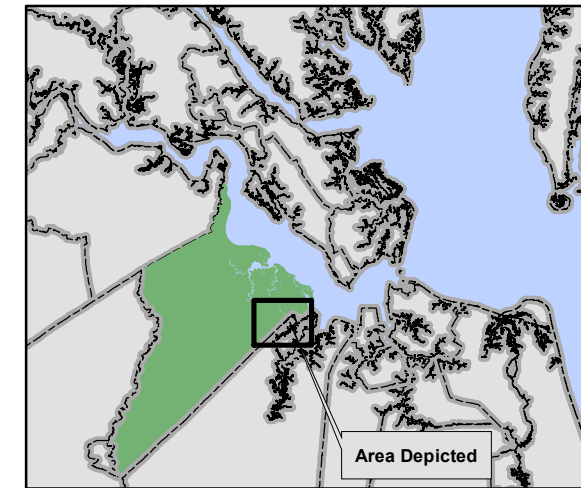


RESIDENTIAL & MIXED-USE PIPELINE PROJECTS

NEWPORT DEVELOPMENT SERVICE DISTRICT

Isle of Wight County, Virginia



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

It is the fastest growing area in Isle of Wight County. There are over 3,400 households in the DSD and that number could double if all the approved housing units are built.

Median household income is \$100,066

Median home value is \$351,400

Traffic Counts (2019): Average VPDs:

- Route 17 = (29,000)
- Route 10/32/258 = (25,000)
- Route 10 = (25,000)

- In Close Proximity to:
- Smithfield = (1 mile)
 - Northern Suffolk = (1 mile)
 - Newport News = (5 miles)
 - Hampton = (6 miles)

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 over 800,000 people.

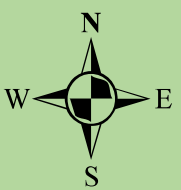
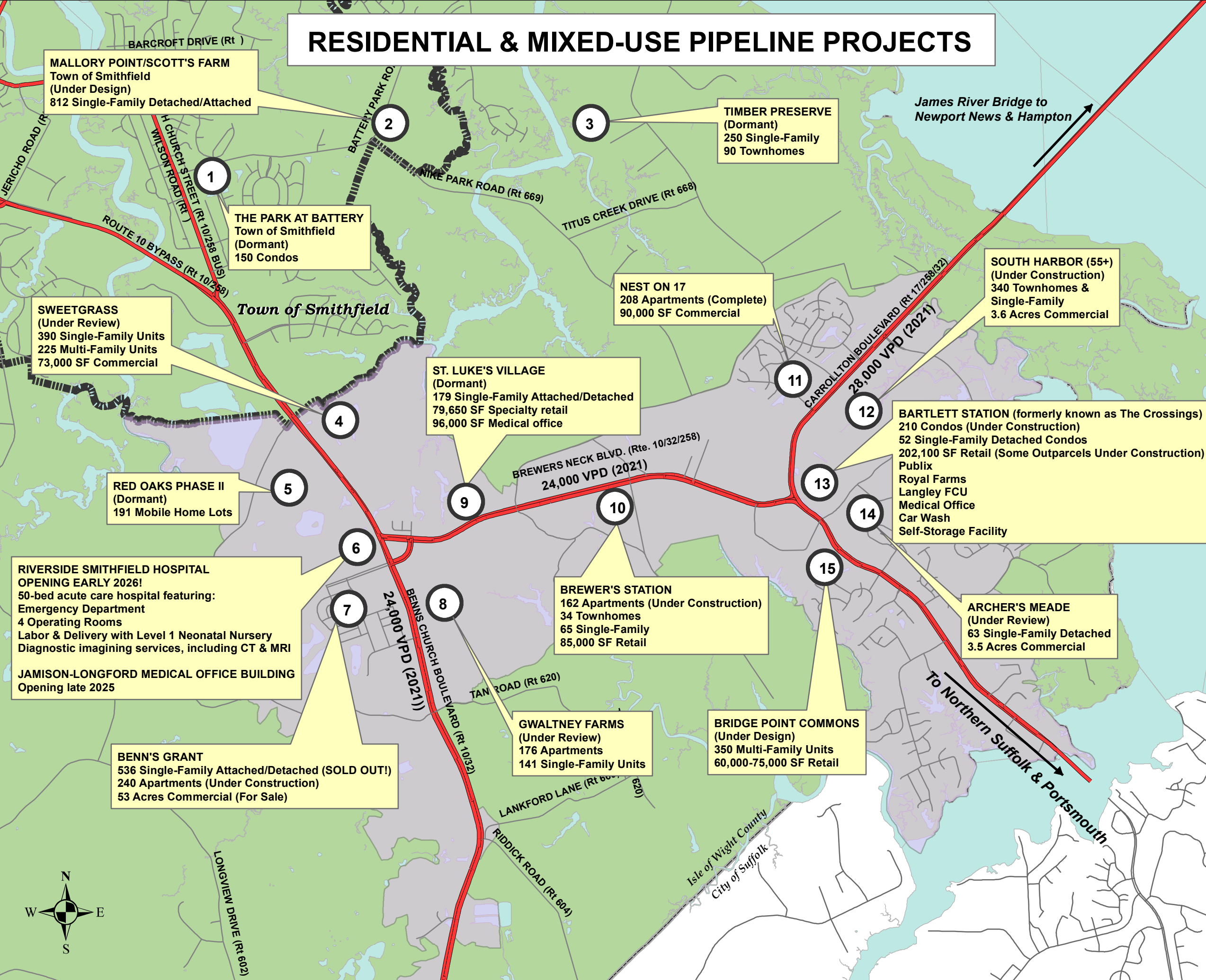
Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles),

