FOR SALE

BRICK KILN ROAD AND OWENS BRANCH ROAD

SUPERB HEAVY INDUSTRIAL DEVELOPMENT OPPORTUNITY

Salisbury , MD 21801

PRESENTED BY:

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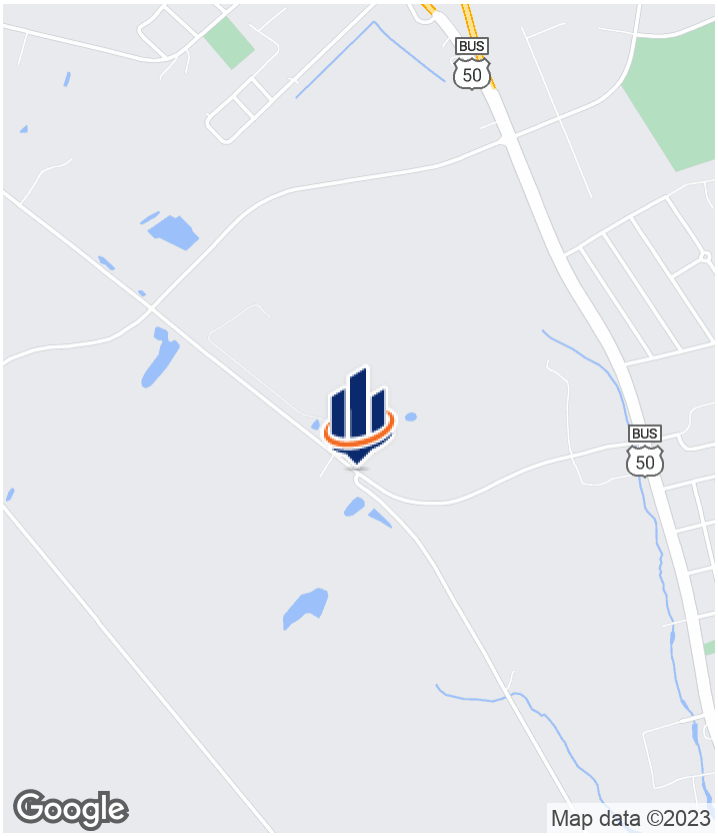
SVN
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REAL ESTATE











OFFERING SUMMARY

SALE PRICE:	$1,195,000
AVAILABLE SF:	
LOT SIZE:	76.33 Acres
PRICE / ACRE:	$15,656
ZONING:	Wicomico County Heavy Industrial I-2
MARKET:	Eastern Shore
SUBMARKET:	Salisbury

PROPERTY OVERVIEW

Approximate 76.33 acre parcel of land with hard-to-find Wicomico County I-2 Heavy Industrial Zoning. The property has a convenient central location and is served by Brick Kiln Road and Owens Branch Road, adjacent to Route 50. Three Phase Heavy Duty Electrical Access is available off Owens Branch Road via Delmarva Power. Convenient Location Right off RT 50

