



OPPORTUNITY ZONE PUBLIC PROSPECTUS: SEATAACK



Birdneck Road Parcels



Parcel details:

- 1.29 acres
- Wooded and surrounded with residential
- R-7.5 zone – rezoning potential
- Military considerations

Roads and destinations:

On Birdneck Rd – major arterial

- Interstate 264: 0.5 miles
- Corporate Landing Business Park: 5.0 miles
- Oceanfront: 1.5 miles
- City Hall: 8.5 miles
- NAS Oceana Master Jet Base gate: 3.0 miles
- Lynnhaven Mall: 5.0 miles

[Demographics](#)



Birdneck Road Parcels



VB City of Virginia Beach

[OZ Resources](#)



VB
City of Virginia Beach

Loretta Lane Parcel



Single parcel:

- 1.05 acres
- Shovel ready
- Zone R-10 – rezoning potential
- Military considerations

Roads and destinations:

On Loretta Ln – connector

- Major arterial (Birdneck Ave): 0.1 miles
- Interstate 264: 0.5 miles
- Corporate Landing Business Park: 5.2 miles
- Oceanfront: 1.5 miles
- City Hall: 8.7 miles
- NAS Oceana Master Jet Base gate: 3.0 miles
- Lynnhaven Mall: 4.8 miles

[Demographics](#)



Loretta Lane Parcel



 City of
Virginia Beach

[OZ Resources](#)




City of
Virginia Beach

Norfolk Avenue Parcel Assembly



Five parcel assembly:

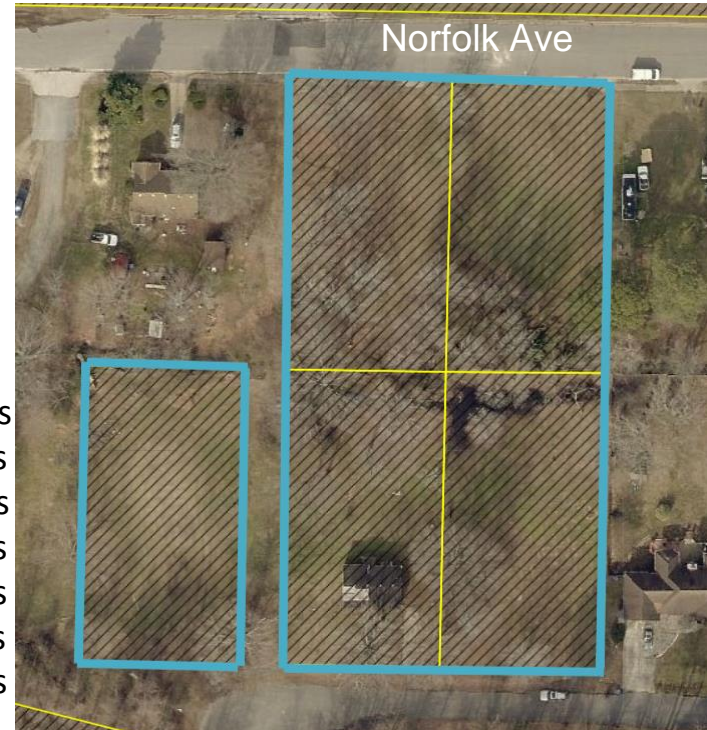
- 2.11 acres
- 4 of 5 parcels shovel ready
 - 1021 improved
- Zone R-10 – rezoning potential
- Military considerations

Roads and destinations:

On Norfolk Ave – minor arterial

- Major arterial (Birdneck Ave): 0.1 miles
- Interstate 264: 0.7 miles
- Corporate Landing Business Park: 5.0 miles
- Oceanfront: 1.7 miles
- City Hall: 8.5 miles
- NAS Oceana Master Jet Base gate: 3.0 miles
- Lynnhaven Mall: 5.2 miles

[Demographics](#)



Norfolk Avenue Parcel Assembly



VB City of
Virginia Beach



[OZ Resources](#)

Oceana Parcel



One parcel:

- Approximately 13.5 acres
 - Family cemetery on site
- Zoned I1

Roads and destinations:

On Oceana Blvd – major arterial

- Interstate 264: 1.7 miles
- Corporate Landing Business Park: 4.2 miles
- Oceanfront: 4.2 miles
- City Hall: 7.7 miles
- NAS Oceana Master Jet Base gate: 1.7 miles
- Lynnhaven Mall: 5.6 miles

