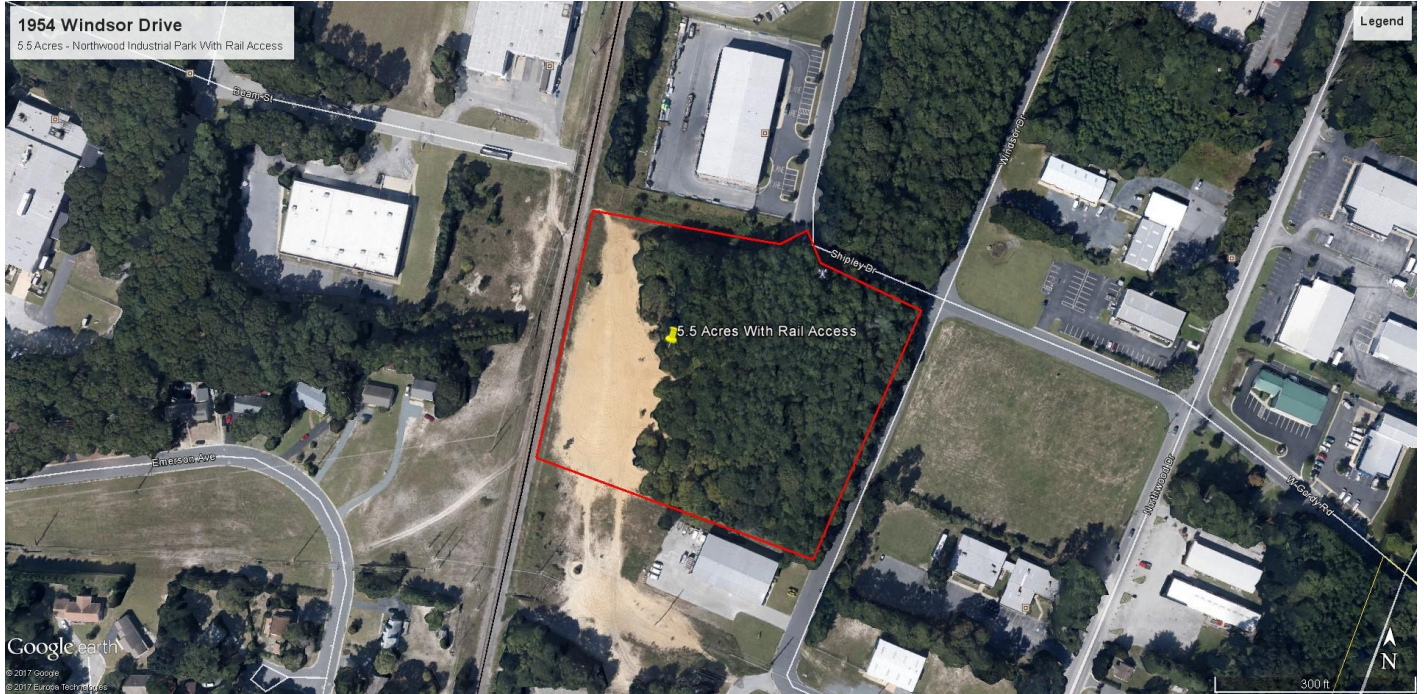


Executive Summary



SALE OVERVIEW

SALE PRICE: \$199,500

LOT SIZE: 5.5 Acres

WATER SEWER: City Of Salisbury

ZONING: City Of Salisbury Light Industrial

MARKET: Eastern Shore

SUB MARKET: Wicomico County

CROSS STREETS: Gordy

PROPERTY DESCRIPTION

- 5.5 Acre Lot In Northwood Industrial Park
- 420 Front Feet Of rail Access!
- Broadband Fiber Access Available!
- Full Water and Sewer Municipal Services
- Enterprise Zone Benefits
- High Quality Industrial Neighbors
- Quick Access to RT 13 and RT 50

