



# LAND OPPORTUNITY IN TRAPPE, MARYLAND

4234 LOVERS LANE  
TRAPPE, MD 21673

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# Property Details & Highlights

Property Name:	Historic, Former Cannery Site of the Defender Packing Company.
Property Address:	4234 Lovers Lane, Trappe, MD 21673
Property Type:	Industrial
APN:	03-115003 and 03-115526
Lot Size:	16.54 AC
Building Size:	6,150 SF
Zoning:	Talbot County LI – Light Industrial
Rail Access:	N/A
Year Built:	1930
Number of Stories:	2

## PROPERTY OVERVIEW

The property is offered for sale as a redevelopment project. The 3.5 acre improved parcel is listed at \$240,000 while the 13.05 acre wooded parcel is listed at \$250,000.

## LOCATION OVERVIEW

U.S. Route 50 East to Trappe. Right to Maple Avenue through Trappe to Island Creek Neck Road and turn right onto Lovers Lane. Property on left.

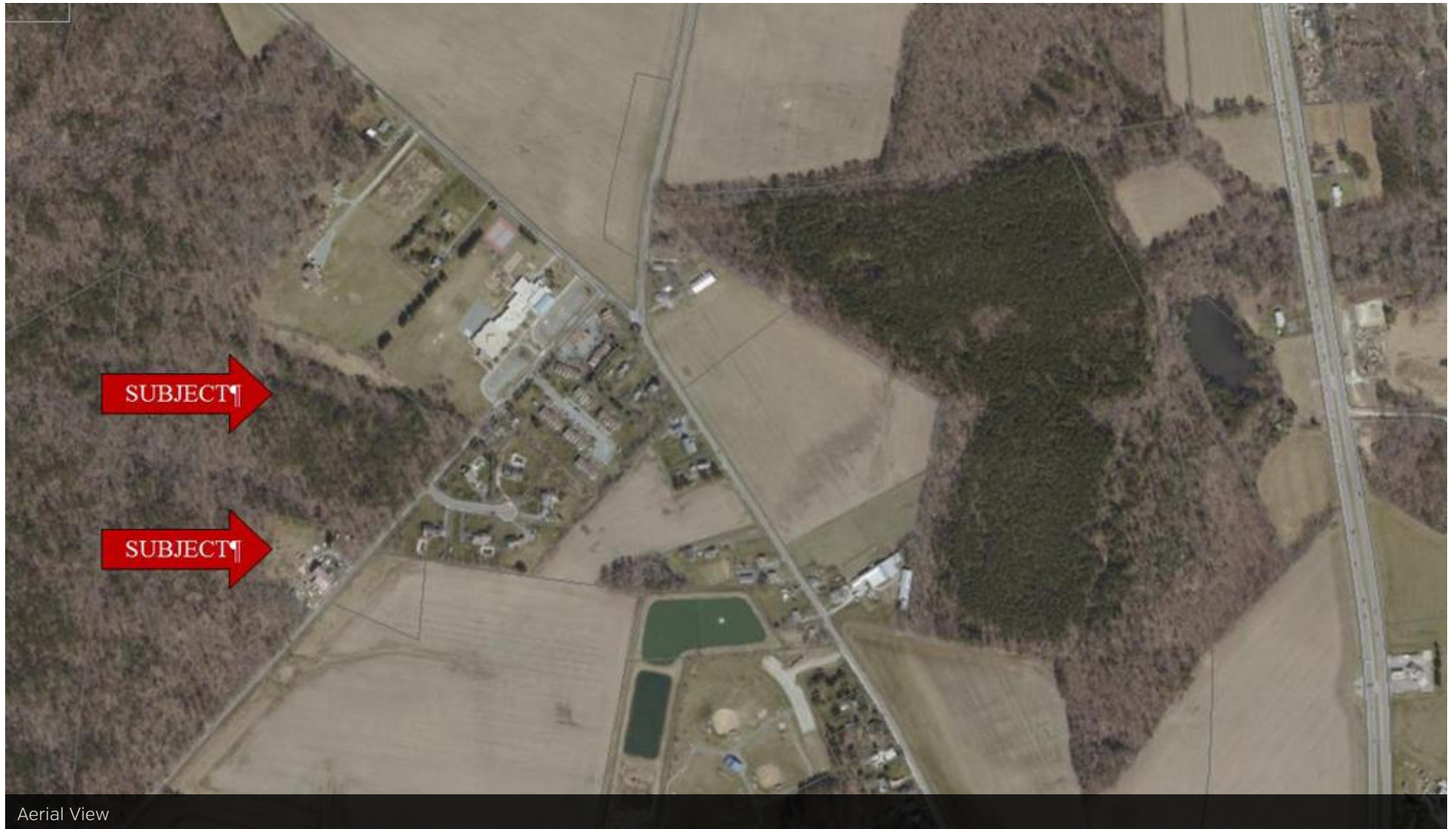
Property is adjacent to White Marsh Elementary School and across Lovers Lane from the six-lot School House Farms residential subdivision.



