



# 26 ACRES OF DEVELOPMENT LAND, ROUTE 50, WYE MILLS

306 LAKE DRIVE  
QUEENSTOWN, MD 21658

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	25.94 Acres
Zoning:	SC - Description Page 6
Market:	Eastern Shore of Maryland
Submarket:	Wye Mills
Price / SF:	\$1.86

## PROPERTY OVERVIEW

25.94 wooded acres. Two parcels [also see M67, P68, #03-026035]. Location is between MD Routes 213 & 404, on the most favorable [south/eastbound] side of US Route 50. Strong connection to Chesapeake College. This area is projected as a vibrant hub of business activity in the near to mid term. Shopping center at 213 intersection currently in pre-development.

## PROPERTY HIGHLIGHTS

- Almost 26 acres with US Route 50 frontage
- 44,000 cars per day
- Close proximity to Chesapeake College
- Existing median break allows access to northbound Route 50
- 300 feet of Waterfront on the lovely Wye Mills Pond
- Prime highway-oriented development site
- Strategic location at the confluence of three significant highway systems

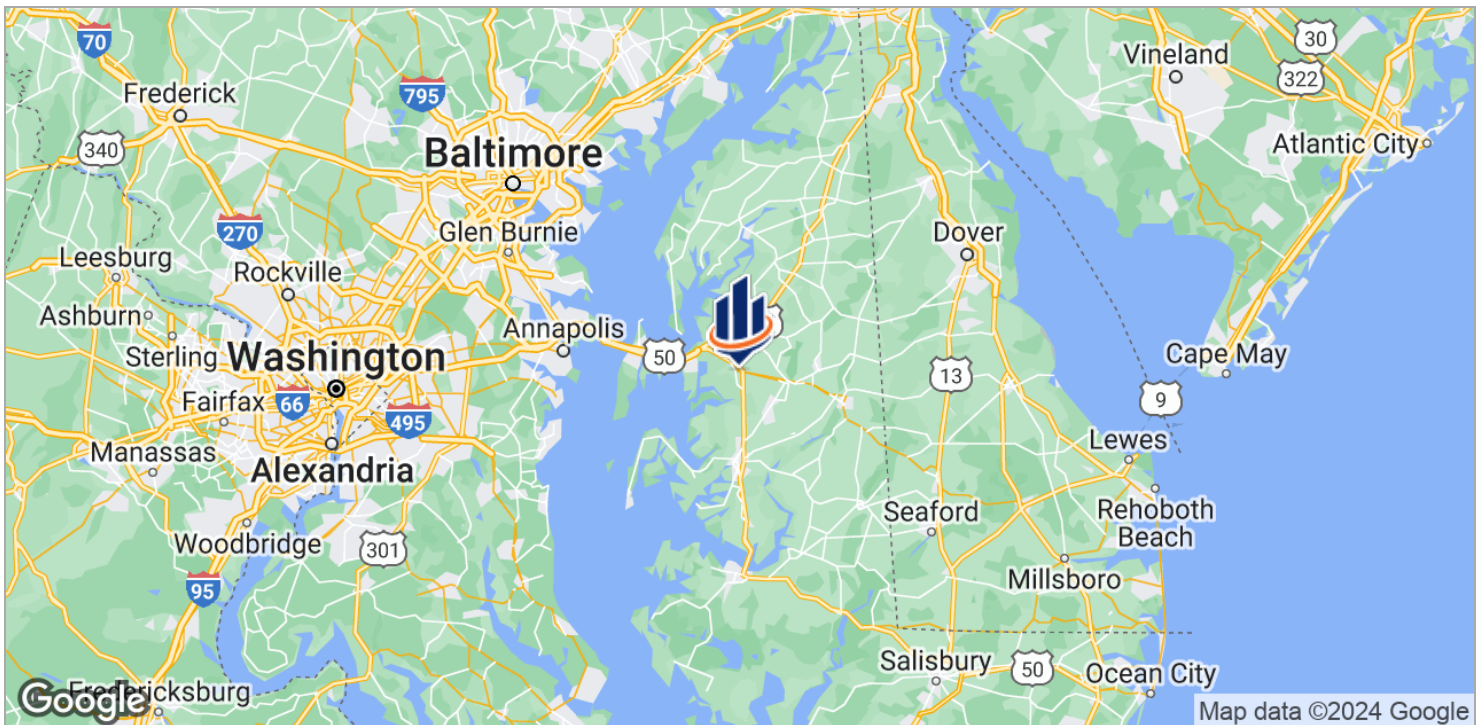


# Additional Photos

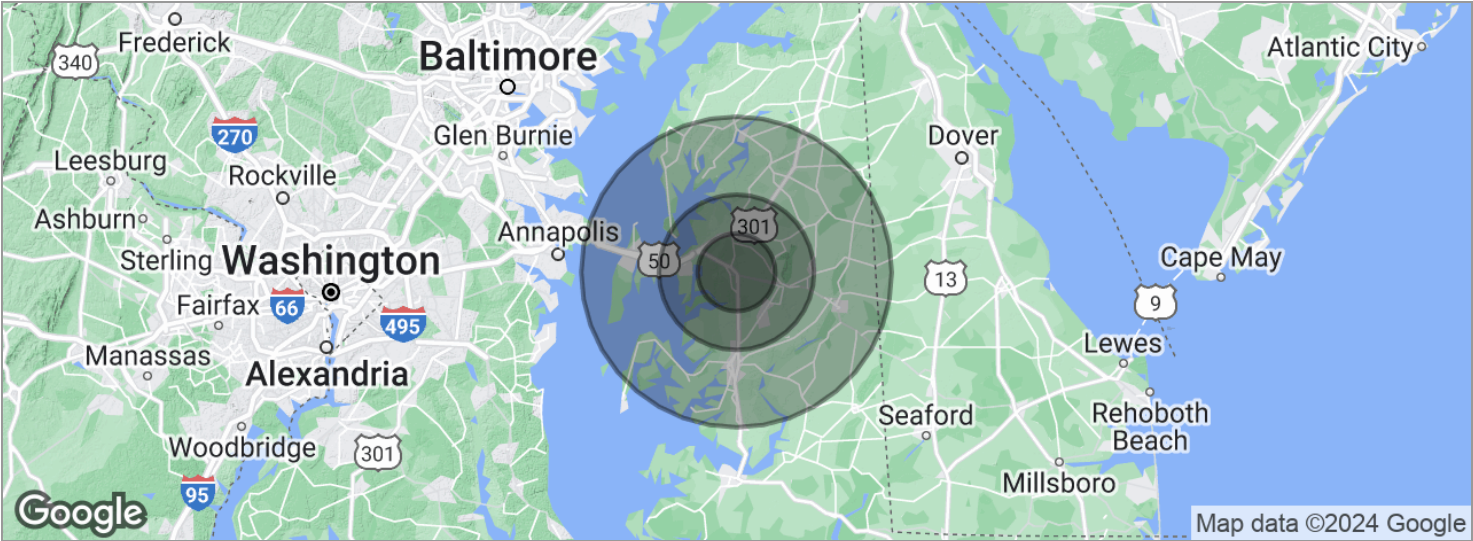




# Location Maps



# Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	4,784	24,999	115,897
Median age	43.9	43.1	42.7
Median age [Male]	43.9	42.6	41.4
Median age [Female]	44.0	43.6	43.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	1,794	9,300	44,273
# of persons per HH	2.7	2.7	2.6
Average HH income	\$97,020	\$98,626	\$85,112
Average house value	\$623,324	\$508,446	\$416,898

\* Demographic data derived from 2020 ACS - US Census