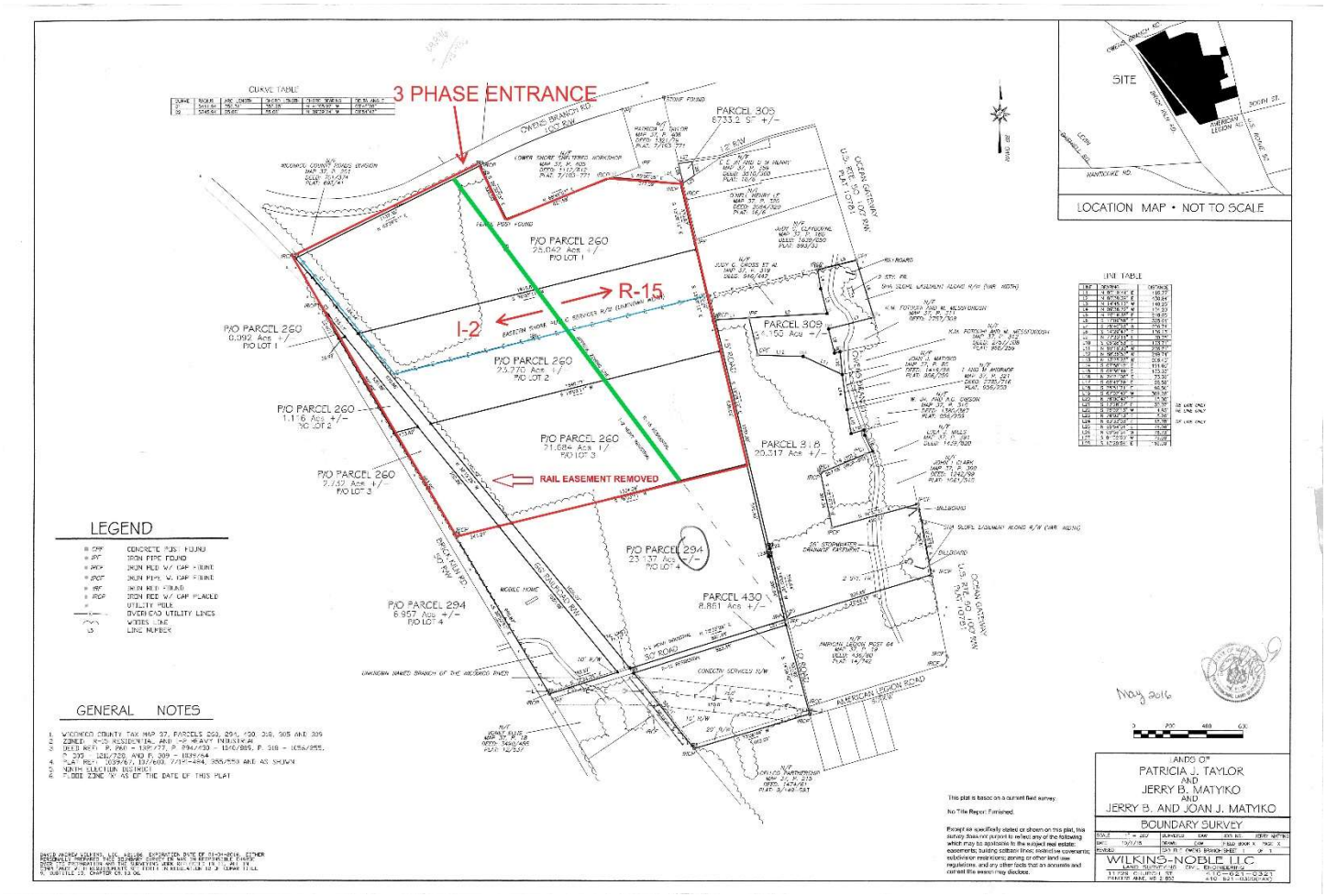
PROPERTY HIGHLIGHTS

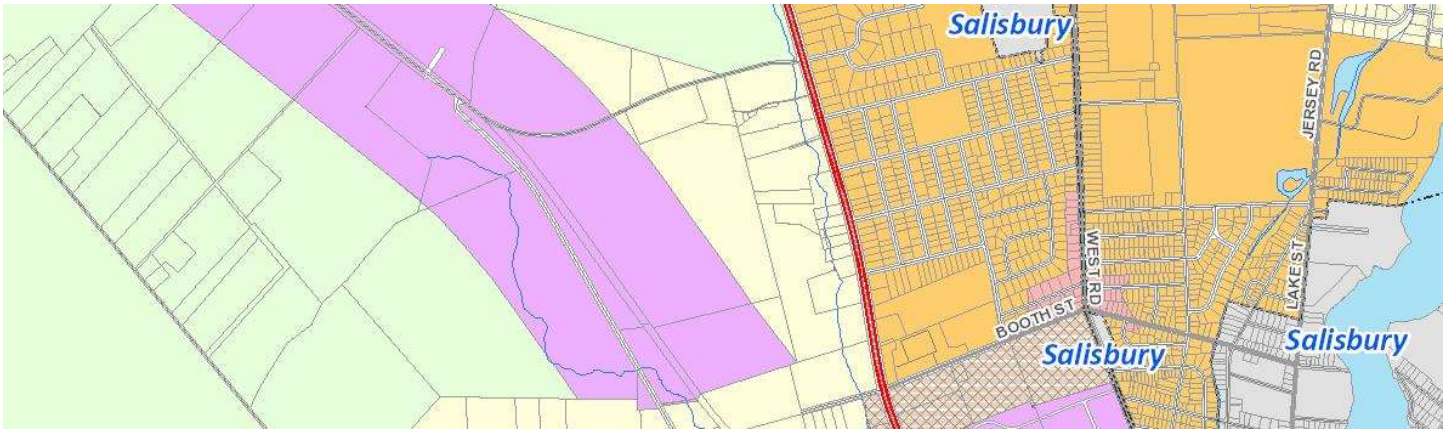
- Superb Heavy Industrial Development Opportunity
- True Heavy Industrial I-2 Land!
- Large 76.33 acre tract
- Three Phase Heavy Duty Electrical Access
- Convenient Location Right Off RT 50

