

FOR SALE

28422 OLD EDEN ROAD

11.97 ACRE PRIME HEAVY
INDUSTRIAL I-2 ZONED PARCEL

Frutiland, MD 21826

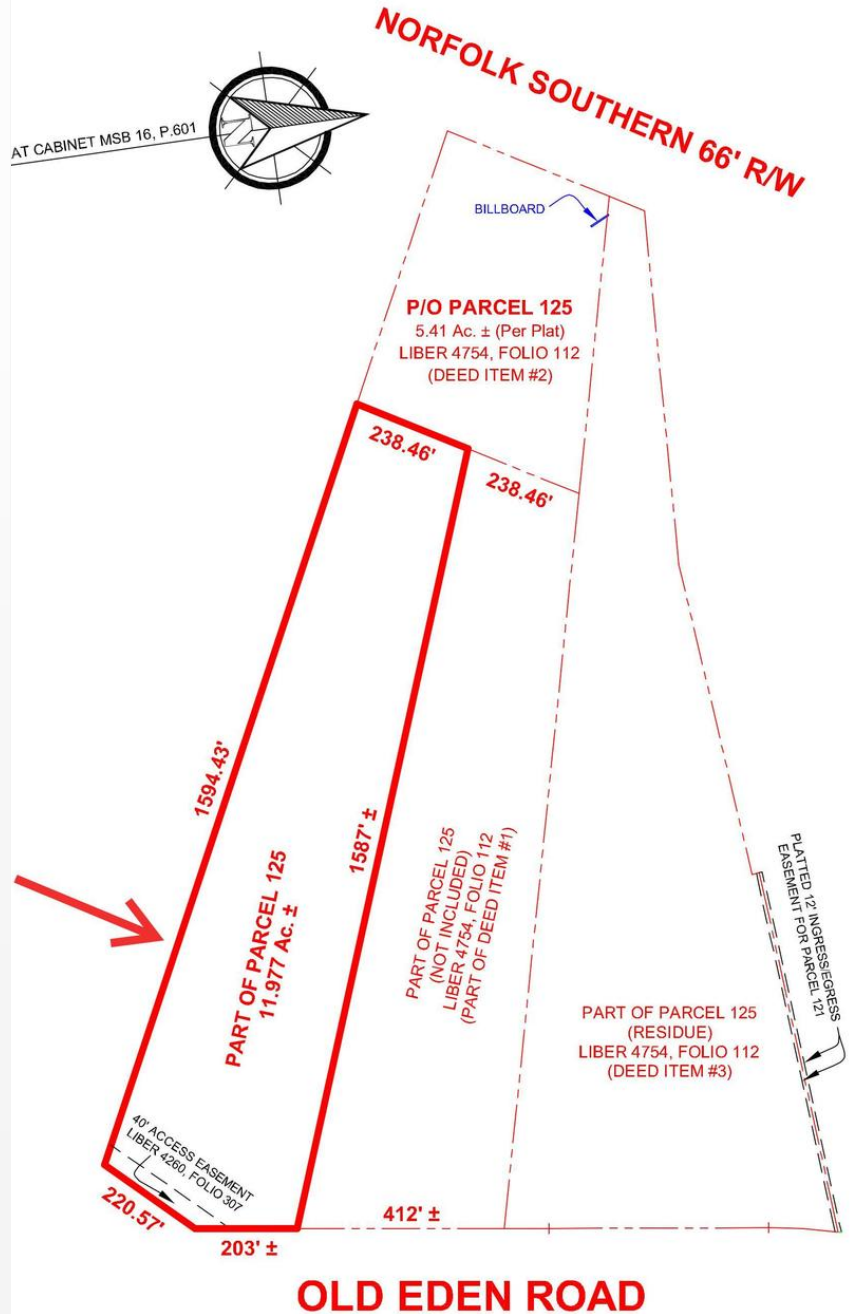
PRESENTED BY:

CHRIS PEEK, CCIM

O: 410.603.9112

MD #4155894

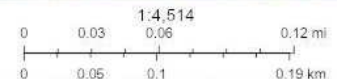
chris.peek@svn.com





9/19/2021, 11:44:45 AM

Parcel Boundaries



OFFERING SUMMARY

SALE PRICE:	\$300,000
AVAILABLE SF:	
LOT SIZE:	11.97 Acres
PRICE / ACRE:	\$25,063
ZONING:	I-2 Wicomico County Heavy Industrial
MARKET:	Eastern Shore
SUBMARKET:	Salisbury

PROPERTY OVERVIEW

This 11.97-acre parcel fronts on the Westerly side of Old Eden Road and has a frontage on Old Eden Road of 443 feet. This 11.97-acre property is a subdivision of a larger 23.17 -acre parcel [also available for sale] and will require a subdivision survey to be completed to convey it. The property is zoned Wicomico County I-2 Heavy Industrial. The site is perfect for a variety of I-2 Heavy Industrial uses. See copy of zoning code attached.

