



DEVELOPMENT LAND - CAMBRIDGE

300 MUIR STREET
CAMBRIDGE, MD 21613

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Property Summary



OFFERING SUMMARY

Sale Price:	\$445,000 Calling for Offers !
Lot Size:	0.944 Acres
Zoning:	DW - Downtown Waterfront Development - General
Market:	Eastern Shore of Maryland
Price / SF:	\$10.82

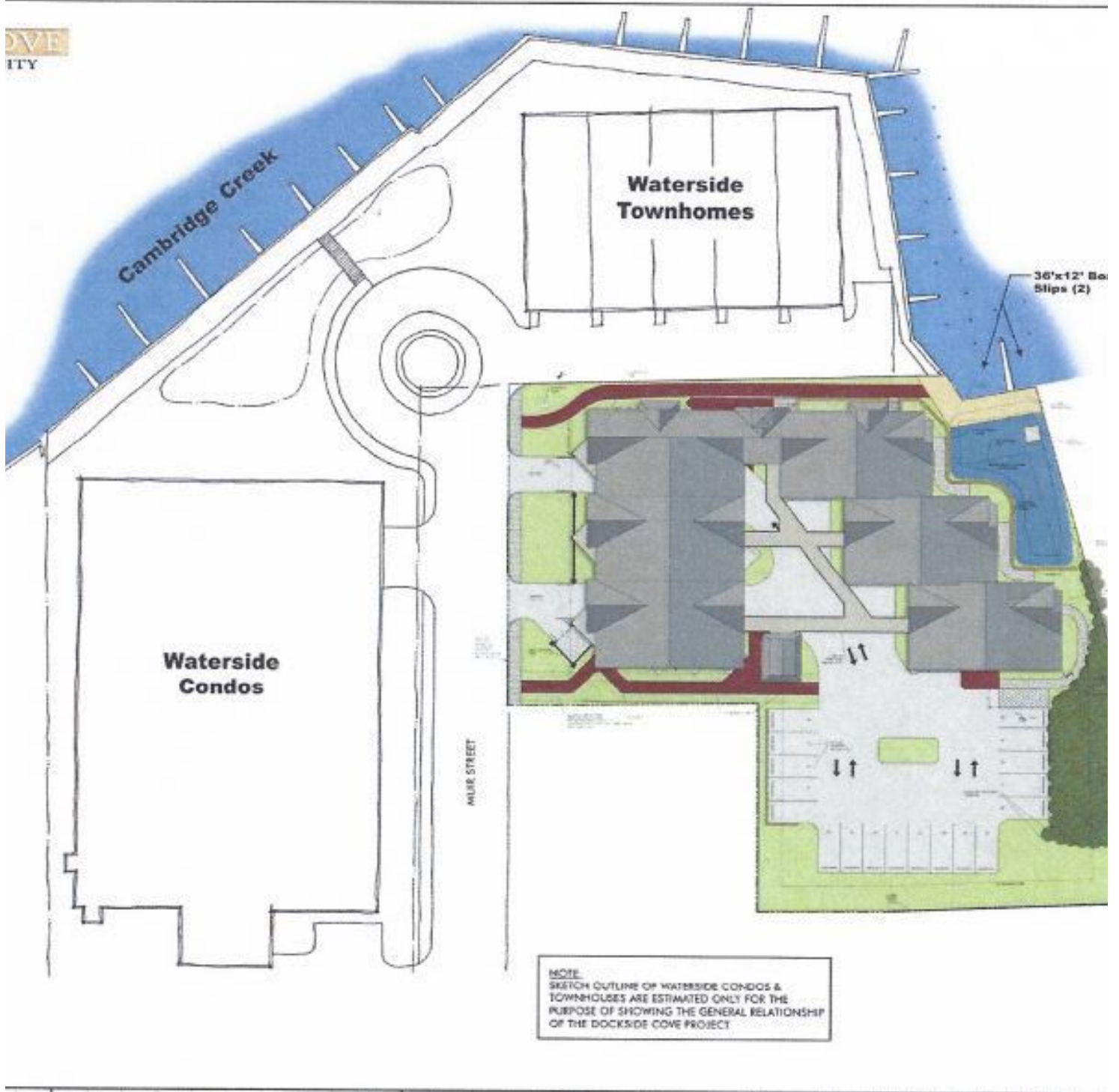
PROPERTY OVERVIEW

Re-positioning this property for quick sale! This is the second price reduction, now reduced by \$250,000, and Seller is calling for offers. This 0.94-acre development parcel at the foot of Muir Street includes two bulk headed slips and good water orientation. Zoned Downtown Waterfront Development District - General, the property has numerous possible marine based uses: commercial office or retail, and/or residential. Concept plans for possible development scenarios are available. Great investment opportunity!