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



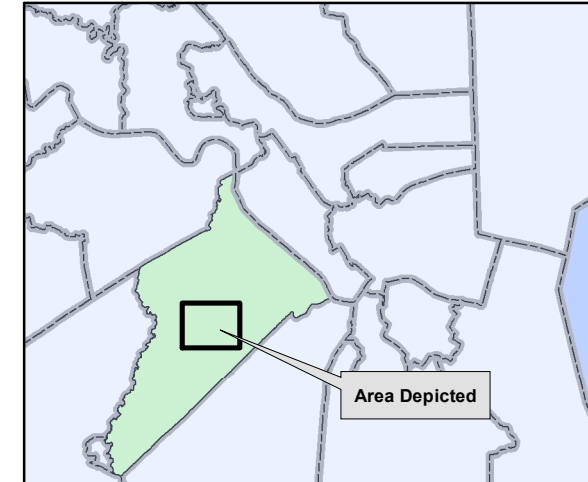
Local Roots, Global Reach
ISLE OF WIGHT COUNTY, VIRGINIA

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



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, World Market's VA Distribution Center and Safco Products Co.

Affordable housing costs with a median home value of \$182,400.

Average Vehicle Trips on Route 460 = 18,000
Average Vehicle Trips on Route 258 = 5,500

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 over 800,000 people.

