



OPPORTUNITY ZONE PUBLIC PROSPECTUS: LYNNHAVEN



North Potters Road Assembly



Six parcel assembly:

- 1.5 acres
- Partially wooded
- R10 and B2 zone – rezoning potential
- Military considerations

Roads and destinations:

On London Bridge Rd – major arterial

- Interstate 264: 0.1 mile
- Corporate Landing Business Park: 7.0 miles
- Oceanfront: 4.6 miles
- City Hall: 7.4 miles
- NAS Oceana Master Jet Base gate: 5.1 miles
- Lynnhaven Mall: 2.2 miles

[Demographics](#)



North Potters Road Assembly



[OZ Resources](#)



[City of Virginia Beach Website](#)

London Bridge Creek Parcel



One parcel:

- 1.4 acres
- Wetland considerations
- Parcel improved
- Zoned O2
- Military considerations

Roads and destinations:

On Potters Rd – minor arterial

- Major arterial (Lynnhaven Pkwy): 0.5 miles
- Interstate 264: 0.6 miles
- Corporate Landing Business Park: 7.5 miles
- Oceanfront: 5.1 miles
- City Hall: 7.9 miles
- NAS Oceana Master Jet Base gate: 5.6 miles
- Lynnhaven Mall: 1.7 miles

[Demographics](#)



London Bridge Creek Parcel



[OZ Resources](#)



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Elon Drive Parcel Assembly



Two parcel assembly:

- 1.2 acres with improvements
- R5D zoning rezoning potential
- Military considerations

Roads and destinations:

On London Bridge Rd – major arterial

- Interstate 264: 0.4 miles
- Corporate Landing Business Park: 6.8 miles
- Oceanfront: 4.8 miles
- City Hall: 7.2 miles
- NAS Oceana Master Jet Base gate: 5.3 miles
- Lynnhaven Mall: 2.4 miles

[Demographics](#)



Elon Drive Parcel Assembly



[OZ Resources](#)



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Lynnhaven Opportunity Zone Demographics



Comparison of the Eight City of Virginia Beach Opportunity Zones

Best:

Highest rate of adults with a Bachelor's degree or higher	29%
Lowest rate of unemployment	5%
Highest ability to access transportation and meet mobility needs	94 out of 100

Second Best:

Low rate of crowded and over-crowded residential units	2%
Ability to afford a good standard of living	57 out of 100
Low rate of workers using public transit to commute	1%