



RT 13 & OLD VIRGINIA ROAD

ROUTE 13

POCOMOKE, MD 21851

Meredith M. Mears

Senior Advisor

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Property Summary



OFFERING SUMMARY

Sale Price: \$10,000/Acre
Lot Size: 75 Acres

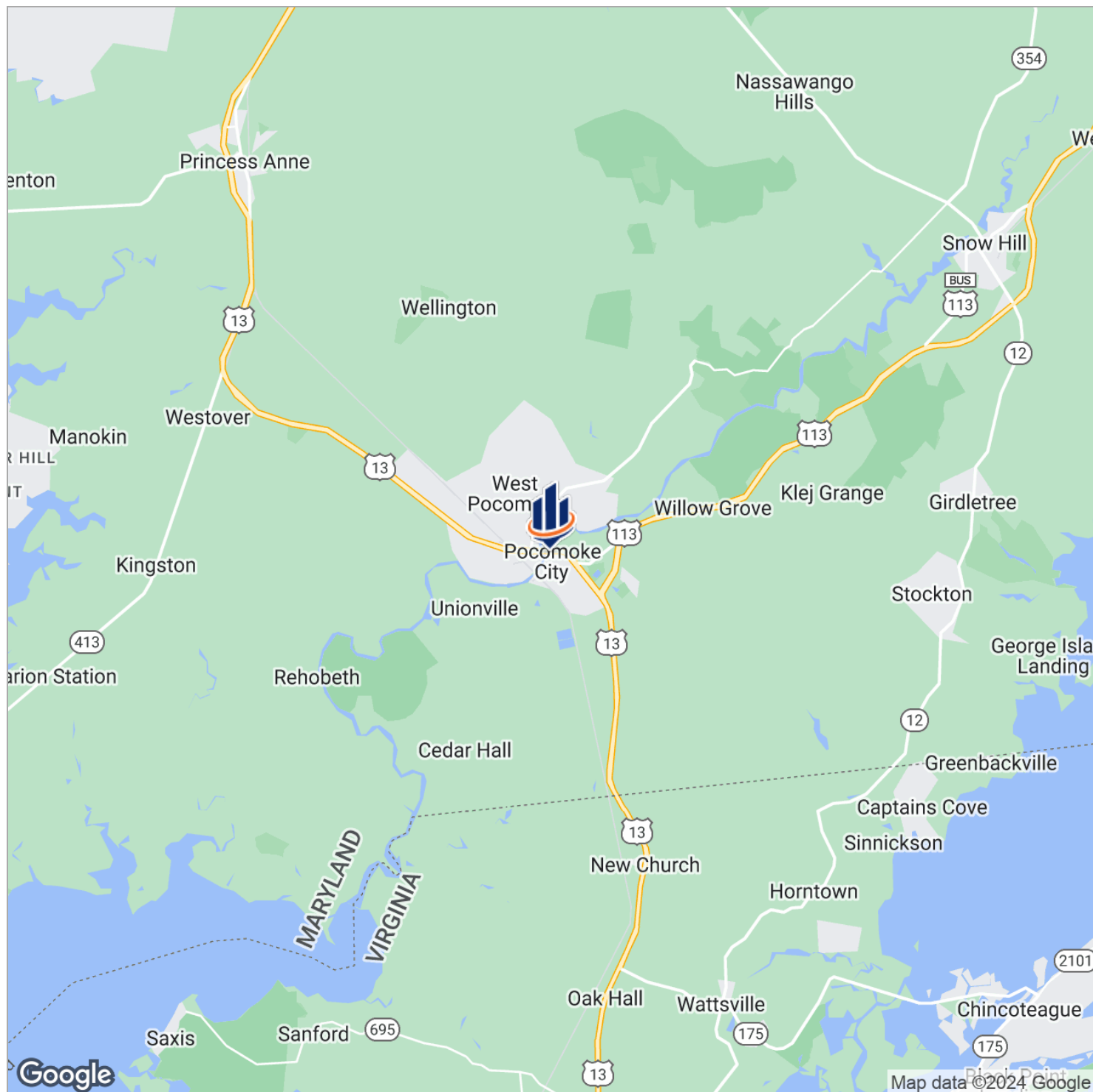
PROPERTY OVERVIEW

Approximately 75 acres available for sale with direct access from US. Route 13! PERFECT FOR RESIDENTIAL DEVELOPMENT! Owned by the City of Pocomoke. Located near Rt 113 and Maryland/Virginia beaches and NASA Wallops Island. Blue Ribbon Schools and growing community. Pocomoke City offers excellent incentives to develop this land. Sale includes parcels 01-042629, 01-010026 & 01-040332