PROPERTY HIGHLIGHTS

- Open to All Offers
- Waterfront on Cambridge Creek
- Flanked by Waterside Condominiums and Townhouses
- Zoned Downtown Waterfront Development - General
- Perfect for numerous marine based uses: office, retail and/or residential
- MLW : 4' of water

Concept Proposals



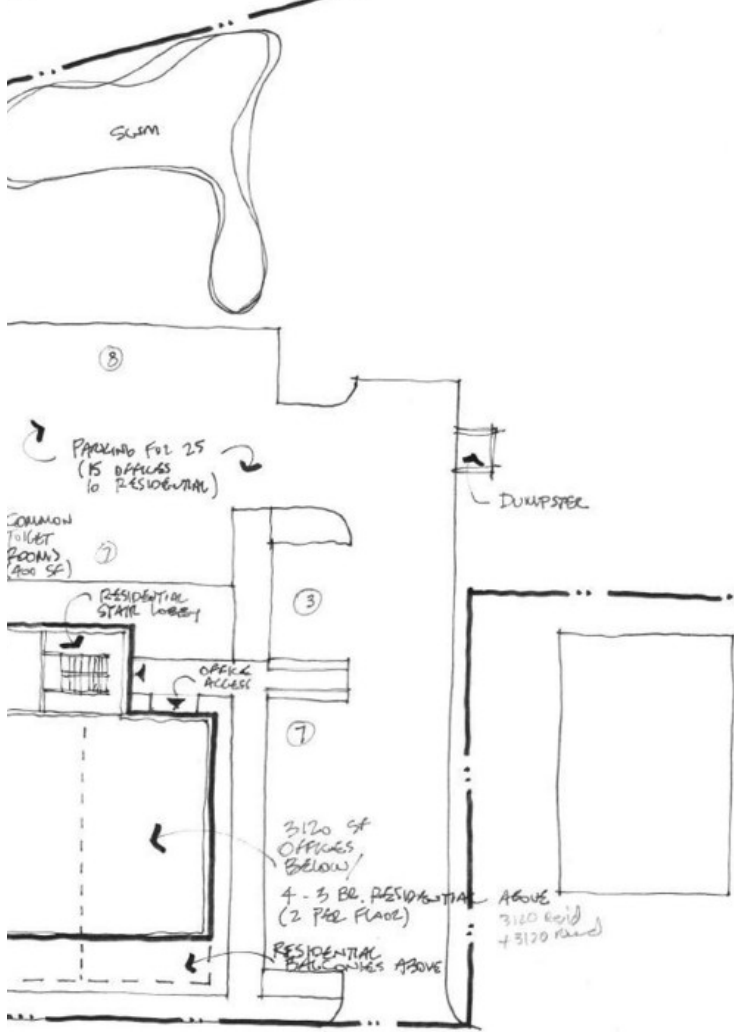
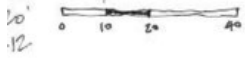
Concept Proposals



Concept Proposals

UIR STREET ULTI-USE (PHASE 1)

BRIDGE, MARYLAND



UIR STREET ULTI-USE (PHASE 2)

