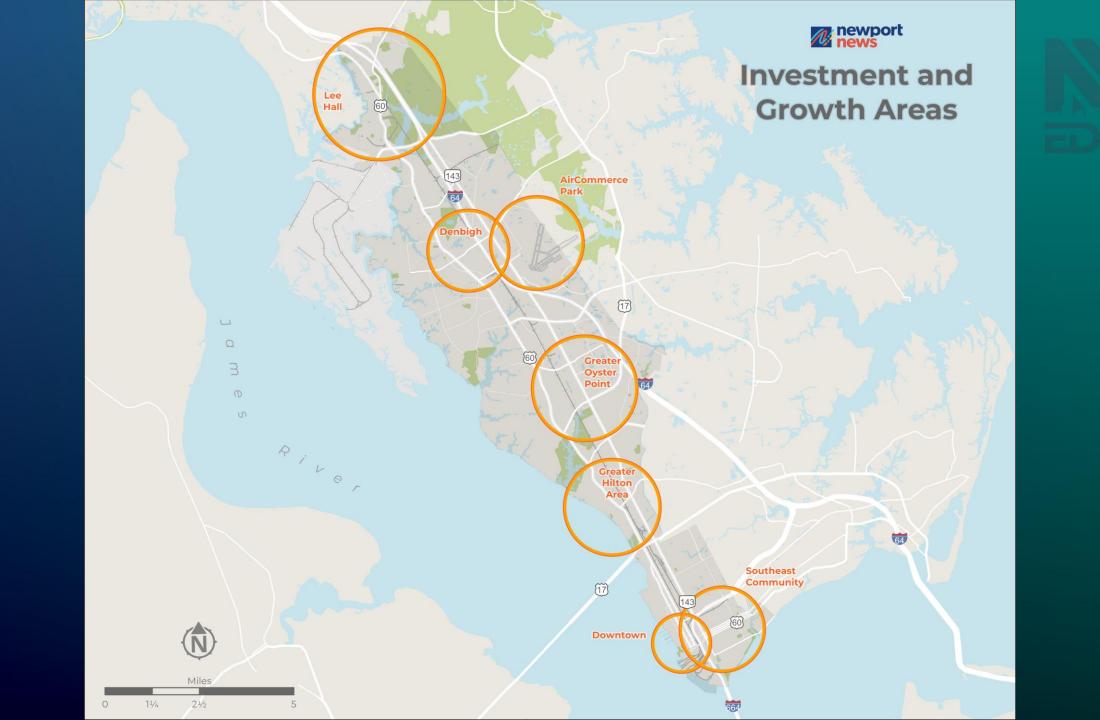
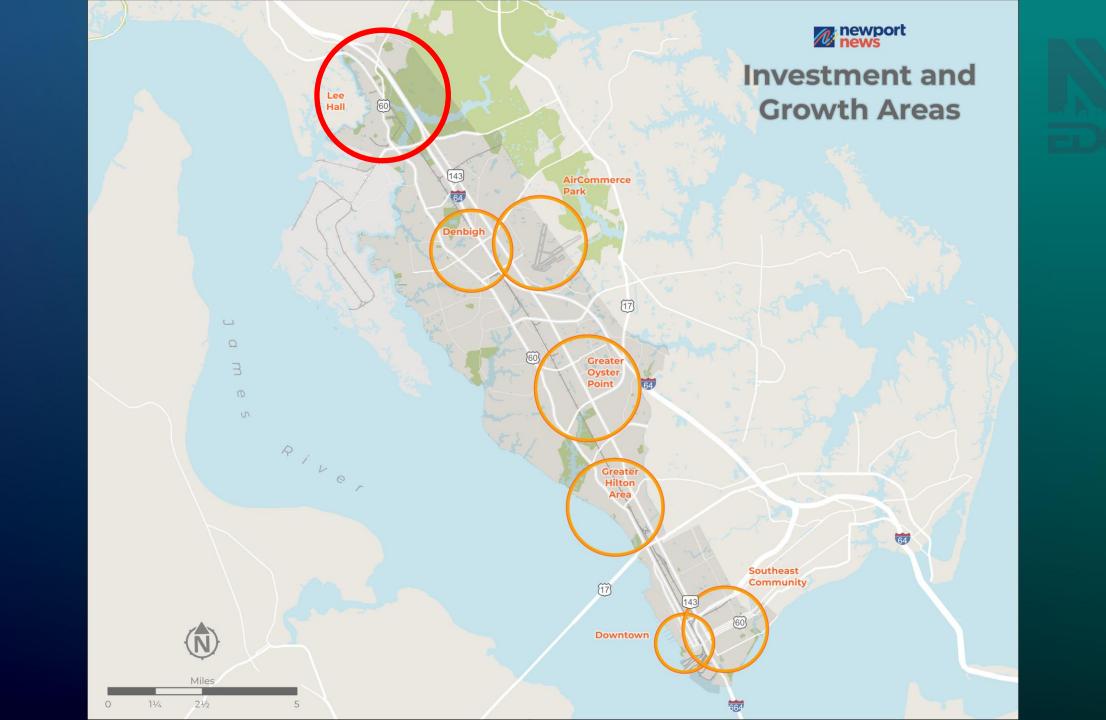


