

For Sale

# Woodbrooke Drive Lots

14.4 Acres



## Woodbrooke Drive Lots

Salisbury, Maryland 21804

### Property Highlights

- Investment opportunity
- Multiple lots available
- Woodbrooke Dr
- Highway Front

### Property Description

Multiple lots available from .653 to 4.8 acres! Woodbrooke Dr., Rt. 50 highway frontage, plenty of medical offices on Woodbrooke, city water/sewer on site!

Lot 1 - 1.19 acres - \$350,000  
Lot 2 - 4.17 acres - \$1,365,000  
Lot 7 - 4.8 acres - \$1,320,000  
Lot 8 - 2.52 acres - \$565,000  
Lot 11 - 1.02 acres - \$275,000  
Lot 13 - .653 acres - \$250,000

### OFFERING SUMMARY

<b>Sale Price</b>	Subject To Offer
<b>Lot Size</b>	14.4 Acres

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>5 Miles</b>	59,237	\$57,453
<b>10 Miles</b>	110,009	\$64,659
<b>20 Miles</b>	198,823	\$63,337

For more information

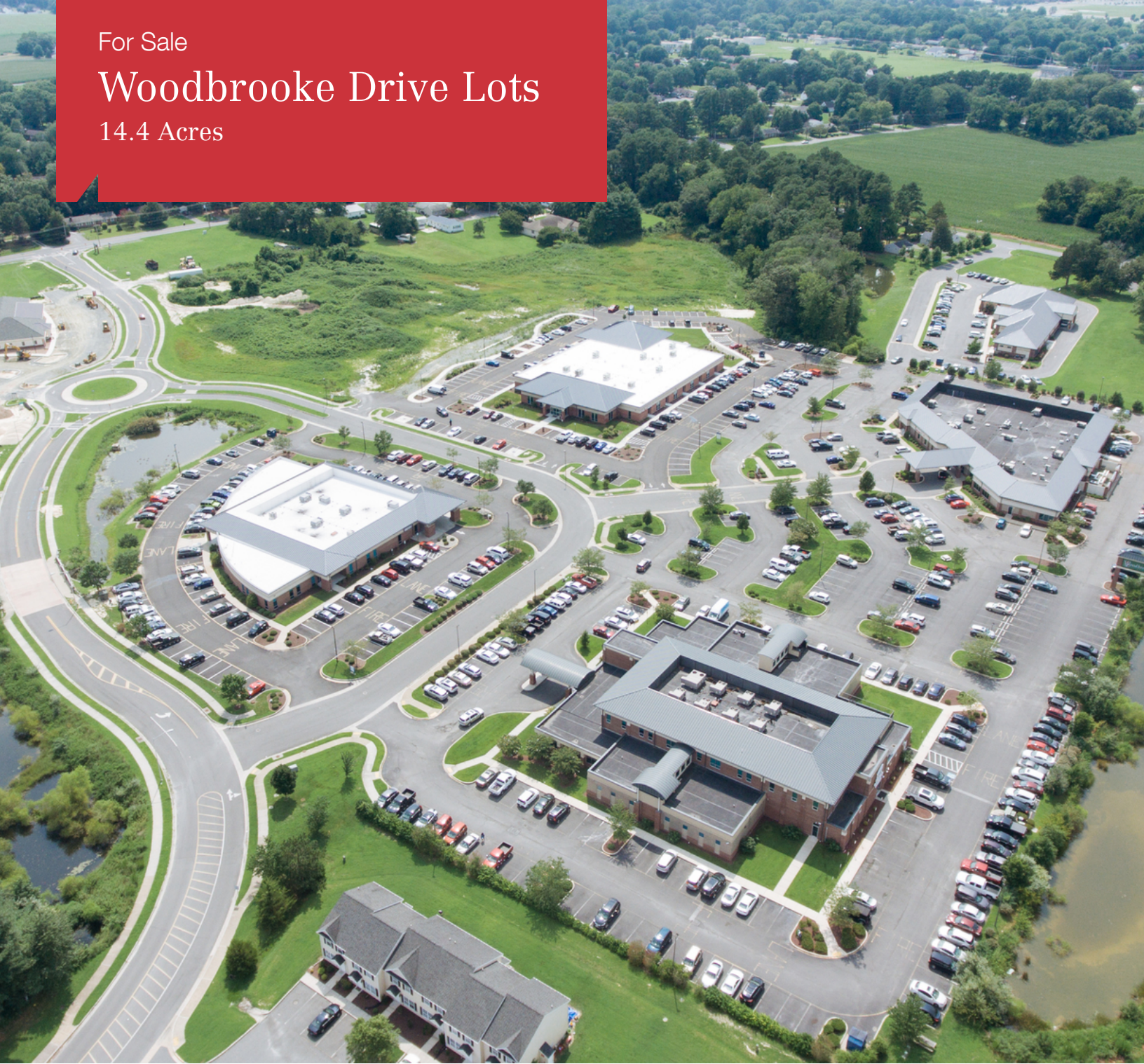
**Bradley Gillis**

O: 410 543 5115  
brad@naicoastal.com

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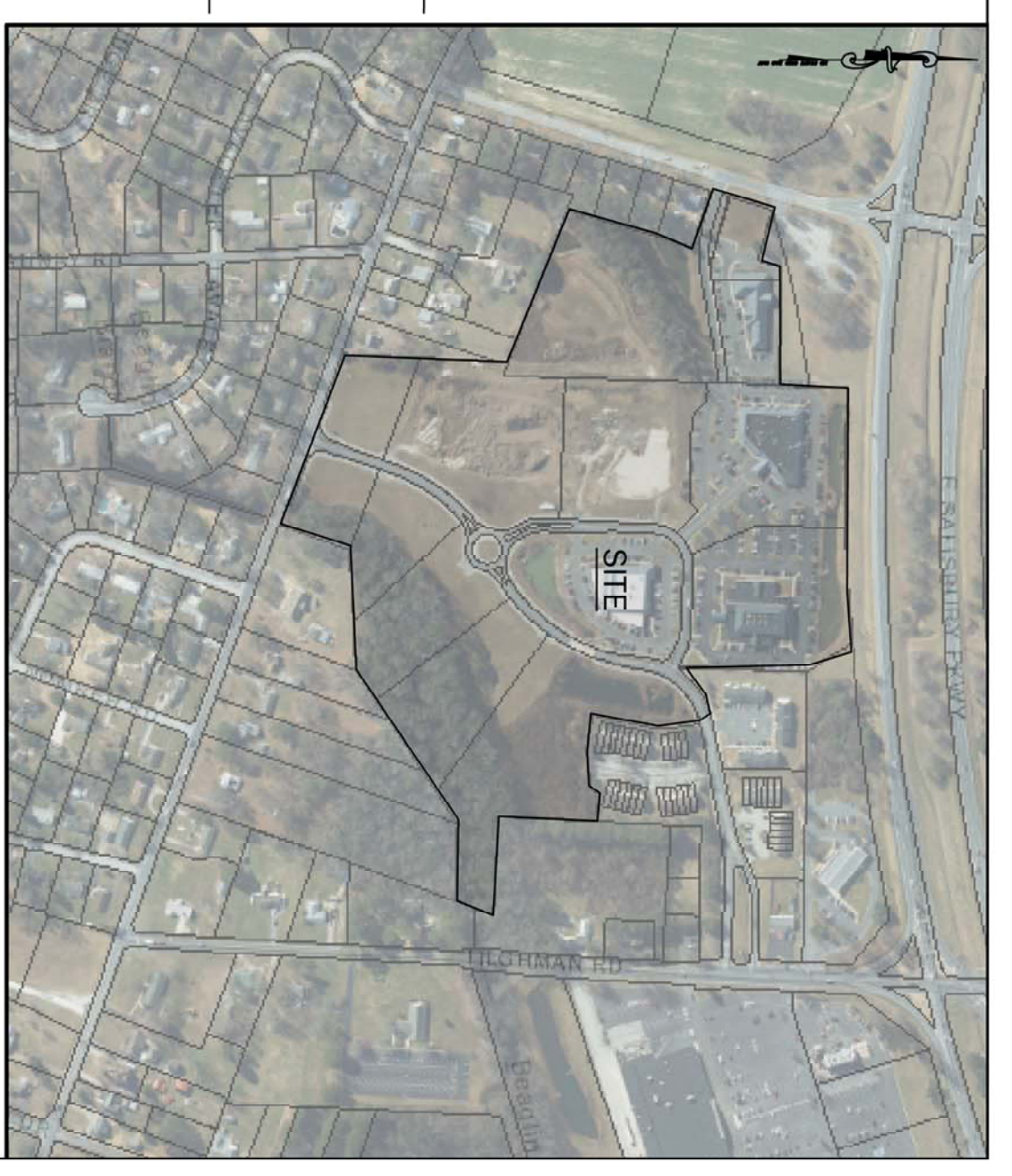
14.4 Acres