BRIDGE, MARYLAND

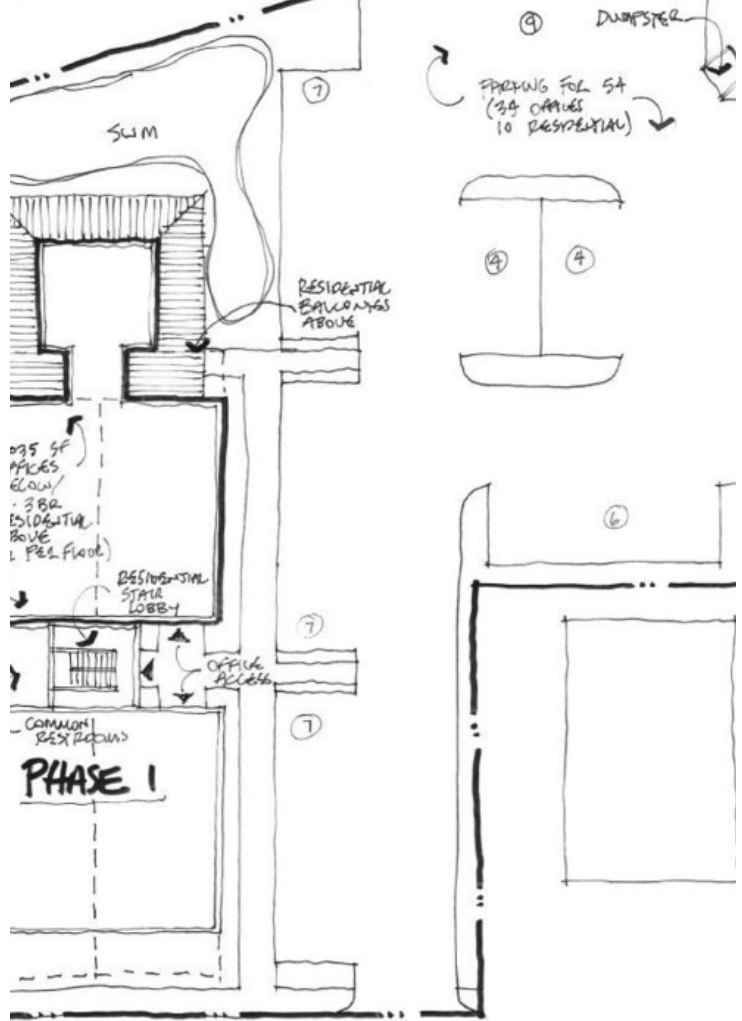
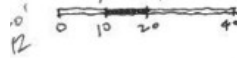
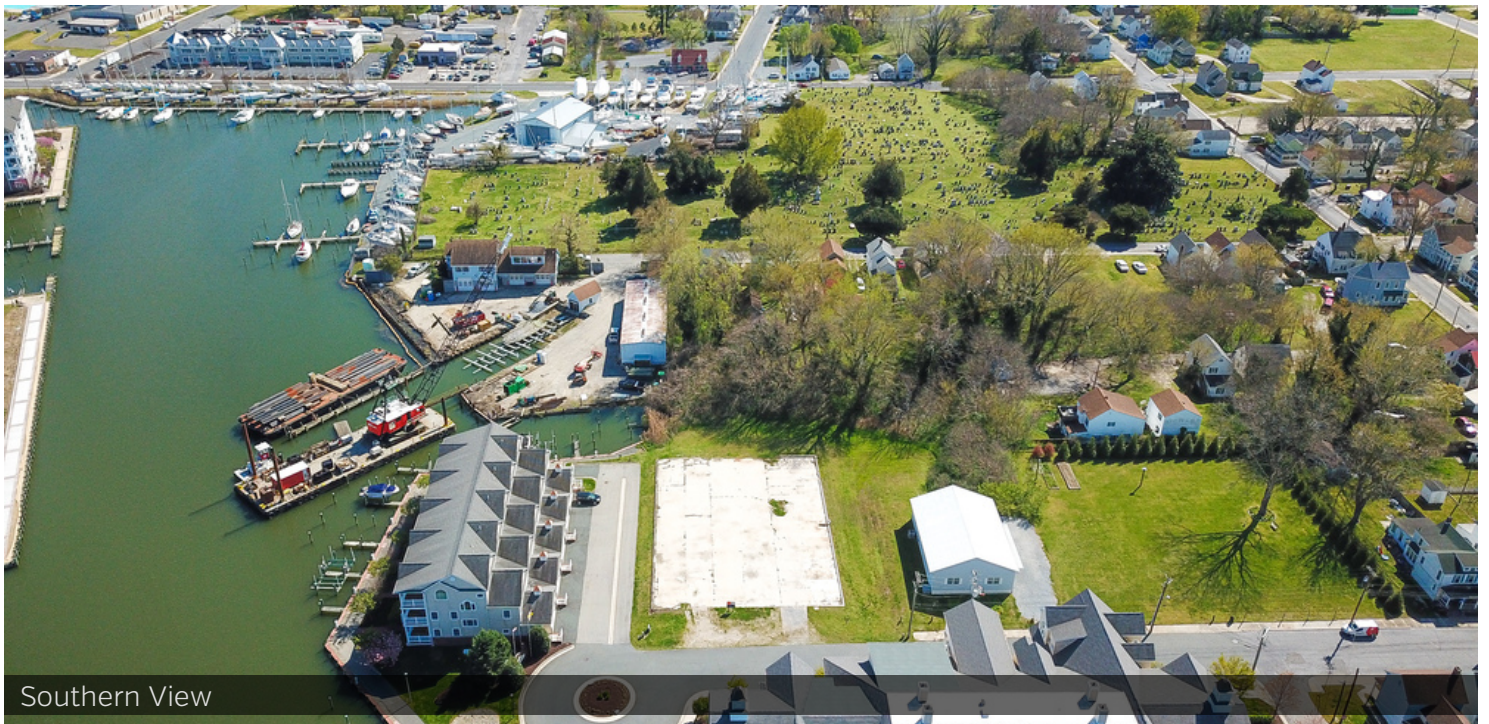