## SALE HIGHLIGHTS

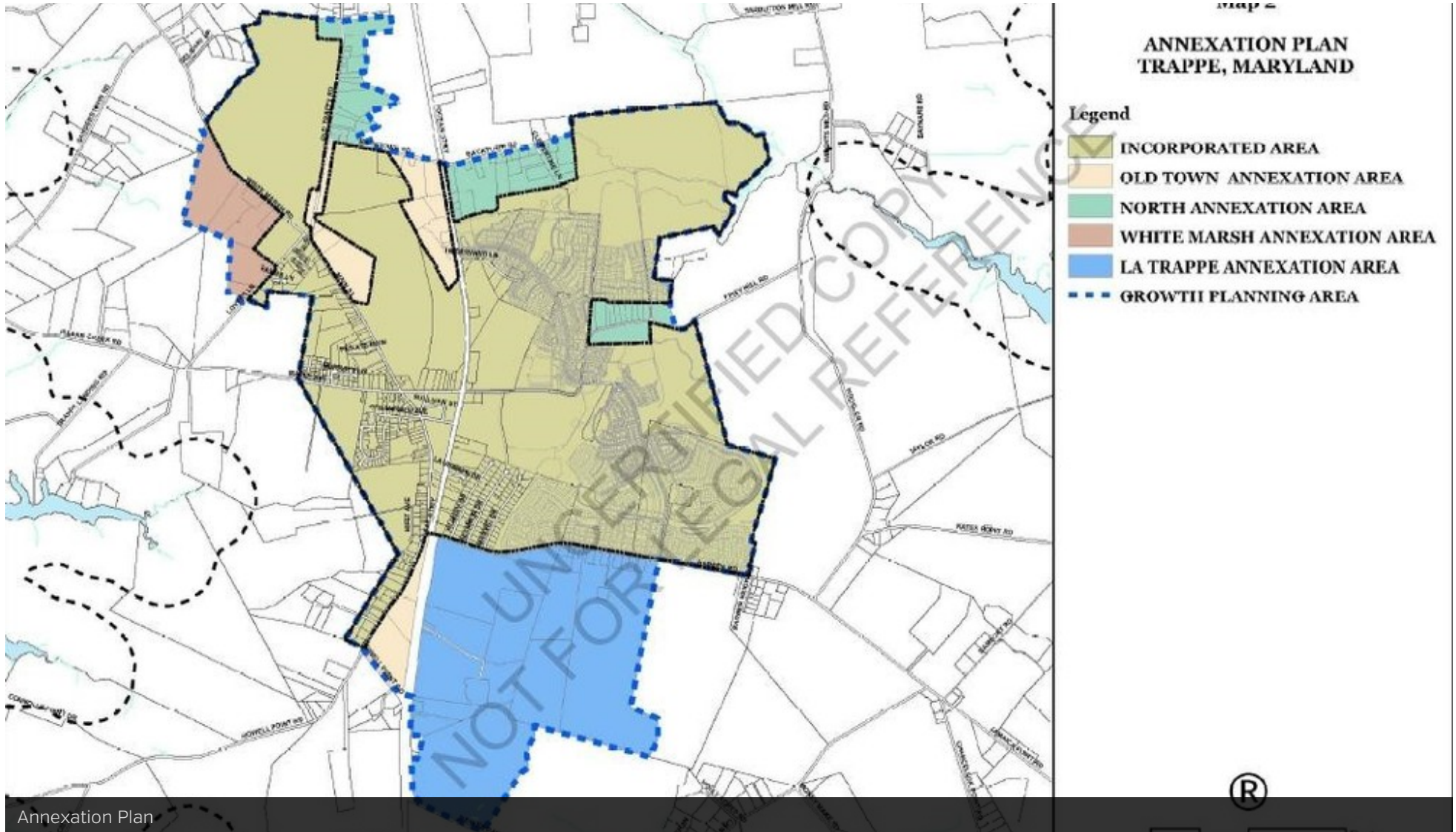
- Annexation potential
- Multiple configurations and land areas available for purchase
- Building can be sold as is or after renovation
- Cannery qualifies for historic tax credits
- Potential uses include Industrial (flex, storage, light industrial) or Residential

