



# For Sale

## Suburban Use District of the Suffolk's Central Growth Area

- 37.18 acres, located at the overpass where Murphys Mill Road crosses over the Suffolk Bypass and where the Bypass crosses Lake Meade.
- Currently zoned A (agricultural)
- Allows for single-family zoning as dense as RM (4.4 units per acre)
- Suburban neighborhood commercial (B-1 or B-2)
- A site plan and wetlands delineation plan is available upon request

## 909 Murphys Mill Road Suffolk, VA

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## 909 Murphys Mill Road

<b>Property ID</b>	250128000
<b>Profile</b>	A 37.18-acre parcel of land with a small residence, currently used for agricultural purposes to qualify for a abated land value for tax purposes. The eastern boundary of the parcel is the right-of-way for the US-13-58 Suffolk Bypass, and the southern boundary is Lake Meade, part of the Portsmouth reservoir system of lakes located in Suffolk.
<b>Site area</b>	37.18 acres (gross)
<b>Zoning</b>	Current zoning is A (agricultural) and the property is located within a Suburban Use district of the city's Central Growth Area. This could potentially allow single-family zoning as dense as RM (4.4 units per acre) or suburban neighborhood commercial (B-1 or B-2.)
<b>Visibility and access</b>	The subject borders the Suffolk Bypass, but trees planted along the highway obscure visibility. Murphys Mill Road may be widened to improve access. North Main St is only 1.5 miles from the subject via Murphys Mill Rd and 3 miles from US 460 via Pruden Boulevard, providing quick access to Suffolk's main retail district along North Main Street and Godwin Boulevard.
<b>Utilities</b>	Utilities are 1,500 ft. away from site providing electricity and water services to site.