Properties Highlights

Derek Perry
Assistant Director of Development









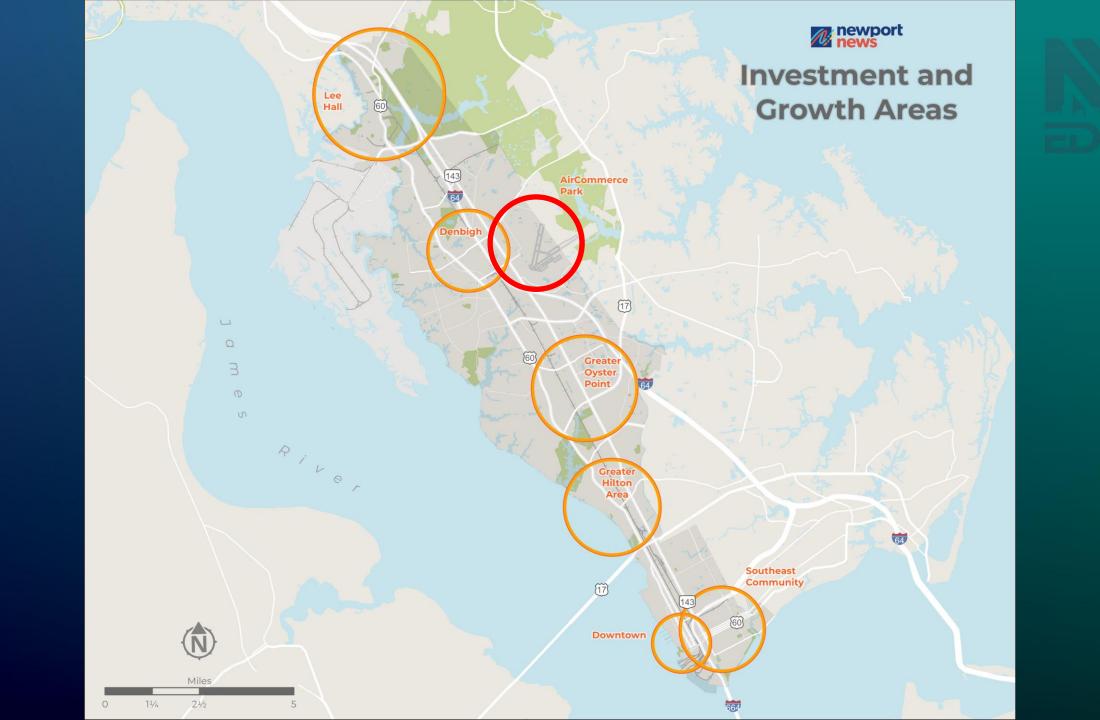
145 ACRES Build to Suit INVESTMENT & GROWTH AREA Lee Hall

