



HIGH VISIBILITY COMMERCIAL LAND NEAR ROUTE 50

FEATHER DRIVE AND ROUTE 16
CAMBRIDGE, MD 21613

Ross Benincasa

Advisor

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Elizabeth Connelly

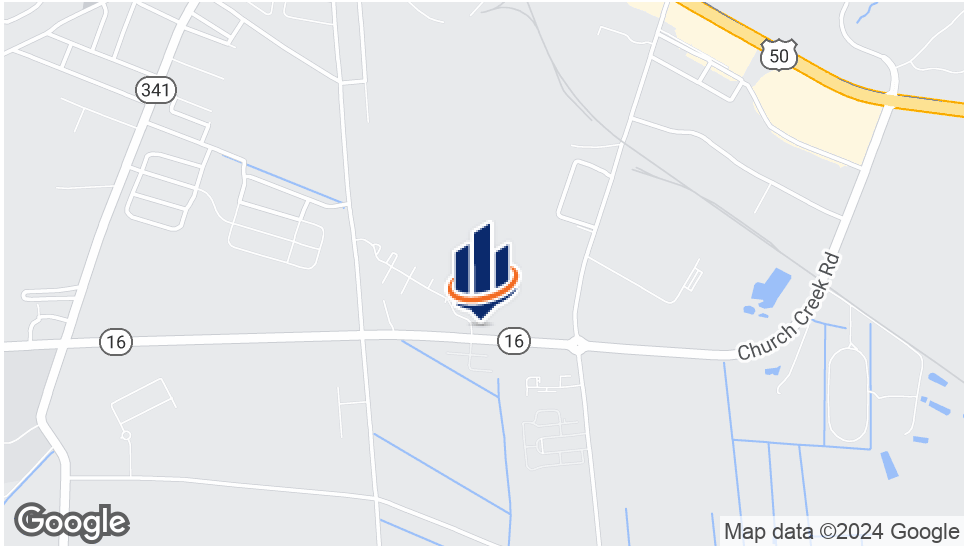
Associate Advisor

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liz.connelly@svn.com

MILLER COMMERCIAL
REAL ESTATE

Property Summary



OFFERING SUMMARY

Sale Price (both parcels):	\$150,000
- Lot 3	\$75,000
- Lot 3B	\$75,000
Lot Size:	3.61 Acres
Price / Acre:	\$34,626
Zoning:	General Commercial with approvals for Residential development

PROPERTY OVERVIEW

Price Adjustment! Ideal 3.61 acre parcel at the corner of Route 16 and Feather Drive within the City of Cambridge, ready to be subdivided. Zoned General Commercial with City approvals for residential development and served by Cambridge utilities, these two parcels lend themselves to a retail presence or residential development. Access from Route 16 and Feather Drive, the properties sit at the entrance to a large residential community, with traffic counts along Route 16 of nearly 6,000 vehicles every day. Lots can be purchased together for \$125,000. Owner will consider all offers!

PROPERTY HIGHLIGHTS

- Two high-visibility parcels along Route 16
- Zoned General Commercial with City permitted use of Residential development
- Served by City of Cambridge utilities
- Within Cambridge Opportunity Zone

Property Description



PROPERTY OVERVIEW

Ideal 3.61 acre subdivided parcel at the corner of Route 16 and Feather Drive within the City of Cambridge. Zoned General Commercial with approvals for Residential Development. Served by Cambridge utilities, including water and sewer, these two parcels lend themselves to a retail presence though can be used for a variety of commercial uses. Access from Route 16 and Feather Drive, the properties sit at the entrance to a large residential community, with traffic counts along Route 16 of nearly 6,000 vehicles every day. Purchase both parcels for \$150,000 or individually for \$75,000 each.

LOCATION OVERVIEW

Sub-divided parcels along Route 16, between Route 50 and Cambridge-South Dorchester High School. 3.61 acres of land with high visibility at corner of Route 16 and Feather Drive.