Please note this property is not perked for a septic system, nor has a perk been attempted. Given the general soil profile, chances are 50/50 at best that a septic system can be placed on this property. If a septic system is needed for on-site bathroom facilities a buyer can do their own testing, but no representations are being made that this property will perk for a septic system as a condition of sale.

The property has access to the 220V residential line service going down Old Eden road and potential access to a heavy-duty 3 phase connection in the rear. The electrical utility provider to this parcel is Choptank Electric Cooperative, and they do not currently give access to their power grid to solar developers. While this is zoned correctly for solar use, If you require a section of land for solar development this will not currently work for that purpose.

PROPERTY HIGHLIGHTS

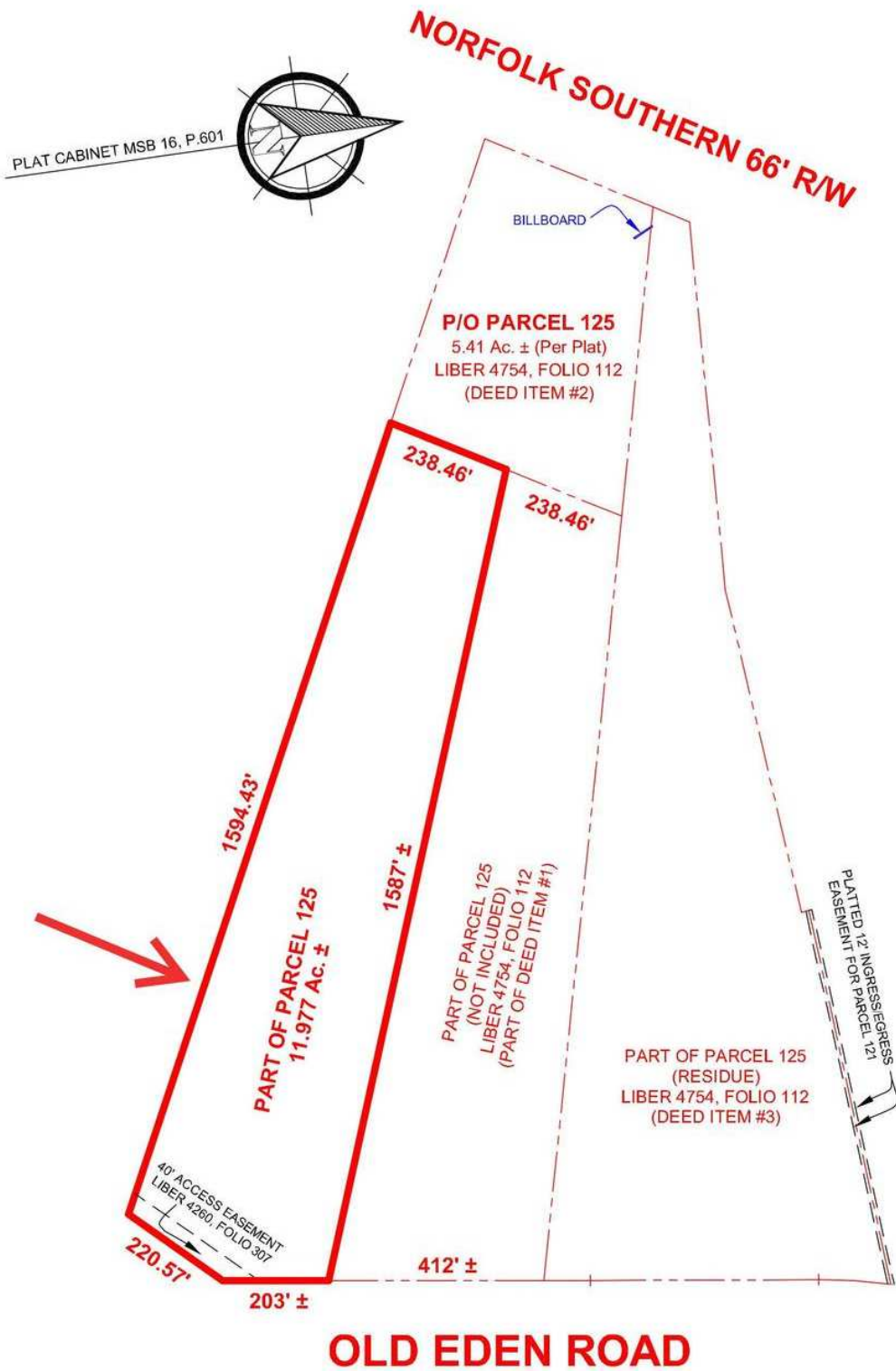
- Wicomico County Heavy Industrial I-2 Zoning - See code attached
- 443 Feet Of Road Frontage - Perfect For Heavy Industrial Uses