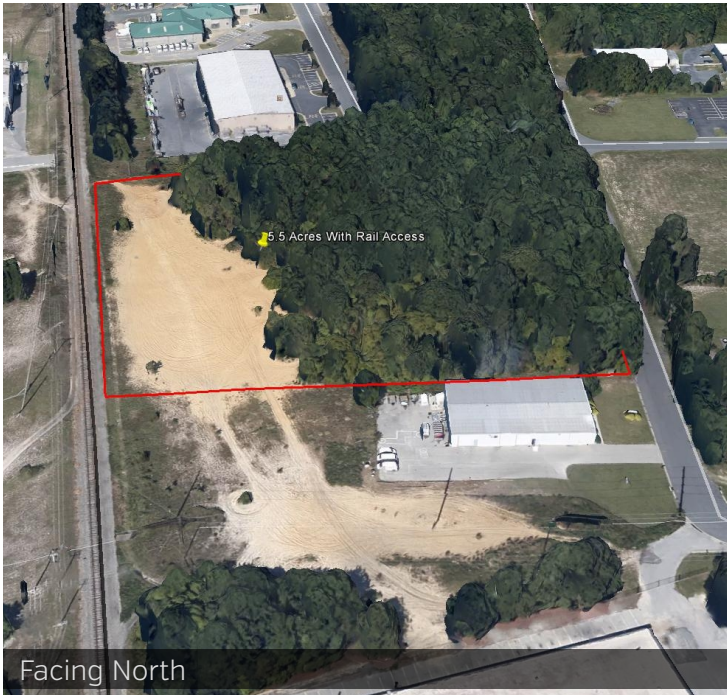
Location Maps



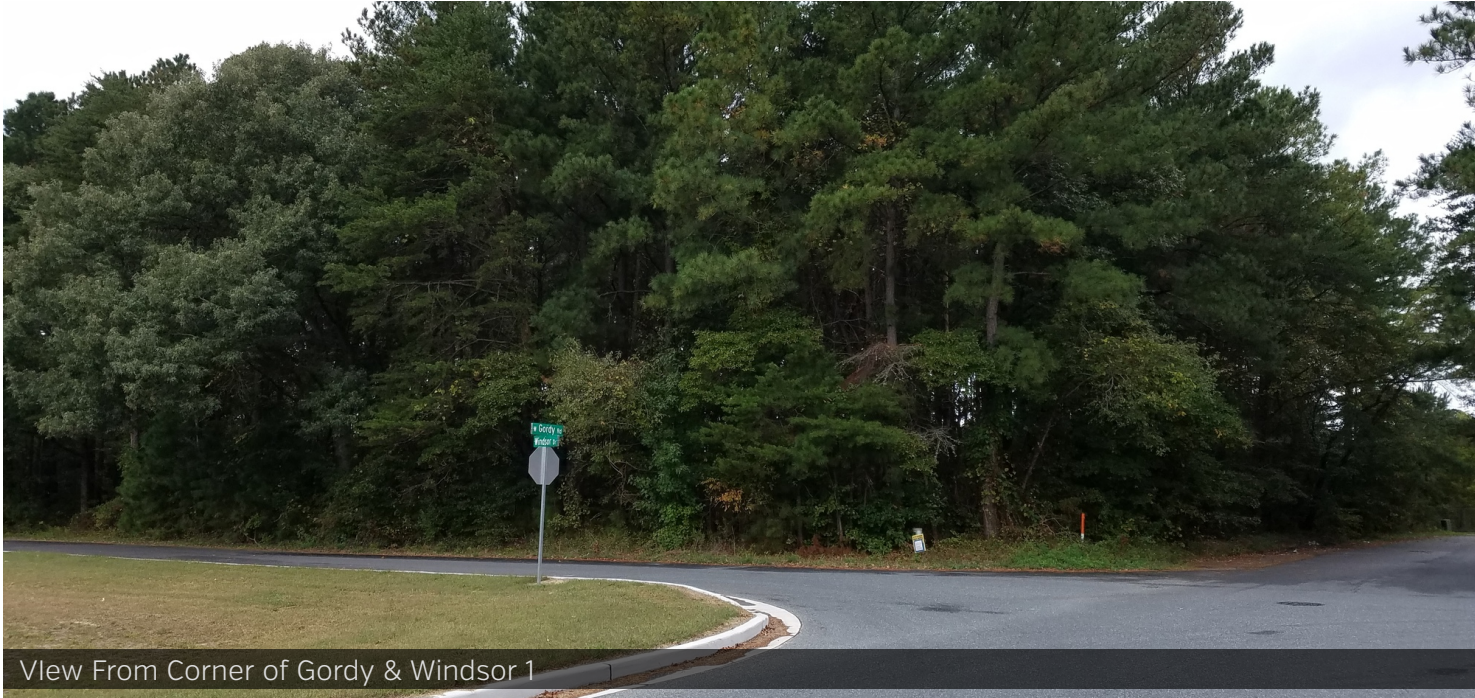
Additional Photos



Additional Photos



Additional Photos



View From Corner of Gordy & Windsor 1



View From Corner of Gordy & Windsor 2

Rail and Broadband Infrastructure Details

BROADBAND FIBER ACCESS DETAILS

Fiber backbone installed by Maryland Broadband Cooperative. Estimate to install broadband fiber pipe to property is \$ 47,000. Contact Drew Van Dopp listed below for details. There are numerous broadband ISP's to choose from..

“We have reviewed the build to 1954 Windsor and our ROM estimate is \$47,000. This may have some flexibility in it, as we are estimating we to build to, but for planning purposes, I think this is within 5% of what it will ultimately cost.”

Drew Van Dopp - Vice President, Strategic Partnerships

MDBC

410-341-MDBC ext (6322)

443-783-3983 mobile

RAIL ACCESS DETAILS

Rail carrier is Delmarva Central Railroad. Based on aerial measurement there is approximately 420 front feet+/- of rail bordering the property. Current projected cost estimate to add a new rail siding from Delmarva Central Railroad - Quoted Below

“Assume \$75,000 for the mainline switch plus \$200/track foot (about \$80,000 for 400'). A new 400 foot siding would cost about \$150-\$160K in total and could hold approximately six 60' long railcars. Depending on the railcar volume the customer would ship, DCR could potentially assist with some of the siding construction costs.

Car length and method of unloading will depend on the commodity being handled. We could serve a rail customer at this location up to 5 times/week. If they unloaded 3 cars/day that would equate to up to 15 cars/week (750 cars/year) if needed.”

For additional details re rail access contact -

Cliff Grunstra

Chief Marketing Officer

Delmarva Central Railroad

412-780-7767

- **Chapter 17.76 - LIGHT INDUSTRIAL DISTRICT**

- **17.76.010 - Purpose.**