PHILLIP MORRIS DRIVE  
PUBLIC 474 WORKS

U.S. ROUTE 50  
(PUBLIC)

MT. HERMON ROAD  
ROW W/HERONS



VICINITY MAP SCALE: 1" = 500'

**WOODBROOKE OVERALL COMPILATION  
WOODBROOKE MEDICAL**

PHILLIP MORRIS DR. / ROUTE 50

PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

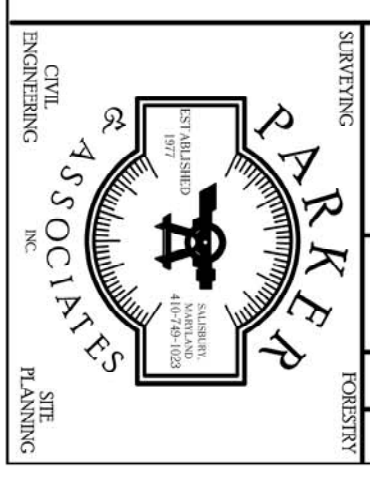
SCALE: 1" = 80' DATE: 1/25/18 TAX MAP: 110 GRID: 20

JOB NO. P:\S1906-Woodbrooke Medical Center\ HMH PARCEL: 2432

REVISIONS	
DATE	BY

**SHEET 1**

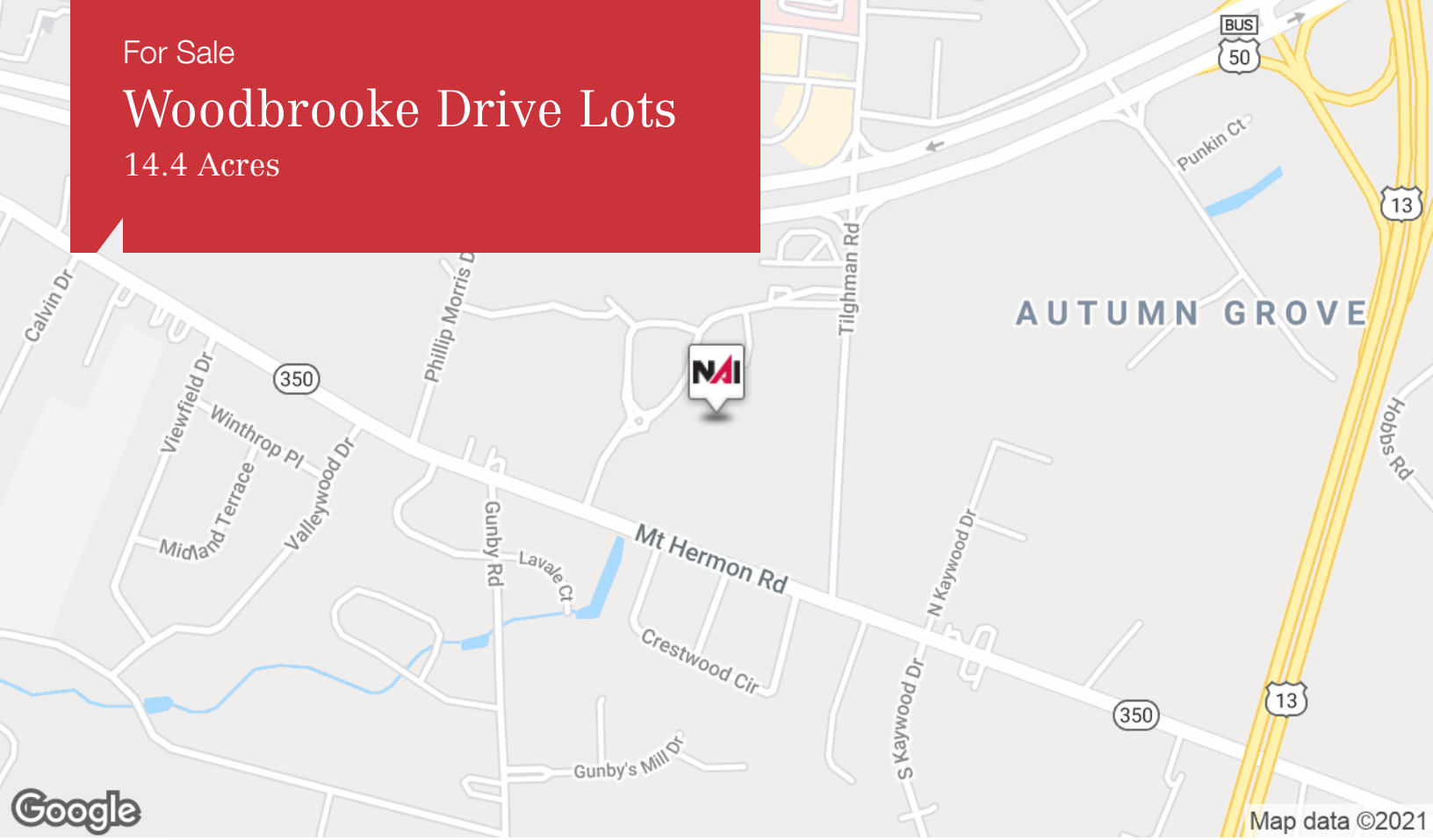
COMPILATION PLAT



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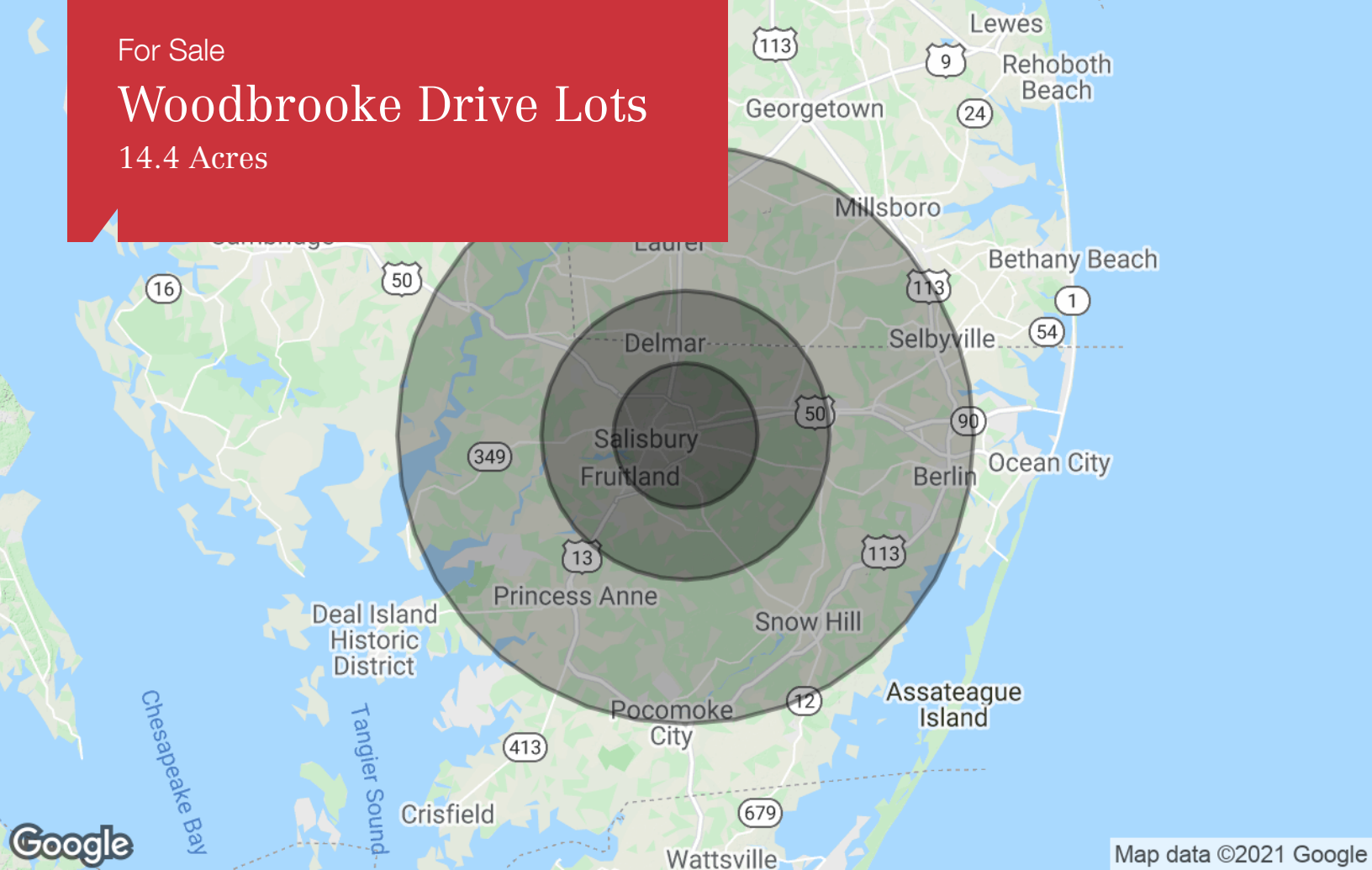
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Map data ©2021 Google