# Aerial View



Aerial View

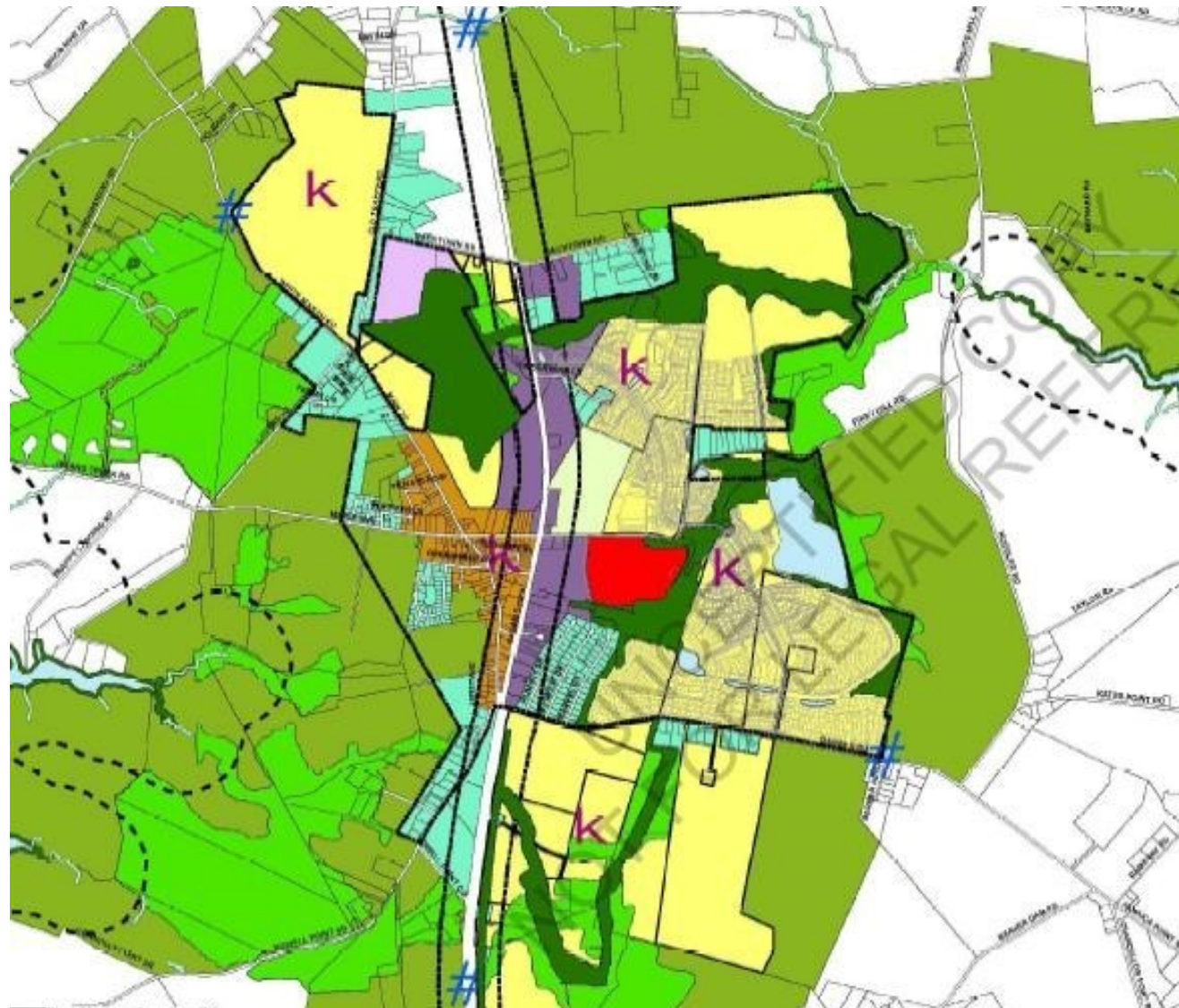
# Annexation Plan



Annexation Plan



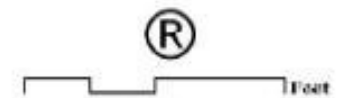
# Land Use Plan



**Map 1**  
**LAND USE PLAN**  
**TRAPPE, MARYLAND**

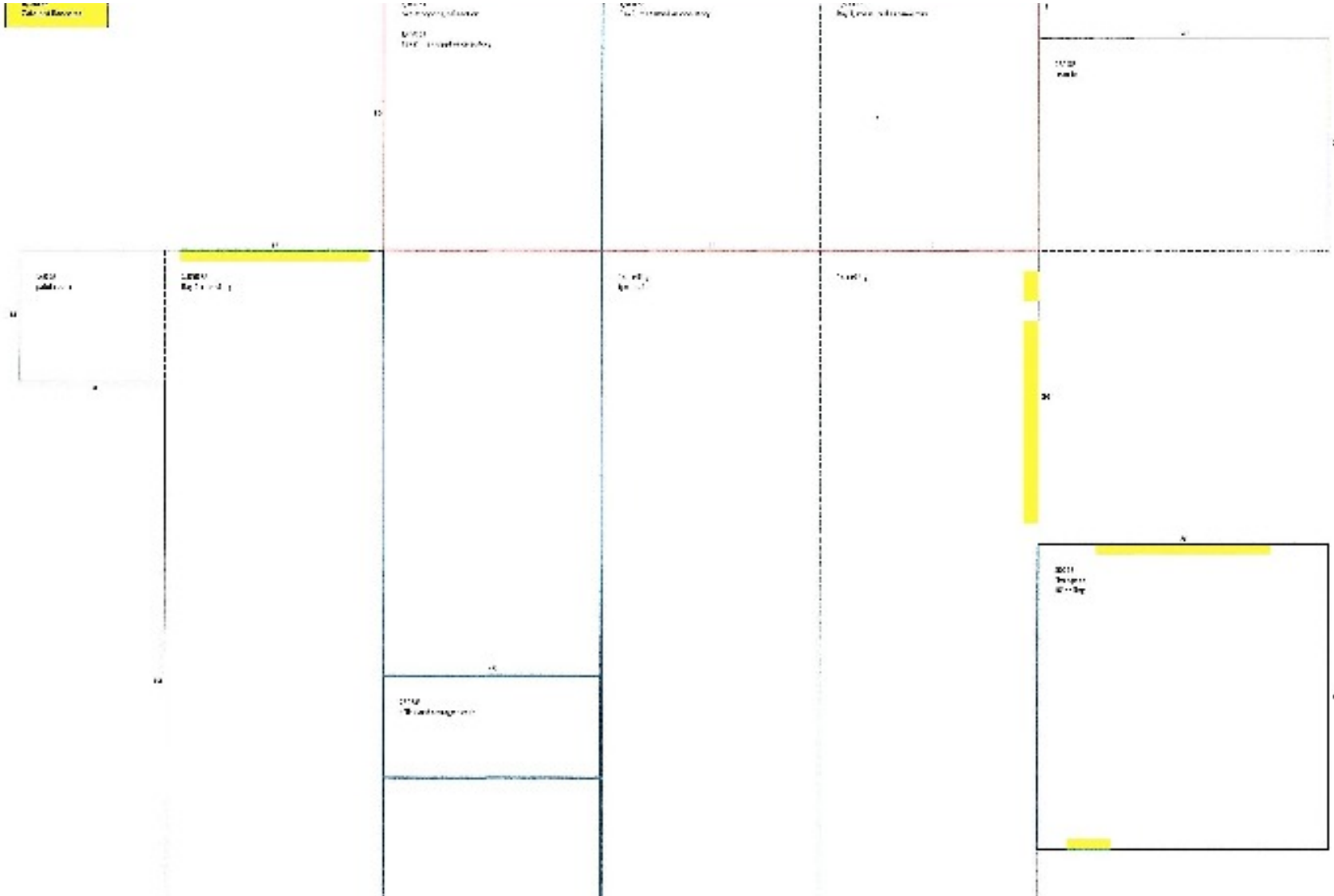
**Legend**

- VILLAGE CENTER
- NEIGHBORHOOD CONSERVATION
- PLANNED NEIGHBORHOOD
- MIXED USE
- REGIONAL COMMERCIAL
- PLANNED EMPLOYMENT
- GREENWAY/SENSITIVE AREAS
- AGRICULTURE
- NEIGHBORHOOD CENTER
- HIGHWAY CORRIDOR
- GATEWAY
- GREEN BELT
- GREEN INFRASTRUCTURE (COUNTY)





# Floor Plan





# Zoning Information

## □ § 190-11 Commercial and Industrial Districts.

### 11.3 Limited Industrial (LI).

- A.