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

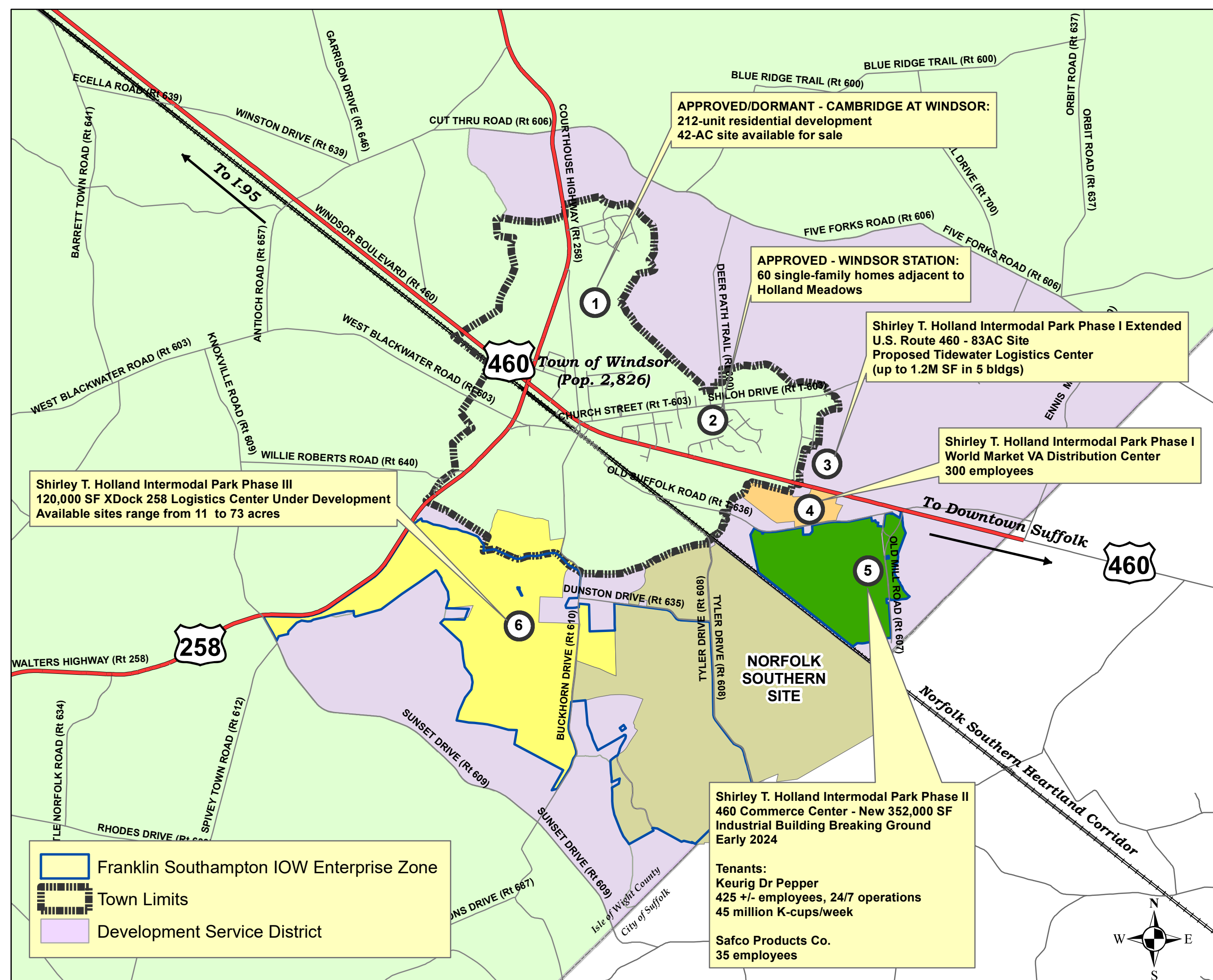
Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.

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



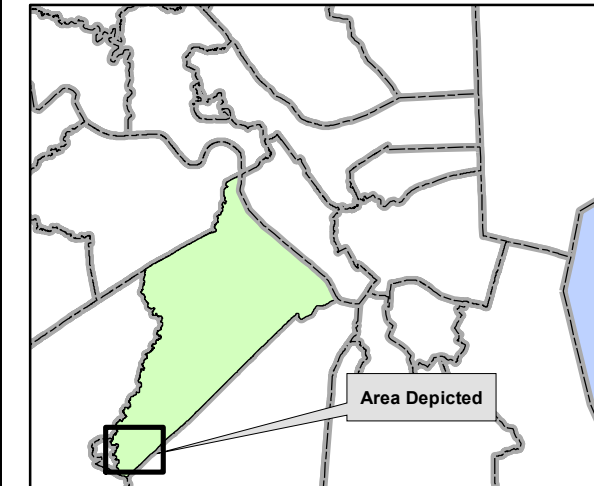
Local Roots. Global Reach
ISLE OF WIGHT COUNTY, VIRGINIA

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CAMPTOWN DEVELOPMENT SERVICE DISTRICT

Isle of Wight County, Virginia



The Camptown Development Service District is a strategic growth area planned for future industrial development.

Existing industrial base includes: International Paper Mill, ST Tissue and Franklin Lumber. In 2019, M&M Milling announced and began operations at a \$2.3 million toll processing facility at the former Franklin Equipment property.

Stable residential communities. Affordable housing costs with median home value of \$87,100

Average Vehicle Trips on Route Business 258/58 (Carrsville Hwy) = 5,300

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

Access to a regional workforce of over 800,000.

Easy access to the region's transportation network, including Route 58, Route 460 and Interstate 95.