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Zoning and Land Use Parameters

Per the annotated survey and the zoning map below, approximately 65% to 70% of the property (section in purple) is zoned Wicomico County Heavy Duty Industrial I-2. A full copy of the I-2 Zoning Code is attached to the brochure. The remaining section of the property in light yellow is Wicomico County R-15 Residential. The specific zoning demarcation line can be seen on the full survey attached to the package.





Status of Abandoned Rail Right Of Way Easement Pictured on Survey

Per the rail line easement shown on the survey, roughly paralleling Brick Kiln Road. The Railroad has transferred this easement to the Sellers. This easement no longer exists and the property will be transferred free and clear of this easement.

Standard Power Delivery Options

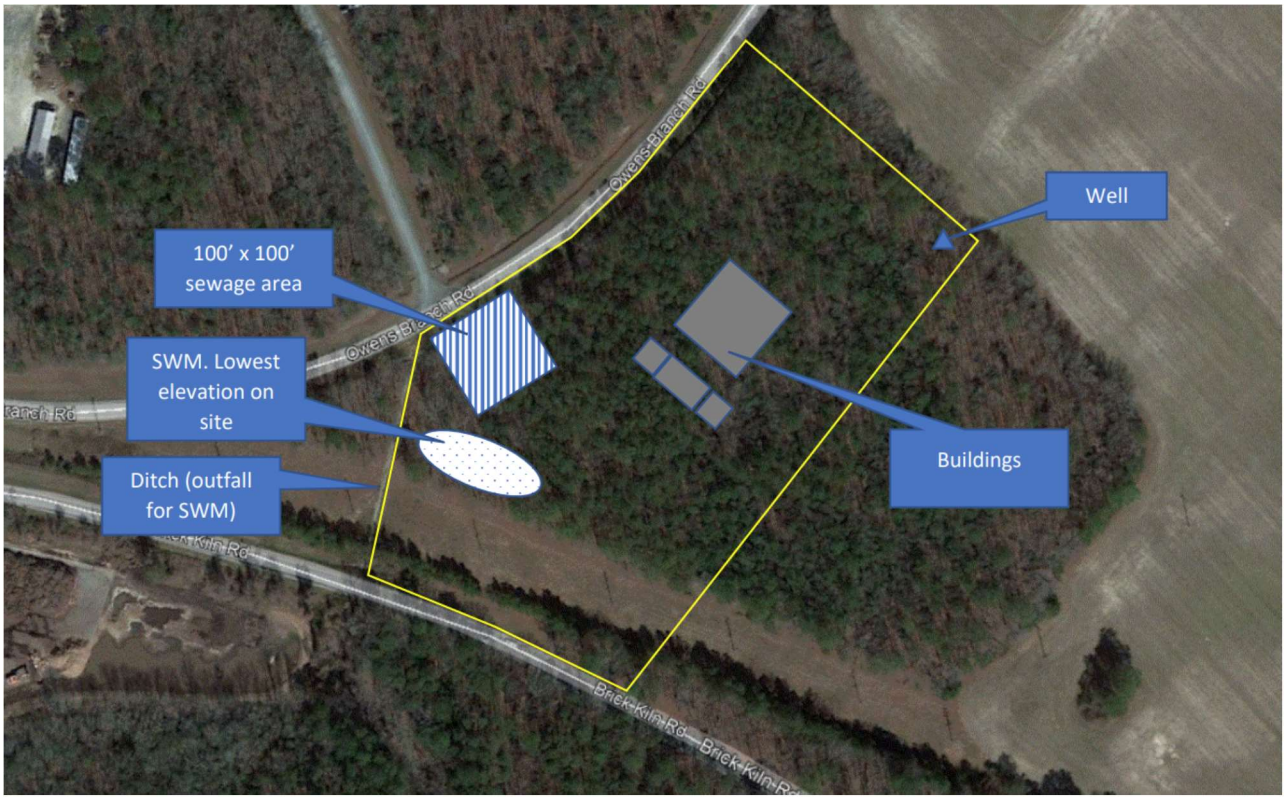
There is single-phase power available along the entire span of Brick Kiln Road and Owens Branch Road. Three Phase power is available on Owens Branch at approximately the point designated on the attached, annotated survey.