## § 18:1-21 **Suburban Commercial (SC) District.**

### **A. Purpose.**

The Suburban Commercial (SC) District is intended to provide primarily for a variety of *commercial uses* and limited *light industrial uses* in predominately rural or suburban areas not served by *public sewer*. Extensive landscaping requirements and other restrictions within the SC District are intended to mitigate *commercial use* impacts and preserve surrounding rural or suburban character.

### **B. Permitted uses.**

- (1) *Agricultural support.*
- (2) *Auctions.*
- (3) *Bed-and-breakfast.*
- (4) *Carry-out food service.*
- (5) *Coffee shop.*
- (6) *Commercial apartments.*
- (7) *Convenience stores, with or without gas pumps.*
- (8) *Country inn.*
- (9) *Country store.*
- (10) *Deli.*
- (11) *Drive-through beverage stand.*
- (12) *Effluent disposal.*
- (13) *Family day-care center.*
- (14) *Farmers market.*
- (15) *Fraternal organizations.*
- (16) *Funeral homes.*
- (17) *Group day-care center.*
- (18) *High commercial.*
- (19) *Hotels.*
- (20) *Low commercial.*
- (21) *Manufactured home single-wide; allowed only as a replacement for any legal existing mobile home or single-wide home; and to provide temporary shelter, provided the provisions of § 18:1-53 of this Chapter 18:1 have been met.*
- (22) *Medium commercial.*
- (23) *Mini-warehouse (with or without exterior storage).*
- (24) *Noncommercial forestry.*
- (25) *Nonprofit and for-profit institutional.*
- (26) *Nurseries.*

- (27) *Outdoor recreation.*
- (28) *Parking.*
- (29) *Public service.*
- (30) *Shopping centers.*
- (31) *Veterinary offices.*

