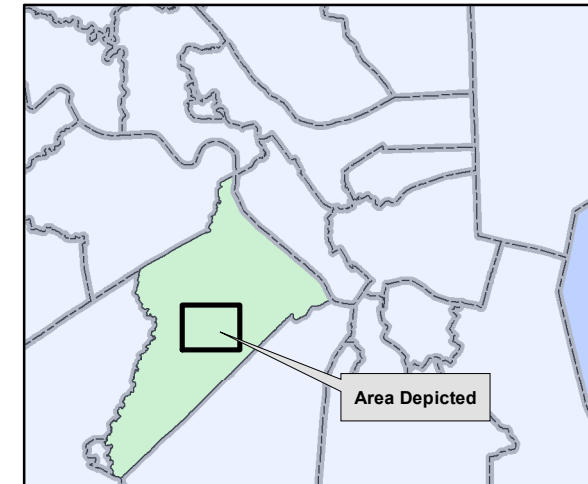


WINDSOR DEVELOPMENT SERVICE DISTRICT

Isle of Wight County, Virginia



The Windsor Development Service District is a strategic growth area planned for future residential, commercial and industrial development.

Shirley T. Holland Intermodal Park is home to major employers such as Keurig Dr Pepper, World Market's VA Distribution Center and Safco Products Co.

Median home value = \$309,600

Average Vehicle Trips on Route 460 = 17,213
Average Vehicle Trips on Route 258 = 5,639

Innovative, fully-accredited public school system with an award-winning career and technical education program and graduation rates surpassing the state level.

The area's central location and easy commute to the rest of the Hampton Roads region allows it to pull from a regional workforce of over 800,000 people.

Easy access to the region's transportation network, including Route 460 and Interstate 95.

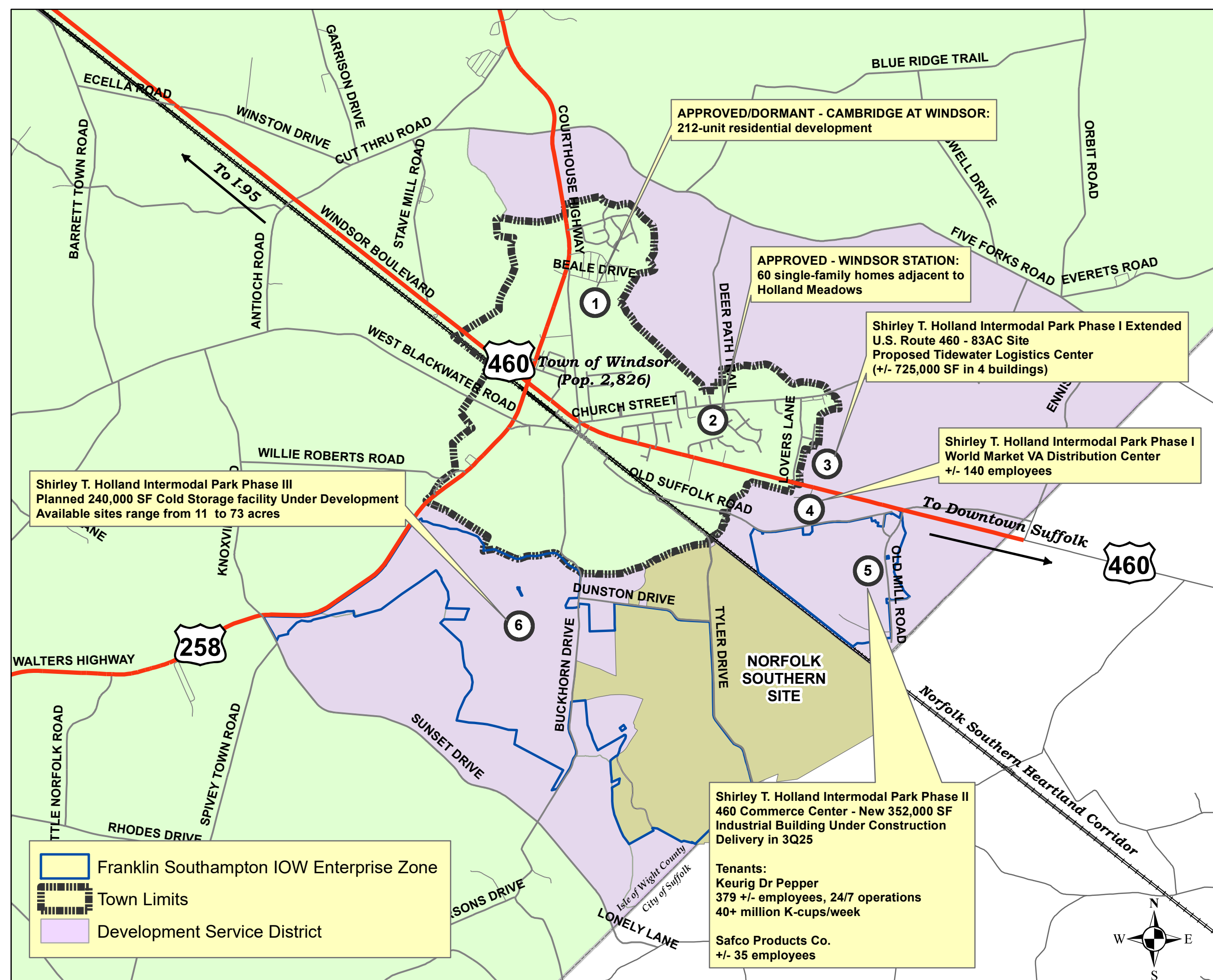
Lower your taxes - Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.

Nearby amenities include: Food Lion, Family Dollar, O'Reilly Auto Parts, Dollar General, Anytime Fitness, CVS Pharmacy, Windsor True Value Hardware, Verizon Wireless, Anna's Ristorante Italiano Pizzeria Too, El Rodeo Mexican Restaurant, Burger King, Dairy Queen, Subway, Domino's Pizza, Rusted Root Cafe and El Mexa Mexican Restaurant.



Local Roots, Global Reach
ISLE OF WIGHT COUNTY, VIRGINIA

For more information, please contact:
Isle of Wight Economic Development
(757) 356-1962
www.insidetheisle.com



APPROVED/DORMANT - CAMBRIDGE AT WINDSOR:
212-unit residential development

APPROVED - WINDSOR STATION:
60 single-family homes adjacent to Holland Meadows

Shirley T. Holland Intermodal Park Phase I Extended
U.S. Route 460 - 83AC Site
Proposed Tidewater Logistics Center
(+/- 725,000 SF in 4 buildings)

Shirley T. Holland Intermodal Park Phase I
World Market VA Distribution Center
+/- 140 employees

Shirley T. Holland Intermodal Park Phase III
Planned 240,000 SF Cold Storage facility Under Development
Available sites range from 11 to 73 acres

Shirley T. Holland Intermodal Park Phase II
460 Commerce Center - New 352,000 SF Industrial Building Under Construction
Delivery in 3Q25

Tenants:
Keurig Dr Pepper
379 +/- employees, 24/7 operations
40+ million K-cups/week

Safco Products Co.
+/- 35 employees

Franklin Southampton IOW Enterprise Zone

Town Limits

Development Service District