** Purpose. This district shall be characterized by low-intensity manufacturing uses. The LI District provides opportunity for light industrial/office-research uses that provide employment and services to local residents and businesses. Development in this district shall:
1. Maintain and, if possible, improve the quality of runoff and groundwater entering the Chesapeake Bay or its tributary streams;
  2. Accommodate additional development, provided that water quality is not impaired;
  3. Conserve and enhance fish, wildlife, and plant habitats to the extent possible;
  4. Encourage retrofitting to address existing stormwater management problems; and
  5. Avoid the creation of nuisances due to odor, dust, fumes, heat, fire, glare, vibrations, noise, other hazardous conditions, or air or water pollution.

# Zoning Information

**Table II-11. Commercial and Industrial District Bulk Requirements**

Type of Requirement		LC	GC	LI
Minimum Lot Size		20,000 square feet	20,000 square feet	1 acre
Minimum Setbacks		See supplemental setback requirements in § 190-12.2.		
a.	Front	50 feet	50 feet	25 feet
b.	Side			
	i. From LC, GC and LI Districts	10 feet	10 feet	10 feet
	ii. From all other zoning districts	25 feet	25 feet	25 feet
c.	Rear			
	i. From LC, GC and LI Districts	10 feet	10 feet	10 feet
	ii. From all other zoning districts	25 feet	25 feet	25 feet
Maximum site coverage for all buildings and uses, not including parking areas and access drives:				
a.	Outside Critical Area	25%	25%	50%
b.	Within Critical Area	Use Critical Area lot coverage limits		
Height		See § 190-12.1.		