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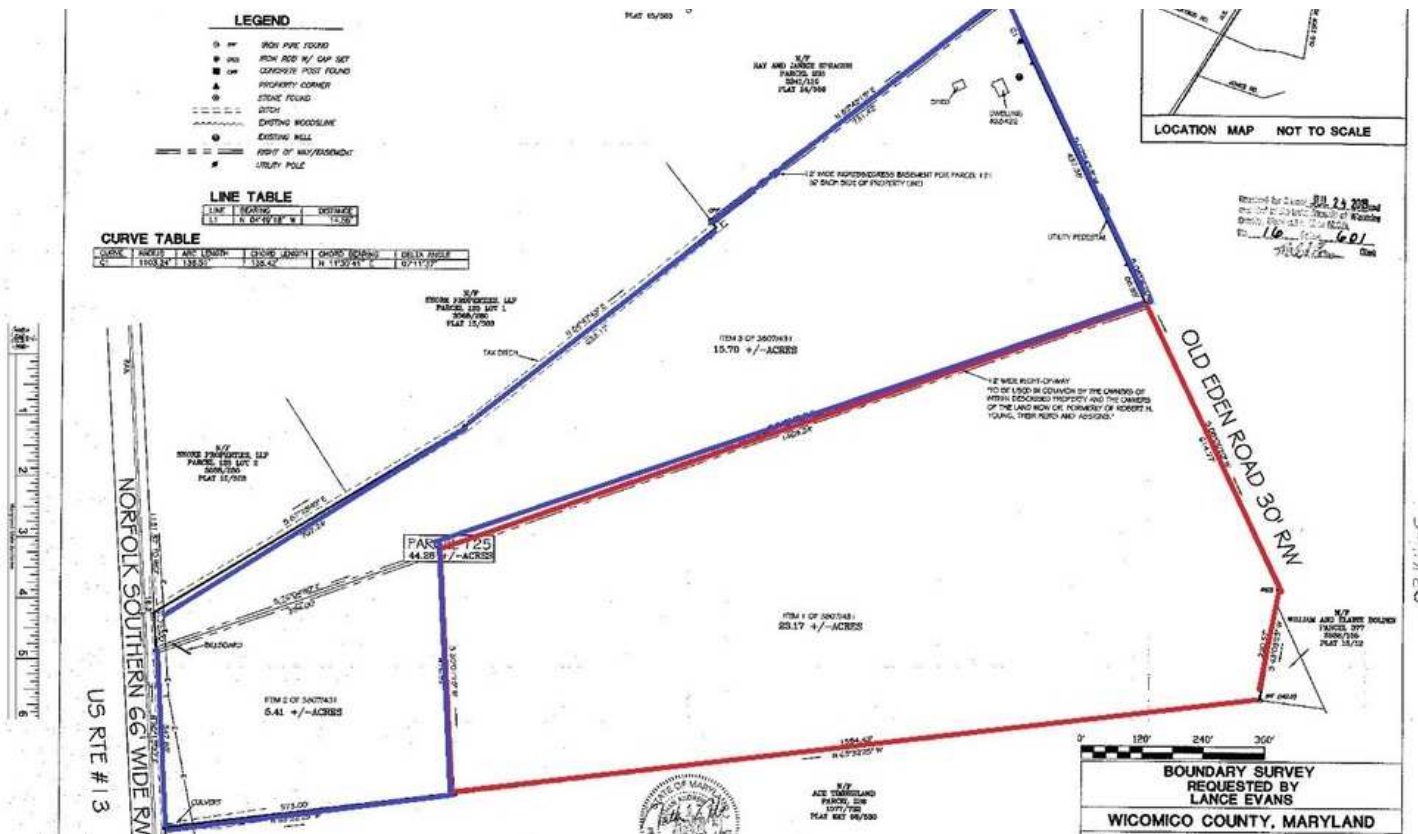
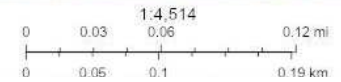


