LOCATION GUIDE

Fort Lee, Virginia

Housing, BAH, schools, gates, contacts and the local know-how for the Army's home of sustainment.

SERIES

CONUS

PCS

FROM
Your current duty station

TO
Fort Lee, VA

GUIDE
Location

BRANCH
Army

BAH AREA
Petersburg, VA

MAIN GATE
Sisisky Blvd

INSIDE THIS GUIDE

- Quick facts and the name change
- Before-you-arrive checklist
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- On-post and off-post housing
- 2026 BAH and rent vs. buy
- Schools and child care
- Spouse, family and Virginia rules
- Living here and day trips
- Key contacts
- Budget and house-hunting worksheets

WELCOME

Fort Lee at a glance

Fort Lee is the Army's home of sustainment, in Prince George County about 25 miles south of Richmond — with affordable housing, strong BAH buying power and easy drives to the beach and D.C.

FACT	DETAIL
Location	Prince George County, VA, near where the James and Appomattox rivers meet
Nearest cities	Petersburg (about 3 mi), Richmond (about 25 mi), Washington, D.C. (about 116 mi)
Mission	Sustainment Center of Excellence: CASCOM plus the Quartermaster, Ordnance and Transportation Schools
Training load	About 70,000 Soldiers and civilians a year
BAH housing area	Petersburg, VA (ZIP 23801)
On-post housing	Fort Lee Family Housing (Hunt Military Communities)
Main gate	Sisisky Boulevard Gate, open 24/7

Getting here

OPTION	DETAIL
Richmond airport (RIC)	About 30–40 minutes to the Sisisky Gate
USO shuttle	Free rides from RIC for active duty, retirees and dependents — bring two copies of orders and call ahead: (804) 236-7234
Amtrak	Petersburg station, 3516 South Street
By car	I-295 Exit 9B to VA-36 W (Oaklawn Blvd), then left on Sisisky Blvd

About the name

The post became Fort Gregg-Adams in April 2023. In June 2025 it was renamed Fort Lee, now honoring Pvt. Fitz Lee, a Buffalo Soldier and Medal of Honor recipient from Dinwiddie. Older orders, signs and websites may still say Fort Gregg-Adams.

COUNTDOWN

Before you arrive

The single most important early step: get on the on-post housing waitlist the day orders arrive. Summer slots fill months ahead because the schools turn over students constantly.

As soon as you have orders 90+ DAYS OUT

- [ ] Apply for on-post housing, even if you're unsure
- [ ] Request a sponsor from your gaining unit
- [ ] Call the School Liaison Officer about school zones
- [ ] In EFMP? Call the Fort Lee EFMP coordinator now
- [ ] Look up your BAH for ZIP 23801
- [ ] Join local military spouse Facebook groups

Book the move 60 DAYS OUT

- [ ] Schedule household goods or plan your PPM
- [ ] Reserve temporary lodging (IHG Army Hotel)
- [ ] Start the off-post rental or home search
- [ ] Gather school, shot and IEP/504 records
- [ ] Check pet travel needs and vet records

Final prep 30 DAYS OUT

- [ ] Confirm route and arrival date with your sponsor
- [ ] Make extra copies of orders (the USO shuttle asks for two)
- [ ] Book a DEERS/ID card appointment if needed
- [ ] Set up utilities and internet at the new address

Peak season is real

Fort Lee's schoolhouse brings constant turnover. Waitlists, lodging and moving dates all tighten in summer — start every step on this page early.

YOUR FIRST WEEK

Arrival and in-processing

Most newcomers enter through the Sisisky Boulevard Gate. In-processing steps vary by unit, so your sponsor is your best guide.

Gates

GATE	HOURS	USE
Sisisky Boulevard	24/7	Main entry for most families
Lee Avenue	Limited — verify	Secondary access
Shop Road	Business hours	Commercial vehicles

No DoD ID yet? Stop at the Visitor Control Center first with photo ID, vehicle registration and proof of insurance.

First-week stops

OFFICE	LOCATION	PHONE	WHY
Welcome & Visitors Center	500 Gregg-Adams Ave, Bldg 5228	(804) 734-5053	Passes, access, referrals
DEERS / ID Cards	3312 A Ave, Rm 123	(804) 734-7349	CAC and dependent IDs
Transportation Office	1401 B Ave, Bldg 3400, Ste 118	(804) 765-2276	Household goods, PPM claims
Army Community Service	Bldg 9023, Sustainment Ave	(804) 734-6388	Relocation, finance, spouse jobs
Kenner Army Health Clinic	700 24th St	(804) 734-9000	TRICARE, primary care
IHG Army Hotel	On post	(804) 733-4100	Temporary lodging

Kenner is a clinic, not a hospital

ER care and labor and delivery happen off post — commonly at Southside Regional Medical Center in Petersburg, (804) 765-5000, or VCU Health in Richmond. Expecting families should confirm their TRICARE network hospital before arrival.