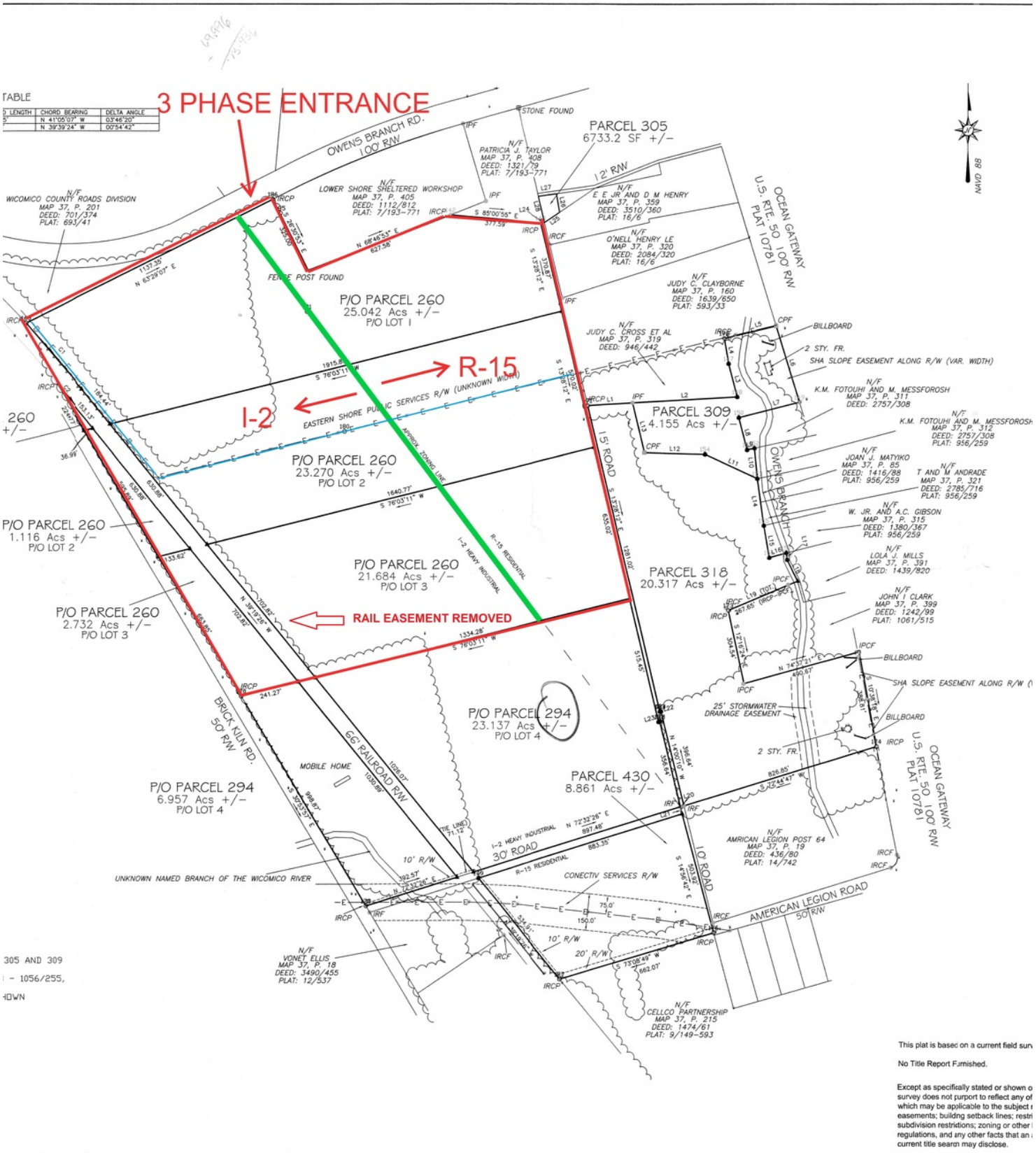
Power Line Setbacks

There is a Delmarva Power overhead power line (see blue line on survey) that runs from the intersection of Brick Kiln Road and Owen's Branch Road along Brick Kiln approximately halfway down the property then goes across the property East toward RT 50. The setbacks for this power line are 75 feet from the center point on either side of the line.

Water and Sewer Sourcing

The property is in Wicomico County, outside the City of Salisbury boundaries, and is not served by Salisbury municipal water and sewer. Current water and sewer access would be via well and septic. The soils in this area have excellent drainage quality as evidenced by the multiple well and septic systems in place adjacent to the property. The property has an existing septic perk along Owens Branch in the location cited below. The gray "buildings" on the drawing were for proposed high-temperature recycling use which was not implemented.





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Table of Permitted Uses – Part II – Commercial, Institutional, Business and Industrial Districts							
P = Permitted SE = Special Exception by the Board of Appeals SPC = Special Exception by the Planning Commission							
	Zoning Districts						
USE DESCRIPTION	C-1	C	C-3	LB-1	LB-2	I-1	I-2
AGRICULTURAL							
Agriculture equipment sales, service and repair		P	P	P		P	
Agricultural Operations, Farming (See Section 225-76)							
- Agricultural uses (less than 5 Acres)		S				P	
- Agricultural uses (5 acres or more)		P	P			P	
Farmers' Market (See Section 225-92)	P			P			
Farm-related Business (See Section 225-91)		P				P	P
Fisheries			P				P
Forestry	P	P	P	P	P	P	P
Grain mills and feed supply		P				P	P
Hatcheries, Poultry						P	
Kennel, Commercial (See Section 225-99)		P					
Livestock Market (See Section 225-101)							SE
Nursery, Commercial (See Section 225-104)		P					
Roadside Stand	P				P		