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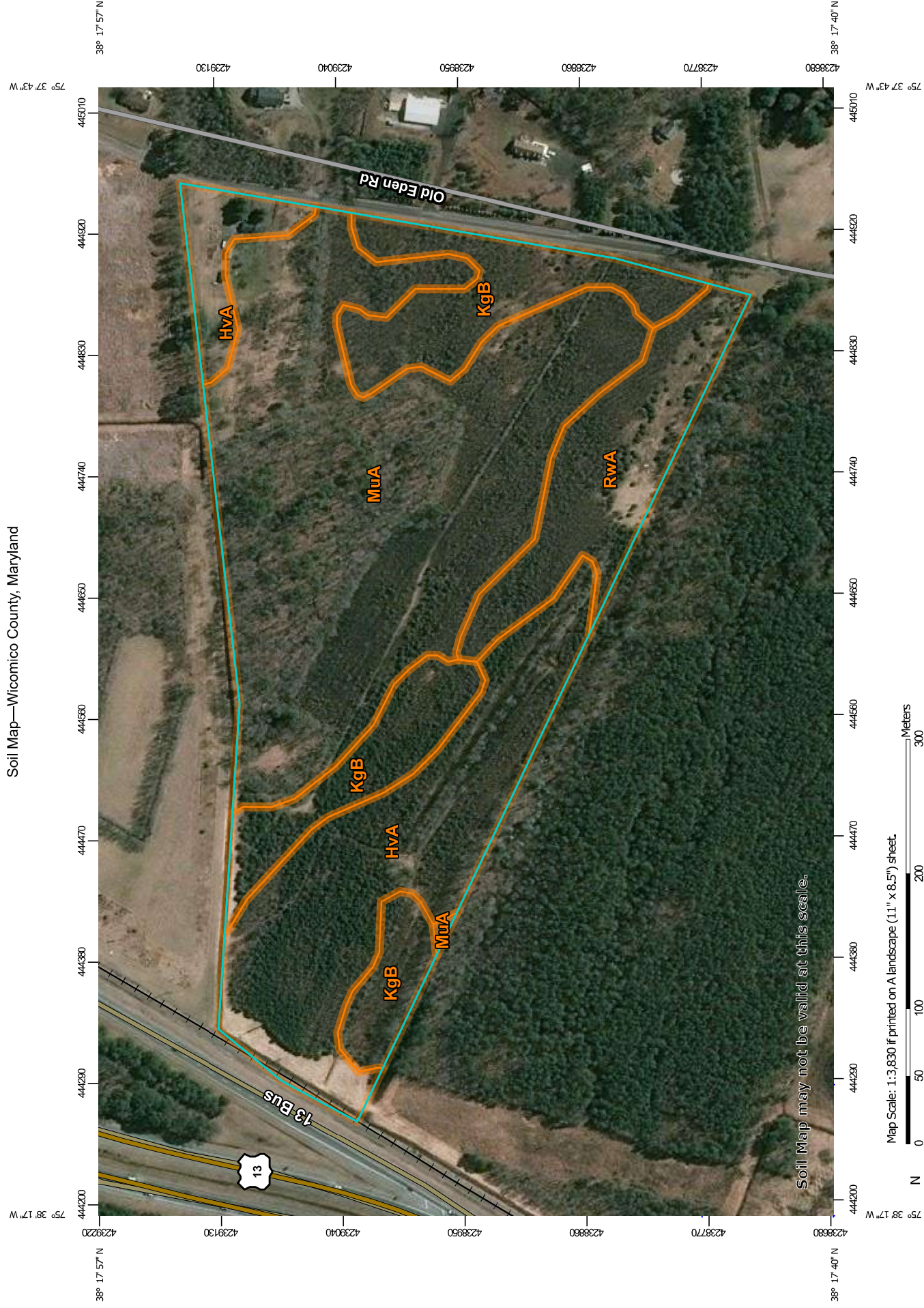
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Soil Map—Wicomico County, Maryland



MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils


 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features


 Blowout


 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water


 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features


Water Features

 Streams and Canals

Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wicomico County, Maryland

Survey Area Data: Version 15, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 21, 2018—Mar 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HvA	Hurlock sandy loam, 0 to 2 percent slopes	10.1	24.6%
KgB	Klej-Galloway complex, 0 to 5 percent slopes	7.4	18.0%
MuA	Mullica-Berryland complex, 0 to 2 percent slopes	19.1	46.3%
RwA	Runclint-Cedartown complex, 0 to 2 percent slopes	4.6	11.1%
Totals for Area of Interest		41.2	100.0%

Table of Permitted Uses – Part II – Commercial, Institutional, Business and Industrial Districts

P = Permitted SE = Special Exception by the Board of Appeals SPC = Special Exception by the Planning Commission

USE DESCRIPTION	Zoning Districts						
	C-1	C	C-3	LB-1	LB-2	I-1	I-2
AGRICULTURAL							
Agriculture equipment sales, service and repair		P	P	P		P	
Agricultural Operations, Farming (See Section 225-76)							
- Agricultural uses (less than 5 Acres)		S				P	
- Agricultural uses (5 acres or more)		P	P			P	
Farmers' Market (See Section 225-92)	P			P			
Farm-related Business (See Section 225-91)		P				P	P
Fisheries			P				P
Forestry	P	P	P	P	P	P	P
Grain mills and feed supply		P				P	P
Hatcheries, Poultry						P	
Kennel, Commercial (See Section 225-99)		P					
Livestock Market (See Section 225-101)							SE
Nursery, Commercial (See Section 225-104)		P					
Roadside Stand	P				P		
Sand, gravel or clay excavations, including storage, drying and sales (mineral extraction) (See Section 225-111)							SE
Sawmill and other wood processing facilities, except treatment (See Section 225-112)							P
Wayside Stand (See Section 225-118)	P	P					
COMMERCIAL RETAIL AND WHOLESALE							
Adult Bookstore and/or Adult-oriented Entertainment Establishment			SPC				
Auction Houses		P				P	
Building supply or lumberyards		P	P				P
Convenience/mini-market with or without fuel sales	P	P	P	SPC			
Mail order house		P	P	P		P	

