

Available for Commercial Development



The City of Williamsburg seeks exciting proposal for the acquisition and development of prime, ready to build 0.69 acre site at 906 Richmond Road in the heart of Williamsburg.

**906 Richmond Road
Williamsburg, Virginia
0.69 Acres**

**Zoned LB-2 (Limited Business Neighborhood District)
No offsite work required for utilities or traffic.
Brokers Protected**

**For additional information, contact:
Michele Mixner DeWitt
757-220-6120
mdewitt@williamsburgva.gov**

Note: Although the information contained herein was provided by sources believed reliable, the City of Williamsburg Economic Development Office makes no representation or warranty, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

Invitation for Acquisition and Development Proposals
906 Richmond Road
Williamsburg, Virginia

The City of Williamsburg seeks exciting proposal for the acquisition and development of prime, ready to build 0.69 acre site at 906 Richmond Road in the heart of Williamsburg, Virginia. Interested individuals and organizations are encouraged to carefully review the enclosed pages and supplemental information. Questions and proposals should be directed to the City's Economic Development Director Michele Mixner DeWitt at (757)220-6120, (757)293-8812 (mobile), or via email at mdewitt@williamsburgva.gov.

A complete description of the qualifications, capabilities and experience of the proposed purchaser/developer in development of commercial projects of the scope envisioned for this property should accompany proposals. As this property sits on a major corridor into the City's downtown and historic area, the demonstrated abilities to engage similar development opportunities will play an important role in selection of the successful purchaser/developer.

The City seeks a commercial development with a building or grouping of buildings that front the Richmond Road and Matoaka Court corner of the property. Parking is envisioned on the rear and southeast sides of the property. Commercial uses anticipated on the property include retail, restaurant, and/or office space. Quality construction materials, including brick, wood, and/or cementitious siding are envisioned, with a building mass appropriate to the urban scale of the corridor.

Acquisition proposals should outline the proposed uses of the development, a preliminary site plan, a preliminary rendering of the building(s), a development timeline, and a purchase proposal. The City of Williamsburg has invested approximately \$1.1 million in the acquisition and site preparation of the property. Brokers will be protected.

City of Williamsburg staff are available to discuss the details of this package and of the property. Please coordinate appointments with city staff through Economic Development Director Michele Mixner DeWitt at (757)220-6120 or mdewitt@williamsburgva.gov.

Details to guide development proposals follow.

Site Map

Attachment A shows a tax parcel outline of the property with public utility information. This is not an official survey of the boundaries of the property.

Tax Parcel Data

Attachment B shows the detailed tax parcel information from the City's Real Estate Assessment Office.

Utilities

All utilities are on the site:

- City Water
- Gravity Sanitary Sewer
- Storm Sewer
- Electrical Power
- Cable Television
- Telephone
- Highspeed Internet

No offsite utility work required.

VDOT 2006 Traffic Counts on Richmond Road

Annual Average Daily Traffic (all days of the week) = 12,000

Average Annual Weekday Traffic (Monday – Thursday) = 13,000

Attachment C shows details of the traffic counts.

Existing center turn lane provides left turn access to the site.

No offsite roadwork required.

No traffic impact study required.

Tourism Statistics

- Williamsburg has one of the highest retail sales per capita at \$36,760.
- According to the Virginia Tourism Corporation's 2003 surveys, 8.8 million people visit Williamsburg every year.
- 2006 Tourist Expenditures in the City of Williamsburg totaled \$462,680,000.
- For the Greater Williamsburg Historic Triangle Region (City of Williamsburg, James City County, and York County), 2006 Tourist Expenditures totaled \$945,150,000.

Demographic Information

Initial demographic, income, and consumer behavior details at one mile, five miles, and five minute radii are provided in Attachment D. (Note: Demographic information does not include the 8.8 million tourists who visit Williamsburg annually nor the \$462 million of tourist expenditures in the City.)

Neighboring Businesses

The property is located in a limited business corridor and is neighbored by a 102 room Days Inn Motel to the southeast, a 12,591 s.f, three-story office building (Wachovia Building) to the northwest, and office buildings of approximately 4,000 s.f. across the street to the northeast.

The 251,000 s.f. Williamsburg Shopping Center is located 0.1 miles to the northwest, and the central campus of the 7,500 student College of William and Mary is located 0.5 miles to the southeast.

Attachment E shows business details at 1 mile, 5 mile, and 5 minute radii.

William and Mary Students

The College of William and Mary is home to 7,500 students, 75 percent of which live "on campus," within walking distance of this property. The new Student Chamber of Commerce formed last year to encourage the location of retail,

dining, and recreation businesses near the College. The Student Chamber (www.wmscc.org) is available to discuss potential uses. Additionally, the results of surveys about student spending potential and the types of businesses desired by students are located in Attachment F.

Zoning and Architecture

The property is zoned LB-2 (Limited Business Neighborhood), and the allowed uses are outlined in Attachment G. Attachment H details parking requirements, and Attachment I details architectural guidelines.

Attachment A
Site Map with Water and Sewer Utility Lines

Attachment B
Williamsburg Real Estate Assessment Data

Attachment C
VDOT 2006 Traffic Counts

Attachment D
Demographic and Income Details at
5 mile, 1 mile, and 5 minute radii

Contact Michele Mixner DeWitt at (757)220-6120 for more information.

Attachment E
Business Details at 5 mile, 1 mile, and 5 minute radii

Attachment F
College of William and Mary Student Spending
and Expenditure Preferences Data

Attachment G
Williamsburg Zoning Ordinance
LB-2 (Limited Business Neighborhood) Zoning District
Regulations

**Attachment H
Williamsburg Zoning Ordinance
Parking Regulations**

Contact Michele Mixner DeWitt at (757)220-6120 for more information.

Attachment I
Architectural Design Review Guidelines
Corridor Protection District