



**OPPORTUNITY ZONE
PUBLIC PROSPECTUS:
BURTON STATION**

Tim Road Assembly



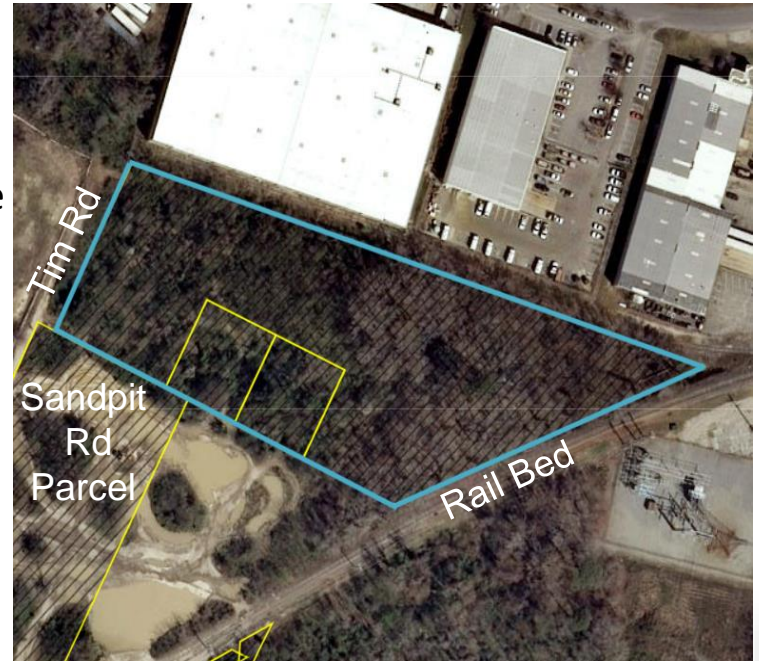
Three parcel assembly:

- 3.9 acres
- Primarily wooded shovel ready
- I1 zoned and rail accessible
- Could be assembled with Sandpit Rd site

Roads and destinations:

No road access – 0.1 miles to Tolliver Rd

- Major arterial – Northampton Blvd: 0.9 miles
- Interstate 64: 1.5 miles
- Norfolk International Airport: 4.1 miles
- Virginia Wesleyan College: 1.5 miles
- Little Creek Joint-Expedition Base: 2.5 miles
- Norfolk Outlet Mall: 1.5 miles



Tim Road Assembly



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Sandpit Road Parcel



Single parcel:

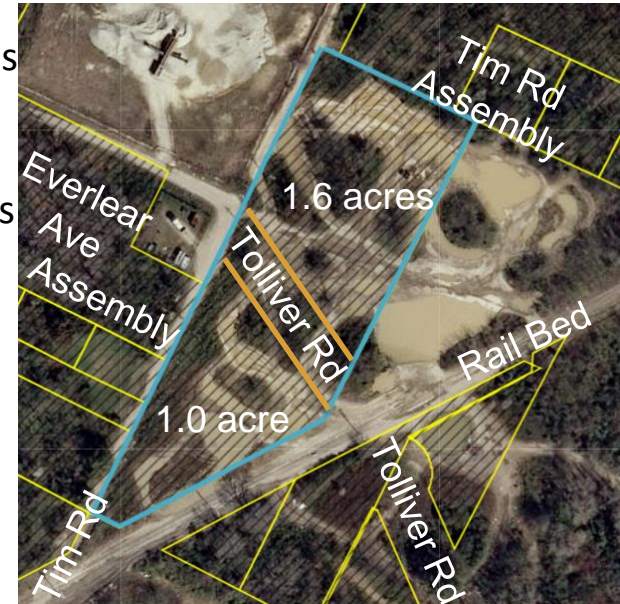
- Tolliver Rd to bisect: north 1.6 and south 1.0 acres
- Sand pit site
- Zoned I1 and rail accessible
- Potential assembly w/Tim Rd or Everlear Ave sites

Roads and destinations:

On Sandpit Rd – connector

- Major arterial – Northampton Blvd 0.8 miles
- Interstate 64: 1.4 miles
- Norfolk International Airport: 4.0 miles
- Virginia Wesleyan College: 1.4 miles
- Little Creek Joint-Expedition Base: 2.4 miles
- Norfolk Outlet Mall: 1.3 miles

[Demographics](#)



Sandpit Road Parcel



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Everlear Avenue Assembly



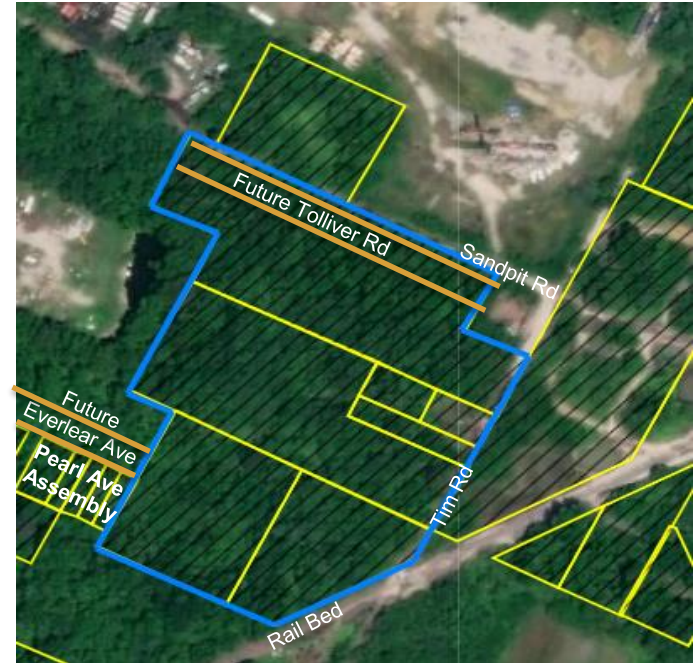
Seven parcel assembly:

- About 9.0 acres
- Zoned I1 and rail accessible
- Potential assembly with Pearl Ave site
- Wooded and shovel ready

Roads and destinations:

On Tim Rd – connector

- Major Arterial Northampton Blvd: 0.8 miles
- Interstate 64: 1.4 miles
- Norfolk International Airport: 4.0 miles
- Virginia Wesleyan College: 1.4 miles
- Little Creek Joint-Expedition Base: 2.4 miles
- Norfolk Outlet Mall: 1.3 miles



[Demographics](#)

Everlear Avenue Assembly



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Pearl Street Assembly



Eight parcel assembly:

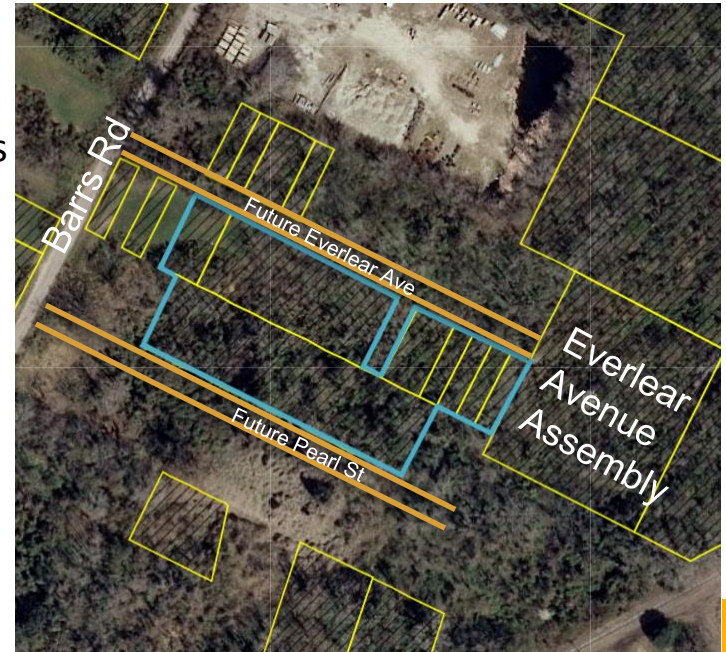
- 1.8 acres
- Zoned I1
- Could be assembled w/Everlear Ave sites
- Wooded and shovel ready

Roads and destinations:

No road access – 0.1 miles to Barrs Rd

- Major arterial Northampton Blvd: 0.9 miles
- Interstate 64: 1.6 miles
- Norfolk International Airport: 4.2 miles
- Virginia Wesleyan College: 1.5 miles
- Little Creek Joint-Expedition Base: 1.7 miles
- Norfolk Outlet Mall: 1.0 mile

[Demographics](#)



Pearl Street Assembly



[Opportunity Zone Website](#)



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North Burton Station Road Assembly



Two parcel assembly (available after 10/19):

- 3.0 acres
- Zoned R5D with potential rezoning
- Shovel ready

Roads and destinations:

On Burton Station Rd – connector

- Major arterial Northampton Blvd: 0.5 miles
- Interstate 64: 1.0 mile
- Norfolk International Airport: 4.1 miles
- Virginia Wesleyan College: 0.9 miles
- Little Creek Joint-Expedition Base: 1.9 miles
- Norfolk Outlet Mall: 0.8 miles

[Demographics](#)



North Burton Station Road Assembly



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South Burton Station Road Assembly

Two parcel assembly:

- 1.4 acres
- Zoned R5D with potential rezoning
- Improvement on site

Roads and destinations:

On Burton Station Rd – connector

- Major arterial Northampton Blvd: 0.5 miles
- Interstate 64: 1.0 mile
- Norfolk International Airport: 4.1 miles
- Virginia Wesleyan College: 0.9 miles
- Little Creek Joint-Expedition Base: 1.9 miles
- Norfolk Outlet Mall: 0.8 miles

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South Burton Station Road Assembly



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East Burton Station Road



Two parcel assembly:

- 1.1 acres with 150' power lines overhead
- Zoned R5D with potential rezoning
- Shovel ready

Roads and destinations:

On Burton Station Rd – connector

- Major arterial Northampton Blvd: 0.1 miles
- Interstate 64: 0.7 miles
- Norfolk International Airport: 3.8 miles
- Virginia Wesleyan College: 0.6 miles
- Little Creek Joint-Expedition Base: 2.0 miles
- Norfolk Outlet Mall: 0.9 miles

[Demographics](#)



East Burton Station Road



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Burton Station Opportunity Zone

Demographics



Comparison of the Eight City of Virginia Beach Opportunity Zones

Burton Station Rankings:

Housing Stability Score	48 out of 100	2 nd best
Education Index Score	38 out of 100	7 th best
Health and Well-Being Index Score	40 out of 100	6 th best
Economic Security Index Score	33 out of 100	6 th best
Mobility Index Score	83 out of 100	2 nd best

Second Best Sub-Rankings:

Low rating of households with no vehicles	2%
Low rating of workers commuting via public transit	1%