

OFFERING MEMORANDUM

STONEY'S SEAFOOD HOUSE

Broomes Island, Calvert County, MD



Contact Information

Jonathan Reneau, SIOR

Senior Vice President & Sales Manager
+1 301 918 2920
jreneau@naimichael.com

Daniel A. LaPlaca

Associate Broker/Counsel
+1 301 918 2950
dlaplaca@naimichael.com

Table of Contents

- 01 EXECUTIVE SUMMARY**
 - Offering Summary
 - Property Aerial

- 02 PROPERTY OVERVIEW**
 - Property Description/Summary
 - Building Details
 - ZoningMap
 - Zoning Aerial
 - Location Map
 - Surrounding Calvert County Area
 - Surrounding Broomes Island Area

- 03 MARKET OVERVIEW**
 - Location Summary

- 04 FINANCIAL INFORMATION**
 - Upon request

Executive Summary 01



Offering Summary

OVERVIEW

NAI Michael is excited to bring to the market this beloved and historic waterfront landmark situated on the point of Broomes Island on the Patuxent River. This 3.16 acre site, commonly known as “Stoney’s Seafood House” at 3944 Oyster House Road, Broomes Island/Dowell, Maryland 20629 has been a southern Maryland gem for years, and at last it is for sale. The mixed use site offers several commercial and residential uses in a panoramic waterfront setting, including a 6,200 SF restaurant with indoor and outdoor bars and dining, a separate wedding venue, a bed and breakfast inn, a marina and a two-unit apartment building

THE PROPERTY

3944 Oyster House Road

- 6,200+/- SF Restaurant
- 5,000+/- SF Banquet Facility
- Two outdoor bar areas
- Marina with 28 boat slips

3946 Oyster House Road

- 3,500+/- SF Inn (“The Broomes Island Bed n Breakfast”)

3935 Oyster House Road

- 3,000+/- SF two-unit apartment building with picture windows looking out to Island Creek

LOCATION

The property is located on Oyster House Road just at the end of Broome’s Island Road (MD Route 264). It is approximate 8 miles west of MD Route 4 which is the main highway running north/south through Calvert County.

Property Aerial



Property Overview 02

Property Description

3935 Oyster House Road is improved by a 2,200 SF two-story apartment house with a two-bedroom apartment on each story.

3944 Oyster House Road is improved by a 6,208 SF restaurant with an outdoor freezer, refrigerator and dry storage as well as several outdoor bars and seating areas. Seating is available indoor and out for 300 people This waterfront also parcel includes a 3,000 SF two-story bed and breakfast inn with four bedrooms and 18 boat slips.

3946 Oyster House Road is another waterfront parcel improved by a 5,000 SF outdoor tented wedding/banquet venue with a covered accessory "Boat Bar" and accessory building for storage.

PROPERTY SUMMARY

Address: 3935, 3944 and 3946
Oyster House Road,
Broomes Island/Dowell
Calvert County, MD 20629

Tax Map: Parcels 15, 28 and 32
on Tax Map 38C, Calvert
County, MD

Owners of Record: PAR LIMITED
PARTNERSHIP and LOUIS
P STONE III

Land Area: (3935) 18,643 SF
(3944) 1.34± acres
(3946) 1.80± acres

Zoning: M-C (Marine Commercial
District) and
R-D (Residential District)

Utilities: All parcels are serviced by
telephone, electric, cable,
individual wells and septic
systems

BUILDING DETAILS

Stoney's Restaurant & Bar (3944)

Size:

3 buildings:
3,900, 1,000 and
1,300± rentable
SF

Lot Size:

1.34± acres

Description:

The restaurant has indoor and outdoor dining on the water for 300+ patrons.



Outdoor Bars & Seating Areas



Waterfront Seating & Private Beach Area



BUILDING DETAILS

Event Venue & Iconic Boat Bar (3946)

Size: 5,000± SF

Lot Size: 1.80± acres including garden and beach

Parking: 150 spaces

Description: The Event Venue consists of a large tent located on a private beach with gardens, a koi pond and the iconic “Boat Bar” providing a popular venue for weddings, family events, fundraisers and corporate events.



Iconic Boat Bar

Boat Bar:

Converted fishing boat accommodates 100 guests.



Marina

Slips: 28

Description:

Although full marina services are not presently offered, this 28 slip marina is another potential business opportunity for an owner or operator.



Broomes Island Bed & Breakfast

Size: 2,200± SF

Lot Size: 1.34± acres

Description: The Broomes Island Inn is a Bed & Breakfast with four rooms and a fatastic view of the waterfront. Rent short-term for various rates throughout the year.



BUILDING DETAILS

2-Unit Leasable Residence (3935)

Size: 2,200± SF

Description:

The two waterfront apartments have rented long-term for \$40,000 per year. They can be used as short-term Air BNB rentals too.