Additional Photos



Caption 1

Additional Photos



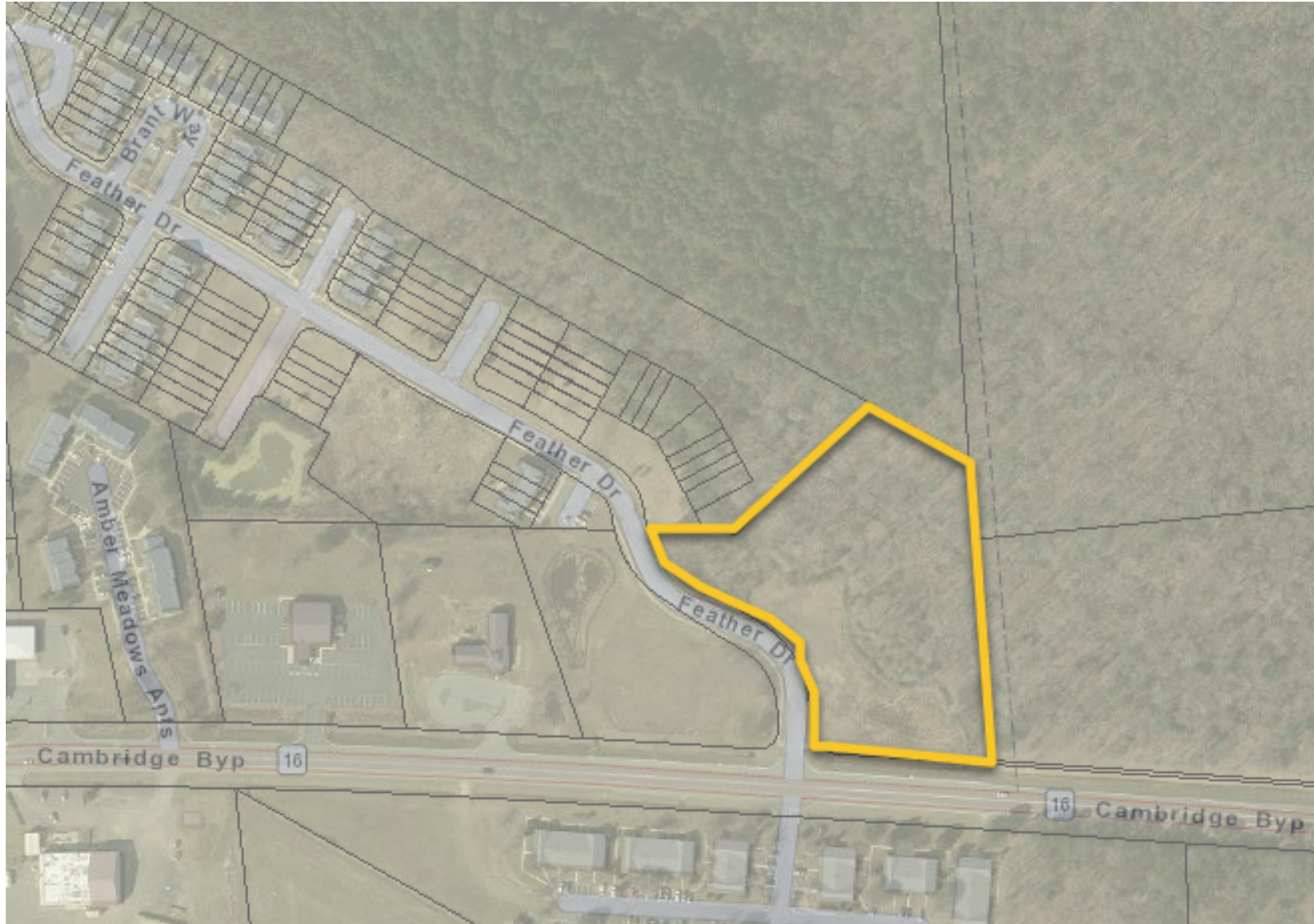
Additional Photos



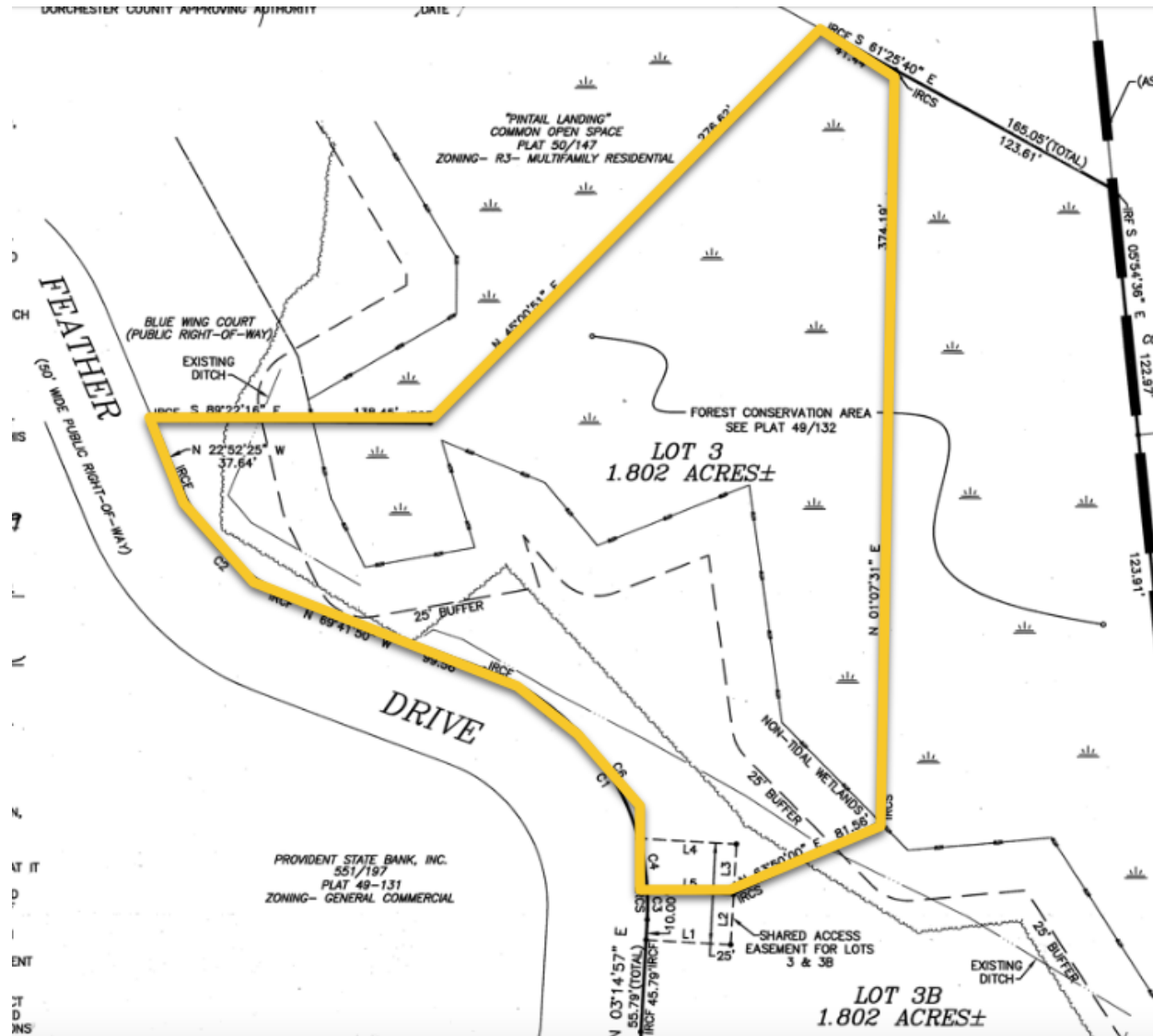
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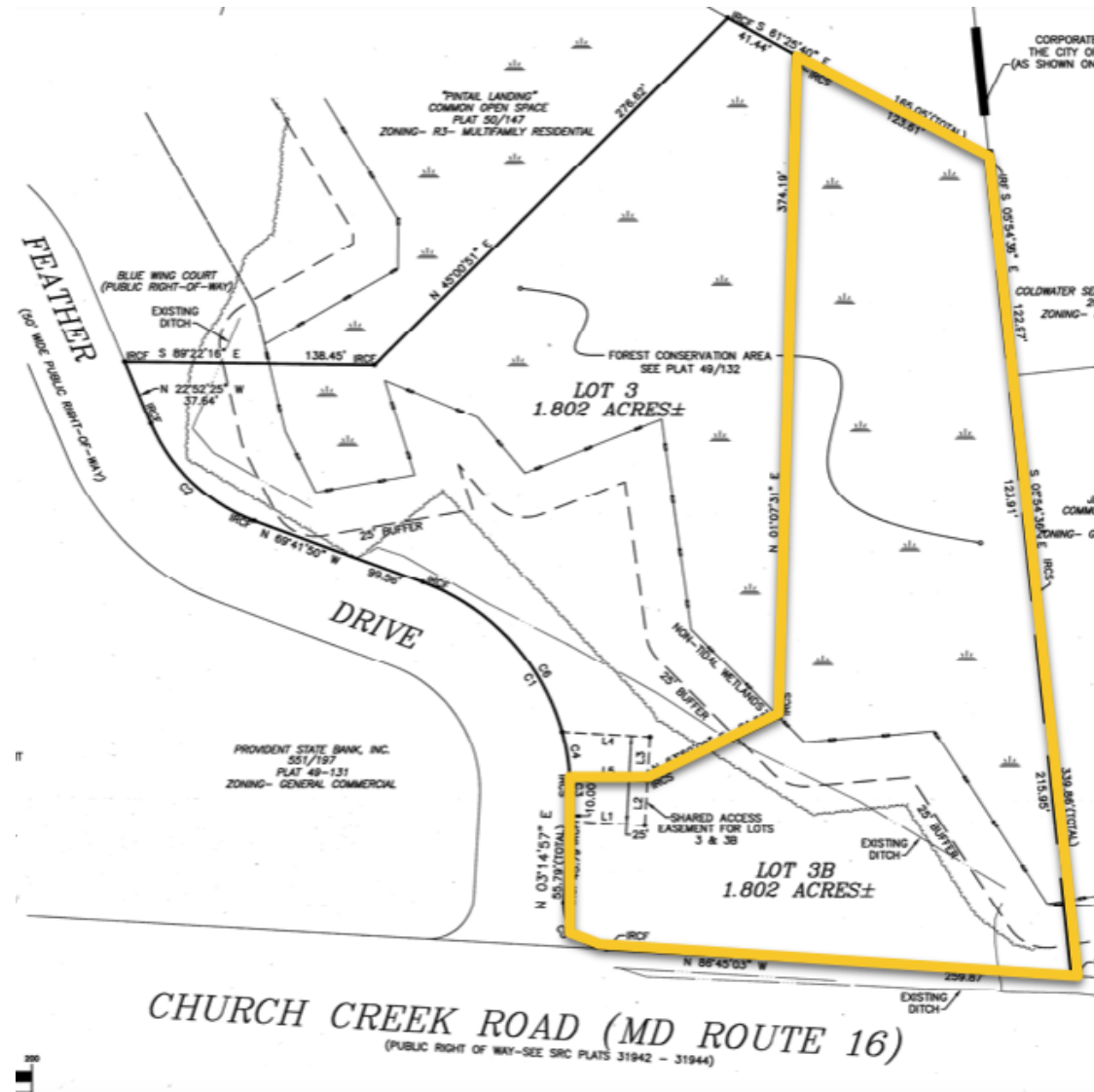
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