WHERE YOU'LL LIVE

Housing

BAH stretches far here: rents near post often sit at or below the allowance. Your gate and your school district should drive the decision.

On-post family housing

Fort Lee Family Housing, run by Hunt Military Communities, has 1,500+ single-family homes in seven neighborhoods. Active duty families pay no deposit, utilities are included and pets are allowed.

NEIGHBORHOOD	RANKS	BEDROOMS
Harrison Villa	E1–E6	3–5
Jefferson Terrace	E1–E6	2–4
Madison Park	E1–E6	2–4
Lee's Landing	Junior enlisted	3
Adams Chase	E7–E8	3–4
Monroe Manor	E1–O3	3–4
Sisisky Commons	Senior NCOs / officers	4

Off-post areas

AREA	DRIVE TO POST	SCHOOL DISTRICT	TYPICAL RENT
Petersburg (city)	5–15 min	Petersburg City	$900–$1,400
Hopewell	10–20 min	Hopewell City	$1,100–$1,500
Prince George County	10–25 min	Prince George County	$1,200–$1,600
Colonial Heights	10–20 min	Colonial Heights City	$1,400–$1,800
Chester / Chesterfield	20–30 min	Chesterfield County	$1,600–$2,200
Midlothian	35–50 min	Chesterfield County	$1,800–$2,400

Housing contacts

Hunt (on-post): (804) 566-3300 · Housing Services, off-post referrals: (804) 765-3862 · Barracks, Bldg 8401: (804) 734-3977

THE NUMBERS

2026 BAH and rent vs. buy

Fort Lee BAH is set by the Petersburg, VA housing area (ZIP 23801). Monthly rates below.

GRADE	WITH DEPS	WITHOUT
E-1 to E-4	$1,410	$1,137
E-5	$1,554	$1,251
E-6	$1,659	$1,326
E-7	$1,800	$1,440
E-8	$1,923	$1,539
E-9	$2,046	$1,638
W-1	$1,755	$1,392
W-2	$1,899	$1,539
W-3	$2,022	$1,638
W-4	$2,145	$1,779

GRADE	WITH DEPS	WITHOUT
O-1	$1,692	$1,353
O-2	$1,833	$1,467
O-3	$2,052	$1,641
O-4	$2,187	$1,749
O-5	$2,352	$1,881
O-6	$2,583	$2,067

Source: PCS Pay It Forward, 2026 rates

Double-check your rate before you budget — BAH changes every January: travel.dod.mil/Allowances/Basic-Allowance-for-Housing/BAH-Rate-Lookup/

Some high-cost areas also pay CONUS COLA: travel.dod.mil/Allowances/CONUS-Cost-of-Living-Allowance/

Rent or buy?

- On-post housing takes your full BAH; off post you keep any difference between BAH and your costs
- Homes in the Colonial Heights area commonly list around $240K–$330K, and Prince George County often runs lower
- Buying usually makes sense for a 3+ year tour; short schoolhouse assignments fit renting or on-post housing better

Check the school zone first

Virginia generally doesn't allow out-of-district enrollment. Confirm the school assignment for any address before you sign a lease or make an offer.

YOUR KIDS

Schools and child care

There are no DoDEA schools on Fort Lee. On-post homes are zoned for Prince George County Public Schools, and off post your address decides your school.

DISTRICT	SERVES	PHONE
Prince George County	On-post housing, Prince George County	See website
Colonial Heights City	Colonial Heights	(804) 524-3400
Chesterfield County	Chester, Midlothian	See website
Hopewell City	Hopewell	(804) 541-6400
Petersburg City	Petersburg	(804) 732-0510
Dinwiddie County	Dinwiddie	(804) 469-4190

Who to call

- **School Liaison Officer, (804) 765-3813** — zoning, enrollment and transfer of credits
- **EFMP, (804) 734-6393** — call early; students with IEPs can get expedited evaluations
- **Homeschool** — Tri-Cities Home Educators and the Home Educators Association of Virginia

Enrollment checklist

- [ ] Birth certificate and proof of residence
- [ ] Report cards, transcripts, withdrawal forms
- [ ] Immunization and physical records
- [ ] IEP or 504 plans and evaluations

Child and Youth Services

Register with Fort Lee CYS and request care through MilitaryChildCare.com as early as possible — waitlists are common at training-heavy posts. Confirm current wait times with Fort Lee MWR.

YOUR PEOPLE AND PAPERWORK

Spouse, family and Virginia rules

Army Community Service, Bldg 9023 on Sustainment Ave, is the hub for family support: (804) 734-6388, with a 24/7 line at (804) 479-6775.