Dozier Road Properties 270, 280 & 294 Dozier Road

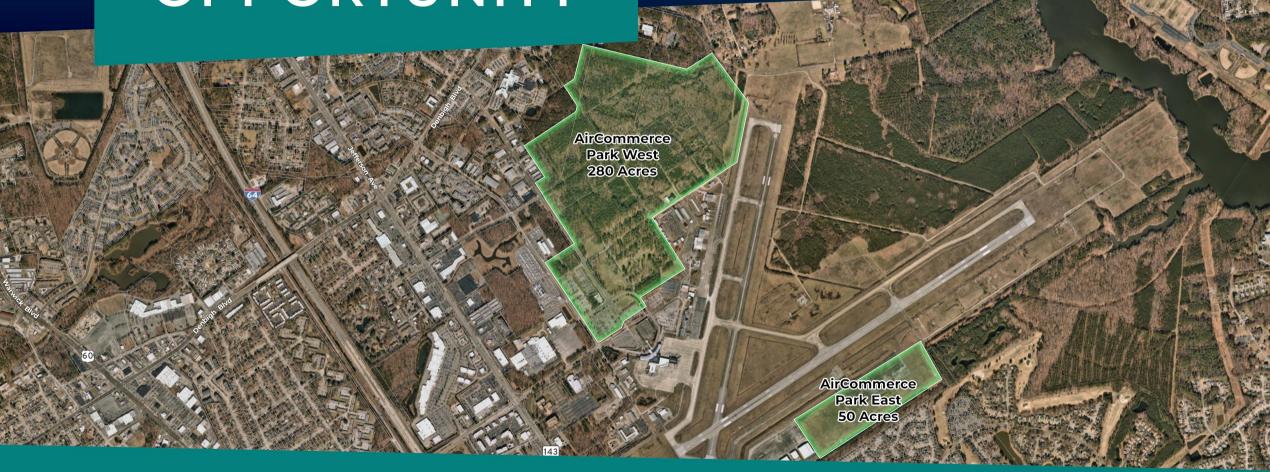


19.35 ACRES
RFP timeline TBD

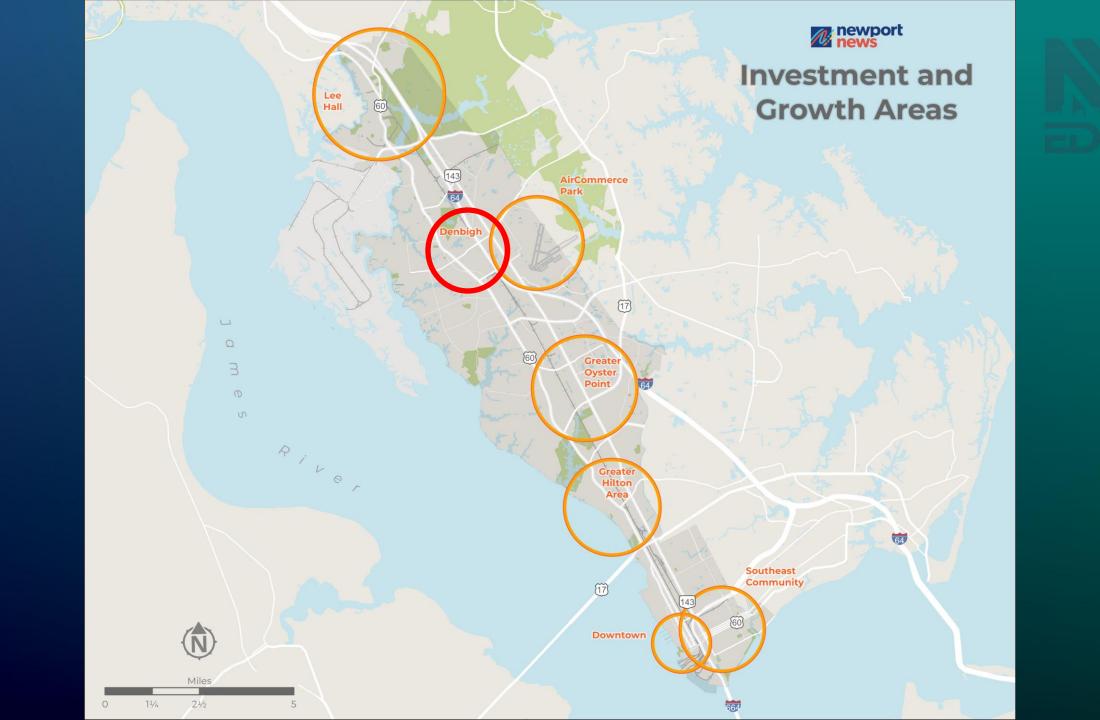
INVESTMENT & GROWTH AREA Lee Hall



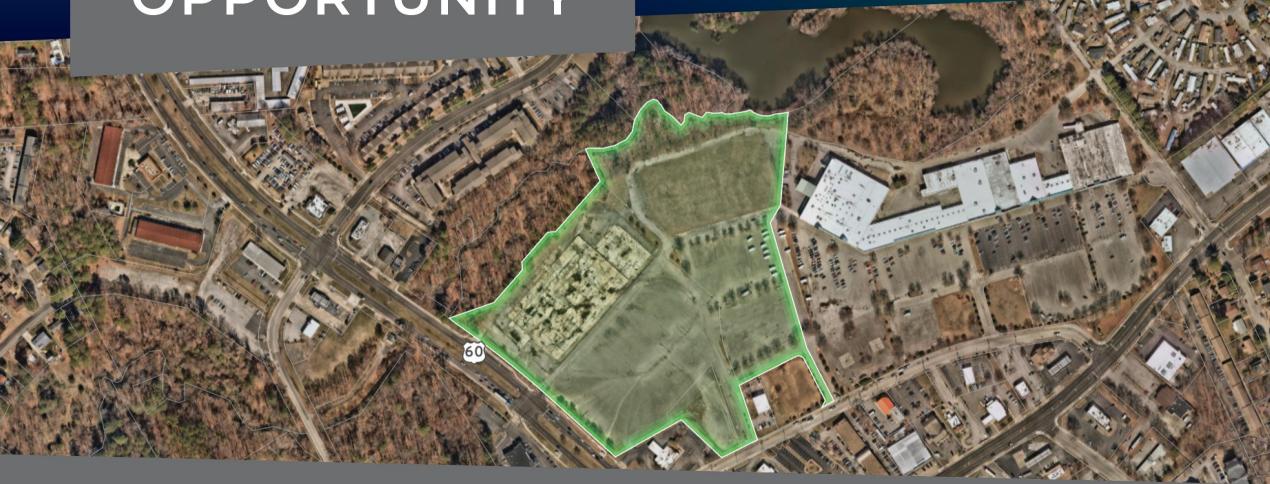
AirCommerce Park