Photo Gallery



Condo's Across the Street

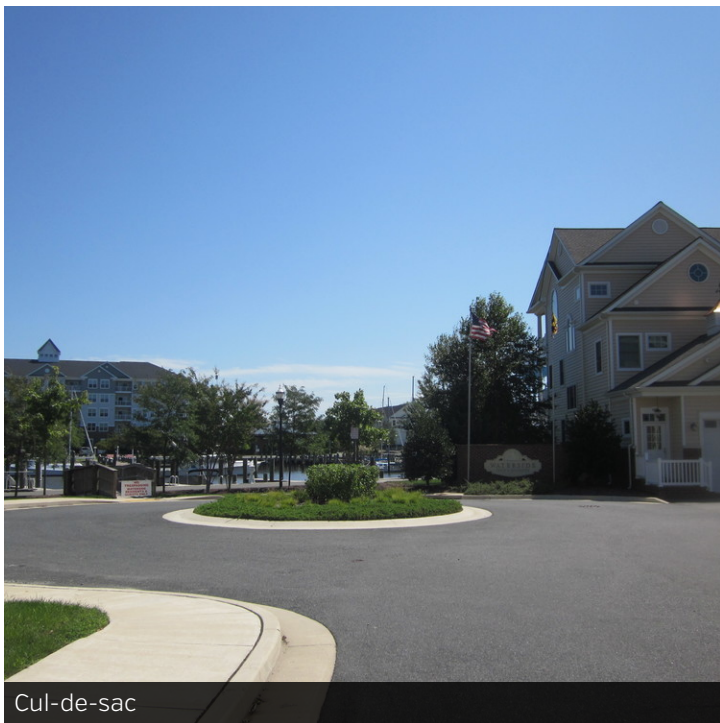


Southern View

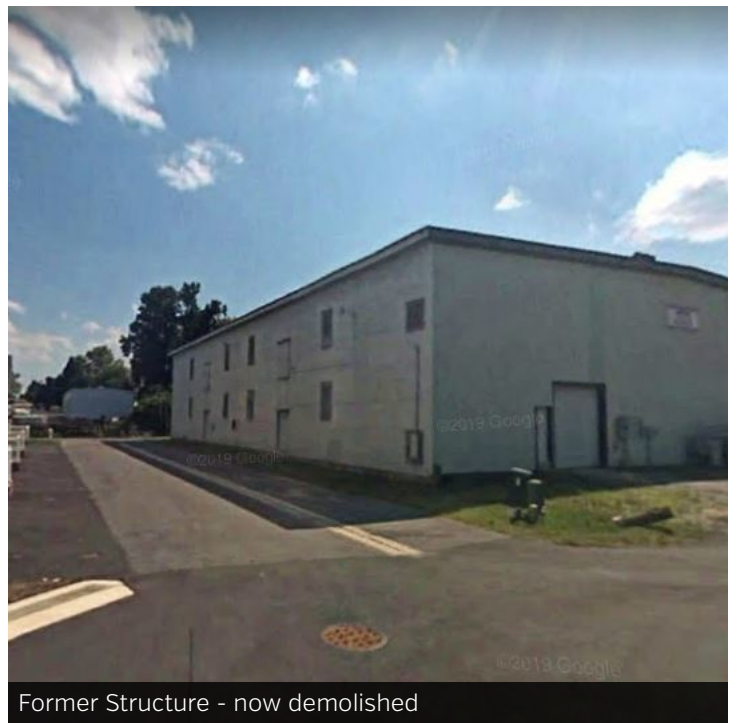
Photo Gallery



DNR Construction Now Complete



Cul-de-sac



Former Structure - now demolished

Photo Gallery



Waterfront



Southeastern View

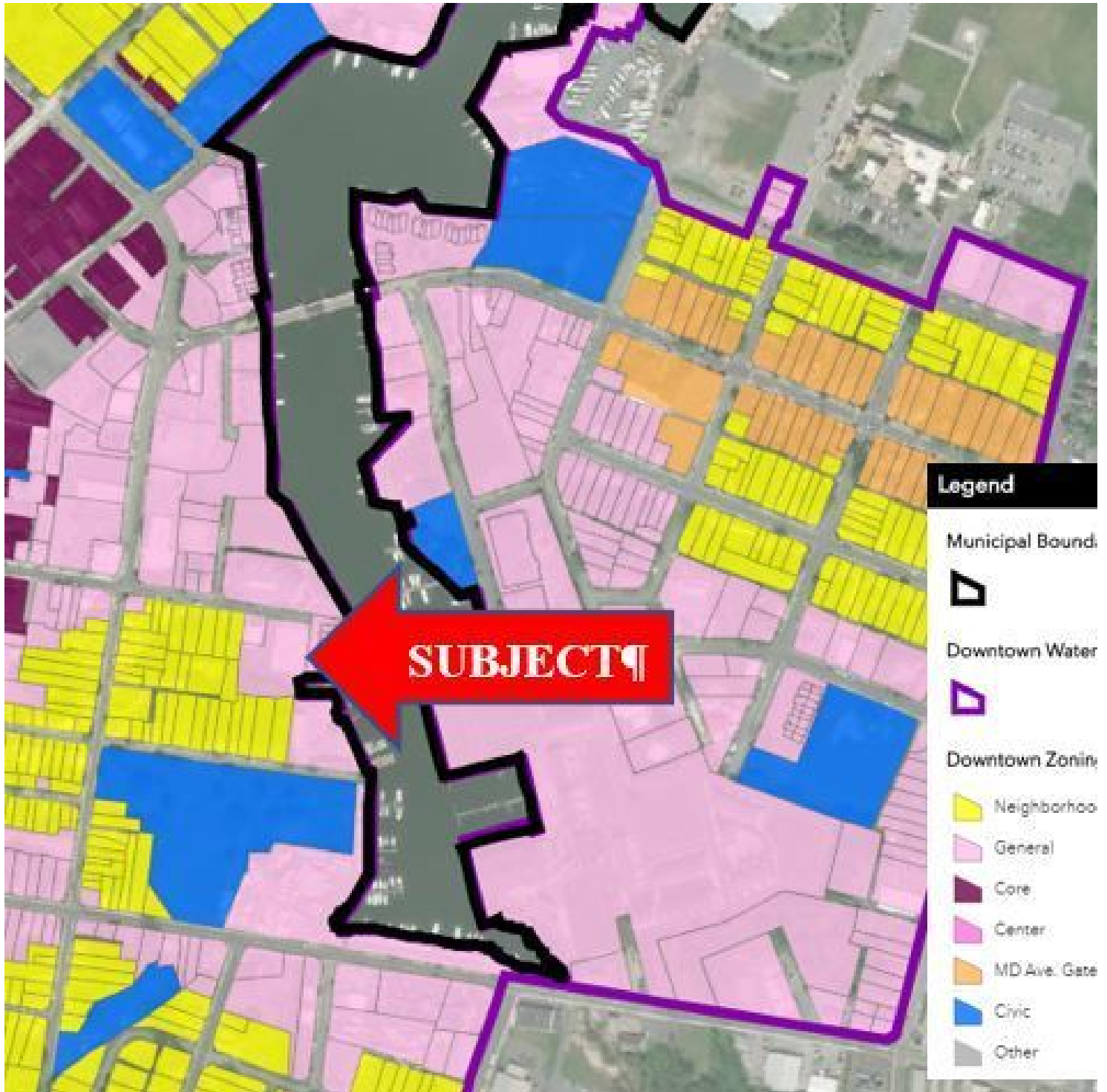


Looking west, up Muir Street

Retailer Map



Zoning Map



ZONING INFORMATION

300 MUIR STREET

CAMBRIDGE, MD

Downtown/Waterfront Development: The Downtown/Waterfront Development (DW) district is applied to the mixed-use center of Cambridge. The district regulations are intended to promote compatibility in building form, a broad mixture of compatible land use types arranged in ways that foster efficient use of land and a walkable community. The uses permitted in this district and the special regulations pertaining to development are set forth separately in § 4.4 of this Ordinance.

§ 4.4 Downtown/Waterfront Development District § 4.4.1 Purpose and Applicability A. Purpose 1. The purpose of the Downtown/Waterfront District regulations is to promote development and redevelopment and to promote compatibility in building form, a broad mixture of compatible land use types arranged in ways that foster efficient use of land, and a walkable community. To achieve these purposes the district is divided into subdistricts. The subdistricts and their purposes are as follows: a. Core (DW-CR): This subdistrict is applied to the historic center of the City. The regulations are intended to protect and sustain the historic pattern of densely spaced buildings located close to the street with multiple floors housing commercial and civic activities and upper floor residential uses, and to promote development patterns that reinforce this pattern. b. **General (DW-GN): This subdistrict is applied to areas beyond the Downtown Core where greater development density and a mix of uses are desirable. The regulations are intended to promote overall redevelopment at densities and in patterns that encourage walking and cycling.