Sand, gravel or clay excavations, including storage, drying and sales (mineral extraction) (See Section 225-111)							SE
Sawmill and other wood processing facilities, except treatment (See Section 225-112)							P
Wayside Stand (See Section 225-118)	P	P					
COMMERCIAL RETAIL AND WHOLESALE							
Adult Bookstore and/or Adult-oriented Entertainment Establishment			SPC				
Auction Houses		P				P	
Building supply or lumberyards		P	P				P
Convenience/mini-market with or without fuel sales	P	P	P	SPC			
Mail order house		P	P	P		P	

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Manufactured Home sales and service		SE					
Marine supplies, boats or equipment sales, service or repair		P					P
Restaurants	SPC	P	P	P	SE		
- Drive-Thru / Fast Food		P		SPC	SE	SE	
Retail Sales (See Section 225-108)	P	P	P	SPC	P		
- Freestanding retail department or general merchandising stores >50,000 square feet, not located in a shopping center.		P	SPC				
- Specialty food/retail stores	P	P	P	P	P		
Self Storage	SE	P				P	P
Shopping Centers (See Section 225-115)							
- Community Shopping Center		SPC	SPC				
- Neighborhood Shopping Center	SPC	SPC		SPC			
- Regional Shopping Center		SPC	SPC				
Wholesale sales, 10,000 square feet of gross floor area or greater	P	P					
Wholesale sales, less than 10,000 square feet of gross floor area	P	P	P	P			
COMMERCIAL SERVICE							
Bakery, including candy and ice cream	P	P	P				
Broadcasting, recording, television and communication offices and studios, excluding accessory antennas, towers and satellite disks	P	P	P	P	P		
Conference Center		SPC	SPC	SPC			
Day care as an independent use or day care services for employees and patrons of the permitted use as an accessory use	P	P	P	P	P		
Financial institutions	P	P	P	P	P	P	
Entertainment uses including nightclubs, bars and dance halls, but not including adult uses		P	P				
Funeral Home	P	P		P	P		
Health Club	P	P		P			
Hotel / Motel with 50 rooms or more	SPC	P	P	SPC			