Zoning Map

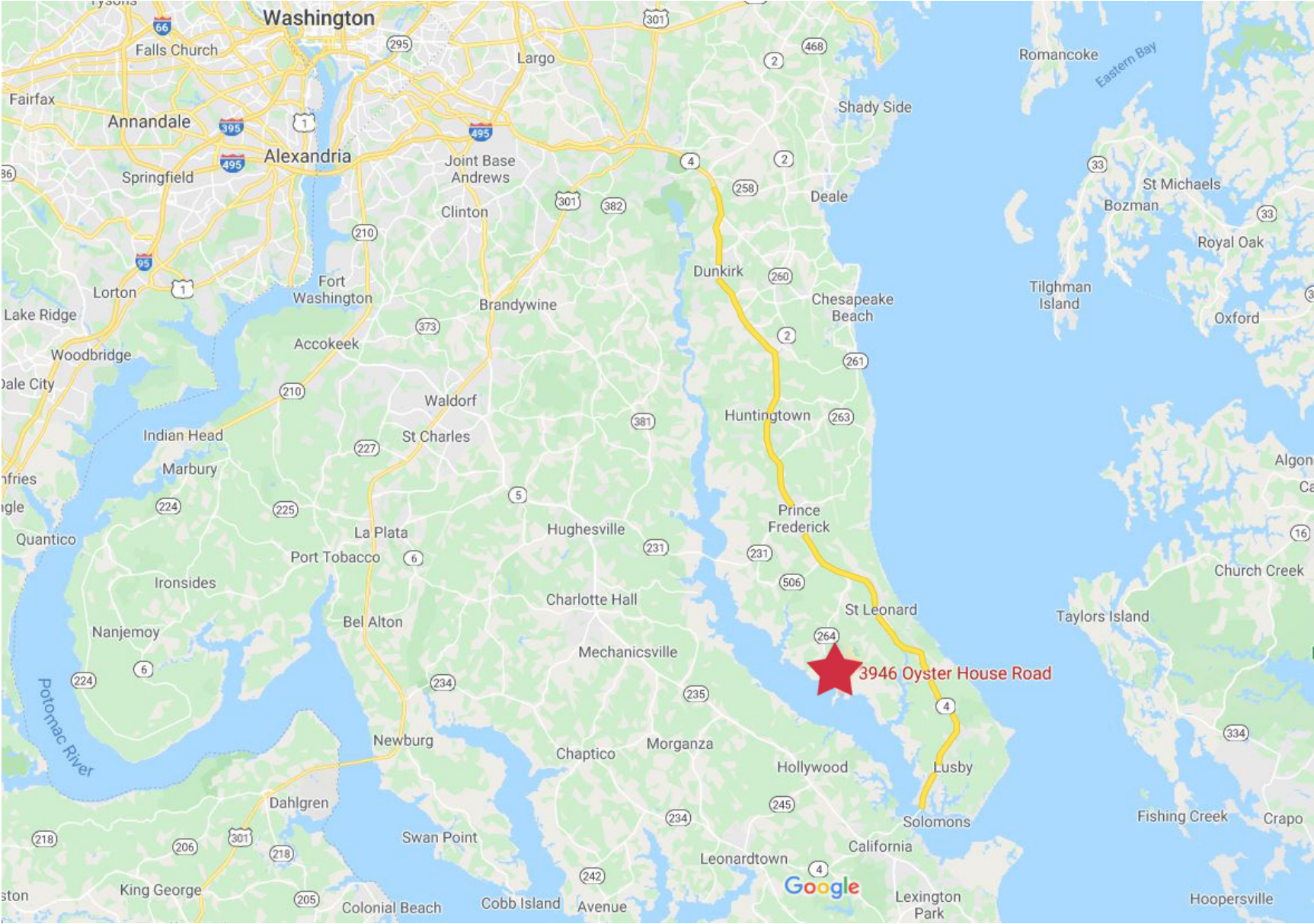
The property is mostly zoned MC (Marine Commercial) a zoning district which permits a variety of commercial uses and the apartment unit is in the RD (Residential District) zone.



Zoning Aerial



Location Map



Surrounding Calvert County Area



CALVERT COUNTY

Calvert County is located in the U.S. state of Maryland with a population of 92,633 and an average household income of \$143,659*. Its county seat is Prince Frederick. The county's name is derived from the family name of the Barons of Baltimore, the proprietors of the English Colony of Maryland.

Calvert County is included in the Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area. It occupies the Calvert Peninsula, which is bordered on the east by Chesapeake Bay and on the west by the Patuxent River. Calvert County is part of the Southern Maryland region. The county has one of the highest median household incomes in the United States.

History

First colonized as part of Charles County (much larger than the present-day Charles County) circa 1650, it was renamed. Patuxent County was established in 1654 by an Order in Council. In 1658, the county was renamed Calvert County. It is one of the older counties in Maryland, after St. Mary's, Kent County and Anne Arundel counties.