[Demographics](#)



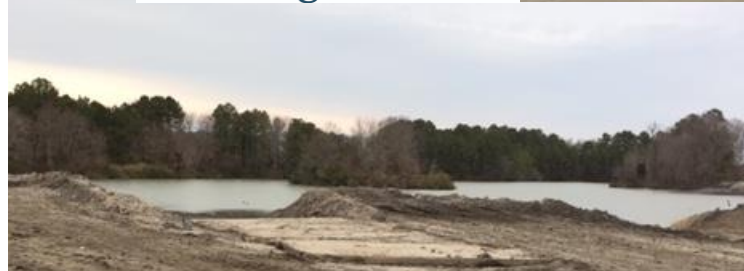
Oceana Parcel



OZ Resources



NAS Oceana Master Jet Base



Seatack Parcel Assembly



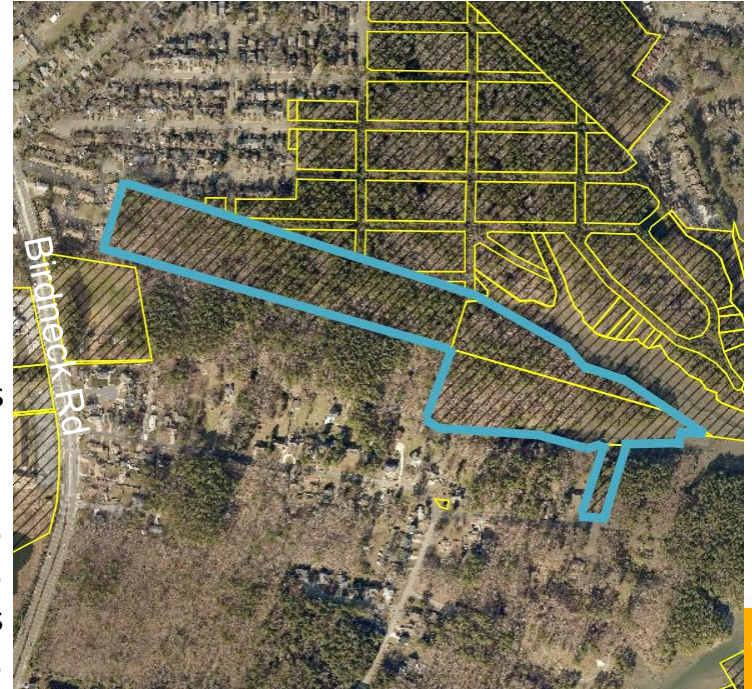
Four parcel assembly:

- 13.2 acres
 - Wetlands in southeast
 - Zoned R-10 – rezoning potential
- Military considerations

Roads and destinations:

Off Birdneck Rd – no connector

- Birdneck Rd: major arterial
- Connector distance needed: 0.1 miles
- Interstate 264: 1.1 miles
- Corporate Landing Business Park: 4.6 miles
- Oceanfront: 1.9 miles
- City Hall: 8.1 miles
- NAS Oceana Master Jet Base gate: 2.5 miles
- Lynnhaven Mall: 5.6 miles



Seatack Parcel Assembly



VB City of
Virginia Beach

[OZ Resources](#)



VB
City of
Virginia Beach

Owl Creek Parcel



Owl Creek Parcel

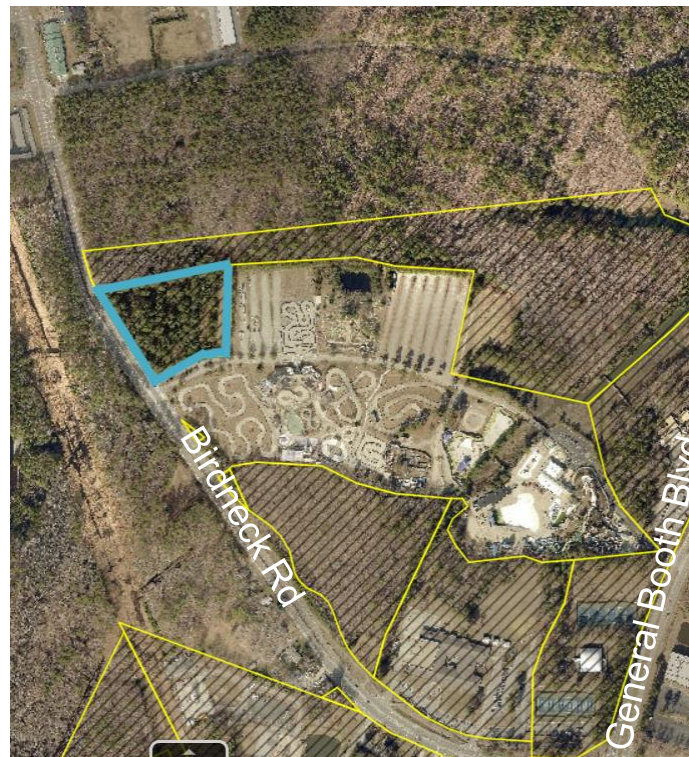
- 3 – 4 acres (blue shade)
- Wooded
- Zoned P-1 – rezoning potential
- Adjacent to a water park

