

OWENS BRANCH ROAD

7.33 ACRE HEAVY INDUSTRIAL DEVELOPMENT OPPORTUNITY

Salisbury , MD 21801

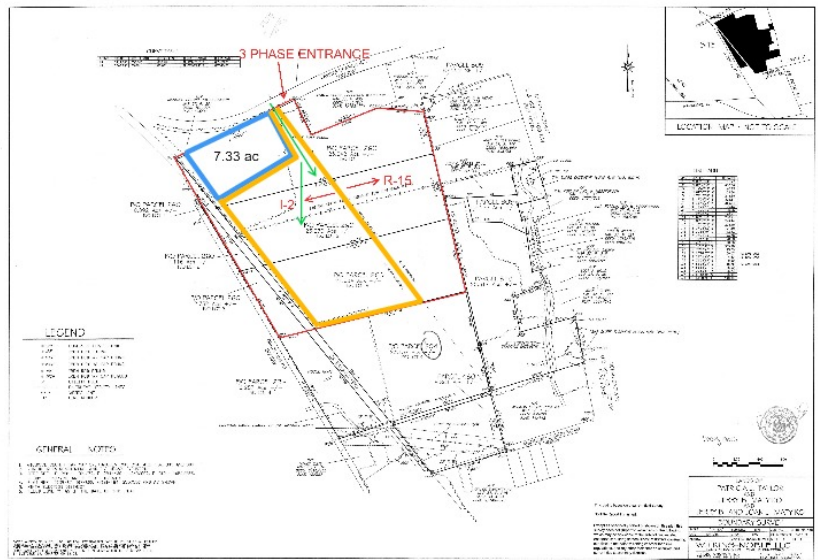
PRESENTED BY:

CHRIS PEEK

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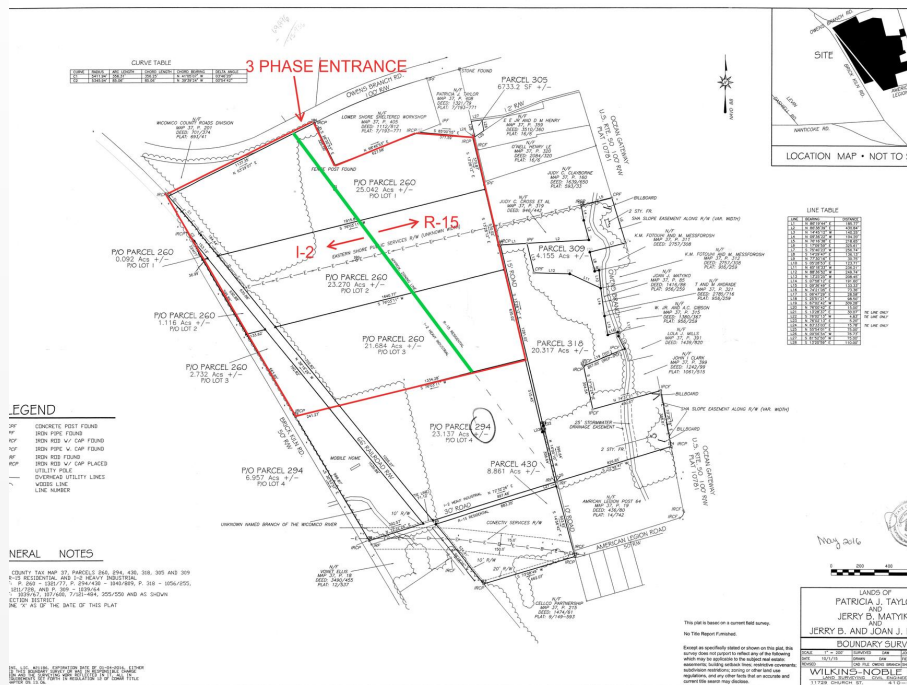
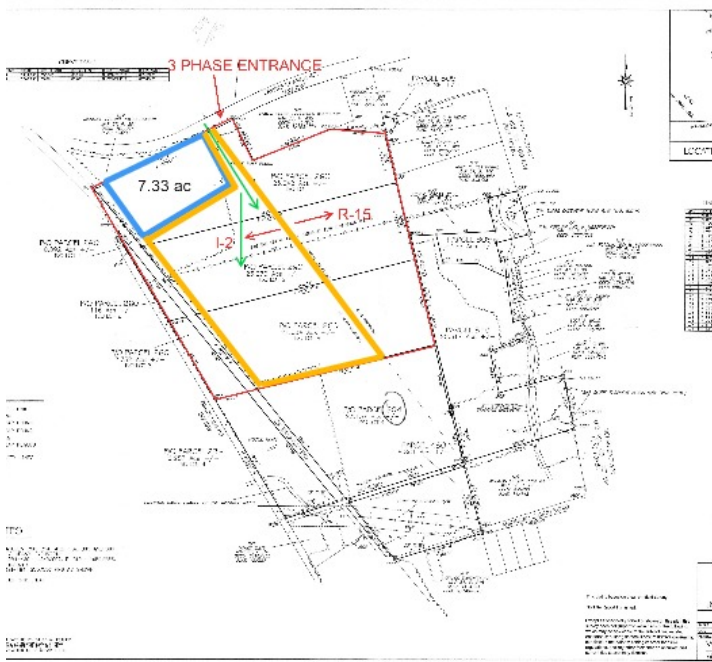
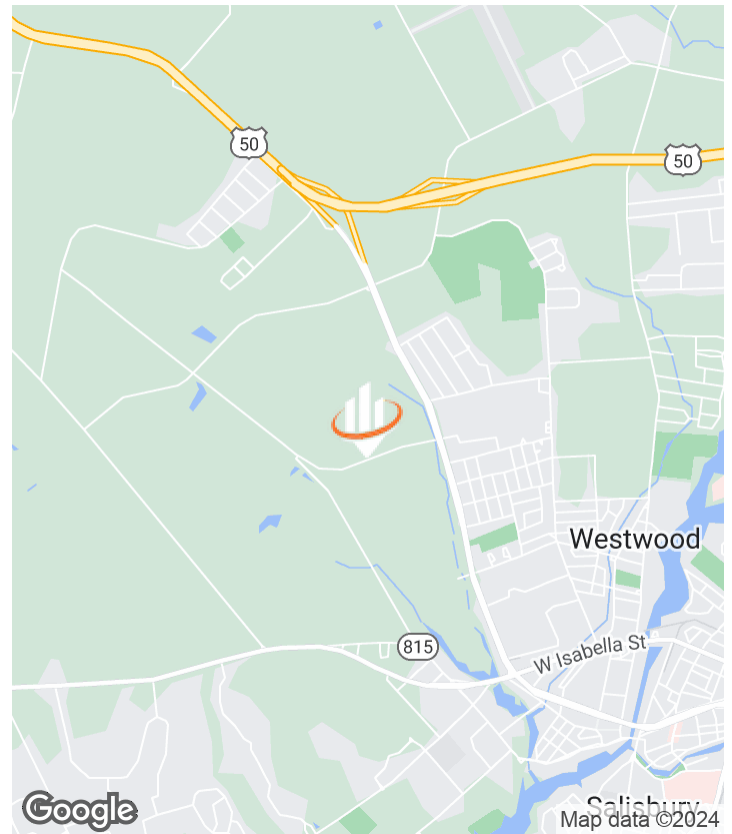


EXHIBIT B

annotated 74 acres 1.jpg



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OFFERING SUMMARY

SALE PRICE:	\$495,000
AVAILABLE SF:	
LOT SIZE:	7.33 Acres
PRICE / ACRE:	\$67,531
ZONING:	Wicomico County Heavy Industrial I-2
MARKET:	Eastern Shore
SUBMARKET:	Salisbury

PROPERTY OVERVIEW

Approximate 7.33 acre parcel of land with hard-to-find Wicomico County I-2 Heavy Industrial Zoning. The property has a convenient central location and is served by Brick Kiln Road and Owens Branch Road, adjacent to Route 50. Three Phase Heavy Duty Electrical Access is available off Owens Branch Road via Delmarva Power. Convenient Location Right off RT 50