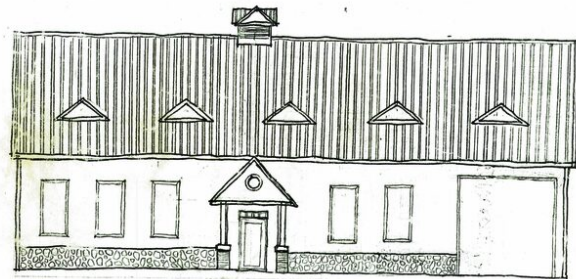
Lot 3 [1.802 Acres]



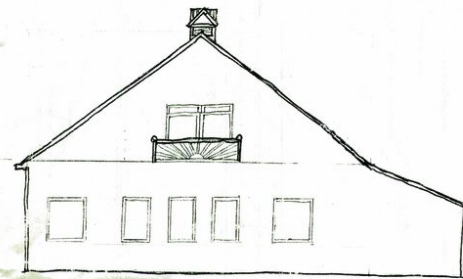
Lot 3B [1.802 Acres]



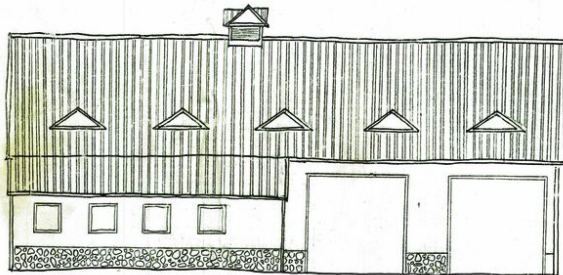
Building Concept Plan



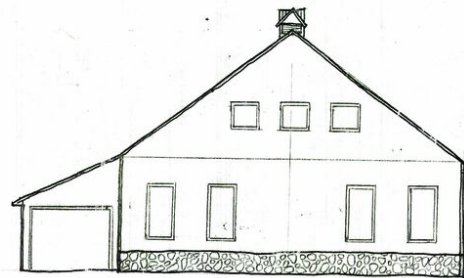
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

