

# FORMERLY CLUB WYNDHAM PATRIOTS' PLACE RESORT



**BID DEADLINE JULY 16**

## 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



### 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.



220 House of  
Burgesses Way  
Williamsburg, VA



**Building Count** 41 Buildings



**Building Size** 258,624± SF Total



**Year Built** 1985



**Parcel Size** 26.06± AC



**Unit Count** 196



**Unit Mix** 92 Standard 2BR  
104 Deluxe 2BR



**Parking** 1 - 2 Spaces / Unit



**Zoning** G-B (General Business)

**Jordan Schack**  
847.504.3297  
jschack@hilcoglobal.com

**Adam Zimmerman, MAI**  
847.917.9323  
azimmerman@hilcoglobal.com

**Jeff Azuse**  
773.456.5032  
jazuse@hilcoglobal.com

847.849.2909  
**HilcoGlobalResortSales.com**

The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.