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Hotel / Motel with less than 50 rooms	P	P	P	SPC			
Office buildings and offices	P	P	P	P	P	P	P
Service establishments (See Section 225-113)	P	P	P	P	P		
Small Contracting Business		P				P	
Studios of a photographer, artist and writer, including teaching studios for art, crafts, drama, dance and	P	P	P	P	P		
Veterinary Clinic		P					
EMERGENCY SERVICES							
Fire Station with Assembly Hall	P	P	P	P	P	P	P
Fire Stations without assembly hall	P	P	P	P	P	P	P
Rescue squad, ambulance service (Private Companies)	P	P	P	P	P	P	P
INDUSTRIAL							
Asphalt Plants							SE
Assembly of leather goods and products						P	P
Assembly of products from previously processed metals, including bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire						P	P
Assembly and repair of products from previously processed wood, including boxes, furniture, cabinets, baskets and other wood products of similar nature						P	P
Assembly and repair or the manufacture of finished products from sheet-metal materials, including heating, ventilating, cooking or refrigeration supplies and appliances							P
Assembly of equipment, including medical and dental equipment, drafting materials, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus, gas pumps and related products and tools						P	P
Assembly of Finished Products	SE					P	P

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Assembly of products from previously prepared materials, including fiber glass, ceramics, microchips, computer products, glass, plastic, precious or semiprecious stones or metals						P	P
Assembly of products from textiles, including rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, fabrics and printing and finishing of textiles and fibers into fabric goods						P	P
Assembly of shipping containers, corrugated board, fiber and wire-bound and wood and plastic containers						P	P
Blacksmith shop, forge or foundries						P	P
Blending or bottling of beverages						P	P
Blending, mixing or bottling of beverages or distilling of grain for fuel							P
Bulk storage or processing of grain or feeds						P	P
Bulk storage, drying or sales of natural, unadulterated sand, gravel, clay or stone							P
Coal or wood yards storage or sales							P
Composting facility, as either a principal or accessory use							SE
Compounding of and mixing of products from previously processed materials, cosmetics, toiletries, drugs and pharmaceutical products						P	P
Concrete or terra cotta or brick products manufacturing, storage or sales							P
Contractor's yard							P
Fertilizer manufacture							SE
Fertilizer mixing or storage							P
Food processing facility for either animal, poultry or human consumption, including on-site storage and distribution							P
Ice factories							P
Light Industry (See Section 225-100)		SE				P	P
Machine shops							P
Manufacturing							P
Manufacture of bakery products, candy, dairy products and ice cream						P	P

