


# For Sale

Rountree Site, Suffolk, VA

±561.782 ACRES AVAILABLE  
Old Myrtle Rd & Pruden Blvd

 **JLL** SEE A BRIGHTER WAY

# The Property



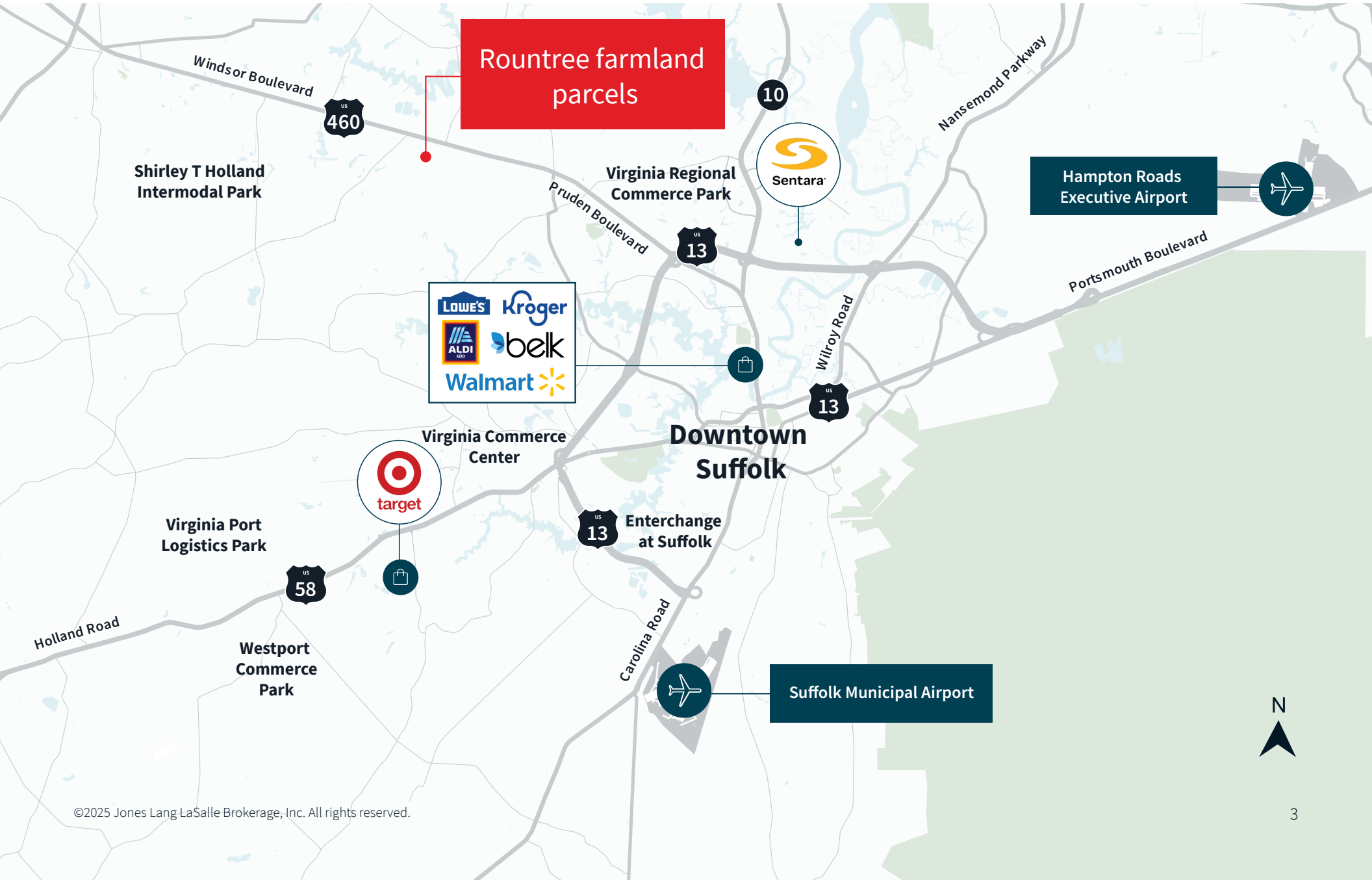
JLL is pleased to offer a 561.782 acre +/- site, In Suffolk, VA. The site is located 5.3 miles northwest of the US-460 / Suffolk Bypass interchange and 5.5 miles southeast of the center of Windsor in Isle of Wight County. US-460 connects Suffolk’s growing logistics parks to Interstate 95, the East Coast’s main highway. Northbound access is 47 miles away at Interstate 295 and 50 miles away at Interstate 95 in Petersburg. Southbound drivers would use US-258 and US-58 for a 58-mile drive to Interstate 95 in Emporia and a 93-mile trip to Interstate 85.