900 Bland Blvd. & Providence Blvd.



330 ACRES Available for long-term land lease **BUILD TO SUIT**



Denbigh/Warwick Site 401, 413, 419 & 429 Oriana Road



23 ACRES
RFP anticipated 1st Quarter 2026

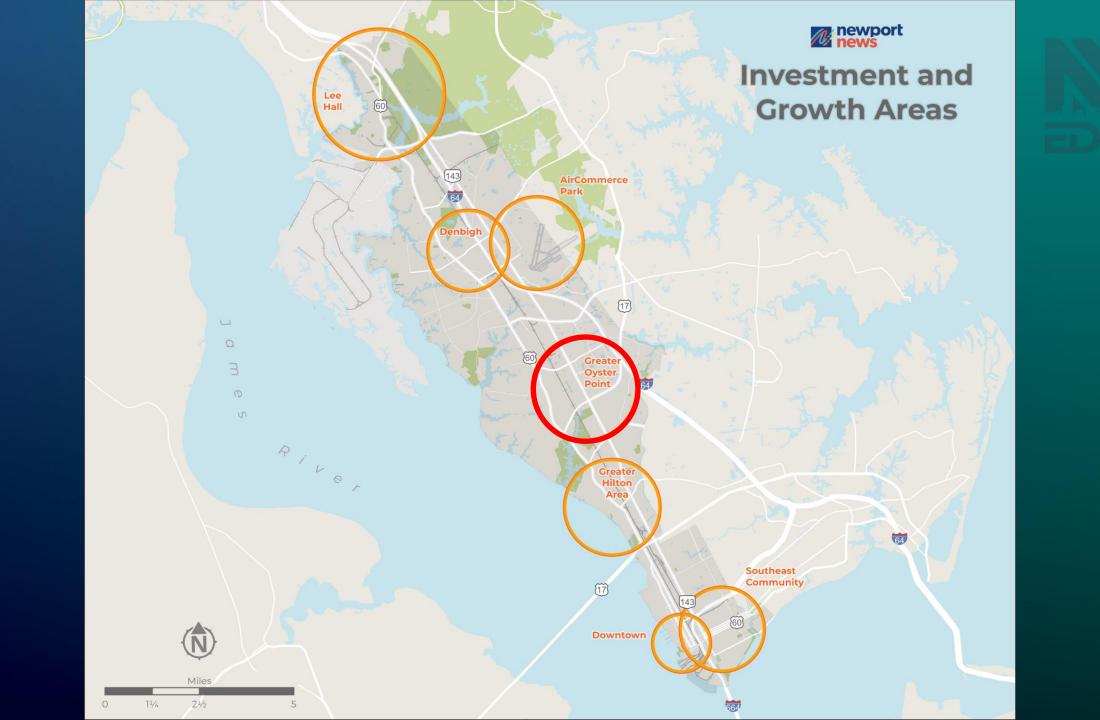
INVESTMENT & GROWTH AREA Denbigh/Warwick