The purpose of the light industrial district is to foster the continuance of existing manufacturing and other light industrial uses and to encourage the location of new industries within the city to continually improve the economic base of the community. These uses require large sites served by highways, rail lines and utilities near enough to residential areas to provide employment with minimum travel time. To make these areas attractive to industries compatible with one another, maintain property values and protect residential areas adjoining or close by, uses are limited to those which do not create adverse external noise, vibration, smoke, dust, lint, odor, heat or glare. Uses which are explosive, toxic, or otherwise hazardous may be permitted by ordinance permit. In accordance with this purpose, which is in accord with findings and recommendations of the adopted land use element of the metro core comprehensive plan, the following uses, standards and area regulations have been established.

(Ord. 1839 (part), 2002: prior code § 150-77)

- **17.76.020 - Permitted uses.**

A. Permitted uses shall be as follows:

1. Garage for the repair, storage and maintenance of motor vehicles;
2. Beverage blending or bottling, manufacture of bakery products, candy, dairy products and ice cream; but not distilling of beverages or processing of or bulk storage of grain or feed for animals or poultry;
3. Carbon paper and inked ribbon manufacture;
4. Compounding of cosmetics, toiletries, drugs and pharmaceutical products;
5. Construction contractor's establishment;
6. Data processing and computer center;
7. Greenhouse, wholesale;
8. Ice manufacture, sales and distribution;
9. Industrial vocational training school;
10. Laboratory for research, experimenting and testing, but not for testing explosives or other hazardous materials;
11. Laundry and linen service;
12. Leather goods manufacture, but not including tanning operations;
13. Manufacture, assembly and repair of boxes, furniture, cabinets, baskets and other wood products of similar nature;
14. Manufacture and assembly of bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire and sheet-metal products;

