

MOORE VIEW BUSINESS PARK

MOORE VIEW BUSINESS PARK - SUMMER DRIVE
SALISBURY, MD 21804

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Property Summary



OFFERING SUMMARY

Sale Price:	\$94,000- 215,000/Acre
Lot Size:	1.5 - 2.6 Acres

PROPERTY OVERVIEW

SIGNIFICANT PRICE REDUCTION! Commercial lots totaling +/- 12.42 acres available for purchase within Moore View Business Park in Salisbury, Maryland. Located east of the Route 50 / Route 13 interchange, this land is situated at the lighted intersection of Ocean Gateway and Walston Switch Road. With excellent visibility and highway frontage, Moore View Business Park is prime for office, warehouse, self-storage and/or retail development (fast casual restaurants, professional/medical office users, etc). Join Royal Farms, Arby's, WorWic Community College and more! *Lot lines and acreage are an approximation - pending final subdivision.

Conceptual lots are being sold as priced below, or Buyer can purchase all for \$1,150,000.

Lot 3 - 1.51 Acres \$215,000 / Acre
Lot 4 - 2.6 Acres \$199,000 / Acre
Lot 5 - 1.93 Acres \$94,000 / Acre
Lot 6 - 1.51 Acres \$99,000 / Acre

PROPERTY HIGHLIGHTS

- SIGNIFICANT PRICE REDUCTION
- Rt 50 Frontage on East-Bound Lane
- Prime for office, warehouse, self-storage and/or retail development

Additional Photos



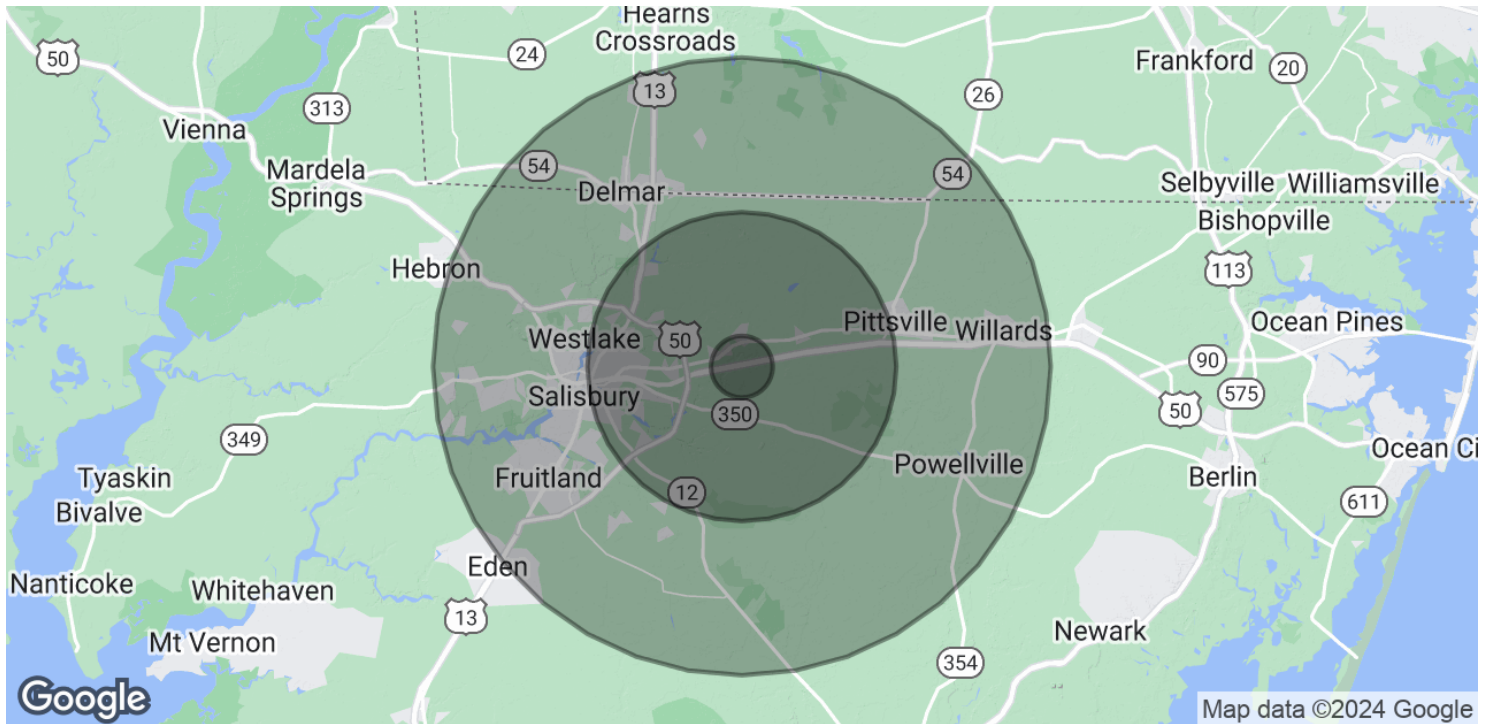
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	417	21,944	98,734
Average Age	38.7	38.2	34.7
Average Age (Male)	37.4	35.5	33.1
Average Age (Female)	39.8	40.1	35.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	162	9,074	37,299
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$70,060	\$64,061	\$62,841
Average House Value	\$194,297	\$221,515	\$212,318

* Demographic data derived from 2020 ACS - US Census



MEREDITH M. MEARS

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PROFESSIONAL BACKGROUND

Meredith Mears serves as the Mid-Atlantic Representative of the SVN National Self-Storage team and is a Senior Advisor for SVN Miller Commercial Real Estate. Focusing on the sale and leasing of industrial and office assets and specializing in the purchase and sale of self-storage facilities, Mears has worked with a client base that includes local and statewide governments, commercial property owners and investors, and privately operating companies across the globe.

Mears has successfully closed highly structured, multi-million dollar acquisitions and dispositions, and has a strong track record of brokering complex sales and leasing deals for office and industrial clients. Her robust background has given her the privilege of working with both national and international clients, including Orsted, Frito-Lay, Hardwire LLC and various REITs.

Mears is a member of the National Self Storage Association and the Maryland Chapter of the Self-Storage Association. She has deep experience working in tandem with the Maryland Department of Commerce, the Maryland Economic Development Corporation and a multitude of county and local governments.

Solidifying her position as a heavily experienced, trusted and reputable resource, Mears remains very active in her community. She has served in a multitude of community leadership roles such as Regent for the University System of Maryland, Board Member of Leadership Maryland, Board Member of the Maryland Economic Development Association and Board Member of Maryland Capital Enterprises, among others. In 2020, she was named a Top 100 Woman in the state of Maryland by The Daily Record for her vast contributions in business, community and mentoring.

Mears is a graduate of Salisbury University and lives in Salisbury, Maryland with her family.

EDUCATION

Salisbury University
B.S. in Business Administration
Concentration: Marketing
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