



# UNIVERSITY ORCHARD AT SALISBURY

PHASE 2 - S. DIVISION ST & FARMERS MARKET ROAD  
SALISBURY, MD 21804

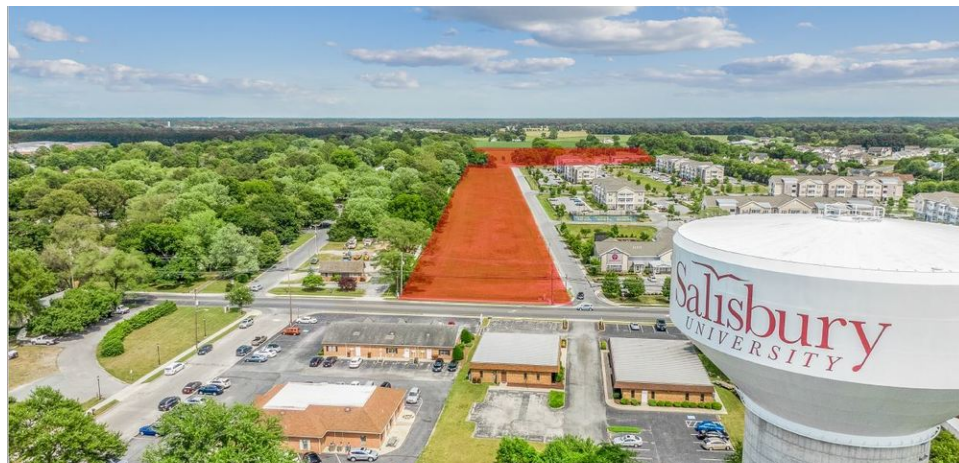
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# Property Summary



## OFFERING SUMMARY

Sale Price: \$2,500,000  
Make an Offer!

Lot Size: 25.96 Acres

Zoning: R8A

Market: Eastern Shore of  
Maryland

Submarket: Salisbury

## PROPERTY OVERVIEW

MOTIVATED SELLER! 25.96 acres of development land located adjacent to the most desirable and nicest student housing complex for Salisbury University. This would serve as Phase II of the development called "The Orchard". The Comprehensive Development plan reflects 549 total beds with 2 and 3 bedroom units. This development plan is fully approved. According to the engineering firm, the only approval needed is to update the stormwater management plan to meet the new stormwater management regulations for the state of Maryland.

Salisbury University has over 8,500 undergrads and over 1,900 post graduates.

## PROPERTY HIGHLIGHTS

- Approved Student Housing Development Land
- Opportunity Zone
- Walking distance to Salisbury University
- Phase 2 of an existing student housing project that just sold for \$42 million



# Executive Summary



**Municipal Address:**

105 Farmers Market Road & South Division Street,  
Salisbury MD 21804



**Legal Description:**

**Tax ID:** 13-129188 **Map:** 0048 **Parcel:** 0214 Lot: 2A **1.10 AC**  
**Tax ID:** 13-063591 **Map:** 0048 **Parcel:** 0214 Lot: 2C **24.86 AC**



**Parcel Size:**

25.96 acre with approximately 200 feet of frontage along S.  
Division and entering a depth of 2,750 feet.



**Unit Mix:**

<u>Condo/Apartments:</u>	<u>Townhouse:</u>
5 Buildings	23 Buildings
11 units per building	(4,6,or 8 Units)
Total: 55 units	Total: 156 units
84 2 - bedroom units	
127 3-bedroom units	
549 Beds Total	



**Location:**

Location less than a half mile from Salisbury  
University Main Campus. 10-minute walk and  
just minutes from shopping & restaurants.