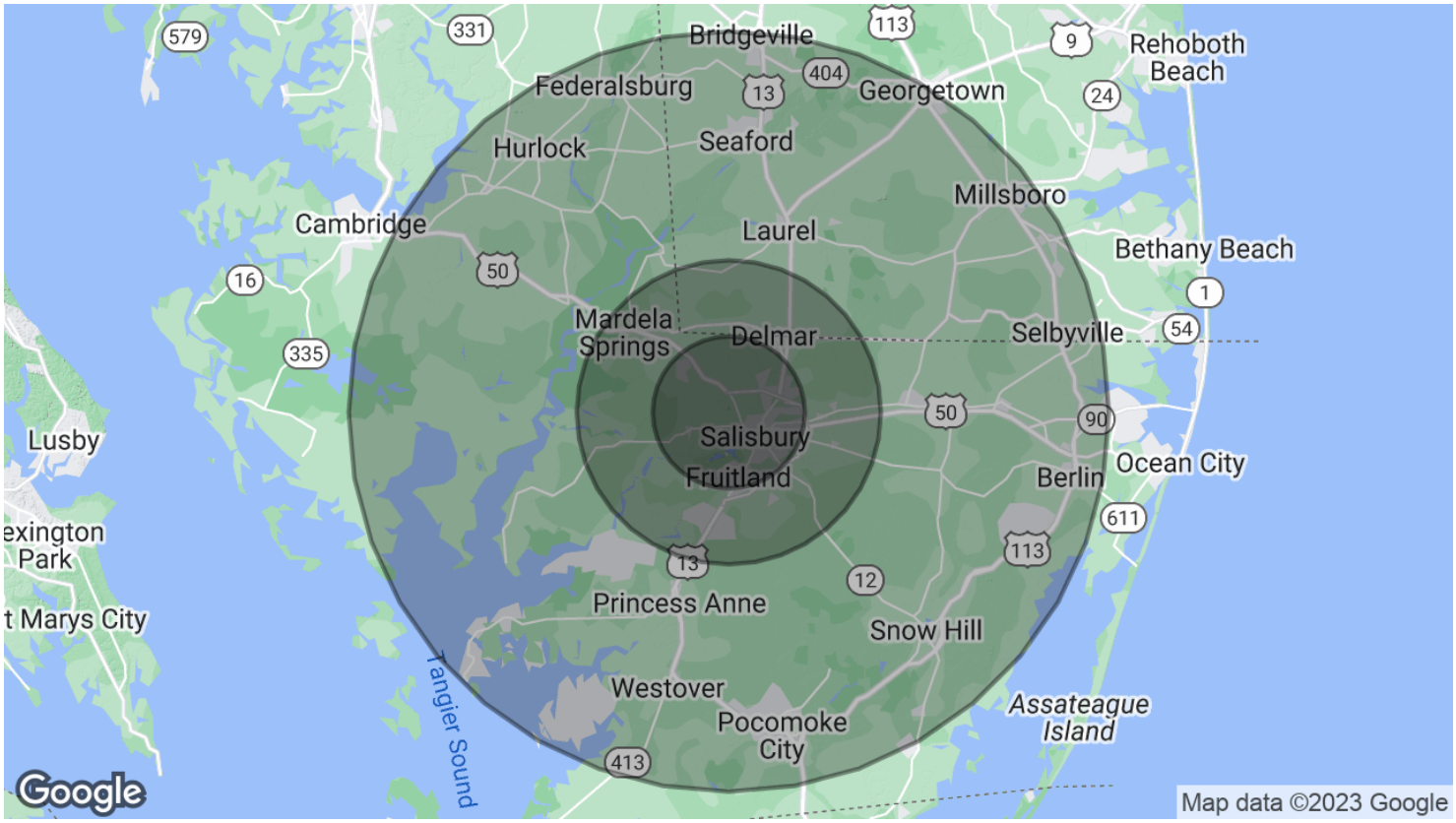
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Marina/shipyard, industrial, including the storage or sale or service of boats or marine equipment or supplies							SPC
Marine, terminal							SPC
Micro Brewery:							
- As an accessory use in restaurant	SPC	P	P	P		SE	
- As a stand-alone use		SE	SPC			P	P
Petroleum, propane, chemical or natural gas manufacture, refining or storage on five (5) acres or more							SE
Photographic processing and blueprinting establishments						P	P
Portable storage containers, as an accessory use						P	P
Power Generating Facilities, Privately Owned							SE
Printing, publishing or bookbinding		P				P	P
Rail yards							P
Recycling Facility						SE	SE
Research Establishment				SPC		P	P
Rubble Landfill							SE
Sanitary landfill, publicly or privately owned							SE
- With outside storage	SPC	SPC	SPC				
- Without outside storage	SPC	P	P				
Sheet metal stamping						P	P
Shipyard, boat or marine equipment manufacturing							SPC
Sludge Handling							SE
Soil Remediation facility							SE
Stone crusher							SE
Stone monuments, cutting or polishing							P
Truck or railroad terminals, including related repair or storage facilities						SE	SE

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Warehouse (See Section 225-117)							
- less than 40,000 sq. ft. gfa.		P		P		P	P
- greater than 40,000 sq. ft. gfa.		SPC				P	P
Welding shops, ornamental iron works						P	P
Wood treatment facility for the treatment of wood or wood products with chemicals of any type							SE
Winery, including incidental sales of wine products produced on-site						P	P
Wood products assembly or manufacture							P
INSTITUTIONAL							
Cemeteries not affiliated with Places of Religious Assembly (See Section 225-83)							
-Lot less than 5 acres		SE					
-Lots 5 acres and greater		P					
Crematorium (See Section 225-84)		SE	SPC			SE	
Hospitals, sanitariums or sanatoriums (See Section 225-98)	SPC	SE	SPC				
Libraries, museums, art galleries, meeting rooms	P	P		P			
Medical facility or clinic for human care	P	P	P	P			
Nursing Care Facility		SE	SPC	SPC			
Places of Religious Assembly (See Section 225-105)	P	P	P	P	P	P	
Private Clubs [Service Clubs & Fraternal Organizations]	P	P		P			
Schools							
- Nursery	SPC			SPC	SPC		
- of General Instruction (See Section 225-114)				P	SPC		
- of Special Instruction		P		P	SPC		
MISCELLANEOUS USE							
Accessory Structures and Uses	P	P	P	P	P	P	P
Outdoor advertising structure		SE				SE	SE
Zoos and Zoological Gardens		SE	SPC				