Roads and destinations

On Birdneck Rd – major arterial

- Interstate 264: 3.9 miles
- Corporate Landing Business Park: 2.0 miles
- Oceanfront: 3.5 miles
- City Hall: 5.5 miles
- NAS Oceana Master Jet Base gate: 0.4 miles
- Lynnhaven Mall: 7.7 miles

[Demographics](#)

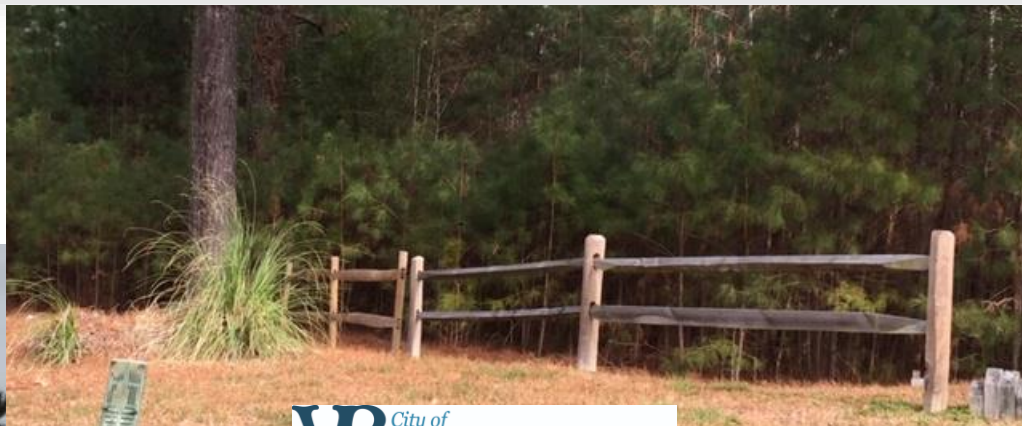


Owl Creek Parcel

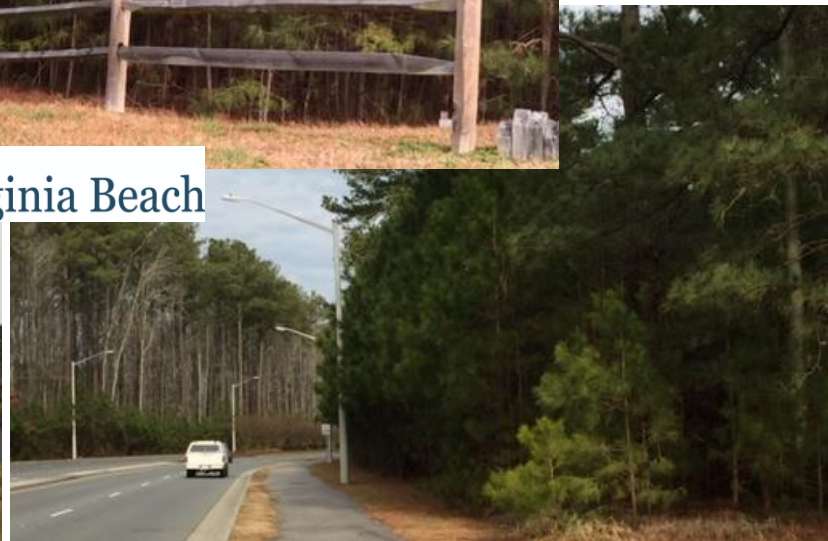


[Ocean Breeze](#)

[OZ Resources](#)