**Zoning:**

R 8 A



**Development Plan**

Approved student housing development land

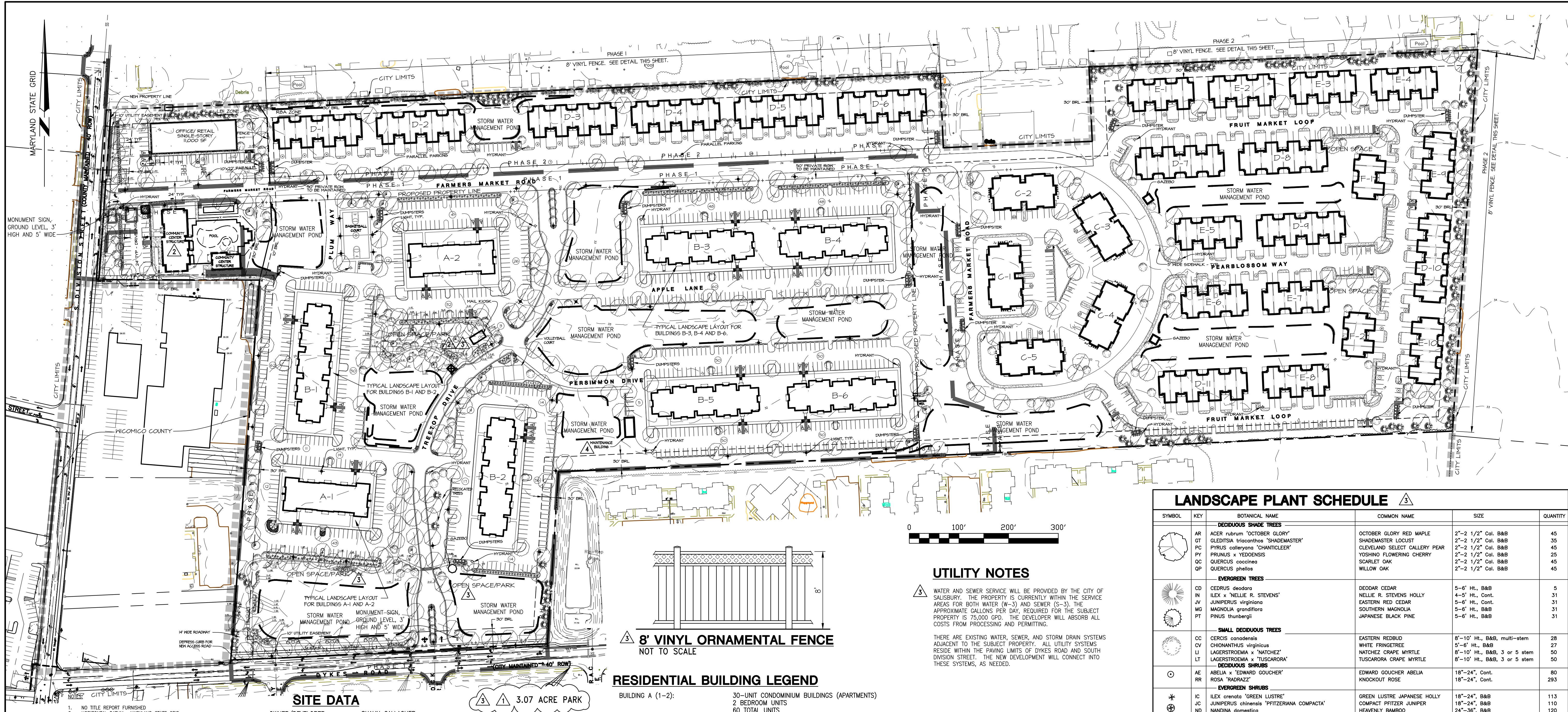


**Development Timeline:**

The development is zoned in full  
and final form and has received  
Site Plan Approval.



P:\2165\21650001\013\current\working\tds\dwg\Final Comp Plan\_3-16-15.dwg Dec 08, 2017 - 9:56am (mtd)



## PROJECT NARRATIVE

THE SITE LAYOUT FOR THE ORCHARD PROPERTY ORIGINATED FROM THE VISION OF THE DEVELOPMENT TEAM TO CREATE A MIXED-USE MEDIUM DENSITY COMMUNITY. THE RESIDENTIAL PRODUCT MIX WITHIN THE DESIGNATED R-BA ZONING WAS TO INCLUDE BOTH TOWNHOUSE STYLE CONDOMINIUMS WITH GARAGES AND MULTILEVEL FLATS WITH & WITHOUT GARAGES. THE HOUSING UNITS THEMSELVES WERE TO BE ARRANGED IN A MANNER EASILY ACCESSED BY AUTOMOBILE, BUT WITH OPEN SPACE VIEWS AND PEDESTRIAN CONNECTIVITY. THE RESULTANT PLAN LINKS A SERIES OF SMALLER NEIGHBORHOODS, EACH WITH PERIMETER OPEN SPACE VIEWS OR INTERNAL 'VILLAGE GREEN' EXPOSURES. THESE 'VILLAGE GREENS' ARE LINKED TOGETHER AS A NETWORK OF PUBLIC OPEN SPACES THAT ARE EASILY NAVIGATED WITH ACCESS TO A POOL AND FITNESS CENTER. STORM WATER MANAGEMENT PONDS ARE INTERWOVEN AS A PART OF THIS PEDESTRIAN NETWORK, AS ARE GAZEBOS, RECREATION/ PLAY AREAS.

COMMERCIALLY, THE PORTION OF THE SITE ZONED LIGHT BUSINESS AND INSTITUTIONAL ALONG THE NORTH PORTION OF SOUTH DIVISION STREET IS TO CONTAIN APPROXIMATELY 11,000 SF OF OFFICE AND/OR RETAIL SPACE. DETERMINATION OF THE SPECIFIC MIX OF USES WILL BE MARKET-DRIVEN, BUT IT IS ANTICIPATED THAT THE MAJORITY OF THE SPACE WILL BE PRIMARILY PROFESSIONAL OR MEDICAL OFFICES. THIS WILL BE CONSISTENT WITH THE CURRENT SURROUNDING LAND-USES ALONG DIVISION STREET IN THIS AREA. RETAIL USES THAT MAY OCCUPY THE FACILITY WILL LIKELY BE THOSE OF CONVENIENCE FOR THE COMMUNITY.

TRASH COLLECTION WILL BE BY THE CITY OF SALISBURY USING 2 CU YD CONTAINERS.