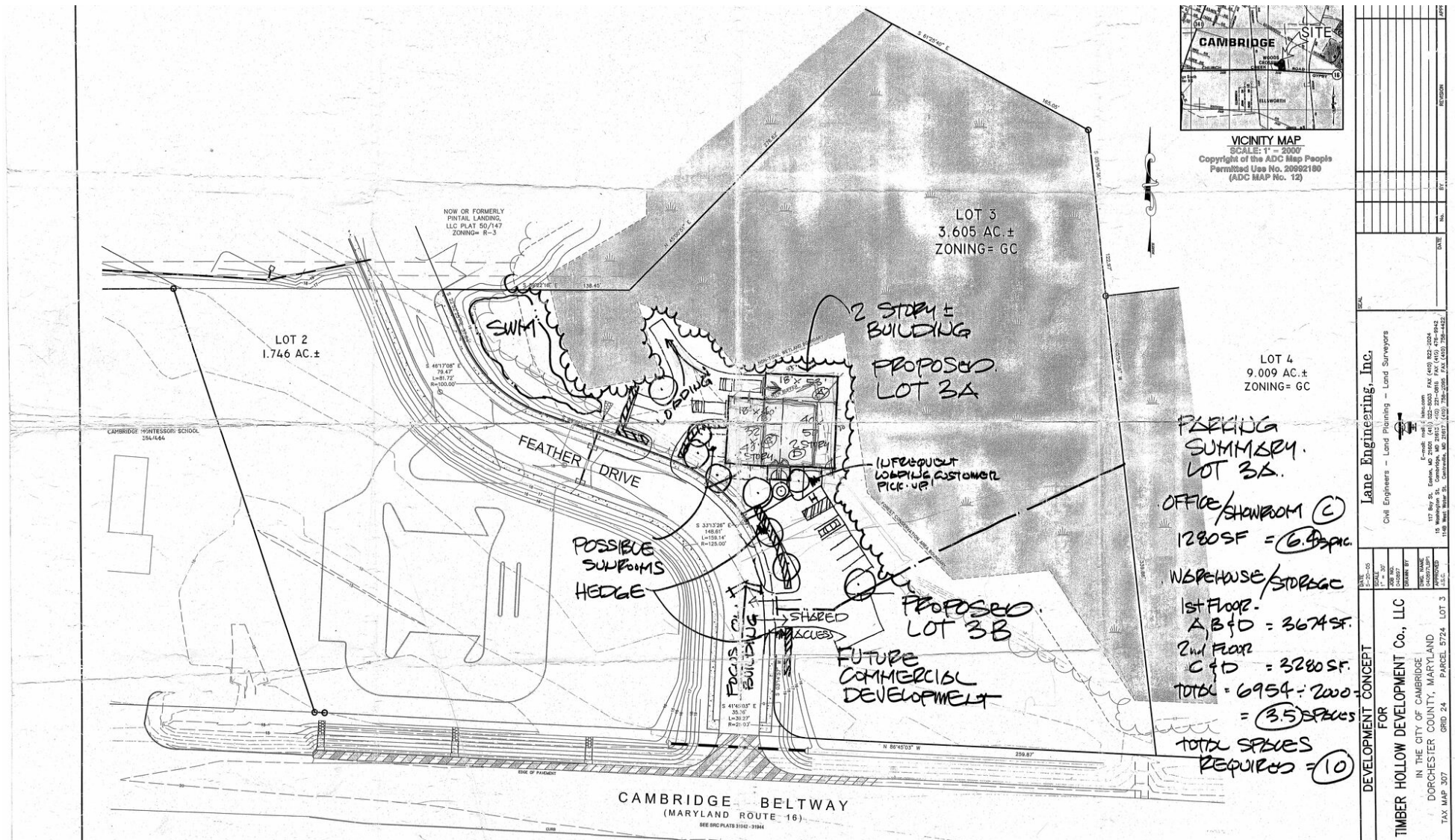
CONCEPT PLAN

LOT 3

CAMBRIDGE BELTWAY (RTE. 16)
CAMBRIDGE, MARYLAND

AUGUST 18/2004
SCALE 1" = 10'

MILLER WOLFE DEVELOPMENT COMPANY, L.P.
5000 POINT ROAD
SUITE 200
GREENBELT, MD 20626-1100



Subdivision Plat

PLAT REF: 49/132
 2) ZONING CLASSIFICATION: C-2 (GENERAL COMMERCIAL)
 BUILDING RESTRICTIONS: 0 FOOT FRONT, 0 FOOT SIDE, 0 FOOT REAR
 MINIMUM SQUARE FOOTAGE: 5000 SF
 MINIMUM WIDTH: 60'
 MINIMUM DEPTH: 60'
 MINIMUM STREET FRONTAGE: 60'

3) THE DATUM SHOWN HEREON IS BASED ON CITY OF CAMBRIDGE CONTROL POINTS C-B-3, AND C-B-4 DATED APRIL 1979.
 4) TAX ACCOUNT NO. 07-202822
 5) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
 6) THE LAND SHOWN HEREON IS DESIGNATED AS ZONE "C-2" ON FEMA COMMUNITY-PANEL MAP NO. 240098 D001 B, JANUARY 16, 1981 AND MAP NO. 240026 D000 A, OCTOBER 15, 1981.
 7) NO PORTION OF THE LAND SHOWN HEREON IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 8) TAX MAP 307 3RD 17, PARCEL 5724, LOT 3.
 9) WATER AND SEWER RESERVATION = CITY OF CAMBRIDGE
 10) THERE ARE NO KNOWN TIDAL OR NONTIDAL WETLANDS WITHIN THE BUILDABLE AREA OF THE LOTS EXCEPT AS SHOWN.
 11) THERE ARE NO KNOWN THREATENED OR ENDANGERED SPECIES.
 12) THERE ARE NO KNOWN STEEP SLOPES.
 13) THERE ARE NO KNOWN BURIAL SITES.
 14) ACREAGE IN THE CITY OF CAMBRIDGE = 3.605 ACRES
 15) THE EXISTING FOREST CONSERVATION AREA IS IN ACCORDANCE WITH A PLAT ENTITLED "FOREST CONSERVATION PLAN ON THE LANDS OF MID-SHORE DEVELOPMENT CORPORATION, LLC, RECORDED AT LIBER 49, FOLD 132 IN THE PLAT RECORDS OF DORCHESTER COUNTY.

