

# 80 RAIL-SERVED INDUSTRIAL ACRES

RAILROAD AVENUE  
BARCLAY, MD 21607

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$4,800,000
Lot Size:	80 Acres
Zoning:	Industrial
Market:	
Price / SF:	\$1.38

## PROPERTY OVERVIEW

80 acres of raw industrial land, recently annexed into the Town of Barclay. Property could be subdivided. Includes 1,700 LF of railroad frontage served by the Maryland Delaware Railroad. Property is located 3 miles off US 301 (heavily traveled logistic North-South route). Conveniently located 20 minutes from Middletown, DE; 1 hour from Wilmington, Delaware; 1.5 hours from Baltimore and Philadelphia.

## PROPERTY HIGHLIGHTS

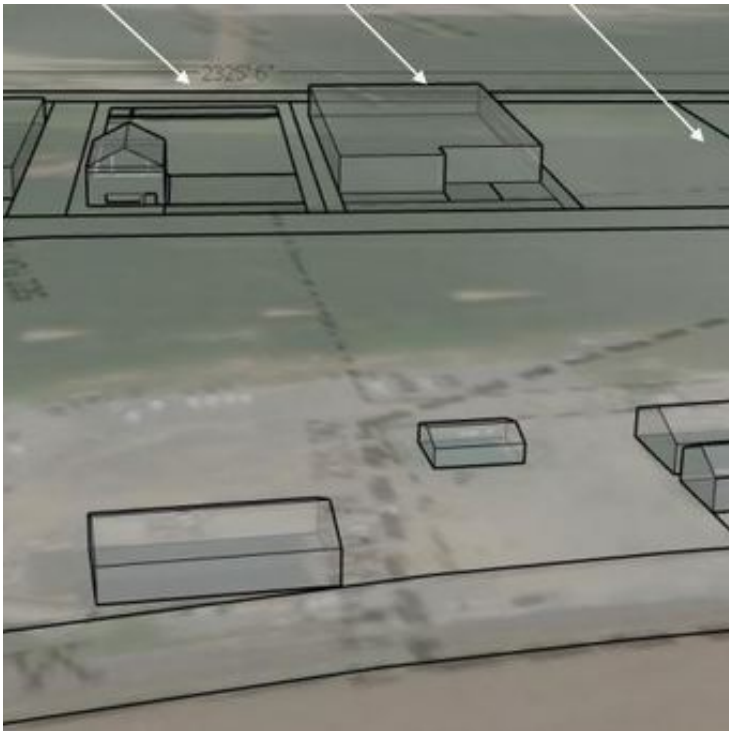
- Currently on septic.
- Public Water and Sewer to be installed by Q4 2023.
- ~30 Acres with frontage on MD 313 will be allocated 6 Water and Sewer hook ups.

