

# FORMERLY CLUB WYNDHAM PATRIOTS' PLACE RESORT



**BID DEADLINE JULY 9** .....









## 196-Unit Williamsburg Hospitality Conversion Opportunity

Offered Fee Simple, Free of Club Wyndham Brand & Management Agreements

Flexible Zoning Allows for Hospitality with Rezoning Possible for Multifamily or Condominium Conversion



 220 House of Burgesses Way  
Williamsburg, VA

	<b>Building Count</b>	41 Buildings
	<b>Building Size</b>	258,624± SF Total
	<b>Year Built</b>	1985
	<b>Parcel Size</b>	26.06± AC
	<b>Unit Count</b>	196
	<b>Unit Mix</b>	92 Standard 2BR 104 Deluxe 2BR
	<b>Parking</b>	1 - 2 Spaces / Unit
	<b>Zoning</b>	G-B (General Business)

### DETAILS

Patriots' Place is a former Club Wyndham resort with 196 units across 41 buildings. Built in 1985, the property sits on 26± AC with General Business zoning. Each unit features a full kitchen, living area and balcony or patio, with on-site parking and recreation facilities including a pool and clubhouse. These amenities, combined with the existing building infrastructure, position the asset for conversion to multifamily housing, student or faculty housing, condominium sell-out or continued use as extended-stay hospitality. Located near the I-64 corridor, this property provides easy access to Richmond and Norfolk, enhancing its regional appeal for investors seeking value-add real estate with long-term growth potential.

### LOCAL INFORMATION

Williamsburg is a strong market anchored by the College of William & Mary and the Historic Triangle, which consists of Colonial Williamsburg, Historic Jamestowne and Yorktown. The area supports steady tourism and year-round employment in education, healthcare and government. Strong regional connectivity via I-64 and U.S. Route 60 links the city to Richmond and Norfolk, creating a balanced economic base that underpins stable housing and hospitality demand.

### BANKRUPTCY INFORMATION

U.S. Bankruptcy Court  
Eastern District of Virginia  
Case No. 25-51179 (SCSJ)  
*In re:* Fairfield Williamsburg Property Owners Association, Inc.

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