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Manufactured Home sales and service		SE					
Marine supplies, boats or equipment sales, service or repair		P					P
Restaurants	SPC	P	P	P	SE		
- Drive-Thru / Fast Food		P		SPC	SE	SE	
Retail Sales (See Section 225-108)	P	P	P	SPC	P		
- Freestanding retail department or general merchandising stores >50,000 square feet, not located in a shopping center.		P	SPC				
- Specialty food/retail stores	P	P	P	P	P		
Self Storage	SE	P				P	P
Shopping Centers (See Section 225-115)							
- Community Shopping Center		SPC	SPC				
- Neighborhood Shopping Center	SPC	SPC		SPC			
- Regional Shopping Center		SPC	SPC				
Wholesale sales, 10,000 square feet of gross floor area or greater	P	P					
Wholesale sales, less than 10,000 square feet of gross floor area	P	P	P	P			
COMMERCIAL SERVICE							
Bakery, including candy and ice cream	P	P	P				
Broadcasting, recording, television and communication offices and studios, excluding accessory antennas, towers and satellite disks	P	P	P	P	P		
Conference Center		SPC	SPC	SPC			
Day care as an independent use or day care services for employees and patrons of the permitted use as an accessory use	P	P	P	P	P		
Financial institutions	P	P	P	P	P	P	
Entertainment uses including nightclubs, bars and dance halls, but not including adult uses		P	P				
Funeral Home	P	P		P	P		
Health Club	P	P		P			
Hotel / Motel with 50 rooms or more	SPC	P	P	SPC			

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USE DESCRIPTION	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Hotel / Motel with less than 50 rooms	P	P	P	SPC			
Office buildings and offices	P	P	P	P	P	P	P
Service establishments (See Section 225-113)	P	P	P	P	P		
Small Contracting Business		P				P	
Studios of a photographer, artist and writer, including teaching studios for art, crafts, drama, dance and	P	P	P	P	P		
Veterinary Clinic		P					
EMERGENCY SERVICES							
Fire Station with Assembly Hall	P	P	P	P	P	P	P
Fire Stations without assembly hall	P	P	P	P	P	P	P
Rescue squad, ambulance service (Private Companies)	P	P	P	P	P	P	P
INDUSTRIAL							
Asphalt Plants							SE
Assembly of leather goods and products						P	P
Assembly of products from previously processed metals, including bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire						P	P
Assembly and repair of products from previously processed wood, including boxes, furniture, cabinets, baskets and other wood products of similar nature						P	P
Assembly and repair or the manufacture of finished products from sheet-metal materials, including heating, ventilating, cooking or refrigeration supplies and appliances							P
Assembly of equipment, including medical and dental equipment, drafting materials, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus, gas pumps and related products and tools						P	P
Assembly of Finished Products	SE					P	P

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	Zoning Districts							
USE DESCRIPTION	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2	
Assembly of products from previously prepared materials, including fiber glass, ceramics, microchips, computer products, glass, plastic, precious or semiprecious stones or metals						P	P	
Assembly of products from textiles, including rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, fabrics and printing and finishing of textiles and fibers into fabric goods						P	P	
Assembly of shipping containers, corrugated board, fiber and wire-bound and wood and plastic containers						P	P	
Blacksmith shop, forge or foundries						P	P	
Blending or bottling of beverages						P	P	
Blending, mixing or bottling of beverages or distilling of grain for fuel							P	
Bulk storage or processing of grain or feeds						P	P	
Bulk storage, drying or sales of natural, unadulterated sand, gravel, clay or stone							P	
Coal or wood yards storage or sales							P	
Composting facility, as either a principal or accessory use							SE	
Compounding of and mixing of products from previously processed materials, cosmetics, toiletries, drugs and pharmaceutical products						P	P	
Concrete or terra cotta or brick products manufacturing, storage or sales							P	
Contractor's yard							P	
Fertilizer manufacture							SE	
Fertilizer mixing or storage							P	
Food processing facility for either animal, poultry or human consumption, including on-site storage and distribution							P	
Ice factories							P	
Light Industry (See Section 225-100)		SE				P	P	
Machine shops							P	
Manufacturing							P	
Manufacture of bakery products, candy, dairy products and ice cream						P	P	

