

INVEST NEWPORT NEWS ENTERPRISE

Zones!

Give your business every advantage by locating in one of Newport News' state-designated Enterprise Zones. Our team will guide you through your eligibility for state and local incentives associated with these zones. You'll be rewarded for job creation, new construction, renovation, expansion and more. The zones span most commercial and industrial areas of our City, providing flexibility based on the size, needs and aspirations of your company. When you invest in Newport News, our goal is to make sure your investment exceeds your expectations.

Find Out More at
InvestNewportNewsEnterpriseZone.com

KEY

- Zone: 3
- Zone: 3-A
- Zone: 31



Zone: 3 and 3-A (Newport News South)

Designated: 2004 (updated 2024) | **Consists of:** 3,729 acres in two non-contiguous areas

Land Use: Advanced Manufacturing, Commercial Office, Industrial, Mixed-Use, Retail

Greater Oyster Point & Tech Center

Greater Oyster Point serves as the City's central business district, with a mix of light manufacturing and production, R&D, commercial office space, retail and hospitality space. It is the site of City Center, an urban-scale development with mid- and high-rise buildings occupied by corporate headquarters, banks and legal firms, as well as supporting residential and retail. This area is also home to Jefferson Lab, a U.S. Dept. of Energy national laboratory that draws scientists and researchers from around the globe. It includes Tech Center – a new development where innovation, business and technology collide, and world-class business ventures meet upscale apartments, shops and restaurants.

> tiny.cc/greater-oyster-point

Copeland Industrial Park

Copeland Industrial Park straddles the Newport News-Hampton City line. Only minutes from the Port of Virginia, the park is home to major national and international manufacturers. Recent infrastructure improvements have improved access for large trucks benefiting companies throughout the well-established park.

> tiny.cc/copeland-industrial

Downtown

Downtown has a long history of industry and commerce. It is home to the nation's only shipyard that builds both nuclear-powered aircraft carriers and submarines; two waterfront terminals for exporting coal and a state-owned port facility specializing in the transport of break-bulk and roll-on/roll-off products. Now, a new vision reimagines the district to include better connectivity to neighborhoods, improved transit options, reuse of historic buildings for housing and offices, a redefined gateway at Downtown's main entrance at Washington Ave & 28th St. and an enhanced waterfront with a public pier and other amenities for workers and residents alike.

> tiny.cc/downtown-nn

Port Warwick

Port Warwick is an award-winning, mixed-use community located off Jefferson Avenue. At the center of the community lies Styron Square, a three-acre green space designed after the great squares of London. Port Warwick was named after native and Pulitzer prize-winning author William Styron and created and developed by Bobby Freeman.

> portwarwick.com

Hilton Village

Hilton Village is a historic community designed as an English village and recognized as a pioneering development in urban planning. Originally built to house and support World War I shipyard workers, today Hilton Village features homes and quaint, locally-owned shops, boutiques and services.

> tiny.cc/hilton-village

Southeast Community

The Southeast Community is experiencing significant transformation. Once home to outdated housing and vacant commercial space, this area is the recipient of substantial public and private investment. Part of the U.S. Dept. of Housing & Urban Affairs' Choice Neighborhood Initiative (CNI), the Southeast Community has a neighborhood driven, comprehensive revitalization strategy addressing Housing, People and Neighborhood.

> tiny.cc/southeast-community

Seafood Industrial Park

The Newport News Seafood Industrial Park (SIP) is one of the nation's premier seafood harbors and an important part of the City's economy. The SIP is owned by the City and managed by the City's Harbor Master, Doreen Kopacz. It is home to a number of seafood and other water-dependent companies. It provides full-service accommodations to the seafood industry, including utility hook-ups and vessel fueling, service and repair.

> tiny.cc/seafood-industrial

Zone: 31 (Newport News North)

Designated: 2015 (updated 2024) | **Consists of:** 3,677 acres in two non-contiguous areas

Land use: Advanced Manufacturing, Commercial Office, Industrial, Retail

Carleton Advanced Manufacturing Site

Carleton is a 145-acre tract of undeveloped land owned by the Economic Development Authority. It has frontage on I-64, as well as Yorktown Road, and is adjacent to the Lee Hall Mansion property.

Peninsula Industrial Park

Peninsula Industrial Park is a 95-acre industrial park amid a natural and wooded environment. Privately developed beginning in the 1970s, it is fully occupied. Tenants include small- to medium-size companies such as machine shops, industrial and automotive wholesale suppliers, distribution facilities and contractors.

> tiny.cc/peninsula-industrial

Patrick Henry Corridor/ AirCommerce Park/ Patrick Henry CommerCenter

Patrick Henry Corridor/AirCommerce Park/ Patrick Henry CommerCenter is home to major anchors, such as Patrick Henry Mall, Jefferson Commons and Newport News-Williamsburg International Airport. The Patrick Henry Corridor represents one of the City's main retail areas and is considered a regional shopping destination. AirCommerce Park is located on Newport News-Williamsburg Airport property and provides private corporate hangar facilities as well as facilities for specialized military training aircraft. Patrick Henry CommerCenter uses its proximity to the airport to provide a variety of small, medium and large manufacturing and commercial spaces.

> tiny.cc/patrick-henry

Endview

Endview is a 285-acre tract of land owned by the Economic Development Authority. Through a request for qualifications, the Economic Development Authority selected WeldenField Development as the preferred developer of the property. The concept for the predominantly single-family residential neighborhood features extensive trails and green space and takes advantage of the proximity to the historic Endview house and Newport News Park.

> tiny.cc/endview

Oakland Industrial Park

Oakland Industrial Park is a 615-acre business park developed and managed by the City's Industrial Development Authority. It is home to numerous international companies in advanced manufacturing and heavy industry, and has several sites available for development. The park is served by CSX and has easy access to major highways.

> tiny.cc/oakland-industrial

Denbigh-Warwick Area

Denbigh-Warwick is an area developed in the 1960s and 1970s and presently undergoing revitalization. A recently adopted comprehensive long-range plan will attract new private-sector investment and neighborhood-friendly businesses. The Economic Development Authority has acquired a number of strategic commercial properties on highly traveled thoroughfares and is preparing them for development. Infrastructure improvements have been made to extend critical roads and replace outdated bridges.

> tiny.cc/denbigh-warwick



Enterprise Zone Questions? We Have Your Answers.

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