



# The Hampton Roads Commute & Neighborhood Guide

## Where to Live Based on Commute, Lifestyle & Price

Created by Jason Edwards | Local Realtor | Veteran |  
Relocation Expert

# Why Commute Time Is a Dealbreaker Here

In Hampton Roads, everything depends on **where you live vs. where you work**. Because:

- We're surrounded by water
- Most cities are connected by **bridges and tunnels**
- Traffic at the wrong time can turn a 15-minute drive into 45+



Choose the right neighborhood up front = smooth move, lower stress, better quality of life.

# Who This Guide Is For

## Military Families

PCSing to Naval Station Norfolk, Little Creek, Oceana, or Portsmouth Naval

## Medical Professionals

Working at Sentara Norfolk, Portsmouth Naval Hospital, or CHKD

## Federal & Shipyard Workers

Relocating for shipyard or federal work opportunities

## Southside Homebuyers

Anyone trying to balance lifestyle + location + commute in the Southside



# What You'll Find Inside

Each neighborhood section includes:



## Commute Time

Travel time to key locations throughout Hampton Roads



## Price Range

Housing costs and ideal buyer profiles for each area



## Lifestyle Vibe

Urban, suburban, quiet, or active community atmosphere



## Local Insights

Insider knowledge that Zillow and ChatGPT won't give you



## Tunnel Alert

Warning when your commute includes dreaded tunnel traffic

# Western Branch (Chesapeake)



Suburban feel, strong community, great schools

Commute: 20–25 min to Norfolk Naval Base (no tunnel)

Price Range: \$375K–\$500K

Great for: Military families, move-up buyers, low-stress commuters

Watch out for: I-664 congestion during rush hour

**Local tip:** One of the best "value-for-commute" areas in the Southside

# Bayview (Norfolk)

Coastal/urban mix near the bay, beachy vibe  
without the crowds

Commute: 10-15 min to base

Price Range: \$250K-\$400K

Great for: First-time buyers, single service members,  
beach lovers

Watch out for: Smaller yards, older homes needing  
updates

**Local tip:** You can find charm and proximity without  
sacrificing budget



# Churchland (Portsmouth)



Quiet, affordable, close to the water and shopping

Commute: 15–20 min to base via Midtown or High Rise Bridge

Price Range: \$225K–\$350K

Great for: Budget-conscious VA buyers, commuters to both Norfolk & Portsmouth

Watch out for: Limited new construction

**Local tip:** You *do not* have to cross a tunnel to get to base from here

# Harbour View / Northern Suffolk

Newer developments, shopping, walkable pockets

Commute: 25–35 min to base

Price Range: \$375K–\$550K

Great for: Dual-income military couples, suburban buyers

Watch out for: Slightly longer drive during peak traffic

**Local tip:** Close to Amazon, Sentara BelleHarbour, and great schools



# East Beach / Ocean View (Norfolk)



Oceanfront city living with military convenience

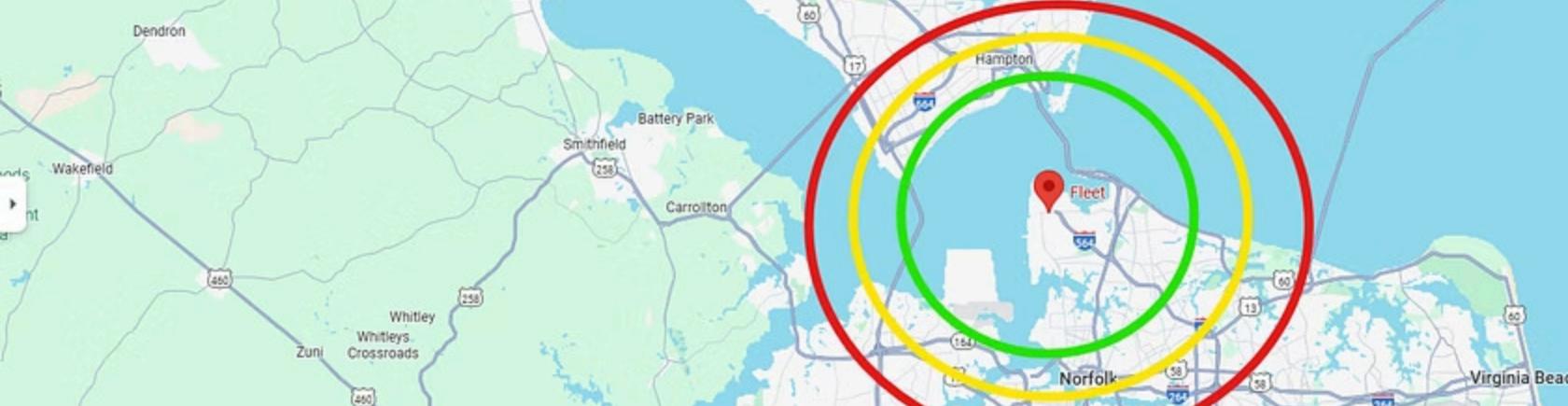
Commute: 5-10 min to base

Price Range: \$300K-\$600K

Great for: Active duty singles, couples, beach lovers

Watch out for: Street parking, flood zones, and some spotty areas

**Local tip:** Walk to the beach from some blocks



# Map Overview: Commute Zones by Time

Visual map showing:

## Commute Rings

From Naval Station Norfolk,  
Portsmouth Naval Hospital, and  
Sentara Norfolk

## Color-Coded Zones

- Green = 0-20 mins
- Yellow = 20-30 mins
- Red = 30+ mins (but lifestyle-driven buyers still choose them!)

## Transit Features

Includes tunnels and major bridges  
for context

# Don't Let This Be You...



You can avoid all of this with the right guidance up front



## **The Long-Distance Lover**

Falling in love with a house... 45 minutes from work



## **The Tunnel Trap**

Buying a home in Newport News, then realizing your commute requires 2 tunnels



## **The Temporary Fix**

Renting for a year because you didn't know what areas made sense



# Want a Custom Commute Matchup?

Reach out to chat about (all my contact info is below):

1

## Personalized Recommendations

Neighborhood suggestions tailored to your specific needs

2

## Commute Analysis

Time ranges for your specific job location with traffic patterns

3

## Price Breakdowns

Budget-friendly options with current listings that match your criteria

4

## Local Intelligence

Insider information about neighborhoods you won't find online

Let's make your move smarter from day one.

# About Jason



## Hampton Roads Expert

Specialized in relocations to the Hampton Roads area



## Retired Navy Senior Chief

20 years of service and firsthand knowledge of military life



## Dedicated Realtor

Helping military, first-time, and out-of-area buyers make confident moves



## Your Guide

I'll tell you what to avoid, what matters most, and how to keep your stress low

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**Jason Edwards** | Local Realtor | Veteran | Relocation Expert

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