15. Manufacture and assembly of heating, ventilating, cooking and refrigeration supplies and appliances;
16. Manufacture and assembly of medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus;
17. Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, cordage and fabrics, and printing and finishing of textiles and fibers into fabric goods;
18. Manufacture and assembly of products from plastic;
19. Manufacture and assembly of shipping containers (corrugated board, fiber- and wire-bound);
20. Offices and office building;
21. Photographic processing and blueprinting establishment;
22. Plating, electrolytic process;
23. Plumbing supplies, manufacture;
24. Printing, bookbinding and publishing establishment;
25. Radio and television broadcasting station and studio;
26. Wholesale merchandising and warehousing;
27. Fabrication and assembly of burial vaults, home steps, parking bumpers, walkway and patio blocks and other similar items from concrete, excluding the fabrication and assembly of blocks, bricks, culverts, cylinder pipe, columns, pilings, silos, storage tanks, prestressed panels, pods, modules or similar building materials from concrete, with no manufacture of concrete on the premises (must be delivered to the site);
28. Animal hospital;
29. Planned business center, in accordance with [Chapter 17.172](#);
30. Indoor recreational facilities;
31. Schools of special instruction.

B. Uses permitted by special exception shall be as follows:

1. Restaurant;
2. Gasoline service facilities with convenience goods clearly incidental to the gas facility;
3. Day-care center or nursery school in accordance with [Chapter 17.220](#);
4. Day care facilities for the elderly and handicapped.
5. Outdoor storage yard, in accordance with [Section 17.220.040](#).

(Ord. 1901 (part), 2004; Ord. 1842 (part), 2002; Ord. 1690 § 3, 1998; Ord. 1566, 1993; prior code § 150-78)

(Ord. No. 2296, 7-14-2014)

- **17.76.025 - Uses permitted by special exception.**

Uses permitted by special exception shall be as follows:

- A. Group home.

(Ord. 1786 § 10, 2000)

- **17.76.030 - Uses permitted by ordinance permit.**

Uses permitted by ordinance permit shall be as follows:

- A. Communication tower, in accordance with [Chapter 17.220](#);
- B. Public or private utility building and uses, in accordance with [Chapter 17.220](#);
- C. Petroleum and propane storage and distribution on a minimum site of three acres.

(Ord. 1839 (part), 2002; prior code § 150-79)

- **17.76.040 - Accessory uses.**

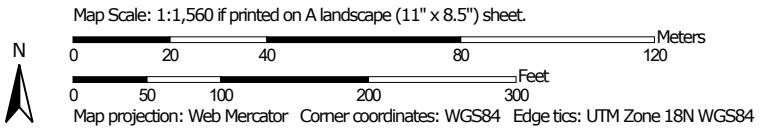
Accessory uses shall be as follows:

- A. Living quarters for resident watchmen and caretakers employed on the premises;
- B. Cafeteria or other eating facilities, lecture halls, recreation facilities and day-care services for employees or students;
- C. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;
- D. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;
- E. Retail sales as an accessory use, for products produced or distributed by uses permitted inherently or by special exception, provided that additional parking is provided for the amount of space devoted to retail sales as required by [Section 17.196.030](#).



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, MD iMAP, MDP, SDAT, MD iMAP, ESRI

Soil Map—Wicomico County, Maryland



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wicomico County, Maryland

Survey Area Data: Version 14, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

