate 64 is a 10-minute drive from the property. The property is an hour drive to Richmond as well as an hour drive Virginia Beach.
- 45,000 Vehicles Per Day

SALES PRICE:

- **\$995,000.00**

ZONING:

- Zoned General Business

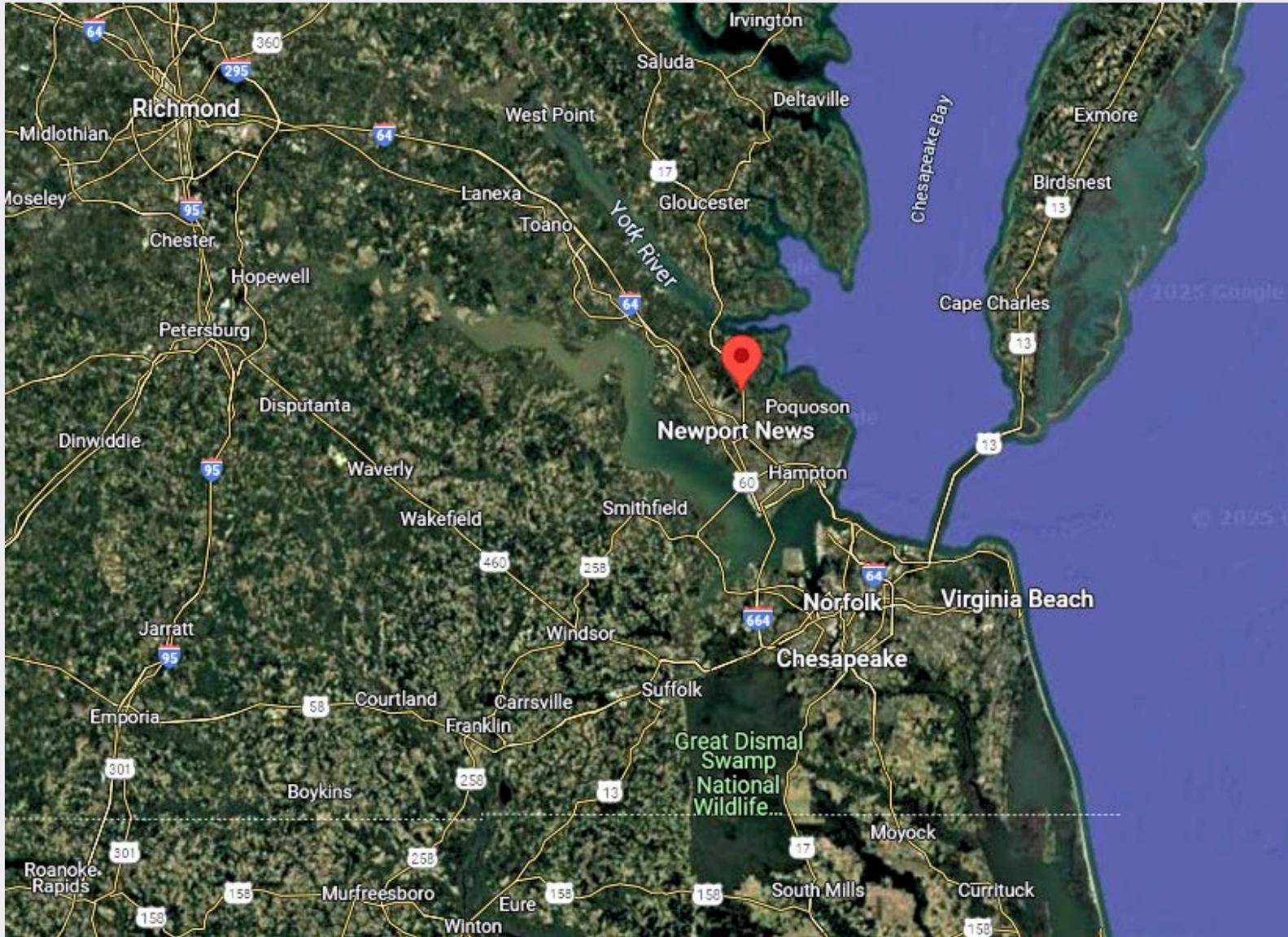
<https://www.yorkcounty.gov/DocumentCenter/View/82/Zoning-Categories-Summary-Table?bidId=>

LOCAL MAP



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REGIONAL MAP



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YORK COUNTY PARCEL MAP



(Property highlighted in blue)

AGENCY DISCLOSURE

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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 IS THE X LISTING BROKER, BUYER BROKER, DUAL AGENT FOR THE PROPERTY SUBMITTED IN THIS INFORMATION PACKAGE.

ACKNOWLEDGED BY:

WALTZ COMMERCIAL REAL ESTATE, LLC