IN AN EFFORT TO MINIMIZE IMPACT TO CITY SERVICES, THE FOLLOWING ARE PLANNED:

- ALL STREETS & STREET MAINTENANCE
- PRIVATE
- STREET LIGHTS
- PRIVATE

## SITE LIGHTING NOTES

- ALL SITE LIGHTING SHALL BE SUPPLIED, INSTALLED AND MAINTAINED BY THE DEVELOPER. DELMARVA POWER WILL SUPPLY THE ENERGY TO POWER THE LIGHTING SYSTEM.
- THE LUMINAIRE SHALL BE THE VERSALUX SERIES, MOUNTED ON A 25' FIBERGLASS COMPOSITE POLE. THE LIGHT SOURCE WILL BE 250-WATT CLR METAL HALIDE, VRS-3-25WLES. AT THE SOUTH DIVISION STREET ENTRANCE ROAD, THE LUMINAIRE RICHMOND WILL BE USED, MOUNTED ON A 15' FIBERGLASS COMPOSITE POLE. THE LIGHT SOURCE WILL BE 150W METAL HALIDE, 3852 TYPE VIES.
- LIGHTS SHALL BE SPACED 160'-0" WITHIN THE LIMITS OF THE SITE LAYOUT.

## GENERAL NOTES

- ALL FENCING SHALL BE A MINIMUM OF 6" IN HEIGHT. LIMITS OF FENCING ARE SHOWN ON PLAN VIEW. FENCING MATERIAL WILL BE VINYL.
- ALL DUMPSTER LOCATIONS SHALL BE SCREENED BY EVERGREEN SHRUBS AND FENCING (SEE PLAN VIEW). THE FENCING AND GATES SURROUNDING EACH DUMPSTER SHALL CONFORM TO THE STANDARDS DESCRIBED IN THE CITY OF SALISBURY STD. DETAIL STD060003.

OWNER/DEVELOPER:

SHAUN GALLAGHER  
DIVISION STREET ASSOCIATES, LLC  
10 CAMPUS BOULEVARD  
NEWTOWN SQUARE, PA 19073

ENGINEER:

DAVIS, BOWEN & FRIEDEL, INC.  
ONE PLAZA EAST, SUITE 200  
SALISBURY, MARYLAND 21801

TAX MAP, PARCEL NO.:

TAX MAP: 48 PARCELS: 211 (ITEM 1 & 2), 214 (ITEM3), 425, 215  
L. BUSINESS & INSTITUTIONAL (2.61 AC) & R-BA, RESIDENTIAL (46.94 AC)  
ZONE C - MINIMAL FLOODING (FIRM MAP 2400778 0037 C)

FLOOD ZONE:

LIGHT BUSINESS & INSTITUTIONAL

BUILDING SETBACKS:

FRONT:

45 FEET

SIDE:

0 FEET

REAR:

30 FEET

R-BA, RESIDENTIAL

BUILDING SETBACKS:

FRONT:

25 FEET

SIDE:

10 FEET

REAR:

30 FEET

SITE AREA:

49.55 ACRES

PROPOSED USE:

11,000 SF OF OFFICE/ RETAIL USE (LBI ZONE ONLY)

259 CONDOMINIUM UNITS (APARTMENTS)

156 TOWNHOUSE STYLE UNITS (APARTMENTS)

415 TOTAL UNITS

EXISTING CONDITIONS:

ALL EXISTING ON-SITE FEATURES SHALL BE REMOVED, INCLUDING ANY

ALL STRUCTURES, PAVING, TREES, ETC...

PARKING:

OFFICE/ RETAIL

1 SPACE PER 200 GROSS SQUARE FEET

TOTAL OFFICE/ RETAIL PARKING REQUIRED:

11,000/ 200 = 55 SPACES

TOTAL OFFICE/ RETAIL PARKING PROVIDED:

51 SPACES, INCLUDING 4 HC SPACES

CONDOMINIUMS & TOWNHOUSE STYLE (APARTMENTS)

2 SPACES/ 2-BEDROOM UNIT

PARKING REQUIRED: 168 UNITS x 2 = 336 SPACES

3 SPACES/ 3-BEDROOM UNIT

PARKING REQUIRED: 127 UNITS x 3 = 381 SPACES

4 SPACES/ 4-BEDROOM UNIT

PARKING REQUIRED: 120 UNITS x 4 = 480 SPACES

PLUS 20% OF TOTAL

1,197 x 20% = 240 SPACES

COMMUNITY CENTER PARKING: 23 PROVIDED

TOTAL RESIDENTIAL PARKING REQUIRED: 1,437 SPACES INCL. 25 HC SPACES

TOTAL RESIDENTIAL PARKING PROVIDED: 1,497 SPACES INCL. 46 HC SPACES

\*INCLUDES GARAGE SPACES

40% TOTAL SITE AREA = REQUIRED OPEN SPACE

OPEN SPACE REQUIRED: 49.55 AC. x 40% = 19.82 AC.