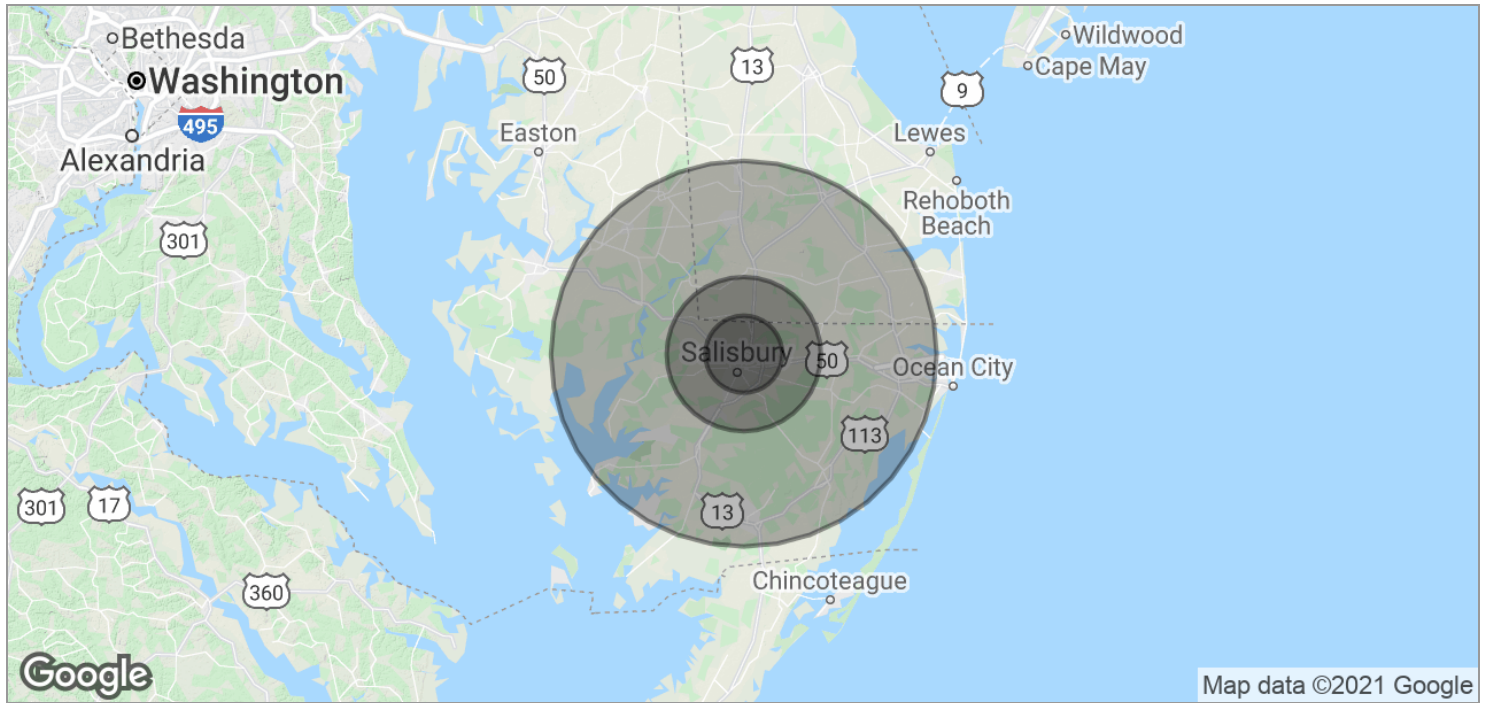
Date(s) aerial images were photographed: Nov 21, 2018—Mar 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EwA	Evesboro sand, 0 to 2 percent slopes	5.1	88.8%
FmA	Fort Mott loamy sand, 0 to 2 percent slopes	0.7	11.2%
Totals for Area of Interest		5.8	100.0%

Demographics Map



POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	69,353	114,798	261,907
MEDIAN AGE	33.1	34.9	37.5
MEDIAN AGE (MALE)	31.5	33.4	35.9
MEDIAN AGE (FEMALE)	34.0	35.8	38.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	26,185	42,779	95,728
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$58,039	\$63,954	\$61,703
AVERAGE HOUSE VALUE	\$191,369	\$214,818	\$240,118

Advisor Bio & Contact 1



Chris Peek, CCIM

Advisor
SVN | Miller Commercial Real Estate

Christian Peek serves as a Senior Advisor for SVN-Miller Commercial Real Estate specializing in the sale and lease of land and industrial property in the Delmarva Peninsula; the region incorporating the inland and coastal regions of Delaware, Maryland and Virginia. With over 24 years in the real estate industry, Peek has secured over 1000 transactions resulting in a career brokerage volume in excess of \$600 million.

Active in the commercial real estate industry, Peek earned the prestigious Certified Commercial Investment Member designation in 1989 and has written several articles on developing and investing.

Peek earned a Bachelor of Science in Sociology and Mathematics from the University of Maryland College Park. Peek is also a member of the Salisbury Chamber of Commerce, the Salisbury Wicomico Development Commission and the Salisbury Rotary Club..

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