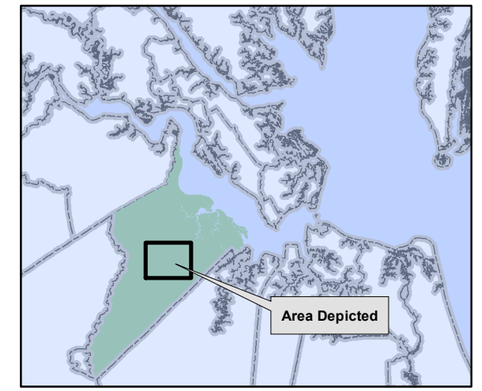
WINDSOR DEVELOPMENT SERVICE DISTRICT

Isle of Wight County, Virginia



The Windsor Development Service District is a strategic growth area planned for future residential, commercial and industrial development.

Shirley T. Holland Intermodal Park is home to major employers such as Keurig Dr Pepper, Cost Plus World Market and Safco Products Co.

Affordable housing costs with a median home value of $171,300.

Average Vehicle Trips on Route 460 = 17,000
Average Vehicle Trips on Route 258 = 5,000

Innovative, fully-accredited public school system with an award-winning career and technical education program and graduation rates surpassing the state level.

The area's central location and easy commute to the rest of the Hampton Roads region allows it to pull from a regional workforce of nearly 850,000 people.

Easy access to the region's transportation network, including Route 460 and Interstate 95.

Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.

Nearby amenities include: Food Lion, Family Dollar, Dollar General, Anytime Fitness, CVS Pharmacy, Windsor True Value Hardware, Verizon Wireless, Anna's Ristorante & Pizzeria, Burger King, Costa Del Sol Mexican, Dairy Queen, Domino's Pizza and O'Reilly Auto Parts coming in 2021.

Local Roots, Global Reach
ISLE OF WIGHT COUNTY, VIRGINIA

For more information, please contact:
Isle of Wight Economic Development
(757) 356-1962
www.insidetheisle.com

December 2020

APPROVED:
212-unit residential development
42-AC site available for sale

UNDER CONSTRUCTION:
Holland Meadows, Phase II
105 single family homes

U.S. Route 460 - 83AC Site
83-AC available for mixed-use commercial & residential development

Shirley T. Holland Intermodal Park Phase I
Cost Plus World Market Distribution Center
231 employees

Shirley T. Holland Intermodal Park Phase III
Cleared sites range from 5 to 65 acres
Master plan underway

Shirley T. Holland Intermodal Park Phase II
44-AC Permit-Ready Site under development

Tenants:
Keurig Dr Pepper
525 employees, 24/7 operations
45 million K-cups/week

Safco Products Co.
34 employees

Town of Windsor
(Pop. 2,758)

To I-95

To Downtown Suffolk

Development Service District
Franklin Southampton IOW Enterprise Zone
Town Limits

ECELLA ROAD (Rt 639)
WINSTON DRIVE (Rt 639)
GARRISON DRIVE (Rt 646)
CUT THRU ROAD (Rt 606)
BLUE RIDGE TRAIL (Rt 600)
ORBIT ROAD (Rt 637)
BRASWELL DRIVE (Rt 709)
BARRETT TOWN ROAD (Rt 641)
ANTIOCH ROAD (Rt 657)
WINDSOR BOULEVARD (Rt 460)
COURTHOUSE HIGHWAY (Rt 258)
FIVE FORKS ROAD (Rt 606)
DEER PATH TRAIL (Rt 600)
SHILOH DRIVE (Rt T-603)
WEST BLACKWATER ROAD (Rt 603)
KNOXVILLE ROAD (Rt 609)
CHURCH STREET (Rt T-603)
WILLIE ROBERTS ROAD (Rt 640)
OLD SUFFOLK ROAD (Rt T-636)
DUNSTON DRIVE (Rt 635)
BUCKHORN DRIVE (Rt 610)
TYLER DRIVE (Rt 608)
WALTERS HIGHWAY (Rt 258)
SUNSET DRIVE (Rt 609)
SPIVEY TOWN ROAD (Rt 612)
OLD NORFOLK ROAD (Rt 634)
RHODES DRIVE
Norfolk Southern Heartland Corridor
Isle of Wight County
City of Suffolk
460
258
1
2
3
4
5
6
N
W
E
S