Sherwood Site 13771 & 13785 Warwick Blvd.



7.74 ACRES
RFP anticipated in 1st Quarter 2026

INVESTMENT & GROWTH AREA Denbigh



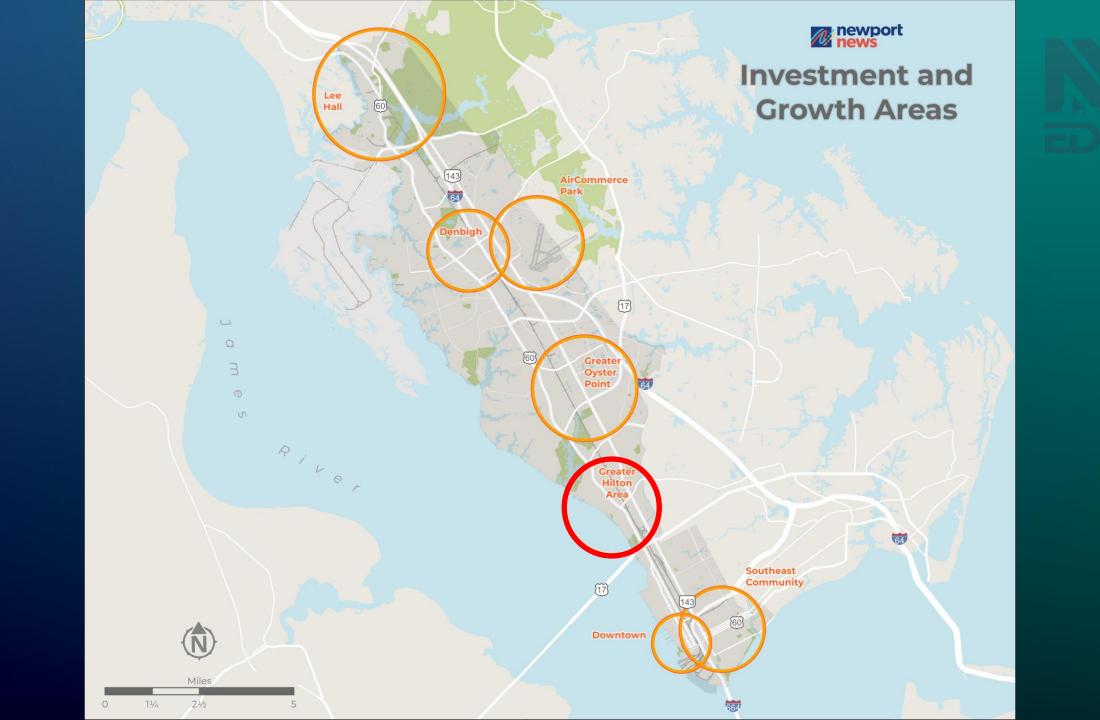
City Center Expansion Area

DEVELOPMENT OPPORTUNITY