OPEN SPACE PROVIDED: 19.83 AC. (40%)

## 8' VINYL ORNAMENTAL FENCE

NOT TO SCALE

## RESIDENTIAL BUILDING LEGEND

BUILDING A (1-2):	30-UNIT CONDOMINIUM BUILDINGS (APARTMENTS) 2 BEDROOM UNITS 60 TOTAL UNITS
BUILDING B (1-6):	24-UNIT CONDOMINIUM BUILDINGS (APARTMENTS) (120)-4 BEDROOM UNITS, (24)-2 BEDROOM UNITS 144 TOTAL UNITS
BUILDING C (1-5):	11-UNIT CONDOMINIUM BUILDINGS (APARTMENTS) 3 STORY + LOFT W/10 GARAGES 55 TOTAL UNITS
BUILDING D (1-11):	8-UNIT TOWNHOUSE STYLE CONDOS - 22' WIDE 2 TO 3 STORY W/ 8 GARAGES 88 TOTAL UNITS
BUILDING E (1-10):	11-UNIT TOWNHOUSE STYLE CONDOS - 22' WIDE 2 TO 3 STORY W/ 6 GARAGES 60 TOTAL UNITS
BUILDING F (1-2):	4-UNIT TOWNHOUSE STYLE CONDOS - 22' WIDE 2 TO 3 STORY W/ 4 GARAGES 8 TOTAL UNITS
BUILDINGS TYPES C, D, E & F:	2-BEDROOM vs. 3-BEDROOM MIX 40% OF TOWNHOUSE STYLE CONDOS = 2-BEDROOM 60% OF TOWNHOUSE STYLE CONDOS = 3-BEDROOM 127 3-BEDROOM UNITS **SEE SITE DATA FOR ADDITIONAL INFORMATION
MAXIMUM BUILDING HEIGHT:	40'

## FOREST CONSERVATION NOTES

- TOTAL PLANTING REQUIRED IS 11.26 ACRES.
- LANDSCAPE TREES OVER 2 1/2" CAL. EQUIATE TO APPROX. 200SF OF PLANTING. THERE ARE 240 TREES PROPOSED, WHICH REDUCES THE CONSERVATION REQUIREMENT BY 48,000 SF.
- THE DEVELOPER PROPOSES PAYMENT INTO SALISBURY'S CONSERVATION FUND, SATISFYING THE REMAINING REQUIREMENTS.

## FOREST CONSERVATION REQUIREMENTS

COMMERCIAL	2.63 ACRES	RESIDENTIAL	46.86 ACRES
NET TRACT	2.63 ACRES	NET TRACT	46.86 ACRES
EXISTING FOREST	0.05 ACRES	EXISTING FOREST	3.79 ACRES
FOREST TO BE CLEARED	0.05 ACRES	FOREST TO BE CLEARED	3.79 ACRES
CONSERVATION	15%	CONSERVATION	20%
AFFORESTATION	15%	AFFORESTATION	15%
FC PLANTING REQUIRED	0.44 ACRES	FC PLANTING REQUIRED	10.82 ACRES

## UTILITY NOTES

WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SALISBURY. THE PROPERTY IS CURRENTLY WITHIN THE SERVICE AREAS FOR BOTH WATER (W-3) AND SEWER (S-3). THE APPROXIMATE GALLONS PER DAY, REQUIRED FOR THE SUBJECT PROPERTY IS 75,000 GPD. THE DEVELOPER WILL ASSORD ALL COSTS FROM PROCESSING AND PERMITTING.

THERE ARE EXISTING WATER, SEWER, AND STORM DRAIN SYSTEMS ADJACENT TO THE SUBJECT PROPERTY. ALL UTILITY SYSTEMS RESIDE WITHIN THE PAVING LIMITS OF DYKES ROAD AND SOUTH DIVISION STREET. THE NEW DEVELOPMENT WILL CONNECT INTO THESE SYSTEMS, AS NEEDED.

## EXISTING

---	PROPERTY LINE OR RIGHT-OF-WAY LINE
---	EASEMENTS
---	CITY/ COUNTY LIMITS
---	FENCE
---	CONTOUR
---	SWALE
---	EDGE OF WOODS, LIMITS OF CLEARING LINE
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND GAS LINE
---	SEWER MAIN, MANHOLE, AND CLEANOUT
---	WATER MAIN, HYDRANT, VALVE, AND METER
---	STORMDRAIN, MANHOLE, AND INLET
---	CURB, CURB AND GUTTER
---	CONCRETE SIDEWALK, CONCRETE PAD, OR CONCRETE PAVING
---	BITUMINOUS PAVING
---	BUILDING
---	DECIDUOUS TREE, EVERGREEN TREE, AND SHRUBS
---	ROAD SIGN, MAIL BOX
---	TRAFFIC SIGNAL POLE
---	UTILITY POLE WITH GUY WIRES
---	LIGHT POLE