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Marina/shipyard, industrial, including the storage or sale or service of boats or marine equipment or supplies								SPC
Marine, terminal								SPC
Micro Brewery:								
- As an accessory use in restaurant		SPC	P	P	P		SE	
- As a stand-alone use			SE	SPC			P	P
Petroleum, propane, chemical or natural gas manufacture, refining or storage on five (5) acres or more								SE
Photographic processing and blueprinting establishments							P	P
Portable storage containers, as an accessory use							P	P
Power Generating Facilities, Privately Owned								SE
Printing, publishing or bookbinding			P				P	P
Rail yards								P
Recycling Facility							SE	SE
Research Establishment					SPC		P	P
Rubble Landfill								SE
Sanitary landfill, publicly or privately owned								SE
- With outside storage		SPC	SPC	SPC				
- Without outside storage		SPC	P	P				
Sheet metal stamping							P	P
Shipyard, boat or marine equipment manufacturing								SPC
Sludge Handling								SE
Soil Remediation facility								SE
Stone crusher								SE
Stone monuments, cutting or polishing								P
Truck or railroad terminals, including related repair or storage facilities							SE	SE

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Warehouse (See Section 225-117)							
- less than 40,000 sq. ft. gfa.		P		P		P	P
- greater than 40,000 sq. ft. gfa.		SPC				P	P
Welding shops, ornamental iron works						P	P
Wood treatment facility for the treatment of wood or wood products with chemicals of any type							SE
Winery, including incidental sales of wine products produced on-site						P	P
Wood products assembly or manufacture							P
INSTITUTIONAL							
Cemeteries not affiliated with Places of Religious Assembly (See Section 225-83)							
-Lot less than 5 acres		SE					
-Lots 5 acres and greater		P					
Crematorium (See Section 225-84)		SE	SPC			SE	
Hospitals, sanitariums or sanatoriums (See Section 225-98)	SPC	SE	SPC				
Libraries, museums, art galleries, meeting rooms	P	P		P			
Medical facility or clinic for human care	P	P	P	P			
Nursing Care Facility		SE	SPC	SPC			
Places of Religious Assembly (See Section 225-105)	P	P	P	P	P	P	
Private Clubs [Service Clubs & Fraternal Organizations]	P	P		P			
Schools							
- Nursery	SPC			SPC	SPC		
- of General Instruction (See Section 225-114)				P	SPC		
- of Special Instruction		P		P	SPC		
MISCELLANEOUS USE							
Accessory Structures and Uses	P	P	P	P	P	P	P
Outdoor advertising structure		SE				SE	SE
Zoos and Zoological Gardens		SE	SPC				

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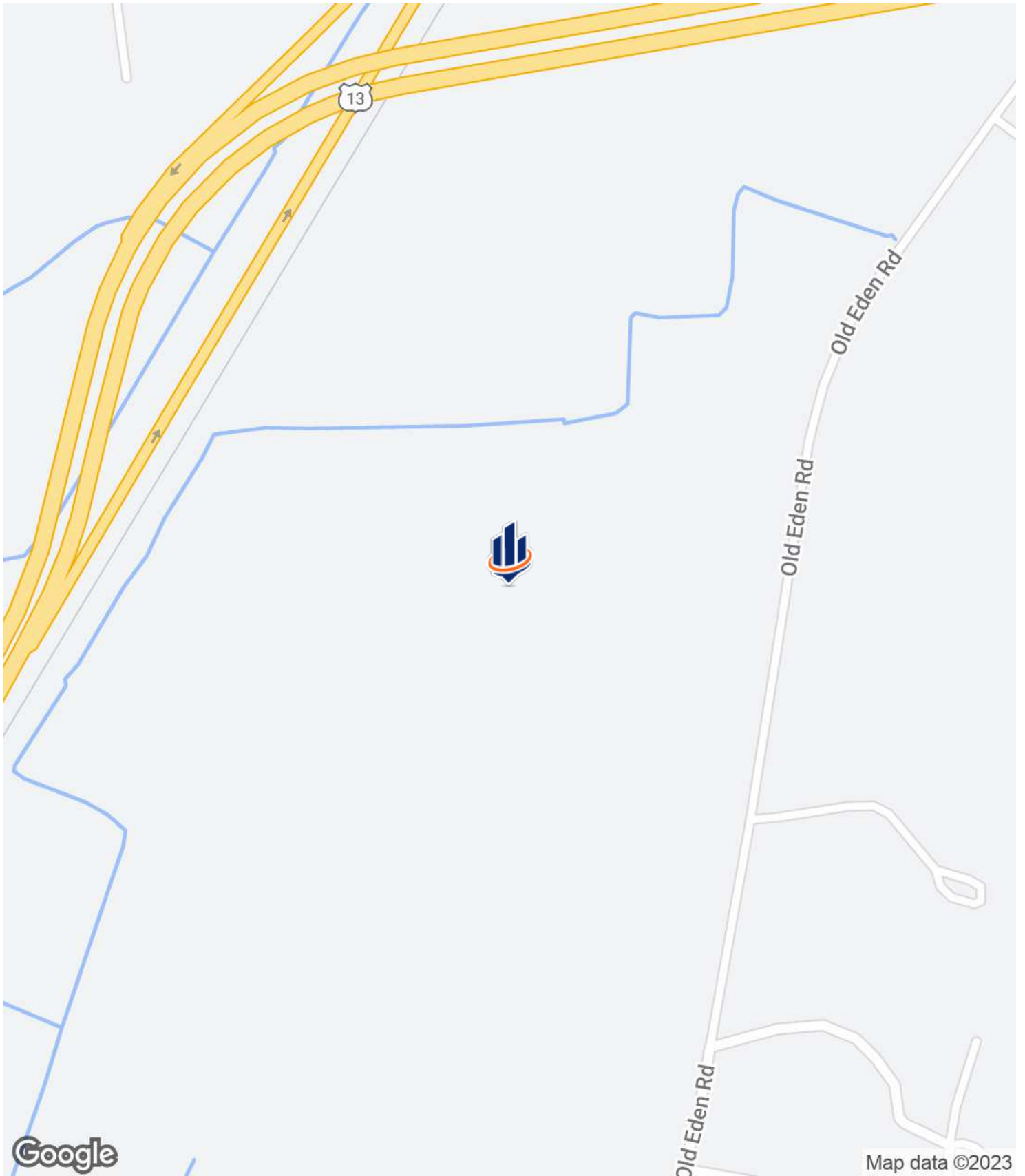
	Zoning Districts						
USE DESCRIPTION	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS							
Car Wash		P					
Motor Vehicle Rental		P	P				P
Motor Vehicle Sales		P	P				
Motor Vehicle Service Stations - with or without fuel sales	P	P	P	SPC			P
Parking lot or parking structure	P	P	P				P
Salvage Yard (See Section 225-110)							SE
Storage trailer sales or rental facility							SE
PUBLIC AND SEMI-PUBLIC FACILITIES							
Transportation							
- Bus Depot	P	P	P	P		P	P
- Park and Ride Facilities	P	P	P	P		P	P
- Train station		SE	SPC			SE	SE
RECREATION, AMUSEMENT, ENTERTAINMENT							
Amusement Parks		SE					
Automobile and motorcycle racing tracks		SE					
Campgrounds, Recreational Vehicle Parks (See Section 225-81)		SE					
Commercial recreation uses		P	P			P	
Go Cart, Off-Road Motorcycle, and Off-Road Bicycle Tracks		SE					
Golf Courses (See Section 225-94)		SE					
Golf Driving Range, not part of a golf course		SE					
Golf-Miniature		SE					
Indoor recreation		P	P	P		SE	SE
Indoor rifle and pistol ranges, commercial	SPC	SE	SPC			SE	
Marina							
- Commercial		SPC					SPC
- Recreational		SPC					