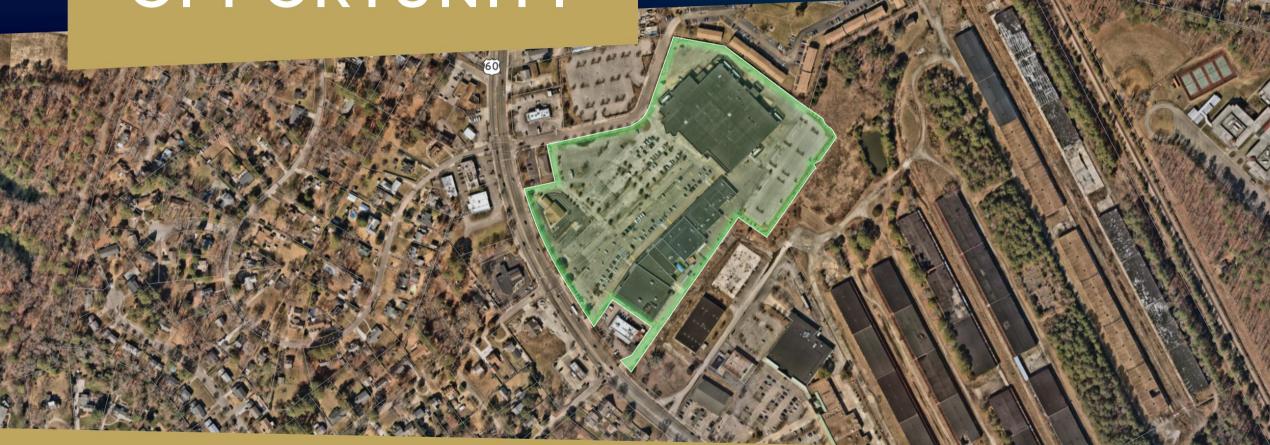


38 ACRES
RFP timeline TBD

INVESTMENT & GROWTH AREA Greater Oyster Point

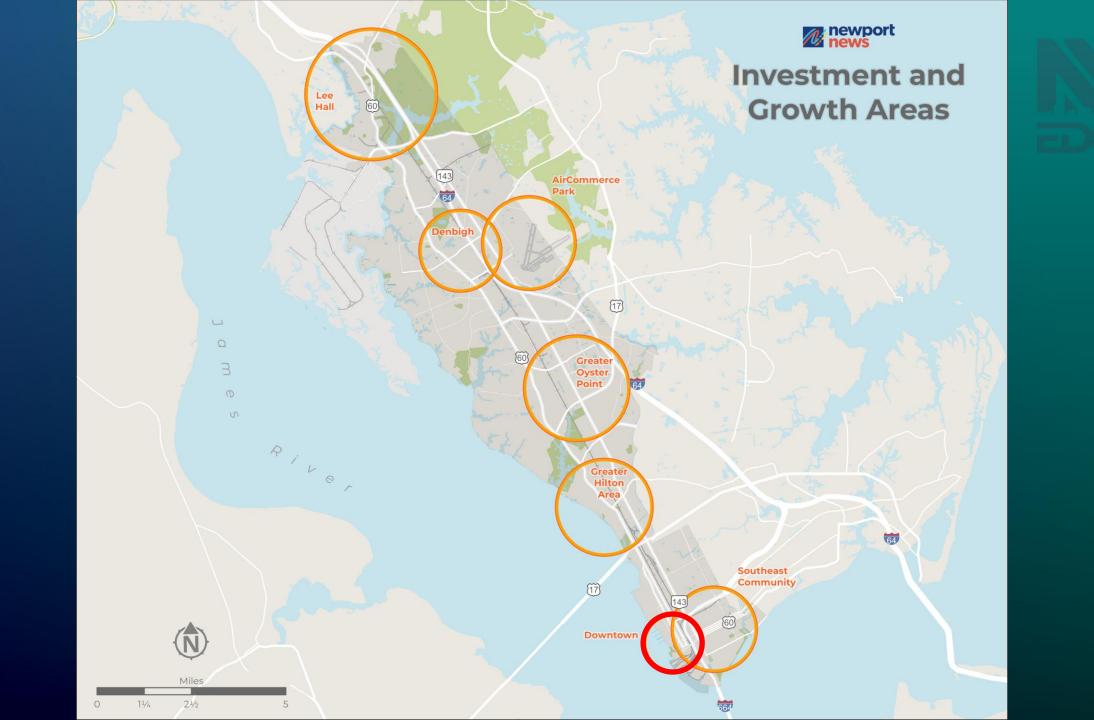


Warwick Village Shopping Center 11006 & 11008 Warwick Blvd.