This site is currently identified in the 2045 Comprehensive Plan as a designated growth area for Industrial Development encompassing a variety of uses including logistics, manufacturing, warehousing distribution, and research development.

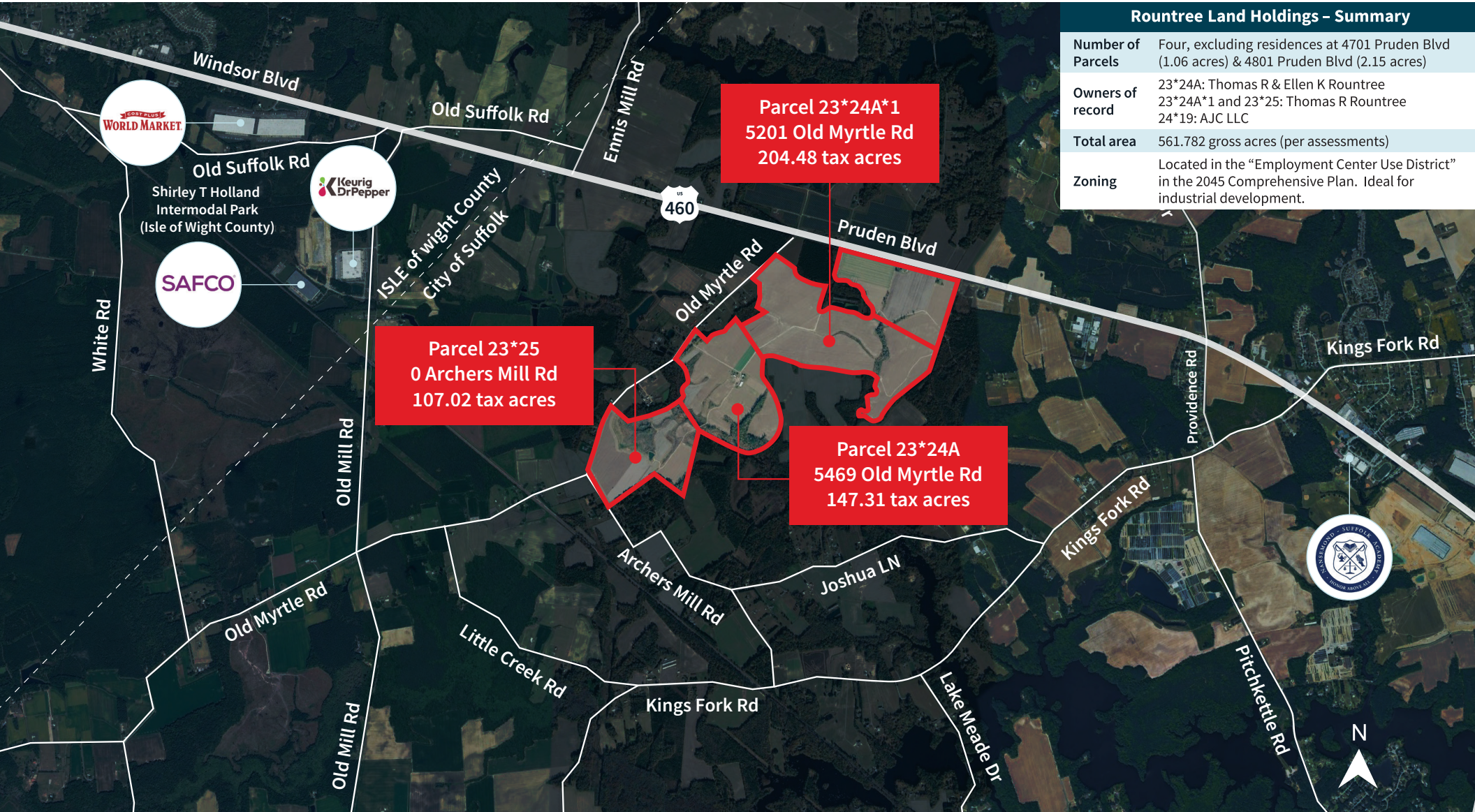
## Site Overview

<b>Address</b>	Located at the intersections of Routes 460 and 58
<b>Property id / Tax map #</b>	Parcel 23*24 A*1 – 204.482 acres Parcel 23*24A - 107.02 acres Parcel 23*25 – 147.31 acres Parcel 24*19 – 102.97 acres
<b>Site size</b>	561.782 acres
<b>Suitable for construction</b>	Site will rezone for commercial
<b>Largest contiguous</b>	204.482 acres
<b>Subdividable</b>	Yes
<b>Zoning</b>	Currently A (agriculture), in the 2045 Comprehensive Plan as a designated growth area for industrial development.