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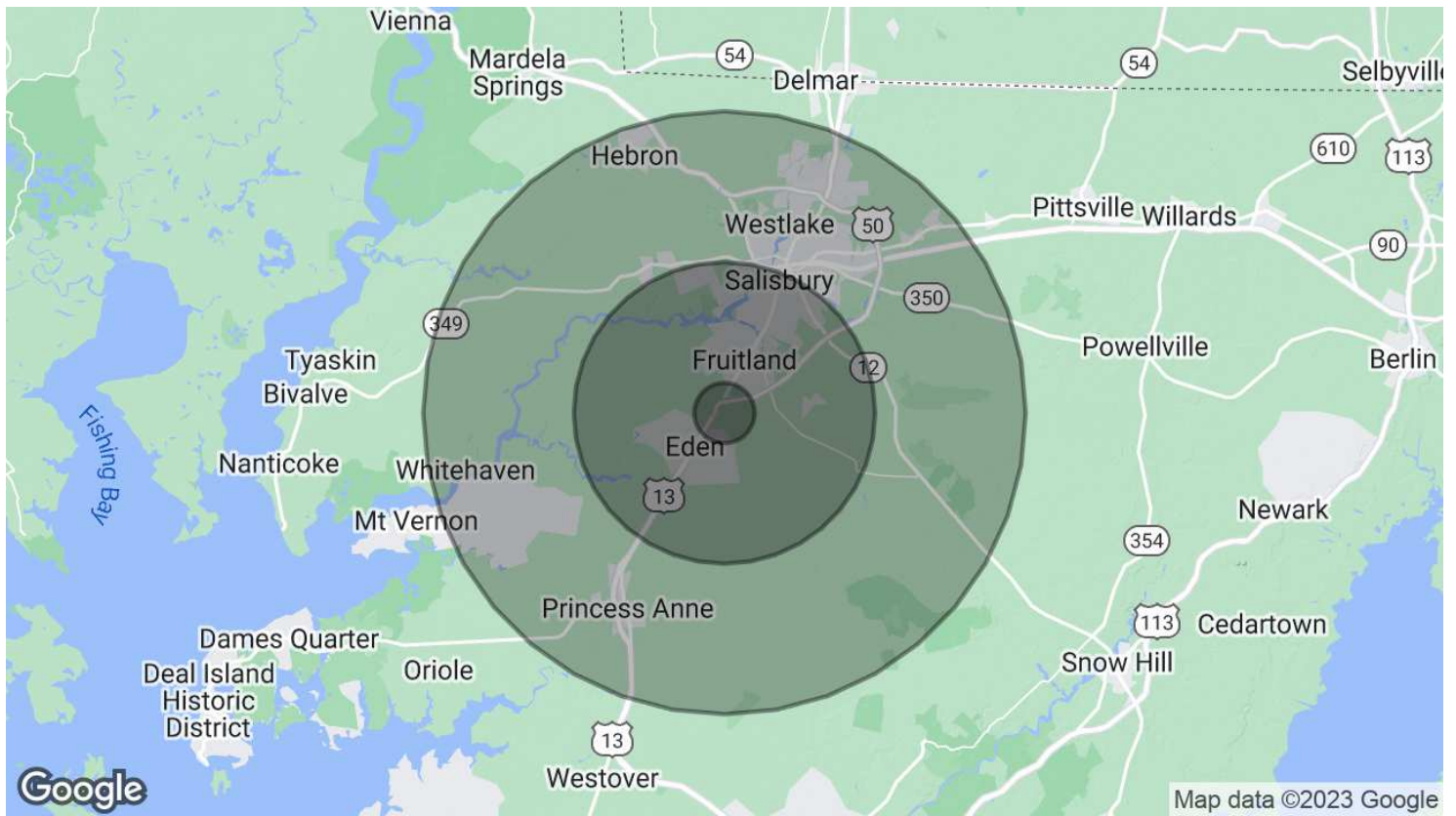
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USE DESCRIPTION	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Outdoor Community Events		P					
Rifle and pistol range, war games, archery ranges		SE					
Stadium		P	P				
Theater							
– indoor	P	P	P				
- outdoor (See Section 225-109)		SE					
RESIDENTIAL							
Accessory Apartment	SPC	SE					
Bed and breakfast (See Section 225-80)							
Country Inn					P		
Day Care (See Section 225-82)							
- Center		P		P	P		
- Elderly		P		P	P		
- Family		P		P	P		
Dwelling							
– Single Family Detached					P		
– Manufactured Home – Double-wide (See Section 225-87)							
– Two-Family					P		
– Apartments and apartment projects (See Section 225-78)					P		
– Townhouse (See Section 225-90)				P			
Dwelling Unit with a commercial/business/office building	P	P		P	P		
Group Homes/Youth Group Homes (See Section 225-96)					P		
Guest Rooms (See Section 225-97)					P		
Home – Based Business (See Section 225-97)							
- Type I Home-based business				P	P		
- Type II Home-based business				SPC	SPC		
- Type III Home-Based Business							