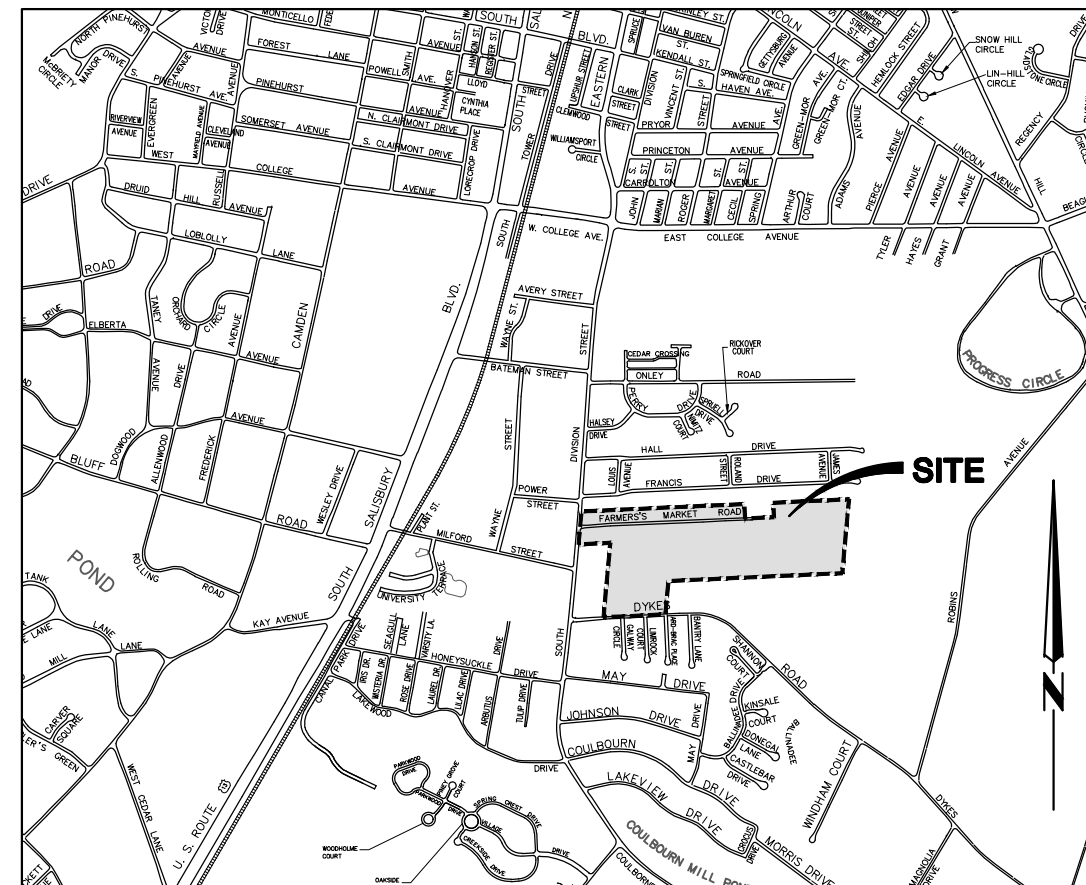
## LEGEND

## PROPOSED

---	PROPERTY LINE OR RIGHT-OF-WAY LINE
---	EASEMENTS
---	CITY/ COUNTY LIMITS
---	FENCE
---	CONTOUR
---	SWALE
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---	UTILITY POLE WITH GUY WIRES
---	LIGHT POLE

## LANDSCAPE PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	AR	ACER rubrum 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"-2 1/2" Cal. B&B	45
	GT	GLEDISIA triacanthos 'SHADEMASTER'	SHADEMASTER LOCUST	2"-2 1/2" Cal. B&B	35
	PC	PRUNUS calleryana 'CHANTICLEER'	CLEVELAND SELECT CALLERY PEAR	2"-2 1/2" Cal. B&B	45
	PH	PRUNUS x YEDENSIS	YOSHINO FLOWERING CHERRY	2"-2 1/2" Cal. B&B	25
	QC	QUERCUS coccinea	SCARLET OAK	2"-2 1/2" Cal. B&B	45
	OP	QUERCUS phellos	WILLOW OAK	2"-2 1/2" Cal. B&B	45
	CD	CEDRUS deodora	DEODAR CEDAR	5'-6" Ht., B&B	5
	IN	ILEX x 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	4'-5' Ht., Cont.	31
	JV	JUNIPERUS virginiana	EASTERN RED CEDAR	5'-6' Ht., Cont.	31
	MG	MAGNOLIA grandiflora	SOUTHERN MAGNOLIA	5'-6' Ht., B&B	31
	PT	PINUS thunbergii	JAPANESE BLACK PINE	5'-6" Ht., B&B	31
	CC	CERCIS canadensis	EASTERN REDBUD	6'-10" Ht., B&B, multi-stem	28
	CV	CHIONANTHUS virginica	WHITE FRINGETREE	5'-6' Ht., B&B	27
	LI	LAGERSTROEMIA x 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	6'-10" Ht., B&B, 3 or 5 stem	50
	LT	LAGERSTROEMIA x 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	6'-10" Ht., B&B, 3 or 5 stem	50
	AE	ABELIA x 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	18"-24", Cont.	80
	RR	ROSA 'RADRAZZ'	KNOCKOUT ROSE	18"-24", Cont.	293
	IC	ILEX crenata 'GREEN LUSTRE'	GREEN LUSTRE JAPANESE HOLLY	18"-24", B&B	113
	JC	JUNIPERUS chinensis 'PITZERIANA COMPACTA'	COMPACT PITZERIAN JUNIPER	18"-24", B&B	110
	ND	NANDINA domestica	HEAVENLY BAMBOO	24"-36", B&B	120
	TM	TAXUS x media 'HICKSII'	HICK'S YEW	30"-36", B&B	30



## LOCATION MAP

SCALE: 1"=2,000'