** 106 c. Center (DW-CN): The subdistrict is applied along Pine and Washington Streets. The regulations are intended to promote a neighborhood center of commercial activity, appropriately scaled to nearby residential areas. d. Neighborhood (DW-N): This subdistrict is applied to intact residential areas within the Downtown/Waterfront Development District. The regulations are intended to conserve residential patterns and promote infill development that is compatible in form with the residential patterns within these areas. e. Gateway (DW-GT): This subdistrict is applied to properties that front Maryland Avenue. The regulations are intended to protect the integrity of the historic built environment while allowing a mix of compatible land use activities. f. Civic (DW-Civic): This subdistrict is applied to key large properties in public use which are proposed to remain in public institutional, governmental, or recreational use.

TABLE 2: PERMITTED USES BY ZONING DISTRICT	P: Permitted						
	C: Permitted, subject to conditions						
	SE: Special Exception						
	SC: Special Exception, subject to conditions						
Land Use	Zoning Districts						Use Regs.
	Core	General	Center	Neighborhood	Gateway	Civic	
Commercial and Industrial							
Adult Bookstore/Entertainment							
Animal hospital, veterinarian clinic	SC	SC	SC				§4.2.3 B2
Artisan Shop	P	P	P	SC	P		§ 4.4.4 C
Automotive Repair and Service: body shop, repair garage (excluding salvage), car wash (Not permitted on Maryland Ave, Market, Muse, Cedar, Race, High or Washington Streets) (Non-waterfront lots only)		SE					
Building material and supply, boat sales, farm implements storage and sales, feed and grain storage and sales, heavy equipment sales and service							
Café, coffee shop	P	P	P				
Commercial retail sales, service and repair	P	P	P				
Contractor shops, plumbing, construction, etc. and service and repair		SC					§ 4.4.4 G
Convenience Store	P	P	P				§ 4.4.4
Distillery, Limited	C						
Filling stations, service stations							
Funeral Parlor	P	P	P		P		
Hotels, motels, convention centers, and similar businesses or institutions providing overnight accommodations	P	P	P				
Kennel or cattery	SC	SC	SC				§ 4.2.3 B3
Large-scale Manufacturing							

Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Waterfront lots only)		P					
Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Non-waterfront lots only)		SE					
Microbrewery	C						
Mixed-Use: Dwelling Above, Nonresidential	P	P	P		P		
Mixed-Use: Residential/Commercial, side by side					SE		
Motor vehicle sales or rental							
Nursery for plants, greenhouses		SC					§ 4.4.4 F
Office Buildings, generally	P	P	P				