OWNER'S CERTIFICATE
 WE, TIMBER HOLLOW DEVELOPMENT COMPANY, LLC, OWNERS OF THE PROPERTY DESCRIBED AND SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES, AND ALL PARTIES IN INTEREST THEREIN HAVE AFFIXED THEIR SIGNATURES INDICATING ASSENT TO THIS PLAN OF SUBDIVISION.

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS, AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS DELINEATIONS AND REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. WE ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

Edwin C. Schane 8-6-2009
 DATE
 TIMBER HOLLOW DEVELOPMENT COMPANY, LLC.
 THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF August, 2009.
Sandra K. Russom
 NOTARY
 MY COMMISSION EXPIRES: 12-01-09

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY, TO THE BEST OF KNOWLEDGE, BELIEF AND INFORMATION, TO TIMBER HOLLOW DEVELOPMENT COMPANY, LLC, THAT THE PLAN SHOWN HEREON IS CORRECT, THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAN AND THE SURVEYING WORK REFLECTED IN IT, AND IS IN ACCORDANCE WITH THE DEEDS AND/OR PLATS OF RECORD, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY MID-SHORE DEVELOPMENT CORPORATION, LLC, TO TIMBER HOLLOW DEVELOPMENT COMPANY, LLC, BY DEED DATED OCTOBER 14, 2004 AND RECORDED AMONG THE LAND RECORDS OF DORCHESTER COUNTY, MARYLAND IN LIBER 808 AT FOLD 590. THAT NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, INC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT CITY OF CAMBRIDGE ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SHOWN PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

Jefferson Ewell Hubbard 8/6/09
 DATE
 JEFFERSON EWELL HUBBARD
 REGISTERED PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION NUMBER 363

GRAPHIC SCALE
 0 25 50 100 200

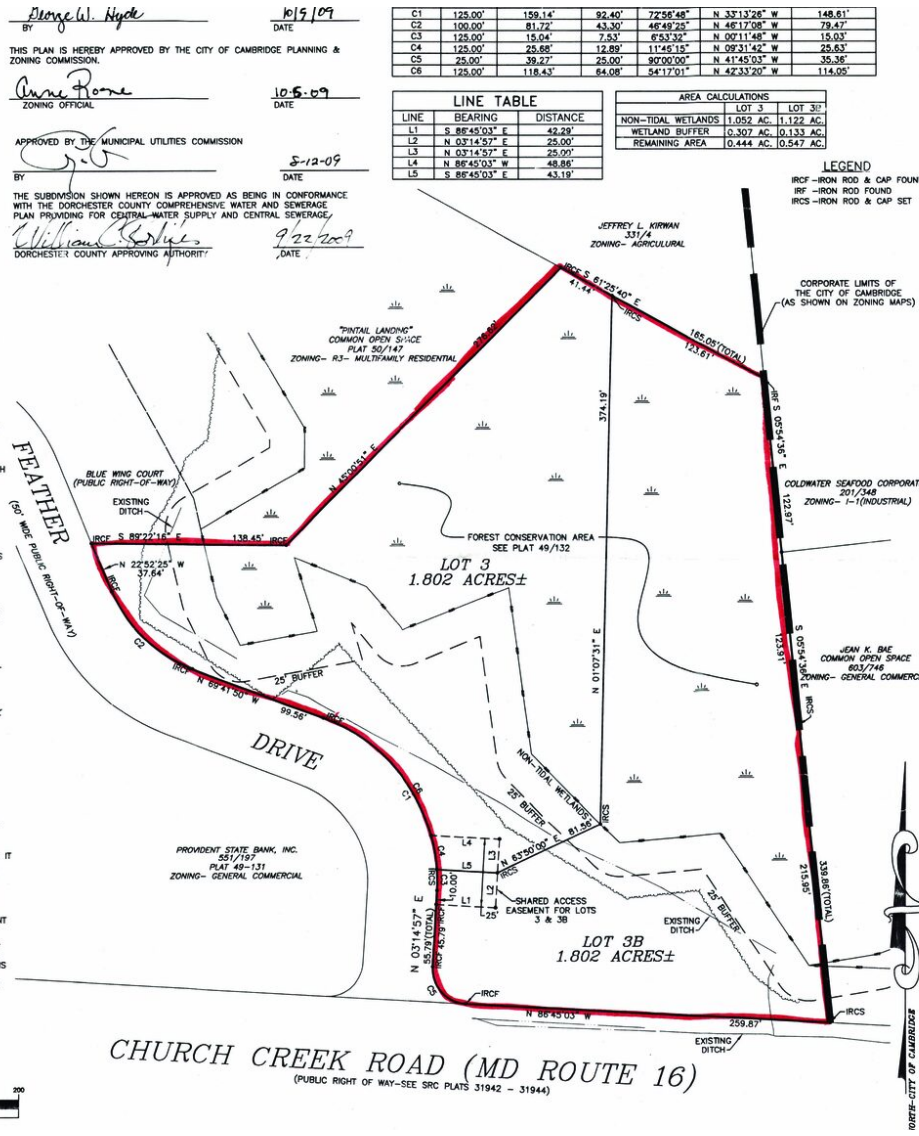


TABLE 1: PERMITTED USES BY ZONING DISTRICT				P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions						
Land Use	Zoning Districts									Use Regs.
	NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS	
Residential										
Bee Keeping	C	C						C	C	§ 4.2.3(A)11
Day Care, Home (no more than 8 clients)	C	C		C			C	C		§ 4.2.3(A)5
Group Home (no more than 8 clients)	C	C		C	C				C	§ 4.2.3(A)6
Home Occupations	C	C		C			C	C		§ 4.2.3(A)10
Homeless Shelter			SC	C	C					§ 4.2.3(A)4
Multi-Family Residences										
Attached (townhouses located on a single lot)		SC		P			P			§ 4.2.3(A)1
Commercial Apartments				P			P			
Community Center			C							§ 4.2.3(A)13
Single-Family Residences										
Accessory Dwelling Unit (ADU) to a primary residence	SC	SC		SC			SC	P		§ 4.2.3(A)2
Attached (townhouses located on individual lots)		SC		P			P			§ 4.2.3(A)1
Commercial Conversion to Residential Use					C					§4.2.3(A)12
Detached	P	P		P			P	P		
Duplex	SE	SE		P						
Temporal Housing										
Bed and Breakfast	SC	SC		SC	SC		SC	SC	SC	§ 4.2.3(A)7
Boarding House			SC			SC				§ 4.2.3(A)9
Country Inn	SC	SC		SC	SC		SC		SC	§ 4.2.3(A)8
Commercial										
Adult Bookstore/Entertainment						SE				
Animal hospital, veterinarian clinic				C	C	C			P	§ 4.2.3(B)2