## REFERENCES SOURCES:

- SHA PLAT #58035 MSA CSU 2331-5-3, 4/20/1956 SOUTH DIVISION EXTENSION, SHEET 3 OF 3
- CORRECTED PLAT: RESUBDIVISION FOR WILLIAM P. HEARNE, SR. & JR., 2/3/1992 CAB B, FOLIO 47-186
- PLOT OF SUBURBAN ACRES SURVEYED FOR LARRY J. CAUSEY & SONS, 2/23/1956 UNITS 396/63
- ALTA/ACSM LAND TITLE SURVEY DYKES ROAD PREPARED FOR THE INGERMAN GROUP MSA CSU 2332-800, 10/6/2002, CAB 14, FOLIO 242
- ROAD SURVEY FOR COUNTY COMMISSIONERS OF WICOMICO COUNTY DYKES RD. - WIDENING & RELOCATION, UNITS 487/17

# THE ORCHARD

## WICOMICO COUNTY

### SALISBURY, MARYLAND

Revisions:  
1 10-09-07  
2 05-14-12  
3 11-08-12  
4 03-16-15

Date: AUGUST 2007  
Scale: 1"=100'  
Dwn.By: MJM  
Proj.No.: 438E036E  
Dwg.No.:

1 of 1

DAVIS, BOWEN & FRIEDEL, INC.  
ARCHITECTS ENGINEERS SURVEYORS  
SALISBURY, MARYLAND (410) 543-9091  
MILFORD, DELAWARE (302) 424-1441

FINAL COMPREHENSIVE DEVELOPMENT PLAN



# Site Map





# SU Campus Map





# Retailer Map





# Additional Photos





# Additional Photos





# Images - Salisbury University







## GETTING INVOLVED

Salisbury University offers a wide range of activities for all students. Even though you are living off-campus, you should stay connected to the campus. Be a part of your university and take a look at these helpful websites!

### CAMPUS EMPLOYMENT

Working on campus is a great way to meet new people, get some experience and earn some money. Student employment opportunities can be found through Career Services.

[www.salisbury.edu/careerservices](http://www.salisbury.edu/careerservices)

### COMMUTER CONNECTIONS

Commuter Connections hosts several events throughout the year for students who live off campus.

[www.salisbury.edu/commuters](http://www.salisbury.edu/commuters)

### GUC EVENTS!

Get involved in fun and engaging activities in the University Center. Visit the website for a schedule of upcoming activities.

[www.salisbury.edu/guc/gucevents.html](http://www.salisbury.edu/guc/gucevents.html)

### STUDENT ACTIVITIES, ORGANIZATIONS AND LEADERSHIP

Get involved in student government or get information on any of the vast clubs and organizations offered on campus.

[www.salisbury.edu/saal](http://www.salisbury.edu/saal)

### INTRAMURALS

Keep in shape or stay active by signing up for one of the many intramural leagues offered through Campus Recreation.

[www.salisbury.edu/campusrec/Intramurals/Intramural\\_Main.html](http://www.salisbury.edu/campusrec/Intramurals/Intramural_Main.html)

### VOLUNTEER

Volunteering is a great way to meet people, network and prepare yourself for a career while helping our community. The Volunteer Center connects students who care and organizations in need.

[www.salisbury.edu/volunteers](http://www.salisbury.edu/volunteers)

**For more information about living off campus, check out the Off-Campus Housing Guide at:**

[www.salisbury.edu/offcampushousing](http://www.salisbury.edu/offcampushousing)

SU is an Equal Opportunity/AA/Title IX university and provides reasonable accommodation given sufficient notice to the University office or staff sponsoring the event or program.

## RESOURCES FOR OFF-CAMPUS HOUSING

- Students can find a lot of helpful information at [www.salisbury.edu/offcampushousing](http://www.salisbury.edu/offcampushousing), including links to helpful web addresses and a list of local landlord and rental agencies.
- Booklets, information pamphlets and maps are available at the GUC Information Desk.
- The GUC Information Desk offers a "Roommate Finders" binder where Salisbury University students can find/post information by presenting their GullCard.
- SU's Student Government Association hosts several Renters' Fairs throughout the fall and spring semesters. For more information, visit: [www.salisbury.edu/campusgov/sga](http://www.salisbury.edu/campusgov/sga)

### DISCLAIMER:

Salisbury University is committed to a policy of nondiscrimination and the achievement of equal housing opportunity. All housing information listed herein is subject to federal and state fair housing laws, which generally make it illegal to advertise any preference, limitation or discrimination because of race, color, religion, sex disability, marital status, familial status or national origin or intention to make any such preference, limitation or discrimination. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

### This brochure is provided by:

Off-Campus Housing Services

Guerrieri University Center Office, Room 222

Salisbury University

1101 Camden Avenue

Salisbury, MD 21801

Phone: 410-543-6100

Fax: 410-543-6002

Guerrieri  
University  
Center  
Your student center  
at Salisbury University.

 Like us on Facebook: **Salisbury University Commuter Connections**

 Follow us on Twitter: **@SUCommuter**

 Follow us on Instagram: **commuter\_connections**

# Seven Helpful Steps

to Off-Campus Living



**OFF-CAMPUSHOUSING**

**Salisbury**  
UNIVERSITY

**Off-Campus Housing Services**  
**Guerrieri University Center**  
[www.salisbury.edu/offcampushousing](http://www.salisbury.edu/offcampushousing)



# MISSION STATEMENT

Off-Campus Housing Services is dedicated to providing valuable information and resources to assist students, faculty and staff at Salisbury University in making informed decisions regarding location, safety, rights and responsibilities in their off-campus housing choices.