# Location Maps

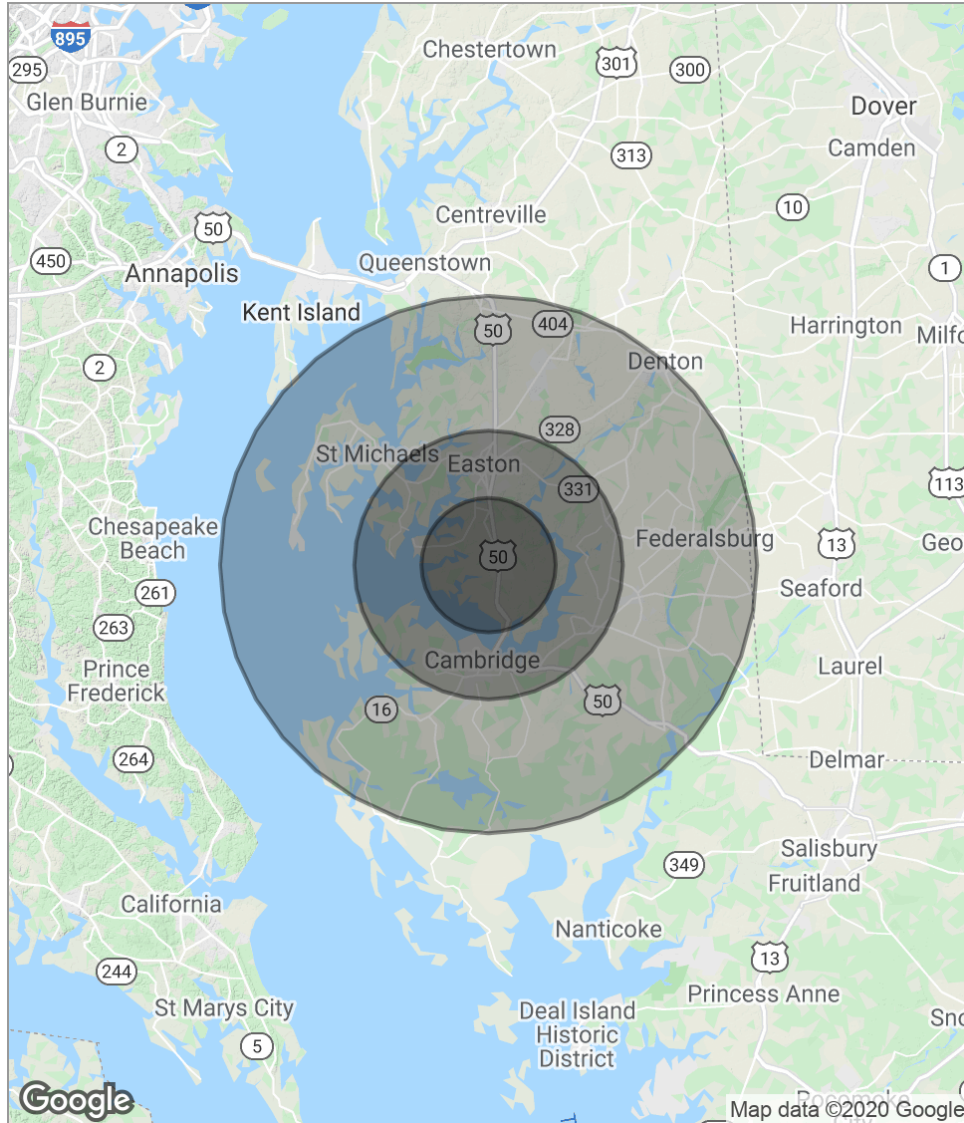


HISTORIC, FORMER CANNERY SITE OF THE DEFENDER PACKING COMPANY. | 4234 LOVERS LANE TRAPPE, MD 21673

SVN | Miller Commercial Real Estate | Page 11

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	5,232	49,590	93,673
Median age	47.9	43.5	44.2
Median age [male]	48.7	41.5	42.7
Median age [Female]	47.4	44.2	44.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	2,162	20,749	38,185
# of persons per HH	2.4	2.4	2.5
Average HH income	\$91,562	\$70,505	\$76,420
Average house value	\$584,400	\$351,693	\$371,048

\* Demographic data derived from 2010 US Census

# Advisor Bio

## ROBERT H. GREENLEE

Managing Director



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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.