Artisan Shop	SC			P	P					§ 4.2.3(B)1
Auction/Auction					C	C				§ 4.2.3(B)10,11

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Land Use	Zoning Districts									Use Regs.
	NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS	
Automotive Repair and Service: body shop, repair garage (excluding salvage), car wash				SC	C	P				§ 4.2.3(B)5
Brewery						P				
Bingo					C					§ 4.2.3 (D) 11.
Building material and supply, boat sales, farm implements storage and sales, feed and grain storage and sales, heavy equipment sales and service					P	P				
Café/Coffee Shop	SC			P	P					§ 4.2.3(B)1
Commercial sales, service, and repair	SC			P	P					§ 4.2.3(B)1
Contractor shops, plumbing, construction, etc. and service and repair					P	P				
Convenience Store				P	P					
Distillery				C	C					§ 4.2.3(B)9
Dry Cleaning Plant						P				
Filling stations, service stations				SC	C	P				§ 4.2.3(B)4
Funeral Parlor				P	P				P	
Hotels, motels, convention centers, and similar businesses or institutions providing overnight accommodations				P	P		P			
Kennel or cattery				C	C	C		P	P	§ 4.2.3(B)3
Large-scale Manufacturing						P				
Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage)					P	P	SE			
Medical Cannabis Dispensing Facility				C		C				§ 4.2.3 (D) 7.

Medical Cannabis Grow Facility						C				§ 4.2.3 (D) 5.
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Medical Cannabis Grow/Processing Facility						C				§ 4.2.3 (D) 8.
Medical Cannabis Independent Labortory Facility				C						§ 4.2.3 (D) 9.
Medical Cannabis Consuemenr Package Goods					C					§ 4.2.3 (D) 13.
Medical Cannabis Processing Facility						C				§ 4.2.3 (D) 6.
Microbrewery				C	C					§ 4.2.3 (B) 9.
Mixed-Use: Dwellings Above, Nonresidential				P	P					
Mobile Food Establishments	C	C	C	C	C	C	C	C	C	§ 4.2.3 (B) 12.
Motor vehicle sales or rental					P					
Nursery for plants, greenhouses				P	P			P	P	
Office buildings, generally				P	P					
Offices and shops for professional and business services such as real estate, tax and accounting, travel agency, copy centers, Professional offices such as physician, law, urban planning, architecture or similar	SC			P	P					§ 4.2.3(B)1
Personal services such as salons and barbershops, shoe repair	SC			P	P					§ 4.2.3(B)1
Pubs, bars, dance halls, nightclubs				P	P					
Research and Development (office)				P	P					
Research, experimental, testing laboratories (excluding explosives and toxic materials)						P				
Resorts				P			P	P	P	
Restaurants, fast food, drive-in, drive-thru				P	P					
Restaurants, standard				P	P	C				§ 4.2.3(B)13

Salvage, recycling processing						P				
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	Zoning Districts									Use Regs.
Land Use	NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS	
Seasonal/temporary sales	SC	SC	SC	SC	SC	SC	SC	SC	SC	§ 4.2.3 (B) 8
Small-scale manufacturing and assembly such as cabinet making, furniture upholstery, printing, publishing				C	P	P				§ 4.2.3(B)6
Studios for art, music, dance, similar	SC		P	P	P					§ 4.2.3(B)1
Tattooing, body art, body piercing					P					
Trucking and freight stations, storage yards						P				
Warehousing, (Large) storage, distribution facilities					P	P				
Warehousing, (Medium) storage, distribution facilities				C	P	P				§ 4.2.3 (B) 7
Institutional										
Airport			P							
Buildings for religious assembly (including associated residential structures for religious personnel and associated buildings but not including elementary or secondary school buildings)	SE	P	P	P	P		P	P	P	
Cemeteries	SE	SE	SE	SE	SE			P		
Environmental research and education, nature center	SE		P	P	P		P	P	P	
Institutional Residence or Care or Confinement Facilities										
Day care center, day nursery (9 to 16 clients)		C	P	P	P		P		P	§ 4.2.3(C)1
Day care center, day nursery (up to 30 clients)			P	P	P		P		P	

Day care center, Nursery school (with more than 30 clients)			P	P	P		P		P	
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area			P	P	P		P		P	

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Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions	SE	SE	SE	P	P		P		P	
Schools										
Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)		P	P	P	P	P			P	
Elementary and secondary (including preschool, kindergarten, associated grounds and athletic and other facilities)		P	P	P					P	
Trade and Vocational Schools				P	P	P				
Libraries	SE	P	P	P	P		P		P	
Museums, art galleries, art and cultural centers and similar uses	SE	SE	P	P	P		P	P	P	
Social and fraternal clubs and lodges, philanthropic institutions				P	P					