## Seven Helpful Steps to Off-Campus Living

### ■ STEP 1

#### Figure Out the Type of Housing in Which You Want to Live.

The Salisbury area has a wide variety of off-campus housing options. Please take your time exploring different options to find the best selection for you. Some things you may want to consider are location, cost, amenities included, parking, length of lease and size of unit. A list of local landlords and leasing apartment complexes can be found on the Off-Campus Housing Services website at: [www.salisbury.edu/offcampushousing/sbylandlords.html](http://www.salisbury.edu/offcampushousing/sbylandlords.html)

### ■ STEP 2

#### Develop a Financial Budget.

Consider how much you can afford for rent, utilities, food, transportation, entertainment and emergency expenses.

- Calculate the monthly rent and utilities that are required.
- The average cost of living off campus without a family is approximately \$11,875\* per academic year (room, board and other expenses). Living with a roommate is usually cheaper than living on your own.  
\* [www.stateuniversity.com/universities/MD/Salisbury\\_University.html](http://www.stateuniversity.com/universities/MD/Salisbury_University.html)
- A good rule of thumb is to not exceed half of your monthly allowance in rent.

### ■ STEP 3

#### Consider Your Transportation Needs.

##### ● GullRide

Carpooling is a great option to save gas, money and the environment. Find students who live near you with similar schedules and ride together to campus. GullRide connects you with other SU commuters and allows you to find carpool partners. For access to GullRide, visit: [www.gullride.com](http://www.gullride.com)

##### ● Shuttle Services

During fall and spring semesters, SU operates a free shuttle service between University Park, University Village and the Avery parking lot to Chesapeake and Caruthers halls. For a detailed schedule, visit: [www.salisbury.edu/motorpool/shuttle.html](http://www.salisbury.edu/motorpool/shuttle.html)

##### ● Shore Transit

Shore Transit bus services provide transportation for Wicomico, Worcester and Somerset counties. A bus schedule and further information may be obtained at: [www.shorettransit.org](http://www.shorettransit.org). For bus scheduling information, please call 443-260-2300.

##### ● Saferide

Salisbury University offers “no-questions-asked” Saferide service for all students within a 3-mile radius from campus on Thursday, Friday and Saturday nights. If you are drinking, don’t drive, or if you just need a ride home, call Saferide at 410-677-5000.

##### ● Personal Vehicle

If you plan on driving your personal vehicle to campus, make sure you obtain a parking permit from Parking Services located in Holloway Hall, Rm. 219. Don’t put yourself at risk for an expensive ticket! For more information, contact Parking Services at 410-543-6338 or visit: [www.salisbury.edu/parking](http://www.salisbury.edu/parking)

### ■ STEP 4

#### Choose the Perfect Roommate.

The Guerrieri University Center (GUC) Off-Campus Housing Services offers a “Roommate Finder” service for all Salisbury University students. Information can be obtained at the GUC Information Desk. While deciding on a roommate, here are some things to consider:

- Meet the prospective roommate prior to signing the lease to make sure you are compatible.
- Figure out your likes, dislikes, priorities and what you are willing to compromise.
- Discuss all expenses and how you will share them equally.

### ■ STEP 5

#### Consider Your Dining Options.

Eating out all the time may become too expensive. Buying pizza every night is not worth missing your rent. Here are some options you may want to consider:

- Salisbury University offers a variety of meal plans for on-campus dining. For more information, visit: [www.salisbury.edu/dining/mealplans.html](http://www.salisbury.edu/dining/mealplans.html)

- Salisbury University also operates Satellite Dining services in four buildings on campus. There you can grab a quick breakfast or lunch in between classes.
- The Gull’s Nest and Cool Beans Cyber Café located in the GUC are also popular choices for students.
- Going grocery shopping and learning how to cook will not only insure that you save money for other expenses, but it also promotes healthier eating habits.
- Deposit money on your GullCard and use it to purchase food on campus as well as off campus. For a list of off-campus businesses that accept GullCard, visit: <http://gullcard.salisbury.edu/OffCampusMerchants.asp>

### ■ STEP 6

#### Things to Consider Before Signing Your Lease.

These are a few things to consider prior to signing the lease.

##### Safety

- Make sure all doors and entrances shut and lock properly.
- Visit the area at night to ensure that it is well-lit and secure. For more information on safety tips and neighborhood crime statistics, call the Salisbury Police Department at 410-548-3165 or visit: [www.salisburypd.com](http://www.salisburypd.com)

##### Term of Lease

- Consider the length of the lease and what notice is required to terminate the lease.
- Make sure the lease is legitimate by having someone knowledgeable look over it with you.

##### Renter’s Insurance

- Protect your belongings by looking into companies that provide renter’s insurance. Bundling with your car insurance provider may yield a discount.

### ■ STEP 7

#### Get Connected.

Before moving in, set up all services and utilities that will be needed. Make sure you contact local utility companies at least two weeks in advance to get services turned on.