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MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS							
Car Wash		P					
Motor Vehicle Rental		P	P				P
Motor Vehicle Sales		P	P				
Motor Vehicle Service Stations - with or without fuel sales	P	P	P	SPC			P
Parking lot or parking structure	P	P	P				P
Salvage Yard (See Section 225-110)							SE
Storage trailer sales or rental facility							SE
PUBLIC AND SEMI-PUBLIC FACILITIES							
Transportation							
- Bus Depot	P	P	P	P		P	P
- Park and Ride Facilities	P	P	P	P		P	P
- Train station		SE	SPC			SE	SE
RECREATION, AMUSEMENT, ENTERTAINMENT							
Amusement Parks		SE					
Automobile and motorcycle racing tracks		SE					
Campgrounds, Recreational Vehicle Parks (See Section 225-81)		SE					
Commercial recreation uses		P	P			P	
Go Cart, Off-Road Motorcycle, and Off-Road Bicycle Tracks		SE					
Golf Courses (See Section 225-94)		SE					
Golf Driving Range, not part of a golf course		SE					
Golf-Miniature		SE					
Indoor recreation		P	P	P		SE	SE
Indoor rifle and pistol ranges, commercial	SPC	SE	SPC			SE	
Marina							
- Commercial		SPC					SPC
- Recreational		SPC					

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Outdoor Community Events		P					
Rifle and pistol range, war games, archery ranges		SE					
Stadium		P	P				
Theater							
– indoor	P	P	P				
- outdoor (See Section 225-109)		SE					
RESIDENTIAL							
Accessory Apartment	SPC	SE					
Bed and breakfast (See Section 225-80)							
Country Inn					P		
Day Care (See Section 225-82)							
- Center		P		P	P		
- Elderly		P		P	P		
- Family		P		P	P		
Dwelling							
– Single Family Detached					P		
– Manufactured Home – Double-wide (See Section 225-87)							
– Two-Family					P		
– Apartments and apartment projects (See Section 225-78)					P		
– Townhouse (See Section 225-90)				P			
Dwelling Unit with a commercial/business/office building	P	P		P	P		
Group Homes/Youth Group Homes (See Section 225-96)					P		
Guest Rooms (See Section 225-97)					P		
Home – Based Business (See Section 225-97)							
- Type I Home-based business				P	P		
- Type II Home-based business				SPC	SPC		
- Type III Home-Based Business							

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Manufactured Home Park (See Section 225-102)		SPC					
Mobile Office, temporary in conjunction with an approved construction or development project	P	P	P	P		P	P
Rehabilitative Housing (See Section 225-107)					P		
UTILITIES							
Privately Owned and Operated Utility		P				P	P
Public Utility							
- Public Utility as defined in Section 225-3 and 225-66	P	P	P	P	P	P	P
- Relay stations, storage stations, electric substations, and overhead electric power transmission lines of >69,000kv	SPC	SE	SPC	SPC	SPC	SE	SE
Wireless Telecommunication Facilities (See Section 225-119)		SE					SE



POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	69,545	109,361	246,884
AVERAGE AGE	32.9	34.7	37.4
AVERAGE AGE (MALE)	31.8	33.2	35.8
AVERAGE AGE (FEMALE)	33.5	35.7	38.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	25,167	40,466	90,352
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	$61,784	$63,971	$61,782
AVERAGE HOUSE VALUE	$198,261	$213,023	$234,920

** Demographic data derived from 2020 ACS - US Census*

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PROFESSIONAL BACKGROUND

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 34 years in the real estate industry, Peek has secured over 2000 transactions resulting in a career brokerage volume in excess of $900 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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