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Manufactured Home Park (See Section 225-102)		SPC					
Mobile Office, temporary in conjunction with an approved construction or development project	P	P	P	P		P	P
Rehabilitative Housing (See Section 225-107)					P		
UTILITIES							
Privately Owned and Operated Utility		P				P	P
Public Utility							
- Public Utility as defined in Section 225-3 and 225-66	P	P	P	P	P	P	P
- Relay stations, storage stations, electric substations, and overhead electric power transmission lines of >69,000kv	SPC	SE	SPC	SPC	SPC	SE	SE
Wireless Telecommunication Facilities (See Section 225-119)		SE					SE



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POPULATION

1 MILE

5 MILES

10 MILES

TOTAL POPULATION	1,763	38,946	103,272
AVERAGE AGE	35.5	31.6	33.5
AVERAGE AGE (MALE)	33.7	30.6	32.0
AVERAGE AGE (FEMALE)	36.9	31.9	34.4

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

TOTAL HOUSEHOLDS	628	13,572	37,580
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$80,955	\$69,088	\$63,104
AVERAGE HOUSE VALUE	\$250,286	\$233,417	\$213,167

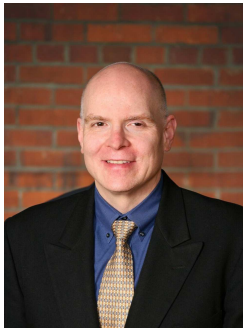
* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Christian Peek serves as a Senior Advisor for SVN-Miller Commercial Real Estate specializing in the sale and lease of land and industrial property in the Delmarva Peninsula; the region incorporating the inland and coastal regions of Delaware, Maryland and Virginia. With over 34 years in the real estate industry, Peek has secured over 2000 transactions resulting in a career brokerage volume in excess of \$900 million.

Active in the commercial real estate industry, Peek earned the prestigious Certified Commercial Investment Member designation in 1989 and has written several articles on developing and investing.

Peek earned a Bachelor of Science in Sociology and Mathematics from the University of Maryland College Park. Peek is also a member of the Salisbury Chamber of Commerce, the Salisbury Wicomico Development Commission and the Salisbury Rotary Club..

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