Civil Defense Operation	P	P	P	P	P	P	P	P	P	
Fire Stations	P	P	P	P	P	P	P	P	P	
Police Stations	P	P	P	P	P	P	P	P	P	
Rescue squad, ambulance service	P	P	P	P	P	P	P	P	P	
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Land Use	Zoning Districts									Use Regs.
	NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS	
Miscellaneous										
Agricultural and Forestry Uses								P	P	
Christmas tree sales	C	C	P	P	P		P	P	P	§ 4.2.3(D)4
Festivals, events of public interest, special events, occasional, outdoor	C	C	C	C	C	C	C	C	C	§ 4.2.3(D)3
Temporary Structures incidental to construction	C	C	C	C	C	C	C	C	C	§ 4.2.3(D)2
Utilities										
Neighborhoods Service	P	P	P	P	P		P		P	§ 4.2.3(D)1
Public utility building and structures	SC	SC	SC	SC	SC	SC	SC	SC	SC	§ 4.2.3(D)1
Public utility building and structures with towers or antennas						SC		SC	SC	§ 4.2.3(D)1
Small Wireless Facilities	SC	SC	SC	SC	SC	SC				§4.2.3 D 12
Solar Energy Systems										§ 4.2.3(D)10
Small	C	C	C	C	C	C	C	SC	C	
Medium and Large								SC		
Community	SC	SC	SC	SC	SC	SC	SC		SC	
Water or sewerage treatment facilities			P	P	P	P	P	P	P	

