

For Sale

# Land

1.75 Acres



## 30342 North Foskey Lane

Delmar, Maryland 21875

### Property Highlights

- +/- 1.75-acres of Commercial Land on Foskey Lane
- Fronting Route 13 with +/- 315 feet of Highway Frontage
- Intersection is to be Lighted
- Public Water/Sewer Access
- Cleared Land, Ready to Build with +/- 1,200 Asphalt Pad
- Can be Combined with Additional +/- 1.15 acres Along Northern Border to Total +/- 2.9 Acres

### Property Description

This +/- 1.75-acre piece of commercial land fronts Route 13, offering high visibility and daily traffic counts of +/- 30,000 cars! The property features +/- 315 feet of highway frontage with full vehicle access down the Foskey Lane side. Public water/sewer run alongside. The seller also owns a +/- 1.15-acre parcel directly north of the subject property; they prefer to package parcels (total of +/- 2.9 acres). Land is cleared and ready to build with a +/- 1,200 SF asphalt pad already in place.

### OFFERING SUMMARY

Sale Price	\$450,000
Lot Size	+/- 1.75 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	793	\$66,718
5 Miles	24,410	\$60,019
10 Miles	111,448	\$61,605

For more information

**George Merritt**

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george@naicoastal.com

**Bradley Gillis**

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1.75 Acres | \$257,143 / AC



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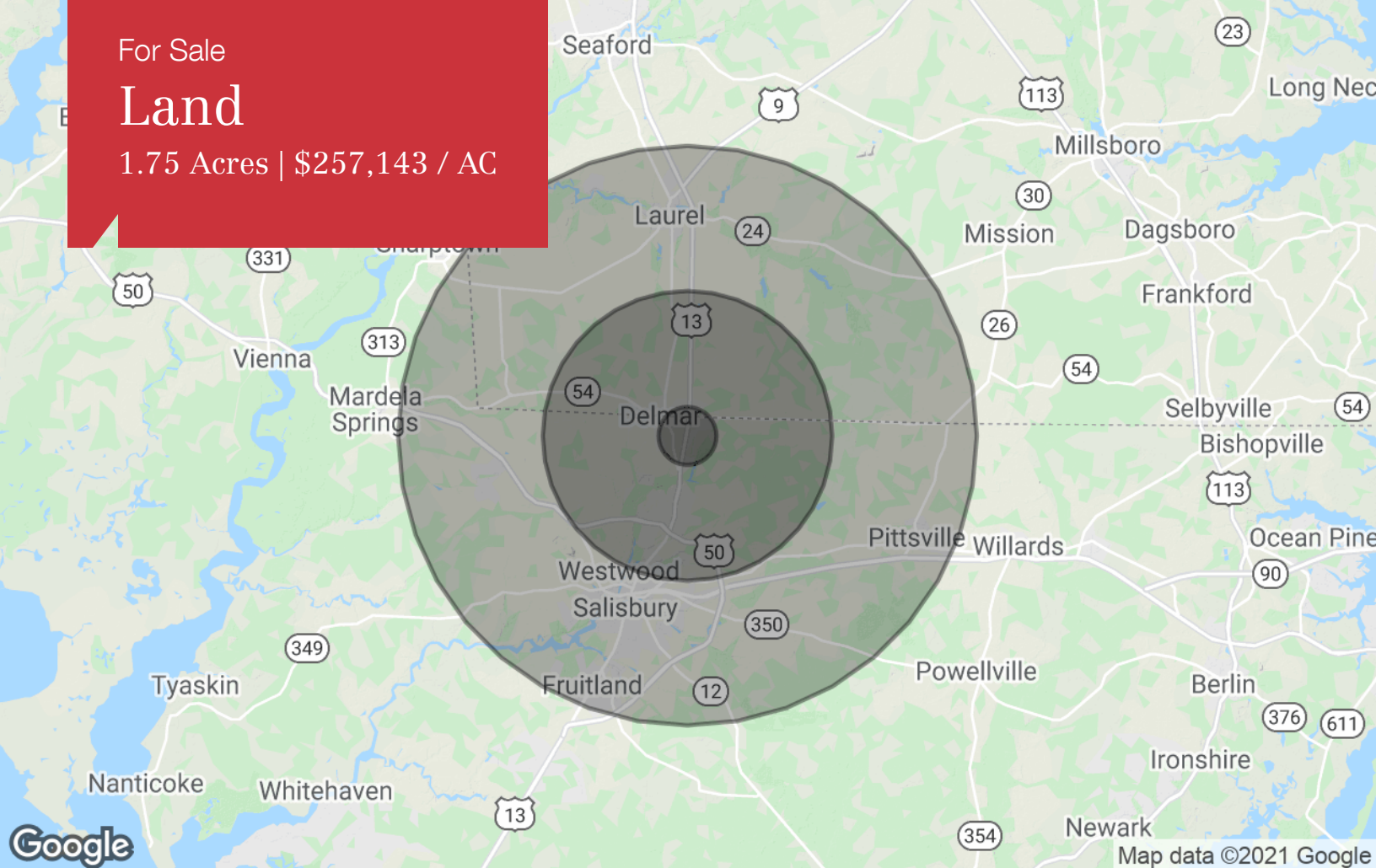
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	1 Mile	5 Miles	10 Miles
<b>Population</b>			
TOTAL POPULATION	793	24,410	111,448
MEDIAN AGE	38.1	36.0	34.8
MEDIAN AGE (MALE)	36.3	33.2	33.4
MEDIAN AGE (FEMALE)	39.2	37.9	35.7
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	296	9,386	41,979
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$66,718	\$60,019	\$61,605
AVERAGE HOUSE VALUE	\$203,883	\$192,783	\$208,037
<b>Race</b>			
% WHITE	80.5%	68.5%	68.7%
% BLACK	15.8%	27.2%	26.3%
% ASIAN	3.6%	2.6%	2.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.5%
% OTHER	0.1%	1.6%	1.8%
<b>Ethnicity</b>			
% HISPANIC	1.6%	4.4%	4.3%

\* Demographic data derived from 2010 US Census

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## George Merritt

Advisor

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### Professional Background

George Merritt is a Licensed Real Estate Advisor with NAI Coastal. George's primary focus is the representation of commercial real estate users, whether they be buyers or tenants. He is a true people person and is happy to work through the specific needs of his clients. Merritt's role within the team and affiliation with Gillis Gilkerson Development Real Estate Company allow him to go above and beyond the call of duty of a traditional real estate advisor; he is able to identify and show properties on the market in their current state, while also having the resources to show their future potential as well as opportunities for new construction.

Merritt brings over 24 years of sales experience to the table, including 19 years and over 5,000 units sold in the automotive industry. George is joining the Gillis Gilkerson group of NAI Coastal to hone his craft on a team that has collectively brokered over 350 commercial real estate transactions and has participated in a sales volume exceeding \$500 million in brokerage and development deals.

Born just outside of Philadelphia, George is happy to have spent the majority of his life on Maryland's Eastern Shore. He spends his free time on the beaches, in the outdoors, and most importantly with his two children, Alexander and Arianna.

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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).