7 ACRES
RFP timeline TBD

INVESTMENT & GROWTH AREA Greater Hilton Area

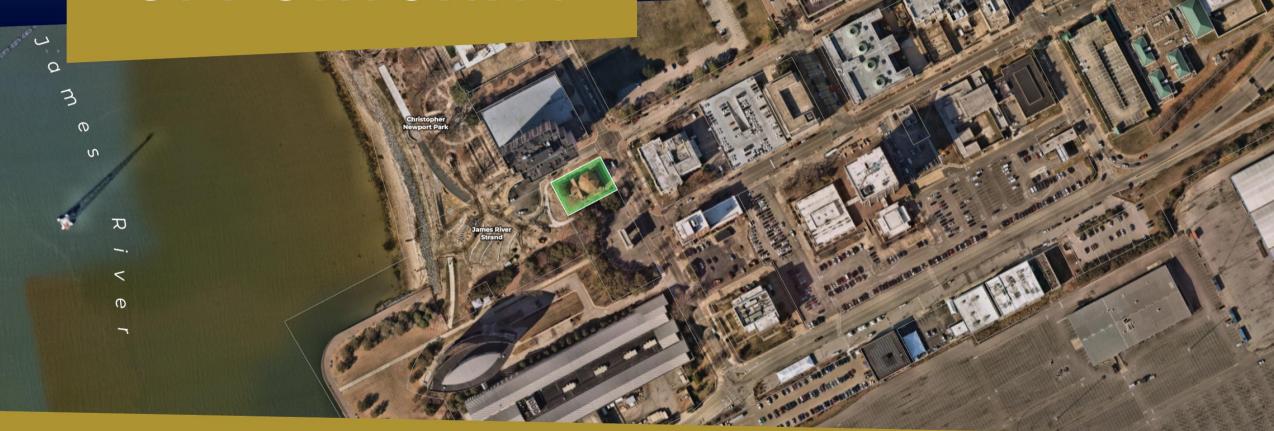


City Hall 2400 Washington Ave.



133,333 SF RFP timeline TBD

Greek Church 2591 West Ave



9,800 SF BUILDING ON 0.34 ACRES
RFP anticipated in 4th Quarter 2025

West Avenue Library 2907 West Ave.