Cambridge Waterfront Redevelopment Area



Nearby Cambridge Waterfront project

Additional Photos

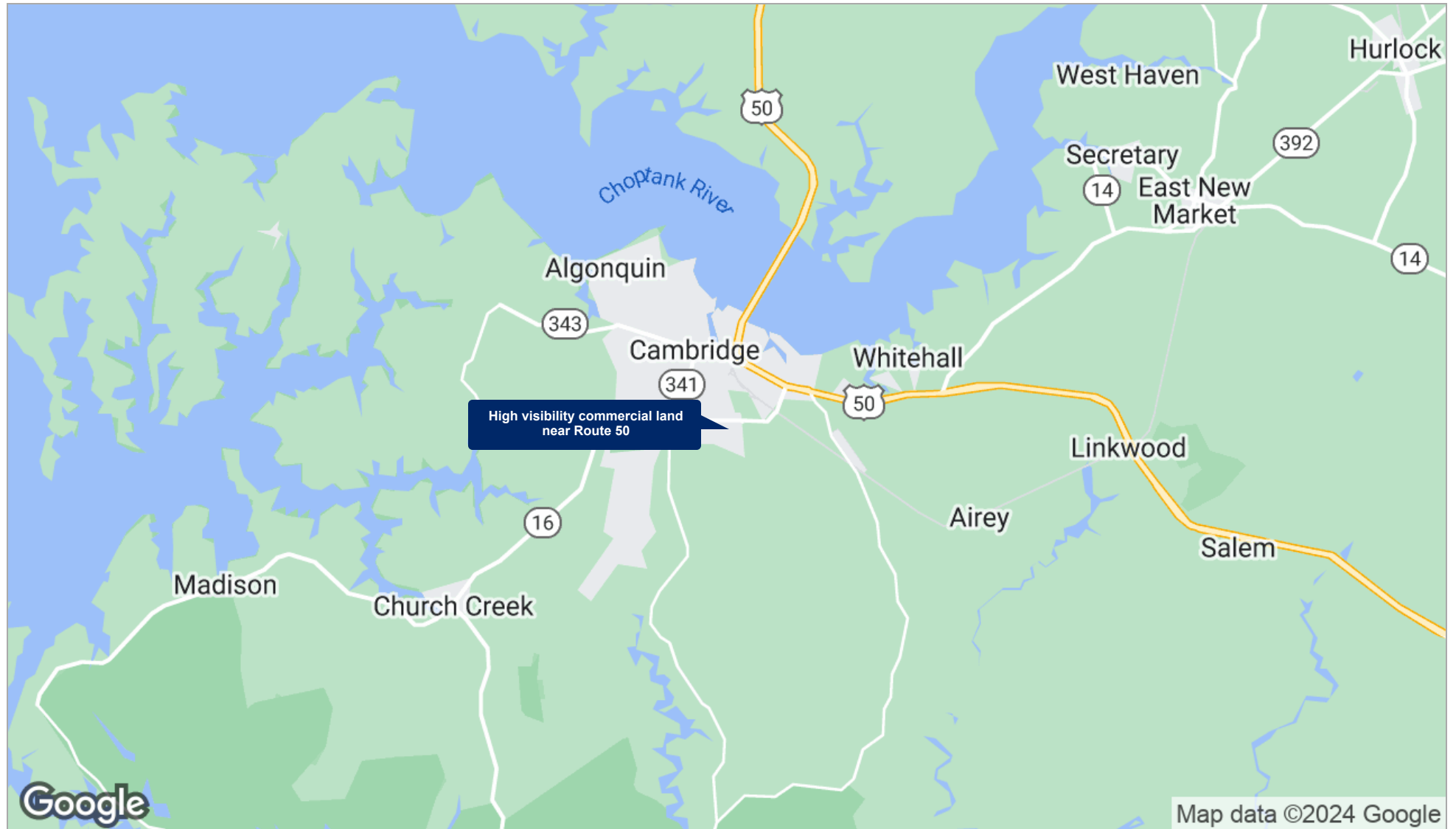


Downtown Cambridge



Downtown Cambridge, MD

Regional Map



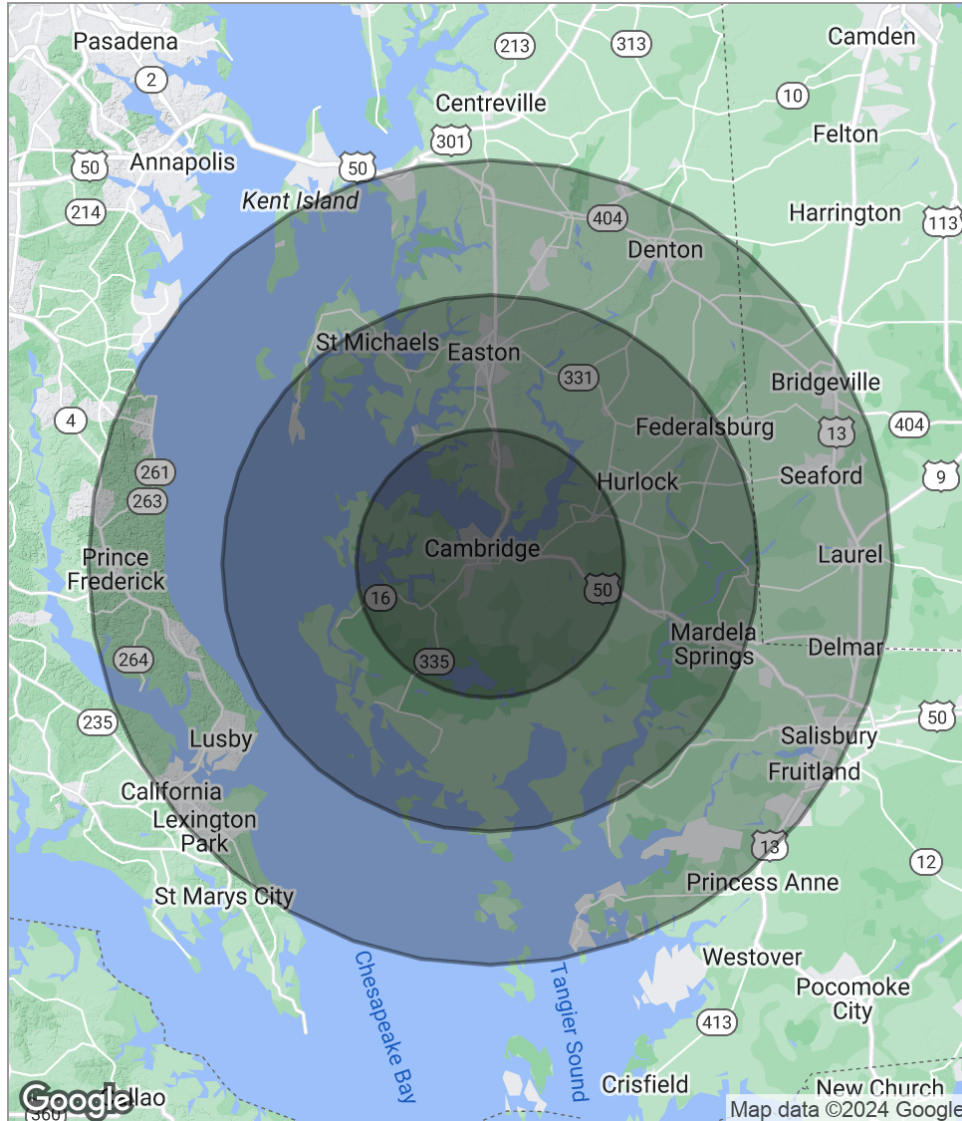
Aerial Map



Retailer Map



Demographics Map



POPULATION	10 MILES	20 MILES	30 MILES
Total population	23,944	75,718	339,620
Median age	43.9	46.0	41.2
Median age [Male]	43.5	45.2	40.2
Median age [Female]	45.0	47.4	42.3
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	12,733	39,049	149,146
# of persons per HH	1.9	1.9	2.3
Average HH income	\$63,461	\$73,425	\$81,256
Average house value	\$248,540	\$302,839	\$267,880

* Demographic data derived from 2020 ACS - US Census

Advisor Bio



ROSS BENINCASA

Advisor

ross.benincasa@svn.com

Direct: 443.390.2463 | **Cell:** 443.390.2463

PROFESSIONAL BACKGROUND

Ross Benincasa serves as a Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. A strategic partner to his clients, he prides himself on building relationships and helping his clients maximize the value of their investment.

Benincasa specializes in data-driven brokerage, national marketing, and historic district development. He has extensive experience in community development, hospitality, and government relations, serving as the director of an economic development and communications firm before joining SVN.

In addition to his work at SVN, Benincasa consults local municipalities and community organizations on marketing and planning strategies. He has been a part of master planning processes and strategic marketing initiatives and uses this experience to price and position his clients' properties in a deliberate way. He has been a featured speaker at Main Street America and the National Main Street Center's national conferences.

In 2022, Benincasa's economic development firm was named "Best Consulting Firm" on the Eastern Shore by APG Media. He was also nominated as "Best Commercial Realtor in Talbot and Dorchester Counties" by Coastal Style Magazine.

Benincasa is heavily involved in the local community. He is an elected commissioner in the Town of Hillsboro and serves as a director on several boards in Talbot County.

SVN | Miller Commercial Real Estate

19 Bay Street, Suite 1
Easton, MD 21601

Advisor Bio 2



ELIZABETH CONNELLY

Associate Advisor

liz.connelly@svn.com

Direct: **443.390.2600 x110** | Cell: **410.829.8970**

PROFESSIONAL BACKGROUND

Liz brings her energy and extensive experience in marketing and business development to the SVN-Miller team. Former experience includes business development with a regional architectural firm, as well as more recently for a full-service project consulting firm offering civil engineering, architectural, surveying, GIS, environmental and construction management services. In her range of roles, Liz has created marketing and business development planning tools to attract and measure success. In addition, she serves as a grants expert sourcing and administering over 30 funding sources for public/private initiatives, utilizing funding from a multitude of agencies to support important commercial development projects. Over the course of her career, Liz has built relationships with local and regional stakeholders, and brings these associations to her work in commercial real estate. She looks forward to bringing her skillsets to the SVN-Miller team to create opportunities for acquisition and build-out of important commercial business ventures. Liz and her husband Chris made a leap of faith, exiting the DC metro area almost 20 years ago, opting for the slower pace of life on the Shore to raise their kids, David and Elizabeth. Liz enjoys boating with family and friends, tennis with some awesome folks at the Y, and kayaking with neighbors on the beautiful Choptank River.

EDUCATION

B.A., University of Mary Washington

Graduate, Institute of Organizational Management - 4 year intensive study course for association executives

Member: Rotary Club of Easton

SVN | Miller Commercial Real Estate

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Salisbury, MD 21801
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