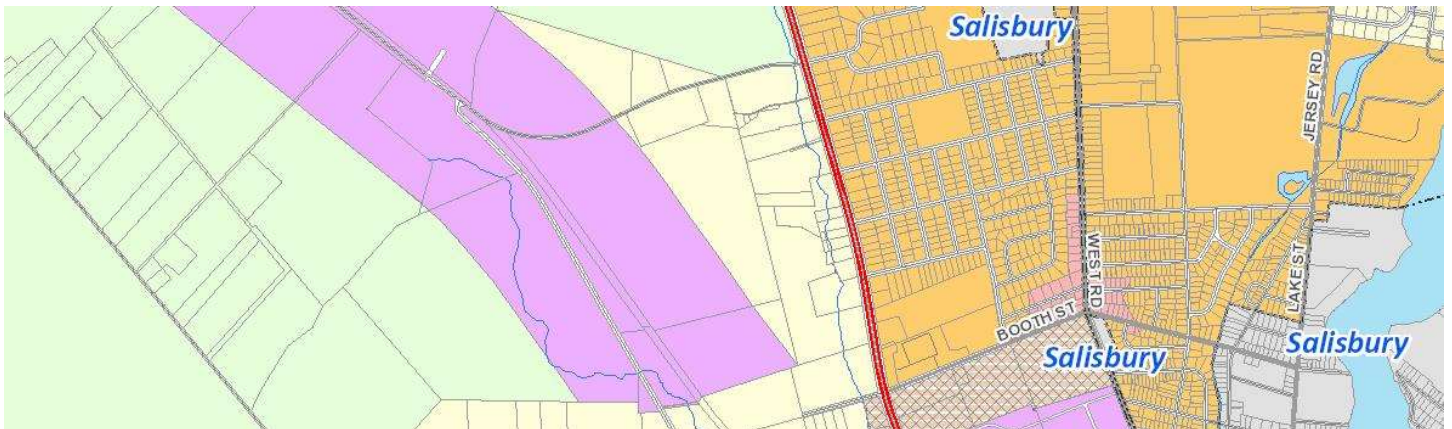
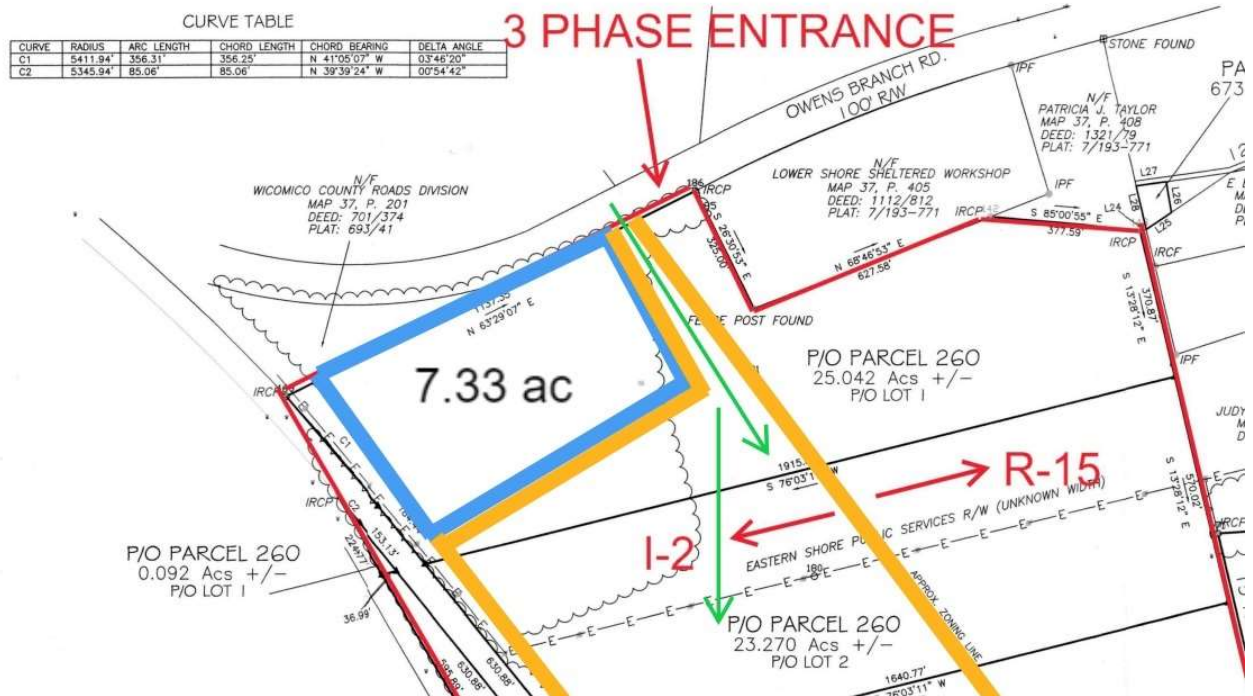
PROPERTY HIGHLIGHTS