## Population

	5 Miles	10 Miles	20 Miles
TOTAL POPULATION	59,237	110,009	198,823
MEDIAN AGE	33.2	34.7	36.3
MEDIAN AGE (MALE)	31.6	33.2	34.9
MEDIAN AGE (FEMALE)	34.2	35.6	37.4

## Households & Income

	5 Miles	10 Miles	20 Miles
TOTAL HOUSEHOLDS	22,748	40,888	71,864
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$57,453	\$64,659	\$63,337
AVERAGE HOUSE VALUE	\$201,854	\$215,730	\$230,332

## Race

	5 Miles	10 Miles	20 Miles
% WHITE	65.1%	68.2%	70.0%
% BLACK	29.3%	26.8%	25.6%
% ASIAN	2.5%	2.6%	1.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.5%	0.4%
% OTHER	2.6%	1.8%	2.1%

## Ethnicity

	5 Miles	10 Miles	20 Miles
% HISPANIC	5.0%	4.2%	4.3%

\* Demographic data derived from 2010 US Census

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## Bradley Gillis

Principal

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### Education

Gillis is a graduate of Hawaii Pacific University in Honolulu, Hawaii.

### Professional Background

Brad Gillis is a Principal with NAI Coastal and Gillis Gilkerson Construction and Development Company. Gillis is known for consistently adding value to commercial real estate and has an extensive history of closing sale and lease deals across the Delmarva region. He specializes in the sale and lease of medical and professional offices, industrial properties and income producing investments.

Brad's group has brokered over 350 commercial real estate transactions and participated in a volume exceeding \$500 million in brokerage and development deals. Before co-founding NAI Coastal in 2019, he utilized the SVN platform where he was consistently ranked amongst the company's top producers, internationally. Since the beginning of his real estate career in 2004, he has worked with several notable clients including Peninsula Regional Medical Center, Nanticoke Memorial Hospital, University of Maryland Medical System, Salisbury University Foundation, Walgreens, CVS, Zoetis and Safran.

Active in his community, Gillis is a past President of the Salisbury Area Chamber of Commerce; to date, he is the youngest person to have served in this role as the Chamber's President. He is also a member of the Salisbury Wicomico Economic Development, Greater Salisbury Committee, and serves on the Salisbury University Perdue School of Business Executive Council. Gillis holds the commercial real estate industry's most prestigious designation, Certified Commercial Investment Member (CCIM).