

For Sale

Development Opportunity

14.6 Acres



West Ocean City Development Opportunity

Ocean Gateway

Ocean City, Maryland 21842

Property Highlights

- Development Opportunity in West Ocean City
- Fronting Route 50 Eastbound
- +/- 14.6-AC of Commercial Land
- Approved Perc
- Delineation Report Available
- Well/Septic

Property Description

+/- 14.6-acres of commercial land with prime highway frontage along Route 50's eastbound lanes (Ocean Gateway) in West Ocean City, Maryland. Prime development opportunity! Delineation report available, approved perc. Well/Septic.

OFFERING SUMMARY

| | |
|------------|-------------|
| Sale Price | \$1,800,000 |
| Lot Size | 14.6 Acres |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile | 1,515 | \$76,790 |
| 3 Miles | 11,587 | \$42,388 |
| 5 Miles | 24,222 | \$39,414 |

For more information

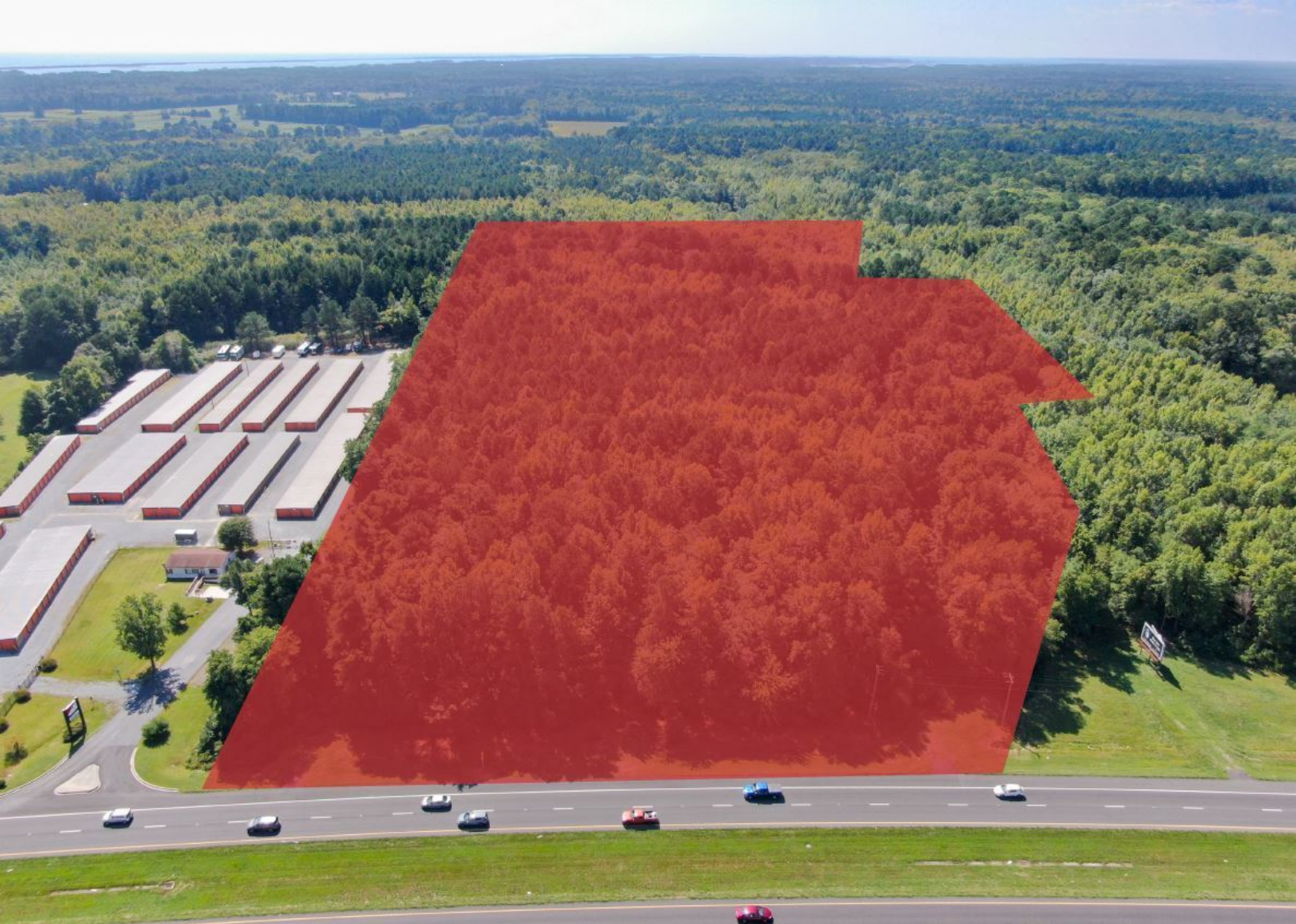
Chris Davis

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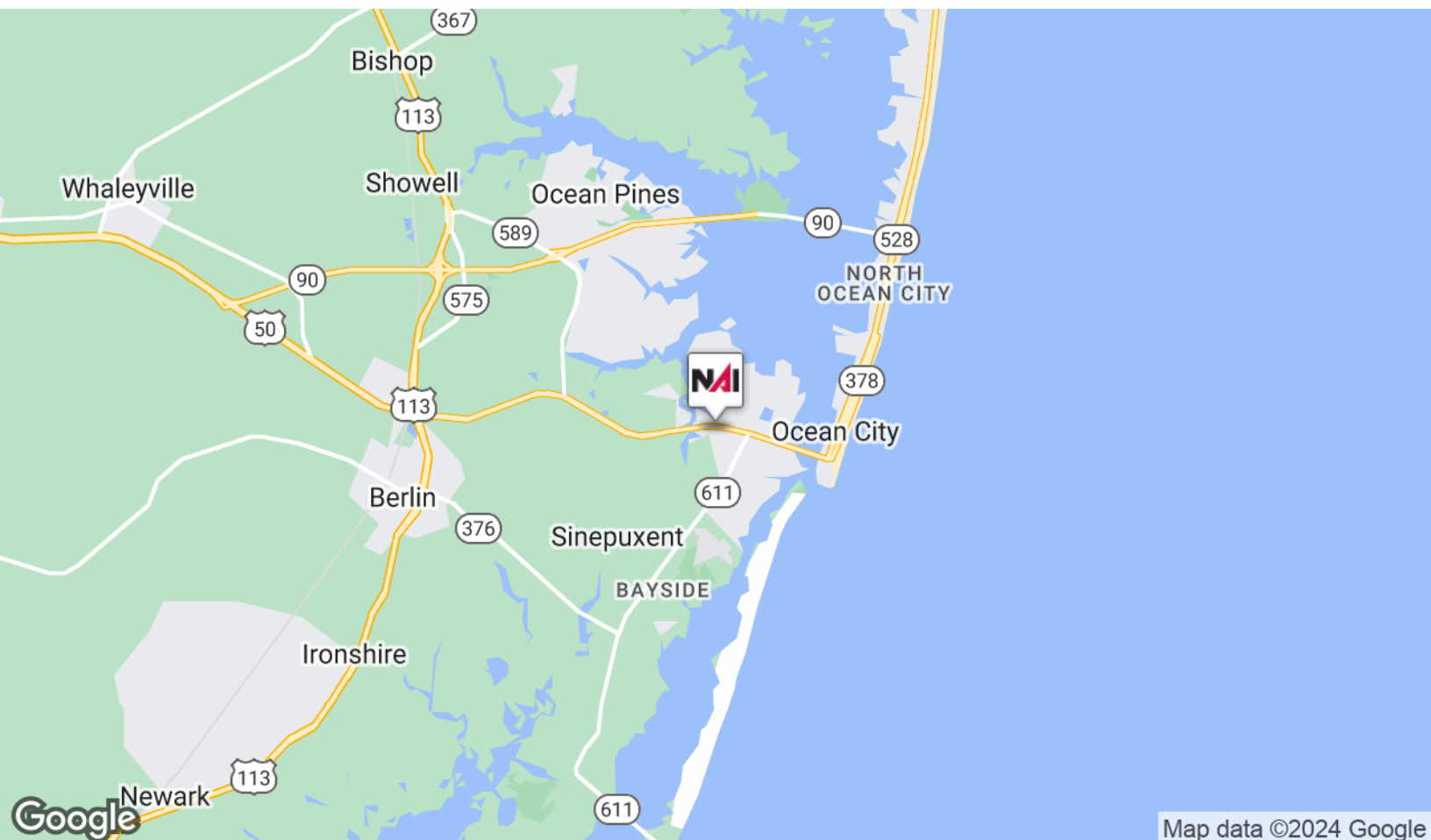
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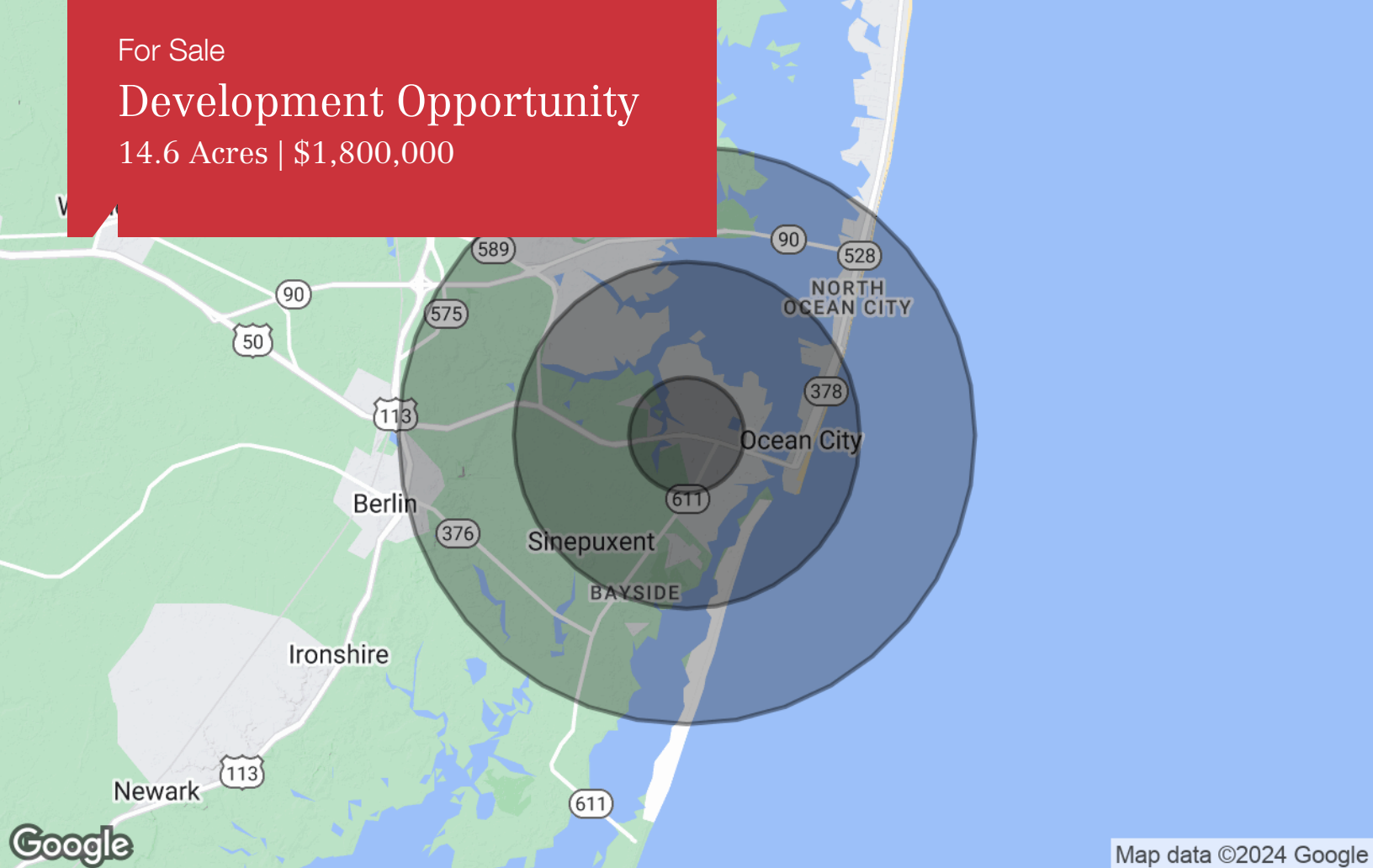
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Population