- 7.33 Acre Heavy Industrial Development Opportunity
- Property Has Very Recent Perk!
- True Heavy Industrial I-2 Land!
- Three Phase Heavy Duty Electrical Access
- Chesapeake Natural Gas Access off Owens Branch
- Convenient Location Right Off RT 50

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Per the annotated survey and the zoning map below, the entirety of the 7.33 acres is zoned Wicomico County Heavy Duty Industrial I-2. A full copy of the I-2 Zoning Code is attached to the brochure.

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Status of Abandoned Rail Right Of Way Easement Pictured on Survey

Per the rail line easement shown on the survey, roughly paralleling Brick Kiln Road. This has been abandoned for decades. The Seller's Attorney is in the process of having this abandoned rail easement removed.

Suitability of Property For Solar Development

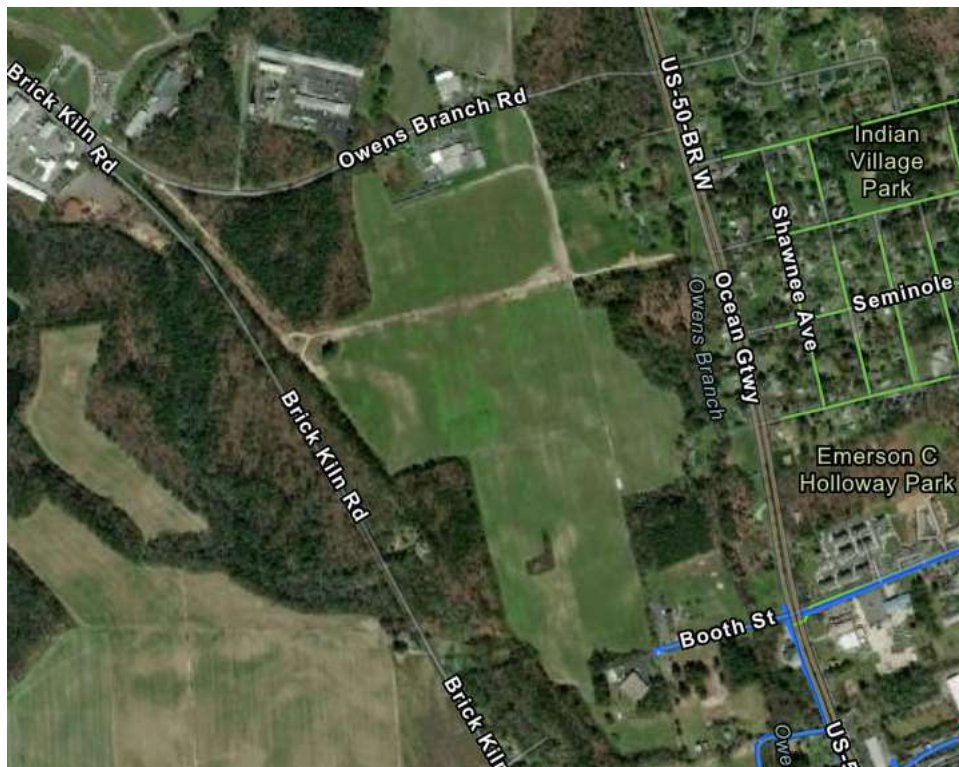
The property is zoned perfectly for solar use, however, it has been determined through prior due diligence by solar prospects, that the regional power utility, Delmarva Power, will require a payment in excess of 2 million dollars to provide the specialized interconnection infrastructure required for a large solar farm to connect to it's power grid. This is cost prohibitive for most solar users.