## ■ IMPORTANT NUMBERS

### Electricity

— Delmarva Power  
800-375-7117  
[www.delmarva.com/home](http://www.delmarva.com/home)

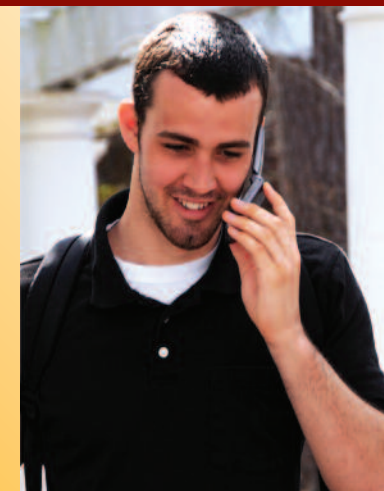
— Choptank Electric Cooperative  
877-892-0001  
[www.choptankelectric.com](http://www.choptankelectric.com)

### Phone/Cable/Internet

— Verizon: 410-954-6260  
[www.verizon.com](http://www.verizon.com)  
— Comcast: 800-266-2278  
[www.comcast.com](http://www.comcast.com)

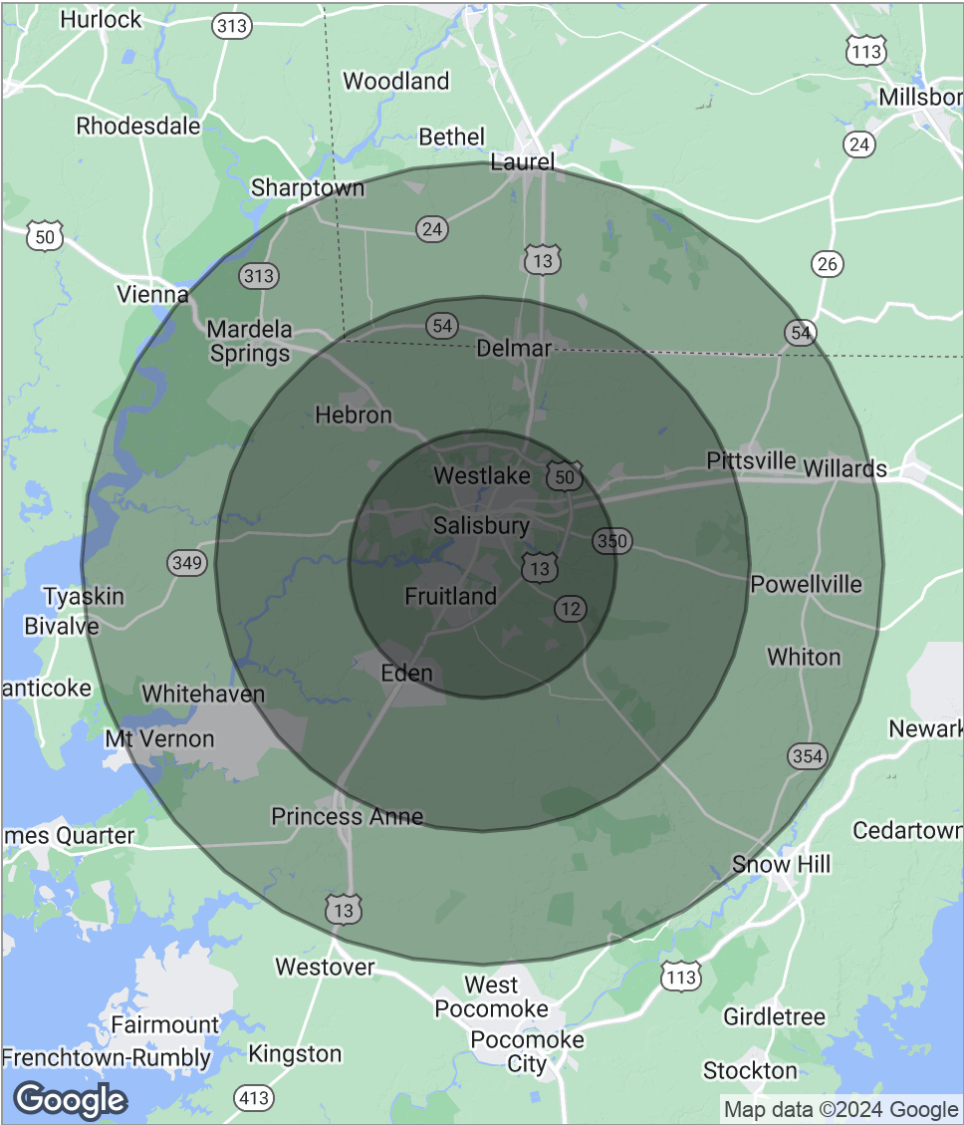
### Gas

— Chesapeake Utilities:  
800-427-0015  
[www.chpk.com](http://www.chpk.com)





# Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	73,762	111,057	146,885
Median age	33.3	34.3	35.0
Median age (Male)	31.9	32.8	33.4
Median age (Female)	34.1	35.1	36.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	27,521	40,810	53,292
# of persons per HH	2.7	2.7	2.8
Average HH income	\$62,705	\$63,902	\$63,341
Average house value	\$215,206	\$213,408	\$215,626

\* Demographic data derived from 2020 ACS - US Census



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