

Deep Creek and South Military Highway: Business is good in Deep Creek, home to 2009 Homearama

Cavalier Industrial Park, located off South Military Highway, continues to provide a strong industrial tax base for the City with over 100 companies in the park. In 2009, the City's top two industrial business expansions occurred here. Usui International completed its \$22 million total investment in the former Johnson Controls building off Cook Boulevard. Electric Motor & Contracting Co. is moving forward with its \$8.5 million investment, expanding its facilities with an additional 52,000 square feet.

Developers Dilip R. Patel and Hampton Roads Hospitality Inc. wanted to provide a much-needed, mid-priced hotel facility to the

In February 2010, the Comfort Inn and Suites officially opened on South Military Highway as part of the Choice Hotels International chain, bringing \$7 million in investment and 25 new jobs.

Military Highway/Deep Creek area. In February 2010, the Comfort Inn and Suites officially opened on South Military Highway as part of the Choice Hotels International chain, bringing \$7 million in investment and 25 new jobs. The adjacent restaurant/lounge is currently undergoing renovation and is planned to open in June 2010. A 100- to 150-seat function meeting room will complete the full-service aspect of the hotel, appealing to both local businesses as well as social and tour groups.

Despite a less than stellar housing market, the Deep Creek area of Chesapeake was chosen by Tidewater Builders Association to host Homearama 2009 which showcased the Robinson Development Group's Culpepper



Electric Motor & Contracting Co. Inc.'s \$8.5 million expansion will add on 52,000 square feet to its existing 110,000-square-foot facility. According to Steve Newing, EMC president, "We looked at many options when considering our current expansion, including relocating our entire company. After reviewing these options, and considering our positive business relationship with the City of Chesapeake for the last 25 years, we made the decision to leave our headquarters in Chesapeake and continue our growth in this area."



At Cavalier Industrial Park, Bay Warehouse, owned by First Potomac Trust, completely leased its 94,330-square-foot and 396,000-square-foot buildings in 2009. Newly signed tenants are Cort Business Systems, Ehrlich Distribution and Flow Serve. Harrison Moving and Storage also leased overflow warehouse space. First Potomac Trust owns and leases a total of 2,864,206 square feet in Chesapeake.

Landing. Twelve custom homes, six of which were already sold when the event kicked off, were showcased Oct. 3-18 at the 488-acre residential development. Home prices ranged from around \$230,000 to about \$500,000. Culpepper Landing features a mixed-use,

pedestrian-friendly design that incorporates community buildings with parks, open spaces and neighborhood gardens. When complete, its mercantile district will encompass 40,000 square feet of commercial office and retail space.

The Gilmerton Bridge, a major transportation artery in the Deep Creek and South Military Highway area, is currently being replaced. This \$158 million project will be open for traffic in 2013.