# Location



# Conceptual site plan



Rountree Land Holdings - Summary	
Number of Parcels	Four, excluding residences at 4701 Pruden Blvd (1.06 acres) & 4801 Pruden Blvd (2.15 acres)
Owners of record	23*24A: Thomas R & Ellen K Rountree 23*24A*1 and 23*25: Thomas R Rountree 24*19: AJC LLC
Total area	561.782 gross acres (per assessments)
Zoning	Located in the "Employment Center Use District" in the 2045 Comprehensive Plan. Ideal for industrial development.

# Superior location



Ports

See map below

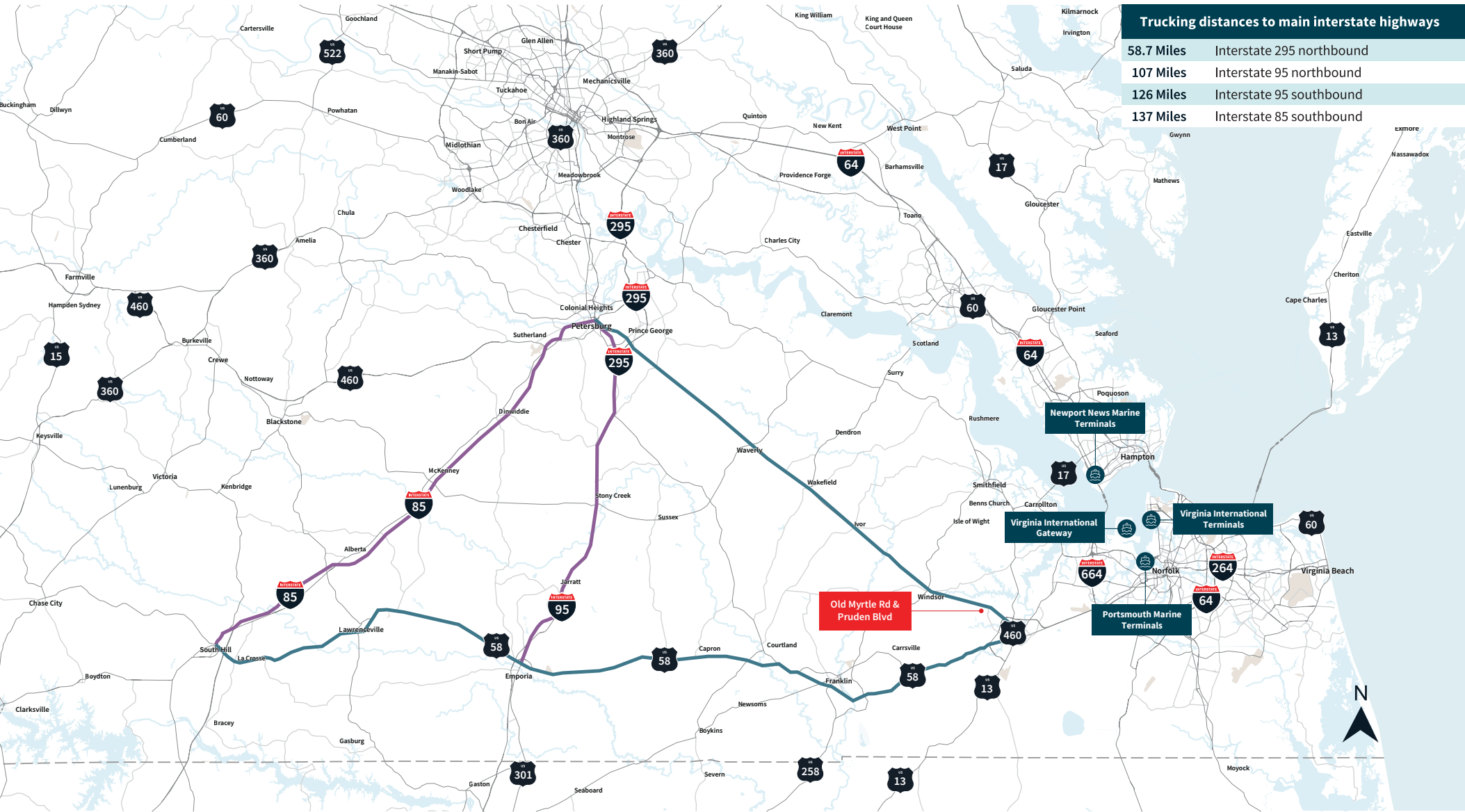


# Superior location



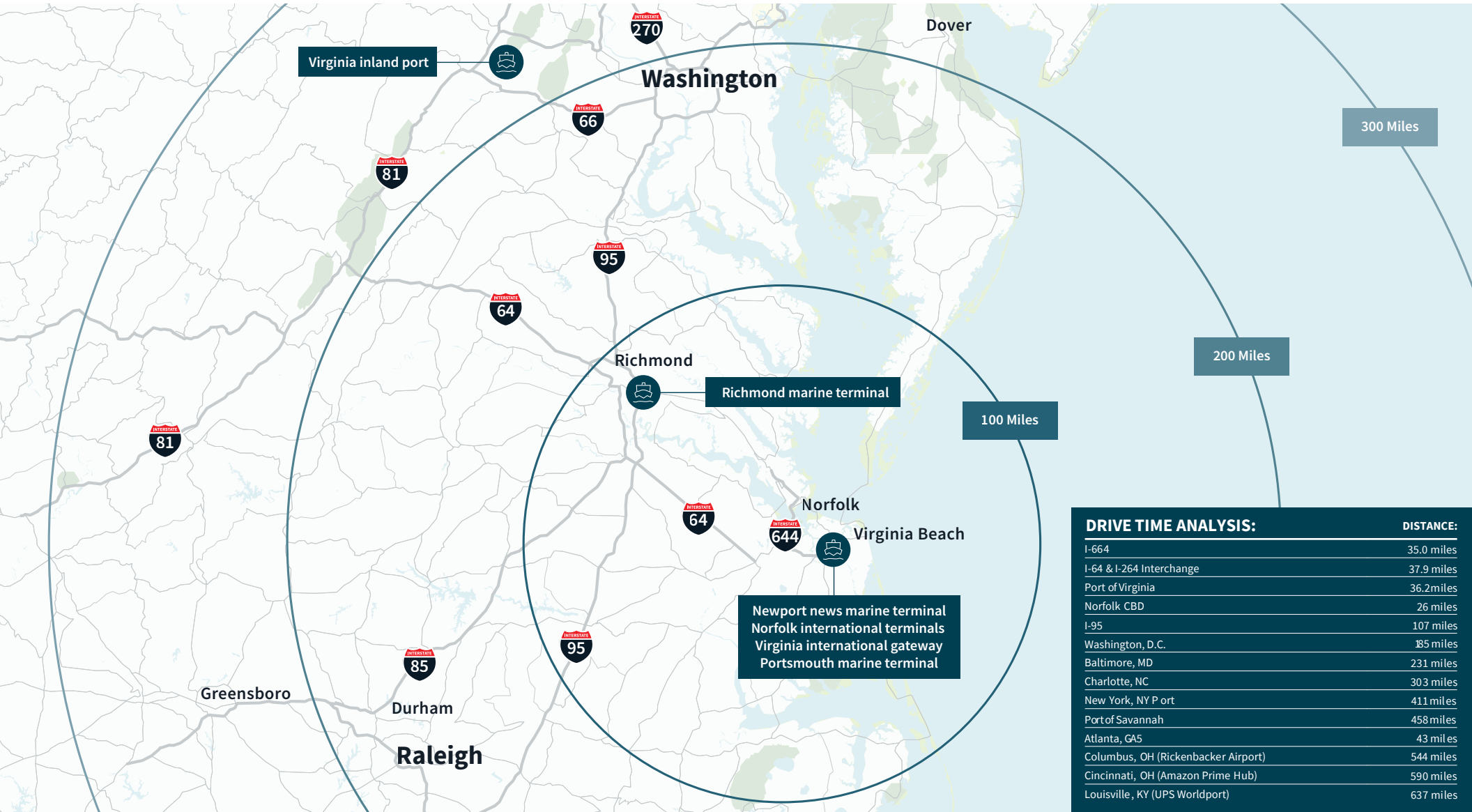
## Interstate

Highway and Port of Virginia terminals from site outlined in miles



# Top Tier logistics location

Strategically located within one-day truck trip to more than 100 million consumers



DRIVE TIME ANALYSIS:	DISTANCE:
I-664	35.0 miles
I-64 & I-264 Interchange	37.9 miles
Port of Virginia	36.2 miles
Norfolk CBD	26 miles
I-95	107 miles
Washington, D.C.	185 miles
Baltimore, MD	231 miles
Charlotte, NC	303 miles
New York, NY P ort	411 miles
Port of Savannah	458 miles
Atlanta, GA5	43 miles
Columbus, OH (Rickenbacker Airport)	544 miles
Cincinnati, OH (Amazon Prime Hub)	590 miles
Louisville, KY (UPS Worldport)	637 miles

## On-site utilities



### Electric Power

Dominion Virginia Power



**Water/Sewer** Hampton Roads  
Sanitation Department (HRSD)



### Natural Gas

Virginia Natural Gas



### Telecommunications

Cox Communications and Verizon



The unparalleled connectivity to both a world class maritime Port and the main north-south artery on the East Coast, paired with a superior location with existing infrastructure, positions this as a premier development option.

**JLL**

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