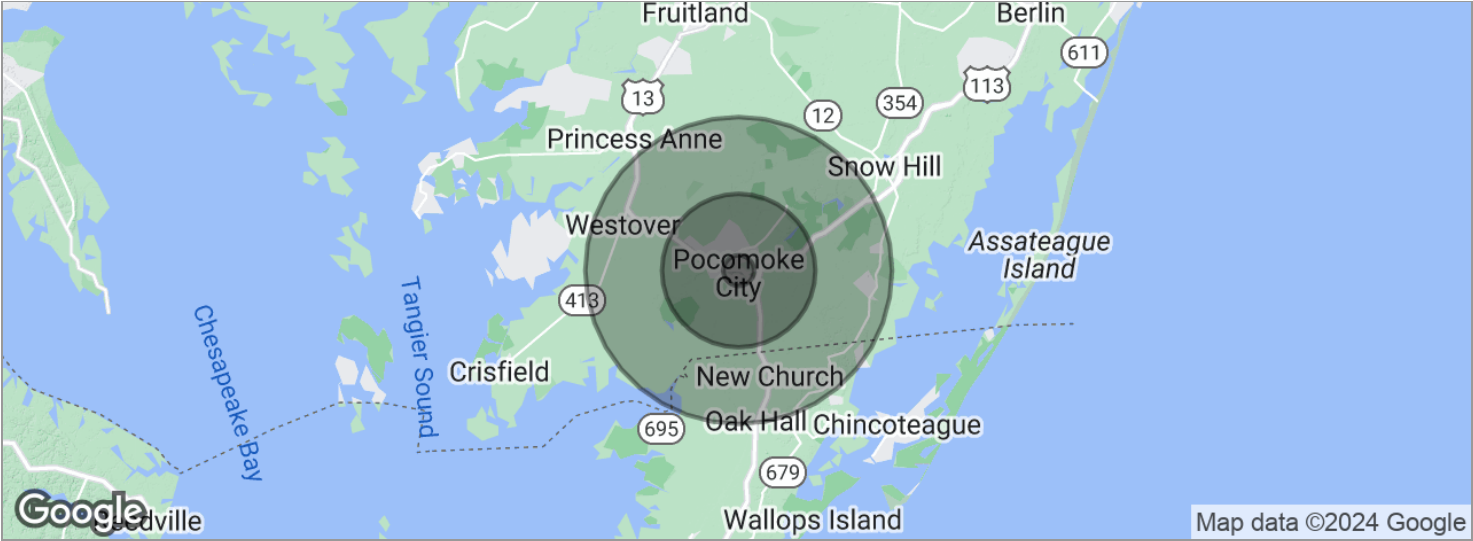
PROPERTY HIGHLIGHTS

- Approximately 75 Acres Available
- Direct Access to Rt 13
- Owned by Pocomoke City; Incentives Offered for Purchaser

Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,217	87,636	446,739
Median age	47.2	39.3	38.3
Median age [Male]	47.0	38.9	37.1
Median age [Female]	47.3	39.8	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	435	32,411	166,238
# of persons per HH	2.8	2.7	2.7
Average HH income	\$129,924	\$119,750	\$104,626
Average house value	\$504,779	\$469,651	\$449,525

* Demographic data derived from 2020 ACS - US Census

Advisor Bio



MEREDITH M. MEARS

Senior Advisor

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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
2001

MEMBERSHIPS

Leadership Maryland
Board of Directors
Lifetime Member

Maryland Capital Enterprises
Board of Directors

Atlantic General Hospital
Foundation Member