# Conceptual Site Plan



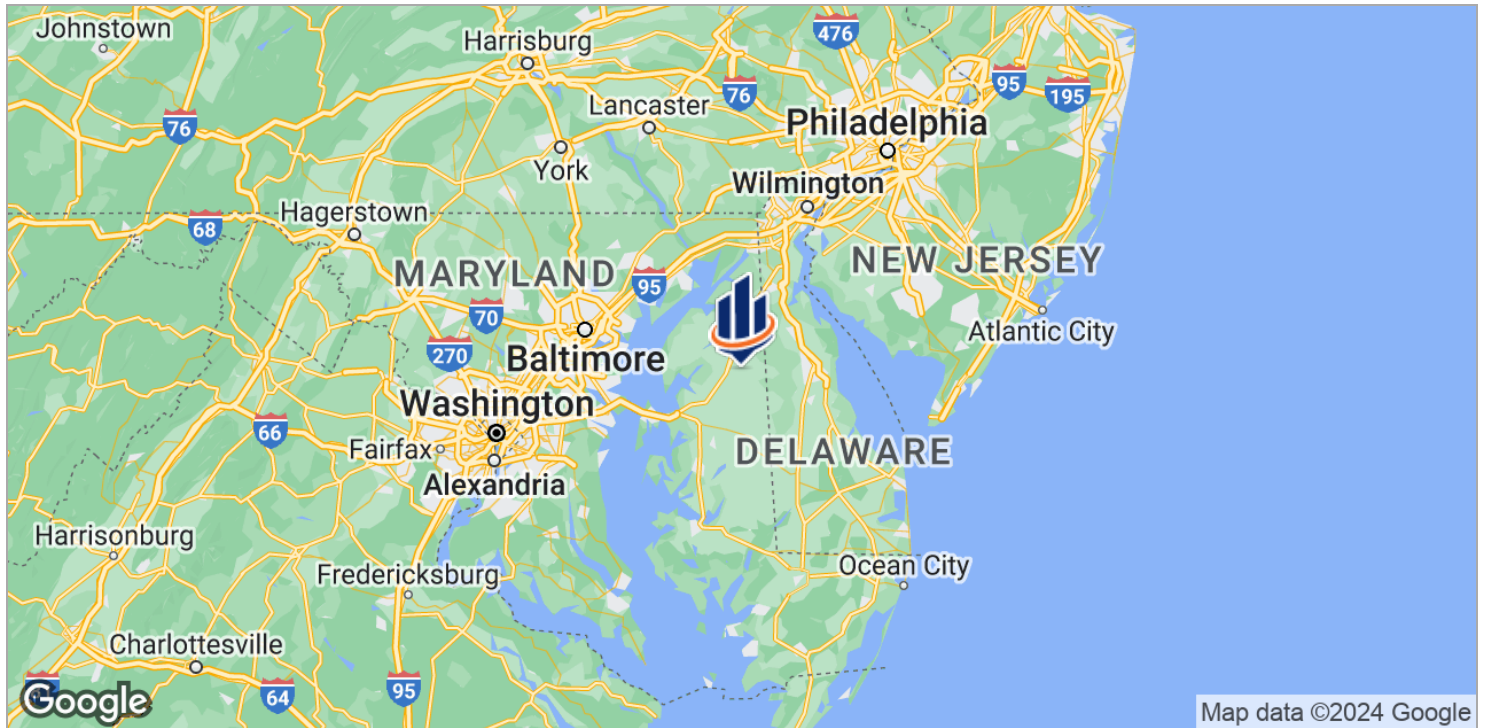


# Photo Gallery

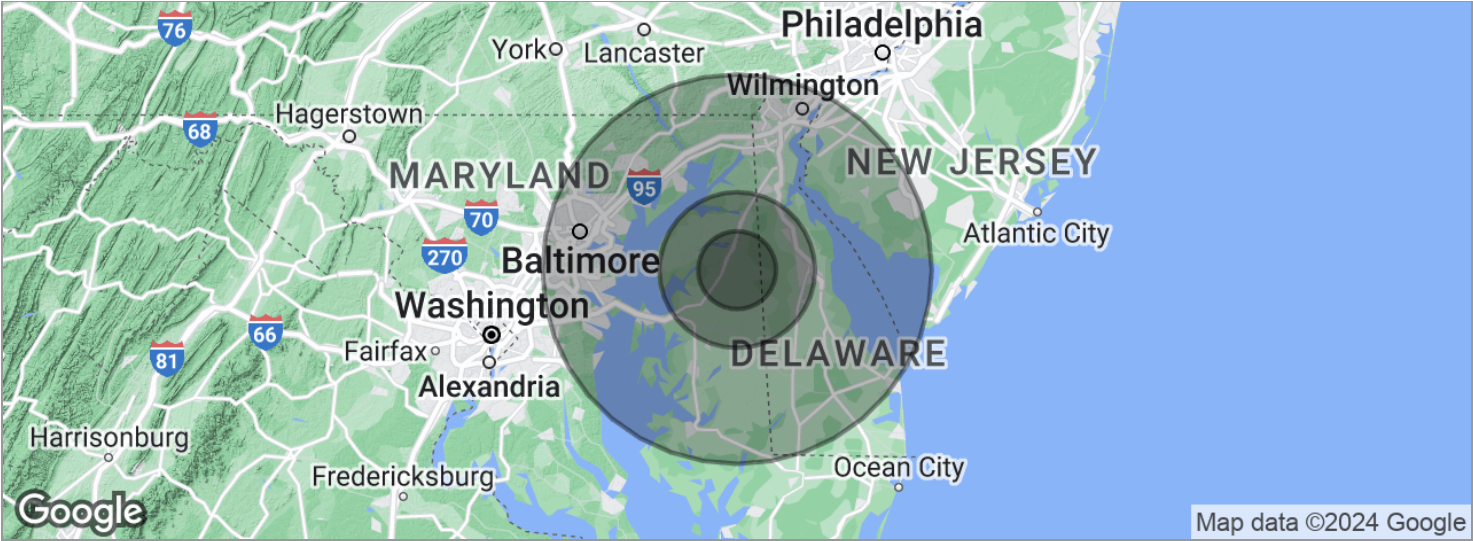




# Location Maps



# Demographics Map



POPULATION	10 MILES	20 MILES	50 MILES
Total population	22,413	207,519	3,598,686
Median age	42.4	40.7	40.2
Median age [Male]	41.5	39.6	38.8
Median age [Female]	42.7	41.9	41.5
HOUSEHOLDS & INCOME	10 MILES	20 MILES	50 MILES
Total households	9,183	86,131	1,512,967
# of persons per HH	2.4	2.4	2.4
Average HH income	\$73,579	\$73,722	\$90,033
Average house value	\$264,089	\$253,233	\$274,548

\* Demographic data derived from 2020 ACS - US Census

# Advisor Profile



## ROBERT H. GREENLEE

Managing Director

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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 American College of Real Estate Appraisers (ACREA).

#### SVN | Miller Commercial Real Estate

19 Bay Street, Suite 1  
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# Advisor Profile



## JOHN FOSTER

Advisor

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### PROFESSIONAL BACKGROUND

As an Advisor in the Easton, MD based Chesapeake Office of SVN Miller Commercial Real Estate, John specializes in the region's two primary asset classes - industrial / flex and natural resource investment properties, including large agricultural and timber tracts. His focus is the Upper Eastern Shore, but his experience runs the length of the Delmarva Peninsula.

With this product and geographic expertise, John's sale and leasing clients benefit from his strong transactional base, his use of the latest technologies, and his representation skills. He is particularly trusted and relied upon in the strategic planning and site selection processes. He serves the interests of a wide client base in manufacturing and production, distribution and warehousing, natural resources and farming.

John is an Eastern Shore Native, a graduate of Washington College in Chestertown, MD, and a long-time resident of the Queenstown community. He serves on the Boards of Chesapeake College Foundation and White Stone Oyster Company. With hobbies including waterfowl hunting, squash, sailing, and farming, John is an active member of Ducks Unlimited, Corsica River Yacht Club, the Maryland Club in Baltimore, and is the Managing Director of Brown's Branch Farms, LLC.

**SVN | Miller Commercial Real Estate**

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