Once made up primarily of farms and tobacco fields, the county has become a fast-growing exurban neighbor of Washington. Many home prices have nearly quadrupled in the past decade, with many four-bedroom homes in the northern half of the county averaging over \$1,000,000. The popular weekend resort towns of Solomons, North Beach and Chesapeake Beach are notable. The county has numerous properties on the National Register of Historic Places.

According to the U.S. Census Bureau, the county has a total area of 345 square miles, of which 213 square miles is land and 132 square miles (38%) is water. It is the smallest county in Maryland by land area and third-smallest by total area.

Source

https://en.wikipedia.org/wiki/Calvert_County,_Maryland

Surrounding Broomes Island Area



Broomes Island

Broomes Island is a small waterfront community located at the southern terminus of MD 264, a state highway in Maryland, known as Broomes Island Road, the route runs 6.66 miles from Oyster House Road at Broomes Island north to MD 2/MD 4 on the Patuxent River. It is located approximately 10 miles south of Prince Frederick, the county seat. As of 2020, Dowell, MD had a population of 660, included in that number is Broomes Island which has a population of 384. Although Broomes Island is a rather small community, it does have its own post office and zip code, 20615.

Broomes Island is located near the mouth of St. Leonard Creek, the largest tributary of the Patuxent River entirely inside Calvert County. It is in the vicinity of Broomes Island that several key naval battles were fought during the War of 1812. During the early and mid-20th century, Broomes Island had a substantial oyster canning industry. In recent years most residents of Broomes Island commute to other places for work.

In 2003, Hurricane Isabel caused moderate damage to numerous structures in Broomes Island. Most notably, the last remains of the considerable Broomes Island oyster industry - a large red oyster shucking barn - succumbed. The site of the oyster shucking barn is now part of the

Source

https://en.wikipedia.org/wiki/Broomes_Island,_Maryland

Market Overview 03

Location Summary

Located just north of St. Mary's County, **Calvert County** is approximately 60 miles southeast of Washington, DC, 50 miles south of Annapolis, MD, 70 miles south of Baltimore and 200 miles west of Ocean City, MD. Encompassing 345 square miles, 213 square miles being land and 132 square miles (38%) being water there is plenty to do in **Calvert County**.

Calvert Cliffs State Park - The massive cliffs, from which Calvert Cliffs State Park was named, dominate the shoreline of the Chesapeake Bay for roughly 24 miles in **Calvert County**. They were formed over 10 to 20 million years ago when all of Southern Maryland was covered by a warm, shallow sea. When the sea receded the cliffs were exposed and began eroding. Today these cliffs reveal the remains of prehistoric species, including sharks, whales, rays and seabirds that were the size of small airplanes.

Solomons Island - Solomons Island is a major boating center located at the mouth of the Patuxent River, in southern **Calvert County**, Maryland. The island is about an hour and a half drive from Washington DC or two hours from Baltimore. As you approach the island, you'll cross the rather impressive looking Governor Thomas Johnson Bridge. The bridge is a tall one, reaching 135 feet. You'll get a nice view of Solomons as you cross. Solomons is the home of the Calvert Marine Museum, a popular day trip destination.

Offering lighthouses, trails, museums, festivals, wineries, breweries, historical locations, beaches, parks, shops and galleries. For the outdoors lover **Calvert County** offers plentiful biking/hiking, birding, camping and golf. With over 10 marinas, offering boat ramps and launches. There is a bountiful source of fishing, crabbing, kayaking, canoeing, cruising/boating, water skiing and charter fishing available. There is always something to enjoy in **Calvert County** on the western shore of the Chesapeake Bay.

Sources

https://en.wikipedia.org/wiki/Calvert_County,_Maryland

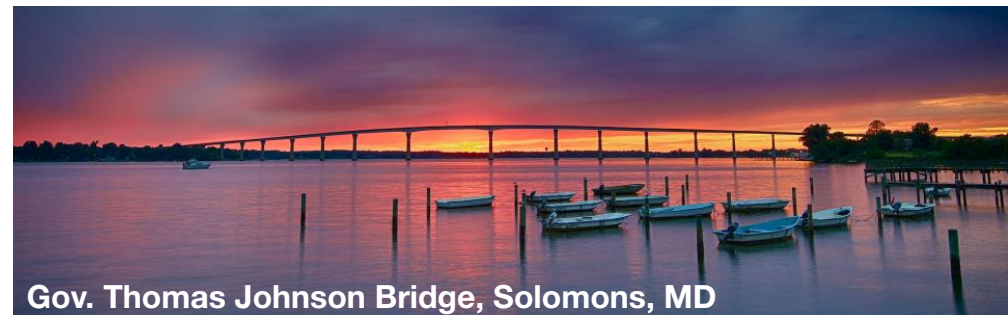
<https://dnr.maryland.gov/publiclands/pages/southern/calvertcliffs.aspx>



Calvert Cliffs State Park, Lusby, MD



Drum Point Lighthouse, Solomons, MD



Gov. Thomas Johnson Bridge, Solomons, MD