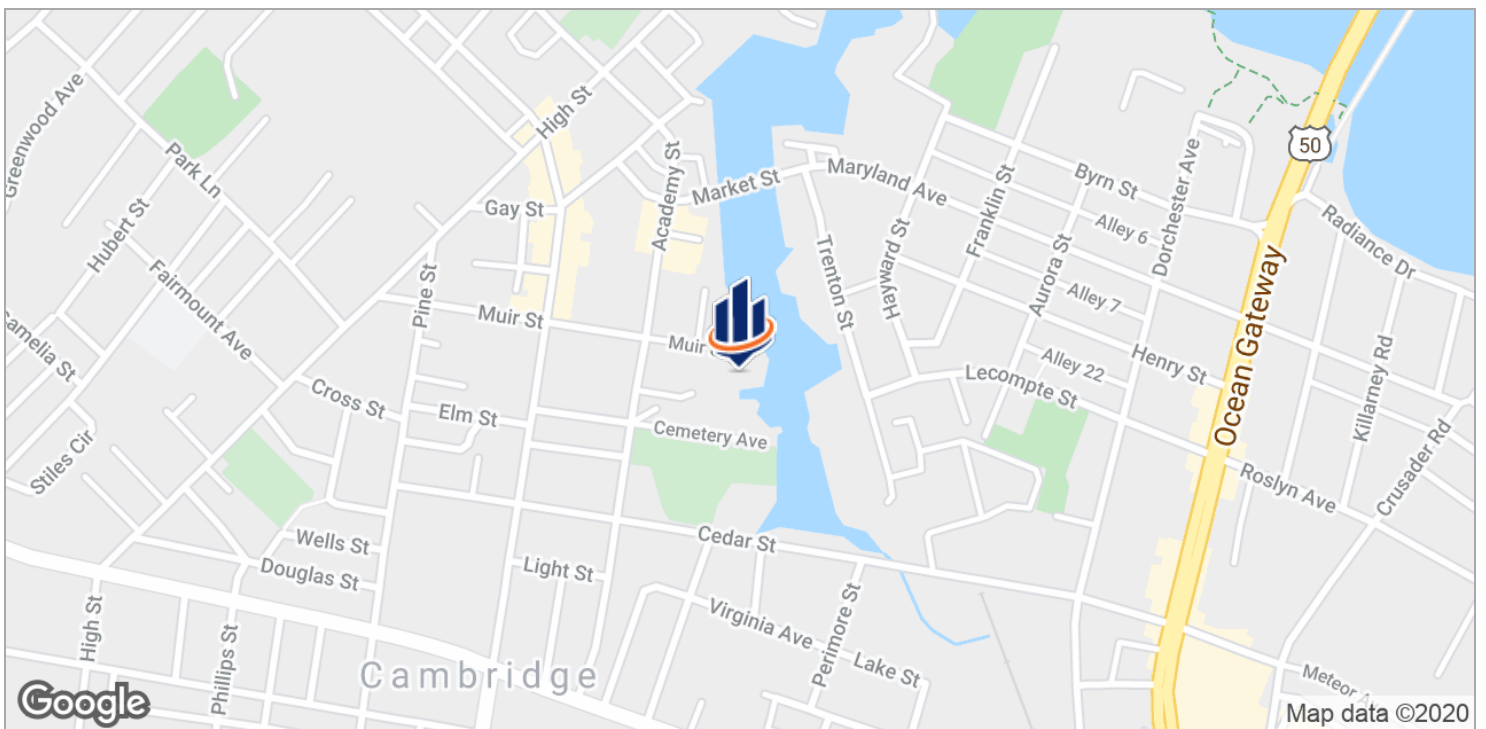
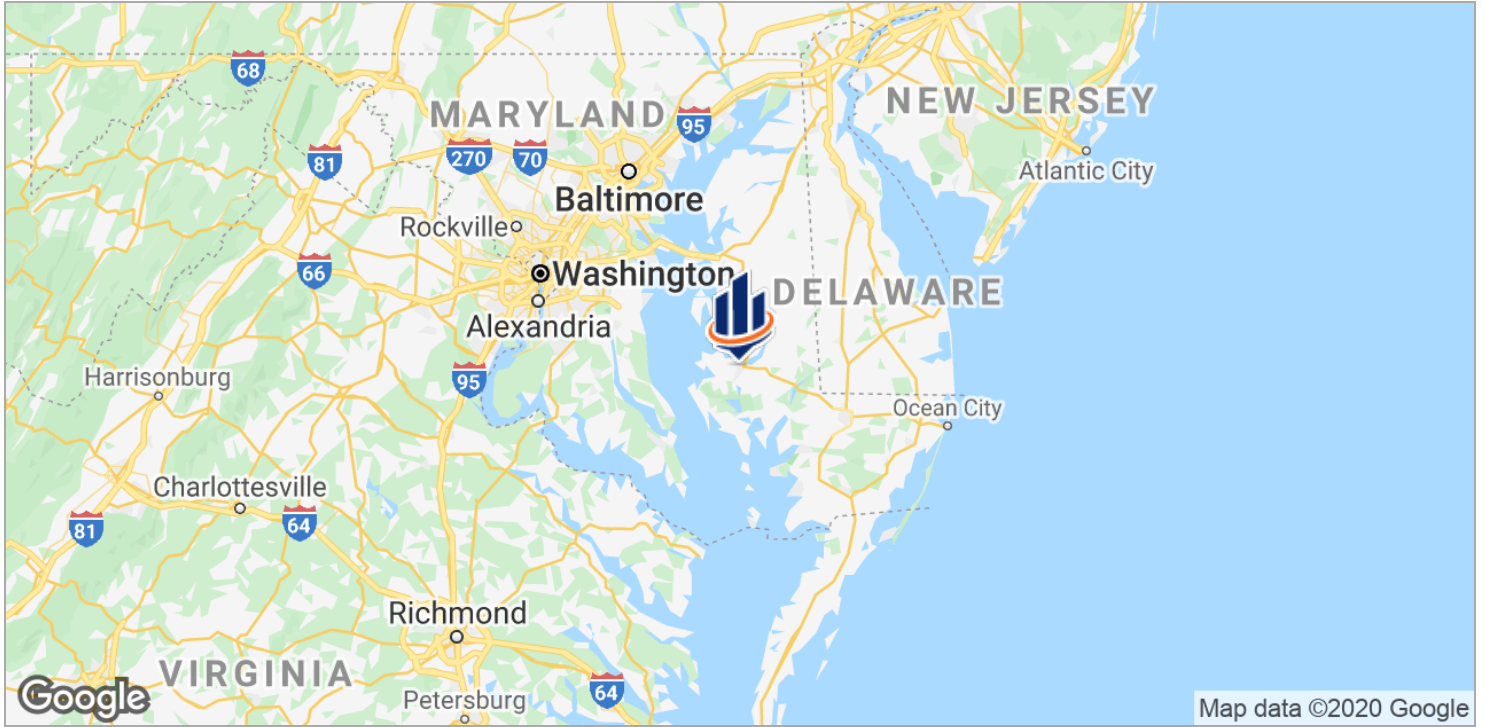
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Offices and shops for professional and business services such as real estate offices, tax and accounting offices, travel agency, copy centers, similar	P	P	P	SC	P		§ 4.4.4 (D)
Personal services such as salons and barbershops	P	P	P				
Professional offices (such as physician, law, urban planning, architecture)	P	P	P	SC	P		§ 4.4.4 (D)
Pubs, bars, dance halls, nightclubs	P		P				
Research and Development (office)	P	P	P				
Research, experimental, testing laboratories, (excluding explosives and toxic materials)							
Resorts		P					
Restaurants, fast food, drive-in, drive-thru							
Restaurants, standard	P	P	P		SE		
Salvage, recycling processing							
Seasonal/temporary scales	SE	SE	SE	SE	SE	SE	
Small-scale manufacturing and assembly such as cabinet making, furniture upholstery, printing, publishing							
Studios for art, music, dance, similar	P	P	P	SC	P		§ 4.4.4 (E)
Tattooing, body art, body piercing							
Trucking and freight stations, storage yards							
Warehousing, (Large/Medium) storage, distribution facilities							