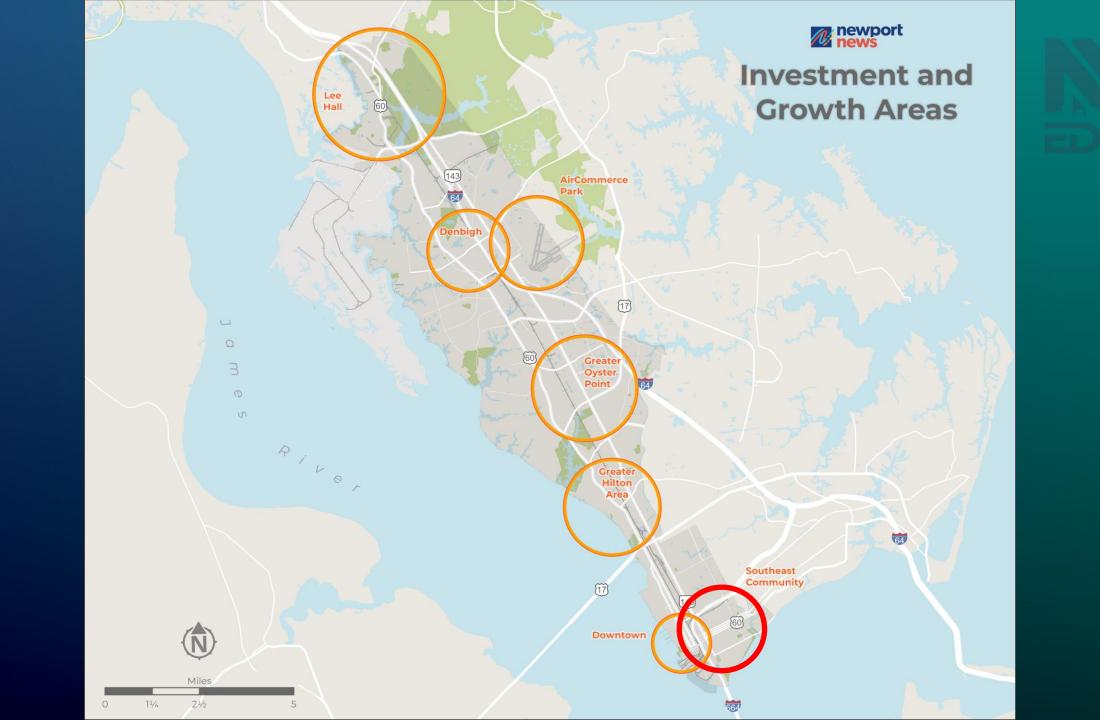


11,600 SF BUILDING ON 0.46 ACRES RFP anticipated in 4th Quarter 2025

Superblock 2601 & 2701 Washington Ave.



5.3 ACRES
RFP timeline TBD





27.6 ACRE WATERFRONT PROPERTY RFP anticipated in 4th Quarter 2025

INVESTMENT & GROWTH AREA Southeast Community

TOUR ROUTES



FEATURED SITES

City Center Expansion Area	Α
AirCommerce Park	В
Carleton Advanced Manfacturing Site	С
Dozier Road Properties	D
Denbigh/Warwick Site	Е
Sherwood Site	F
Narwick Village Shopping Center	G
West Avenue Library	Н
Superblock	I
Greek Church	J
City Hall	K
Chase Site	L



POINTS OF INTEREST

City Center at Oyster Point	01
Ferguson HQ3	02
Canon Virginia, Inc.	03
Tech Center Research Park	04
Jefferson Lab	05
Patrick Henry Retail Corridor	06
Patrick Henry Place	07
Future Costco Site	08
Newport News Visitor Center	09
Endview	10
Lee Hall Mansion	11
Lee Hall Depot	12
Boxwood Inn	13
Oakland Industrial Park	14
Fort Eustis	15
Lee Hall Waterworks Facility	16
Denbigh Community Center	17
Newport News Transportation Center	18
Youngs Mill	19
Riverview Farm Park	20
Menchville Marina	21
Christopher Newport University	22
Ferguson Center for the Arts	23
Riverside Health Care Center Warwick	24
Main Street Library	25
Historic Hilton Village	26
Virginia War Museum	27
Huntington Park Tennis Center	28
Huntington Park & Beach	29

POINTS OF INTEREST

James River Fishing Pier	30
Leeward Marina	31
Four Oaks Day Service Center	32
Huntington Heights	33
Newport News Shipbuilding	34
Liberty Apartments/Liberty Shoppes	35
NNSB Apprentice School	36
James River Strand	37
The Yard District	38
Brooks Crossing Retail	39
Brooks Crossing Opportunity Center	40
The Lift & Rise on Jefferson	41
The Offices @ Two Five & J	42
VPCC Newport News Trade Center	43
S23 Holdings/East Coast Repair	44
Legacy Landing	45
Peake Childhood Center	46
CNI Seafood Market	47
Seafood Industrial Park	48
King-Lincoln Park	49
CNI Health & Wellness Trail	50
Achievable Dream Academy	51
Stuart Gardens	52
Discovery STEM Academy	53
Peterson Yacht Basin	54
Downing Gross Cultural Arts Center	55
Southeast Community Resource Area	56
Liebherr / Copeland Industrial Park	57
Maola Milk	58
Briarfield Complex	59
Rouse Tower	60
Deer Park	61



Break/ Tours

North, Central & South