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

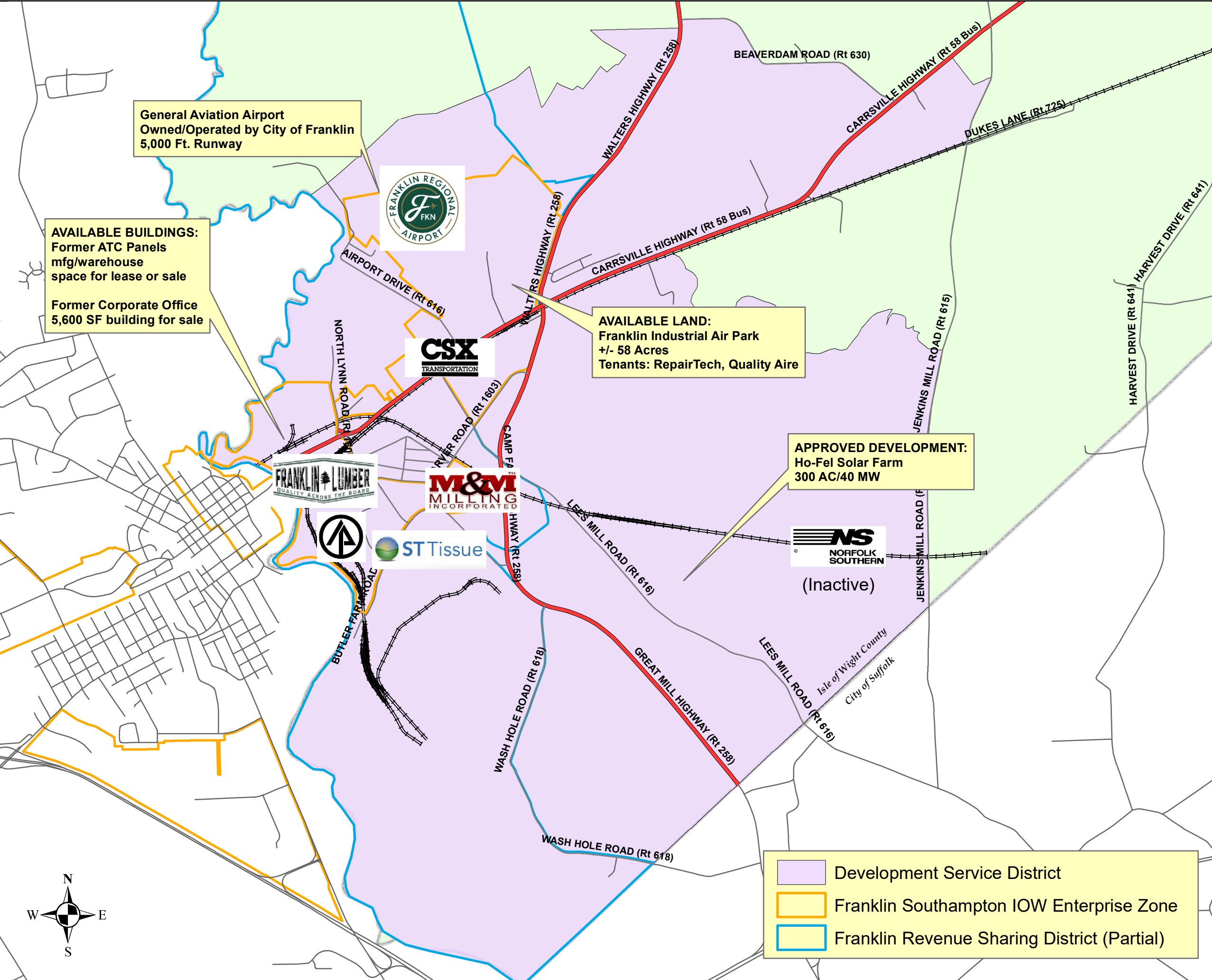
Nearby amenities include: Joe's Pizza & Pasta Palace, 7-Eleven and Bradshaw's Country Store. Additional restaurants and shops located in nearby Historic Downtown Franklin.



Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

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General Aviation Airport
 Owned/Operated by City of Franklin
 5,000 Ft. Runway

AVAILABLE BUILDINGS:
 Former ATC Panels
 mfg/warehouse
 space for lease or sale

 Former Corporate Office
 5,600 SF building for sale

AVAILABLE LAND:
 Franklin Industrial Air Park
 +/- 58 Acres
 Tenants: RepairTech, Quality Aire

APPROVED DEVELOPMENT:
 Ho-Fel Solar Farm
 300 AC/40 MW

Development Service District
 Franklin Southampton IOW Enterprise Zone
 Franklin Revenue Sharing District (Partial)