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Land Use	Zoning Districts						Use Regs.
	Core	General	Center	Neighborhood	Gateway	Civic	
Institutional							
Airport							
Buildings for religious assembly (including associated residential structures for religious personnel and associated buildings but not including elementary or secondary school buildings)	P	P	P	P	P		
Institutional Residence or Care or Confinement Facilities							
Day care center, day nursery (9 to 16 clients)	P	P	P	P	P		
Day care center, day nursery (between 16 and 30 clients)	P	P	P	P			
Day care center, nursery school (up to 30 clients)	P	P	P	P			
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area		P					
Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions	P	P	P	P			
Schools							
Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	P	P		P		P	
Elementary and secondary (including preschool, kindergarten, associated grounds and athletic and other facilities)	P	P	P	P		P	
Trade and Vocational Schools	P	P					
Educational centers such as for environmental research and education, nature centers, similar	P	P	P	P	P	P	

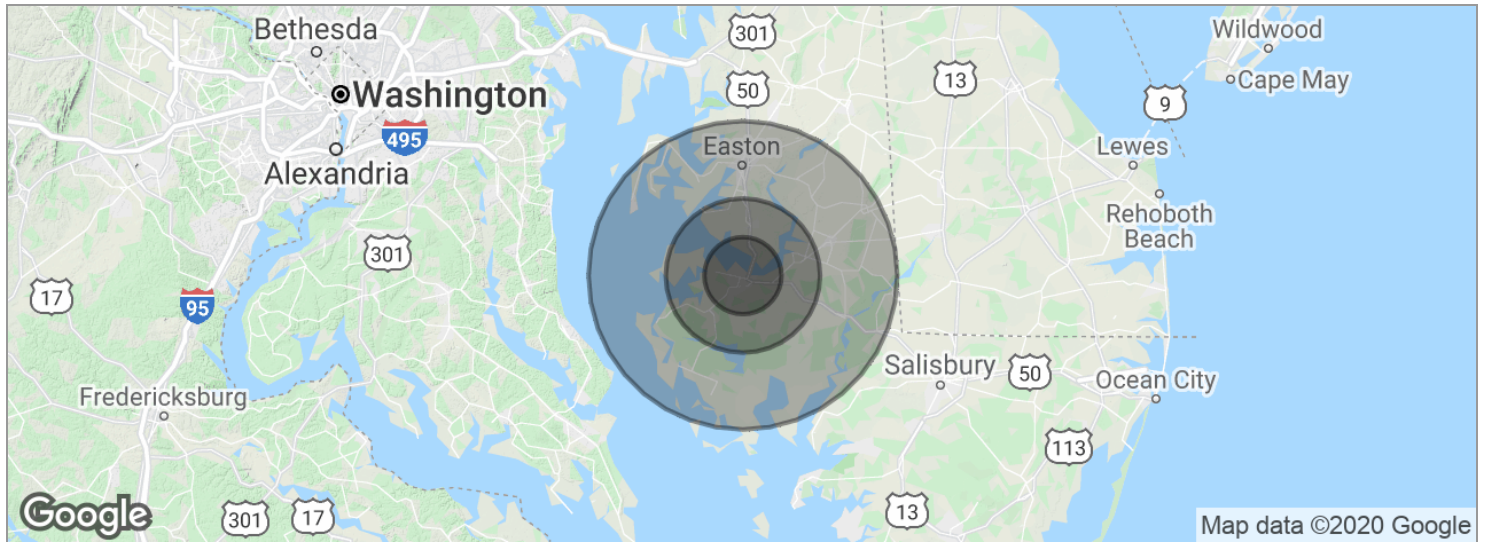
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	Core	General	Center	Neighborhood	Gateway	Civic	
Libraries	P	P	P	P	P	P	
Museums, art galleries, art and cultural centers, public governmental offices, and similar uses	P	P	P	P	P	P	
Social and fraternal clubs and lodges, philanthropic institutions	P	P	P				
Recreation, Amusements, Entertainment							
Activity conducted primarily outside enclosed buildings or structures							
Privately owned and operated outdoor recreational facilities such as yacht clubs, golf courses, and country clubs, swimming or tennis clubs, (excluding rifle and pistol ranges), etc. not constructed pursuant to a permit authorizing the construction of some residential development		P					
Activity conducted entirely within a building or substantial structure							
Bowling alleys, skating rinks, indoor tennis and squash courts, yoga, indoor athletic and exercise facilities and similar uses	P	P	P				
Theaters, cinemas	P	P	P				
Golf Driving Range							
Emergency Services							
Police Stations		P	P			P	
Fire Stations		P				P	
Rescue squad, ambulance service		P				P	
Civil defense operation		P				P	
Miscellaneous Uses							
Agricultural and Forestry Uses							

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	Core	General	Center	Neighborhood	Gateway	Civic	
Christmas tree sales	P	P	P		P	P	
Festivals, events of public interest, special events, occasional, outdoor	C	C	C	C	C	C	§ 4.4.4 (I)
Temporay or Seasonal Activities or Development	SC	SC	SC	SC	SC	SC	§ 4.4.4 (J)
Temporary Structures incidental to construction	C	C	C	C	C	C	§ 4.4.4 (H)
Utilities							
Neighborhoods Service	P	P	P	P		P	
Public utility building and structures		SE				SE	
Public utility building and structures with towers or antennas							
Solar Energy Systems							§ 4.4.5 (L)
Small	C	C	C	C	C	C	
Medium/Large							
Community	C	C	C	C	C	C	
Water or sewerage treatment facilities						P	

Location



Demographics



POPULATION	5 MILES	10 MILES	20 MILES
Total population	17,690	26,924	77,962
Median age	41.0	42.8	44.5
Median age (Male)	38.0	40.7	43.2
Median age (Female)	41.3	43.2	44.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	7,610	11,438	31,980
# of persons per HH	2.3	2.4	2.4
Average HH income	\$52,324	\$62,480	\$75,063
Average house value	\$282,535	\$360,949	\$352,313

* Demographic data derived from 2010 US Census

Disclaimer

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Advisor Profile



ROBERT H. GREENLEE

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PROFESSIONAL BACKGROUND

Robert H. Greenlee serves as Managing Director and Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. For over 30 years, Greenlee has been a recognized leader in the regional investment marketplace. He is an important strategic partner to his clients, helping them maximize value and wealth. In all transactional and analytical aspects pertaining to investment real estate, he drives transformative, sustainable economical results.

Greenlee specializes in mid-market brokerage, third party asset management, and analytics. He has extensive experience providing a broad range of valuation, strategic analysis, and transaction advisory services involving institutional and investment grade assets, as well as owner occupied real estate. He has direct client involvement in all matters related to the acquisition and investment management functions in corporate, family, and private equity real estate platforms.

His commercial real estate appraisal and economic consulting services are performed on the Delmarva Peninsula and along the entire East Coast, where he has personally completed over a thousand studies, covering \$5B+ dollars of real estate. SVN | Miller CRE clients and fellow advisors benefit from his economic analysis, strategic planning and development of value enhancement strategies.

With an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland, Mr. Greenlee has been very involved in the local and regional communities for many years - with a particular focus on economic development and comprehensive planning.

Greenlee is a licensed real estate salesperson in Maryland and a Certified General Appraiser in the States of Maryland and Delaware. He is also a Practicing Affiliate member of the Appraisal Institute.

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