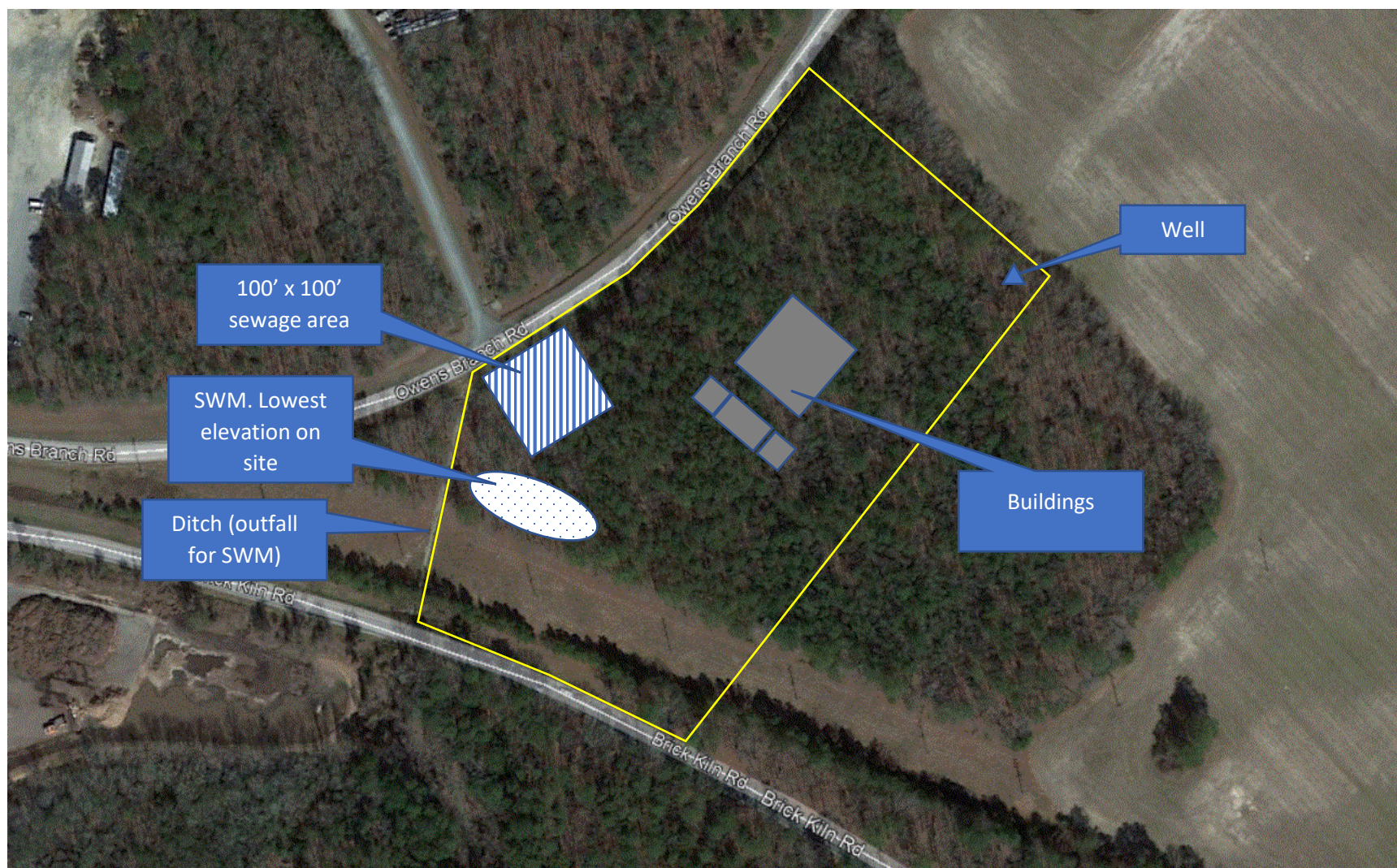
Standard Power Delivery Options

There is single phase power available along the entire span of Brick Kiln Road and Owens Branch Road. Three Phase power is available on Owens Branch at approximately the point designated on the attached, annotated survey.

Water and Sewer Sourcing

There is recent perk for the 7.33 acre parcel. The property is in Wicomico County, outside the City of Salisbury boundaries, and is not served with Salisbury municipal water and sewer. Current water and sewer access would be via well and septic. The soils in this area are generally good drainage quality as evidenced by the multiple well and septic systems in place adjacent to the property. The closest municipal water and sewer access is on American Legion Road just beneath the property to the south (see diagram below).







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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		C-1	C	C-3	LB-1	LB-2	I-1	I-2	
Zoning Districts									
AGRICULTURAL									
Agriculture equipment sales, service and repair									
Agricultural Operations, Farming (See Section 225-76)									
- Agricultural uses (less than 5 Acres)			S					P	
- Agricultural uses (5 acres or more)			P					P	
Farmers' Market (See Section 225-92)		P			P			P	
Farm-related Business (See Section 225-91)			P					P	
Fisheries				P				P	
Forestry		P	P	P	P	P	P	P	P
Grain mills and feed supply			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	P	

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Zoning Districts									
COMMERCIAL SERVICE									
Manufactured Home sales and service									
Marine supplies, boats or equipment sales, service or repair			SE					P	
Restaurants		SPC	P	P	P	SE			
- Drive-Thru / Fast Food			P						
Retail Sales (See Section 225-108)		P	P	P	SPC	SE	SE		
- 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	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	P		
Financial institutions		P	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	P	SPC			

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	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	P	P
Service establishments (See Section 225-113)	P	P	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	P	P
Fire Stations without assembly hall	P	P	P	P	P	P	P	P	P
Rescue squad, ambulance service (Private Companies)	P	P	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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		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	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

