


# 9378 ROBINS NECK ROAD - GLOUCESTER COUNTY, VA

9378 Robins Neck Road, Gloucester, VA, USA

**For Sale**  
9378 Robins Neck Road  
Gloucester, Virginia



**PRICED TO MOVE!**

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:  
**Campana Waite Commercial Real Estate, LLC**  
Vince Campana  
11832 Fishing Point Drive, Suite 400  
Newport News, Virginia 23606  
757-537-0333  
[www.CampanaWaite.com](http://www.CampanaWaite.com)

**Campana Waite**  
Commercial Real Estate, LLC

This information was obtained from sources deemed to be reliable, but is not warranted. The offer relates to terms and conditions as indicated in additional information.

**FOR SALE**  
9378 Robins Neck Road  
Gloucester County, Virginia

**Location:** 9378 Robins Neck Road, Gloucester County, Virginia

**Description:** The property is generally set near Freshwater Creek in the upper part of Gloucester. The land has been cleared with only a small residential structure remaining. It is a beautiful location of a 3-acre residential home.

**Land Area:** 7 acres

**Sale Price:** \$99,999.00

**Lease:** The Ownership will remain a general lease.

**Zoning:** C - 2. Permissible Uses are included in this marketing package.

**General Information:**

- Rate opportunity
- Clear road frontage in Gloucester County

**Also included:**

- Aerial Maps
- Location Map
- List of uses which are allowed by right

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Method

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Use	Category	Code	Area	Value	Notes
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Use	Category	Code	Area	Value	Notes
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**AGENCY DISCLOSURE**

In a real estate transaction, when the Agent represents the:

**Seller/Landlord:**

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker agents, and the selling company and all of its agents as subagents of the seller, except over their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/brokers, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

**Buyer/Tenant:**

then an Agent under a contract with a buyer acts as the agent for the buyer only, as a Buyer/Broker/Agent, and the Agent is not the seller's agent, even if the Freshwater Creek area provides that the seller or the Listing Broker will pay the Agent for the services rendered in its behalf. As an Agent acting as the buyer/broker's agent, the Agent must disclose the agency relationship and state to the Buyer/Tenant (other Agent) relationship when dealing with the seller/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

**Buyer and Seller (Acting as a Dual Agent):**

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitations on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information otherwise with the confidentiality and duty of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waite Commercial Real Estate, LLC is the \_\_\_\_\_ Listing Broker, \_\_\_\_\_ Buyer Broker, \_\_\_\_\_ Dual Agent for the property submitted in this information package.

Acknowledged by: \_\_\_\_\_

Campana Waite Commercial Real Estate, LLC

## Property Overview

Price/Rent PSF	\$99,999.00
Asset Type	Land
Trade Type	Sale
SQ. FT. Available	7.00
Date Available	08/08/2018

## Contact



Vincent  
Campana  
Agent

✉ skip@campanawaltz.com

## Description

The property is gorgeously set near FreeSchool Creek in the upper part of Gloucester. The land has been cleared with only a small residential structure remaining. It is a beautiful location of a custom residential home!

The Ownership will entertain a ground lease.

Rare opportunity  
Great road frontage in Gloucester County

See attached brochure for more!

## Location

