



**PARCEL ACREAGE
2.2794**

PROPERTY FOR SALE SITE:

- 1418 Ballentine Boulevard
- 3101 E Princess Anne Road
- 3115 E Princess Anne Road

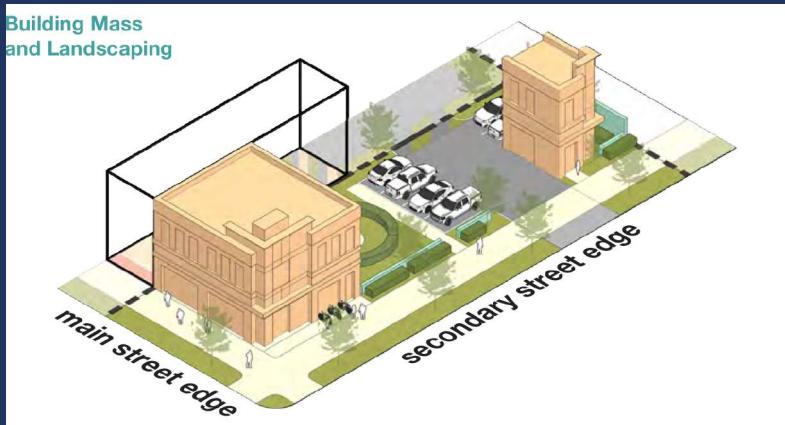
**OWNERSHIP OF PROPERTY:
CITY OF NORFOLK**

ASSESSMENT/APPRaisALS:

- City Assessment: \$612,300

COMP PLAN: INSTITUTIONAL

- Plans/Pattern Books: Broad Creek Refresh Plan
 - Opportunity Site 5: East Princess Anne Road/Ballentine Boulevard
 - Develop mixed-use building(s)
 - Apartments above commercial
 - Target office uses, to establish a connection with a potential manufacturing and innovation district along Ballentine Boulevard
 - Consider the following, additional land uses:
 - Small cinema/movie theater
 - Family arcade
 - Bowling alley
 - Create and install gateway treatments to identify Broad Creek (sign, banners, public art, etc.)



ZONING:

- C-C: Community Commercial (3101 E Princess Anne Road, 3115 E Princess Anne Road);
- I-L: Industrial Light (1418 Ballentine Boulevard);
- BCRO: Broad Creek Refresh Overlay.

UTILITY AVAILABILITY:

- Water lines on E Princess Anne and Ballentine
- Sewer lines on E Princess Anne and Ballentine

- Contact Information:
 - Economic Development, Development@norfolk.gov
 - Department of Housing & Community Development, NorfolkDHCD@norfolk.gov