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 1,515 | 11,587 | 24,222 |
| MEDIAN AGE | 45.8 | 50.7 | 53.2 |
| MEDIAN AGE (MALE) | 46.1 | 49.7 | 52.5 |
| MEDIAN AGE (FEMALE) | 44.4 | 53.5 | 54.9 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,105 | 12,434 | 26,255 |
| # OF PERSONS PER HH | 1.4 | 0.9 | 0.9 |
| AVERAGE HH INCOME | \$76,790 | \$42,388 | \$39,414 |
| AVERAGE HOUSE VALUE | \$383,623 | \$326,677 | \$309,822 |

Race

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % WHITE | 88.1% | 93.1% | 89.8% |
| % BLACK | 9.2% | 4.2% | 7.3% |
| % ASIAN | 0.0% | 1.4% | 1.7% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.7% | 0.3% | 0.3% |
| % OTHER | 2.0% | 1.1% | 0.9% |

Ethnicity

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % HISPANIC | 4.7% | 5.3% | 4.6% |

* Demographic data derived from 2020 ACS - US Census

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Chris Davis

Principal | Broker

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Education

Davis is a graduate of The University of Nevada Las Vegas with a degree in Marketing.

Professional Background

Chris Davis is a Principal with NAI Coastal. Davis is a licensed Real Estate Broker in Maryland, Delaware and Florida who specializes in the sale of income producing investment properties in the self storage, hospitality and industrial fields. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well.

With over 25 years of experience in the commercial real estate business, Davis has brokered over \$800 million in volume. Before co-founding NAI Coastal in 2019, Davis brokered deals under the Long & Foster and SVN commercial platforms. He has served on national self storage and hospitality product councils and was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation in 2015.

Over the course of his career, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue.

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