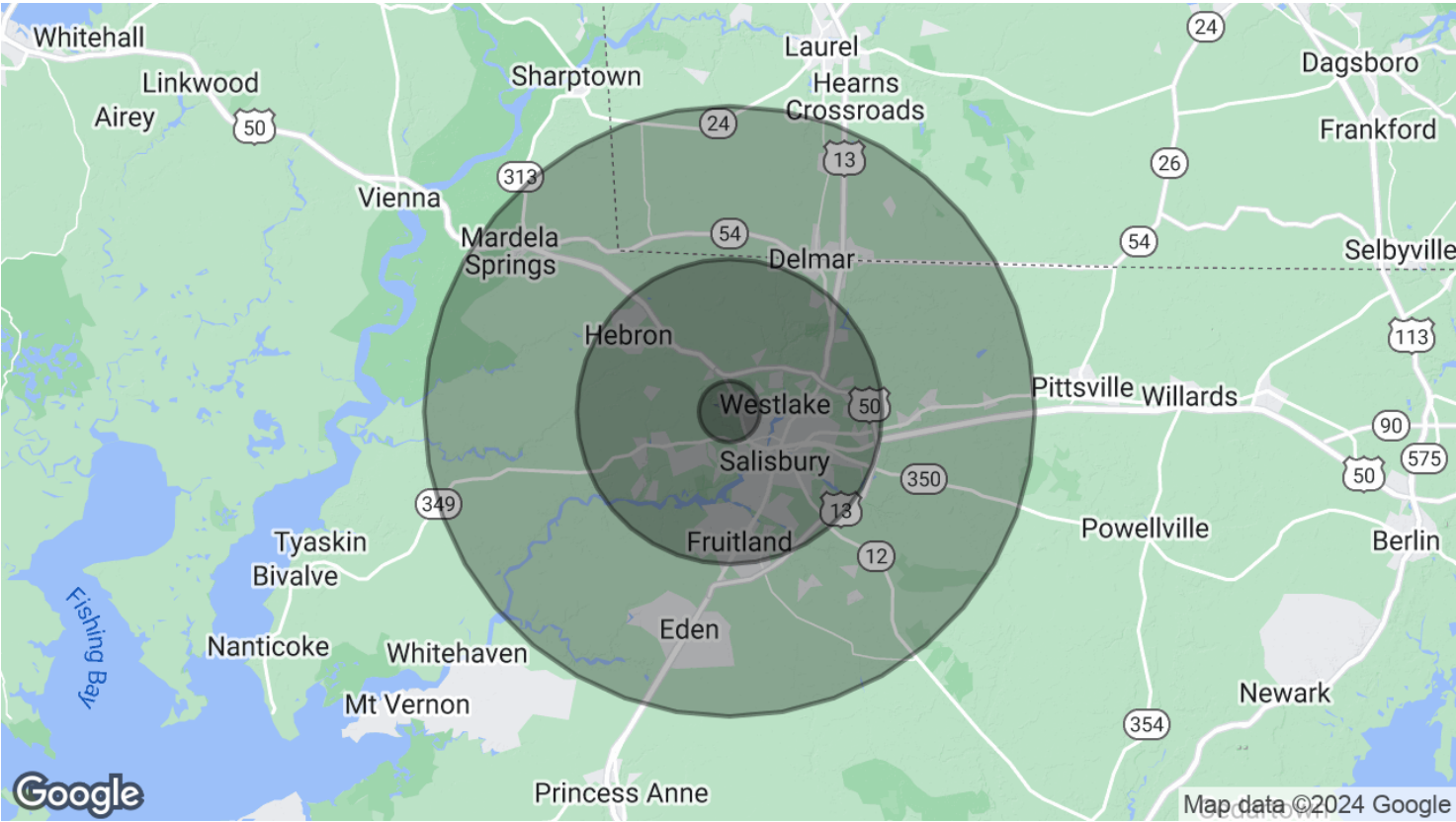
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Marina/shipyard, industrial, including the storage or sale or service of boats or marine equipment or supplies									SPC
Marine terminal									SPC
Micro Brewery:									
- As an accessory use in restaurant		SPC	P	P	P		SE	P	P
- As a stand-alone use			SE	SPC					SE
Petroleum, propane, chemical or natural gas manufacture, refining or storage on five (5) acres or more									P
Photographic processing and blueprinting establishments									P
Portable storage containers, as an accessory use									SE
Power Generating Facilities, Privately Owned			P						P
Printing, publishing or bookbinding									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
- greater than 40,000 sq. ft. gfa.			SPC						P
Welding shops, ornamental iron works									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
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	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	P
Outdoor advertising structure			SE					SE	SE
Zoos and Zoological Gardens			SE	SPC					

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MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS		C-1	C-2	C-3	LB-1	LB-2	I-1 I-2
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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RESIDENTIAL		C-1	C-2	C-3	LB-1	LB-2	I-1 I-2
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	P	
- Townhouse (See Section 225-90)					P	P	
Dwelling Unit with a commercial/business/office building		P	P			P	
Group Homes/Youth Group Homes (See Section 225-96)						P	
Guest Rooms (See Section 225-97)							
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



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,102	69,481	109,370
AVERAGE AGE	36.5	32.9	34.7
AVERAGE AGE (MALE)	36.7	31.8	33.2
AVERAGE AGE (FEMALE)	36.3	33.5	35.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	711	25,146	40,469
# OF PERSONS PER HH	3.0	2.8	2.7
AVERAGE HH INCOME	\$91,414	\$61,781	\$63,973
AVERAGE HOUSE VALUE	\$153,256	\$198,240	\$213,023

* 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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