



## SOLD!! 5.14 ACRES OF RESIDENTIAL, RECREATIONAL, AND TIMBER LAND FOR SALE IN ISLE OF WIGHT COUNTY VA!

**SOLD**

For immediate assistance with this listing call Caleb Hooker at 757-810-5303

**5.14 Acres with 220+ feet of road frontage, perfect for your new home site or an investment opportunity just minutes away from the town of Smithfield! Call Caleb Hooker at 757-810-5303 to schedule a showing today!**

As the exclusive listing agent, Mossy Oak Properties is pleased to present you an exceptional opportunity to own this 5.14 acres, perfect for a new home site, in one of the fastest growing areas in Hampton Roads!

This 5.14-acre parcel sits in the beautiful countryside of Carrollton, Virginia just south of the James River Bridge and just minutes away from downtown Smithfield, Virginia. The property features over 220 feet of frontage along Reynolds Drive and an additional 600+ feet on the private drive Doggett Lane. This location provides easy access to both Brewers Neck Blvd (Rt 258) and Carrollton Blvd (Rt 17) which provides easy access to any of the Hampton Roads area! This road frontage and the Rural Agricultural Conservation zoning provides you with several possibilities for laying out your new home site!

From the road frontage, the property sits level and gently slopes toward the rear of the property as it slopes down toward a drainage of Jones Creek. The property is wooded, with old growth hardwoods and pine, making it a serene environment for imaging how you would like to enjoy the beautiful landscape, wildlife, and tranquility from your front or back porch! The old growth canopy provides an open forest floor making movement and access to the entire property easy. The property has been fully surveyed and a percolation test has been completed.

The Carrollton and Smithfield area of northern Isle of Wight County has been one of the fastest growing areas in the Hampton Roads area. Parcels offering this much space and the ability to keep some of that rural feel and privacy are very few and far between in this area. This a prime opportunity to get your slice of the area before they are all gone. With easy 10-minute access to the northern Peninsula across the James River Bridge and the nearby shopping, restaurants, and essential services with the new Riverside Smithfield Hospital slated for opening in early 2026, you do not want to miss this opportunity! Experience the best of both worlds: a serene country environment that doesn't compromise on accessibility. Whether you're looking to build your dream home, create a retreat, or invest in a promising parcel, this opportunity is not to be missed!

Links of Interest:

Town of Smithfield, Virginia: <https://www.smithfieldva.gov/>

Isle of Wight County, Virginia: <https://www.co.isle-of-wight.va.us/>

Check out the interactive Land ID map below the listing for geolocated views of the property!

### MORE DETAILS

**Address:**

Off Reynolds Drive  
Carrollton, VA 23314

**Acreage:** 5.1 acres

**County:** Isle of Wight

**MOPLS ID:** 65976

**GPS Location:**

36.944569 x -76.570439

**PRICE: \$105,500**

### CONTACT AGENT



**CALEB HOOKER**

AGENT

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