Spouse and family

- **Jobs:** Employment workshops and the Military Spouse Employment Partnership through ACS
- **Licenses:** Ask ACS about transferring yours; confirm with the Virginia licensing board
- **Loan closet:** Borrow basics while your shipment is in transit
- **Richmond metro:** About 30 minutes north, with healthcare, education, government and tech jobs
- **Money:** Free financial counseling and relocation budgeting at ACS
- **Community:** Unit family readiness groups, chapel programs and local PCS groups

Virginia new-resident essentials

Active-duty families usually don't need Virginia licenses or plates: the member, spouse and dependent teens can keep driving on valid home-state licenses.

TASK	MILITARY FAMILY RULE	CIVILIAN NEWCOMER RULE
Driver's license	Valid home-state license is fine for member, spouse and dependents 16+	Get a Virginia license after establishing residency
Registration	Out-of-state plates OK if titled only to the member or to all active-duty co-owners	Register within 30 days
Property tax	Member-owned out-of-state vehicles often exempt with a current LES; check your county	Annual local tax on vehicles
Income tax	Military pay usually taxed by your home state of legal residence (SCRA/MSRRA)	Virginia tax on income

Utilities to set up off post

- ☐ Electric
- ☐ Water / sewer
- ☐ Gas, if applicable
- ☐ Internet
- ☐ Trash and recycling
- ☐ Renter's or home insurance

Confirm before you count on it

Vehicle and tax rules depend on your situation. Check the Virginia DMV Military Guide and your installation legal office.

OFF DUTY

Living here

You'll need a car — there's no practical public transit to post. Rush hour on I-95 (about 7–9 AM and 4–6:30 PM) can double drive times; I-295 is often the faster bypass.

Climate

Hot, humid summers and mild winters with occasional snow. Hurricane remnants can bring heavy rain in late summer and fall.

Shopping

Commissary and PX on post. The Southpark Mall area in Colonial Heights is the main retail hub.

On post

Two 18-hole golf courses, bowling, fitness centers, outdoor rec and an auto skills center.

Free museums U.S. Army Quartermaster Museum and the U.S. Army Women's Museum — both on post and great with kids.

Day trips

DESTINATION	DRIVE	WHY GO
Petersburg National Battlefield	~5 min	Civil War history next door
Richmond	~25 min	Museums, James River parks, food scene
Kings Dominion	~45 min	Amusement park, military discounts
Williamsburg / Busch Gardens	~1 hr	Colonial history and a theme park
Jamestown / Yorktown	~1–1.25 hr	Founding-era sites
Virginia Beach	~1.5 hr	Boardwalk and beach
Shenandoah National Park	~2 hr	Hiking and fall foliage
Washington, D.C.	~2.5–3 hr	Free Smithsonian museums
Outer Banks, NC	~3–4 hr	A long-weekend beach trip

KEEP THIS HANDY

Key contacts

Phone numbers change — call ahead to confirm hours before you drive over.

OFFICE	PHONE
Welcome & Visitors Center	(804) 734-5053
Fort Lee Family Housing	(804) 566-3300
Housing Services (off post)	(804) 765-3862
Barracks (UPH)	(804) 734-3977
Transportation Office	(804) 765-2276
DEERS / ID Cards	(804) 734-7349
Army Community Service	(804) 734-6388
ACS 24/7 line	(804) 479-6775

OFFICE	PHONE
EFMP	(804) 734-6393
School Liaison Officer	(804) 765-3813
Kenner Army Health Clinic	(804) 734-9000
Military Police	(804) 734-7400
IHG Army Hotel	(804) 733-4100
USO at Richmond airport	(804) 236-7234
Southside Regional Medical	(804) 765-5000

Links

MilitaryINSTALLATIONS · Fort Lee MWR · Fort Lee Family Housing · Kenner Clinic · DoD BAH calculator · Plan My Move

Sources: PCS Pay It Forward Fort Lee base guide; Encyclopedia Virginia; Virginia DMV eligibility and Military Guide; We Are The Mighty; Fort Lee MWR.

READY FOR THE FULL PLAYBOOK?

Go step by step with the kits.

Worksheets, trackers and a complete binder setup for every stage of your move.

pcslikeapro.org
hello@pcslikeapro.org

WORKSHEET

Plan your landing

My housing budget

ITEM	AMOUNT
My monthly BAH	$
Rent or mortgage	$
Utilities (estimate)	$
Renter's or homeowner's insurance	$
Left over (BAH minus costs)	$

Neighborhood comparison

AREA / ADDRESS	RENT OR PRICE	COMMUTE TO GATE	SCHOOL ZONE	NOTES

First-week checklist

- [ ] Sign in with your unit
- [ ] Update DEERS; get dependent IDs
- [ ] Turn in travel and moving paperwork
- [ ] Register with Child and Youth Services
- [ ] Visitor pass or ID at the Welcome Center
- [ ] Enroll in TRICARE at Kenner
- [ ] Enroll kids in school
- [ ] Visit ACS for the loan closet