VB City of
Virginia Beach



Sports Center Parking Lot Parcel



Parking lot parcel

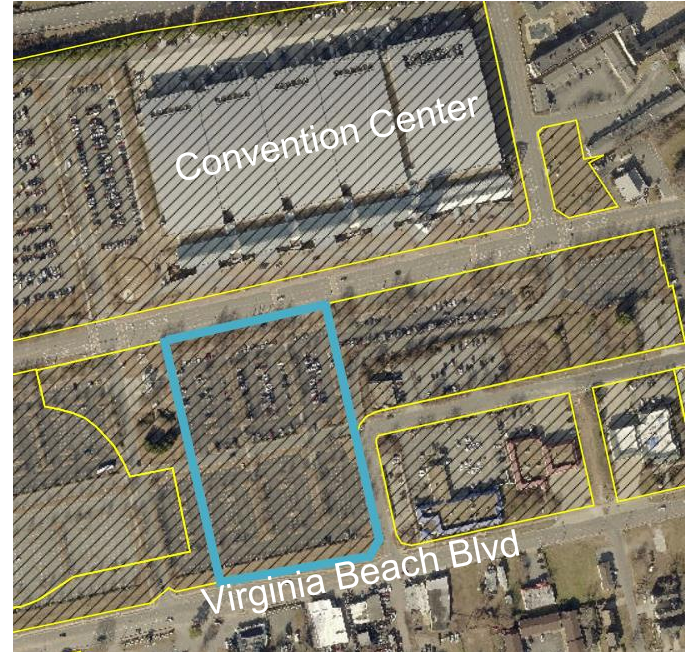
- Estimated area 5.5 acres
- Convention and Sports Centers adjacency
- Requires City Council super majority

Roads and destinations

On Virginia Beach Blvd – major arterial

- Interstate 264: 0.6 miles
- Atlantic Entertainment Center: 0.6 miles
- Oceanfront: 0.8 miles
- ViBe Creative District: 0.4 miles
- MOCA Contemporary Art Center: 0.5 miles
- Lynnhaven Mall: 6.1 miles
- Visitor Center: 0.3 miles

[Demographics](#)



Sports Center Parking Lot Parcel



VB City of Virginia Beach



[Veteran's Memorial](#)

Convention Center Parking Lot



Parking lot parcel

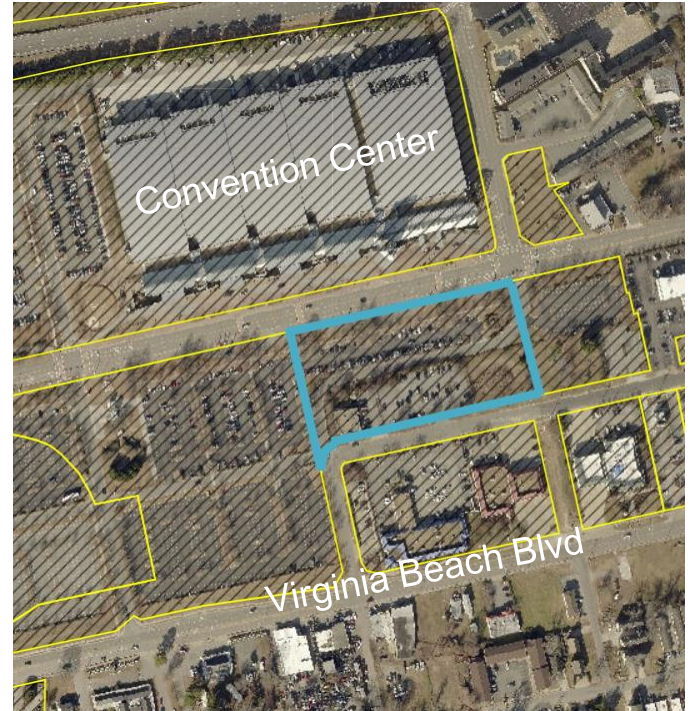
- Estimated area 4.0 acres
 - Eastern 1/3 outside zone
- Across from convention center
- Requires City Council super majority approval

Roads and destinations

On 19th Street – major arterial

- Interstate 264: 0.5 miles
- Atlantic Entertainment Center: 0.5 miles
- Oceanfront: 0.7 miles
- ViBe Creative District: 0.3 miles
- Contemporary Art Center: 0.4 miles
- Lynnhaven Mall: 6.2 miles
- Visitor Center: 0.2 miles

[Demographics](#)



Convention Center Parking Lot



VB City of
Virginia Beach



[Convention Center](#)

Seatack 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%