**C. Conditional uses.**

- (1) *Campgrounds.*
- (2) *Commercial forestry.*
- (3) *First-floor commercial apartments.*
- (4) *Light industrial.*
- (5) *Marinas.*
- (6) *Medical cannabis* licensed processing. This use shall not be located within 1,000 feet of any *lot lines* of property containing an *institutional use*. If proposed in the critical area, the classification of the property shall be Intensely Developed Area (IDA).
- (7) *Minor extraction and dredge disposal uses.*
- (8) *Public utilities.*
- (9) *Telecommunications facilities.*

**D. Density/intensity requirements.**

- (1) Maximum residential *density*: not applicable.
- (2) Maximum nonresidential *floor area ratio*.
  - (a) *Office*: .17.
  - (b) *Commercial*: .20.
  - (c) *All other*: .17.
  - (d) In the *growth area*, *floor area* allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.
- (3) No individual *use* and/or tenant space in a *structure* shall occupy more than 65,000 square feet of gross *floor area*, except for the following *uses*:
  - (a) *Auctions*;
  - (b) *Auto repair with repair areas*;
  - (c) *Banks and other financial facilities*;
  - (d) *Boat sales and repairs*;
  - (e) *Bowling alley*;
  - (f) *Commercial apartments*;
  - (g) *Commercial or trade schools*;
  - (h) *New and used vehicle sales/service and repair with exterior storage and/or repair areas*;
  - (i) *Nonprofit and for-profit institutional*;

- (j) *Offices*: business or professional; medical *offices* and clinics; *veterinary offices*; and all other *offices*;
- (k) *Public uses*;
- (l) *Recreational vehicle sales*;
- (m) *Theaters and auditoriums (indoor)*; and
- (n) Where approved by conditional *use* granted from the Board of Appeals:
  - [1] *Light industrial*, where incidental retail stores do not exceed 25,000 square feet of gross *floor area*.
  - [2] *Marinas*.<sup>[2]</sup>

**E. Dimensional and bulk requirements.**

- (1) *Residential uses*: not applicable.
- (2) *Nonresidential uses*.
  - (a) *Maximum impervious surface ratio*.
    - [1] *All uses*: .45.
    - [2] In the *growth area*, *impervious surface ratio* allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.
  - (b) *Minimum lot frontage*: 35 feet.
  - (c) *Minimum setbacks*.
    - [1] *Front*: 35 feet.
    - [2] *U.S. Routes 50/301*: 50 feet.
    - [3] *Arterial*: 50 feet.
    - [4] *Side and rear*: 10 feet.
  - (d) *Maximum building height*.
    - [1] *Telecommunications facilities*: 55 feet.
    - [2] *All other*: 30 feet.

**F. Design guidelines.**

*Development* in the SC District shall conform to the design guidelines in § 18:1-37 unless otherwise noted.



# Advisor Bio 1



## ROBERT H. GREENLEE

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### PROFESSIONAL BACKGROUND

Robert H. [Bob] Greenlee owns and serves as Managing Director and Senior Advisor for the Chesapeake office of SVN | Miller Commercial Real Estate. For 35+ years, with involvement in over 1,500 projects valued in excess of \$10 billion, Bob has been a recognized leader on the East Coast for sustainable investment real estate. He is an important strategic partner to his clients, helping them maximize value and wealth. He blends transactional and analytical expertise to drive transformative, value-add results.

As the National Chair of ESG, Sustainable and Impact Investing for SVN International Corp., Greenlee specializes in:

- The economics of sustainable and impact investment real estate
- Sustainability as a Service
- Carbon monetization and asset management
- ESG improvement and impact management
- National brokerage of ESG assets through and with SVN's 220 offices
- Purpose-driven scoring and educational innovations on a Big Data platform
- Resiliency and future proofing real estate for the insurance and mortgage lending industries

These areas of specialization are also deployed through two other national companies that Bob owns and leads: The E<sup>3</sup>SG Companies and ESG IMPACTS, through his role as the national ESG “fixer” on the Innovation Domain team, as well as through his leadership positions in the ROAR Partnership / Future Proofing America and the Washington DC chapter of Contractors, Closers and Connections [CCC]. In addition, he has volunteered these and related services to the local and regional communities for many years – with a particular focus on economic development, conservation, and comprehensive planning.

Bob has an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland. He stays current on industry trends and best practices through continuing education as a licensed real estate salesperson and a Certified General Appraiser in the state of Maryland, also as a Practicing Affiliate member of the Appraisal Institute. He is frequently invited to lecture about the economics of ESG and sustainability and is an active contributor to the US Green Building Council and the Urban Land Institute.

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