

SALE

75 Engerman Avenue

75 ENGERMAN AVENUE

Denton, MD 21629

PRESENTED BY:

JOHN FOSTER

O: 443.390.2600 x106

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MEREDITH M. MEARS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$536,300
BUILDING SIZE:	60,000 SF
LOT SIZE:	5.54 Acres
ZONING:	Industrial
MARKET:	Mid Delmarva

PROPERTY OVERVIEW

Fully entitled and shovel ready 5.54 Acre industrial site available for purchase within the Denton Industrial Park ready for development. The property has been approved for a 60,000 SF Industrial building Located directly in the center of the Delmarva peninsula. Located along US Route 404, major East-West Corridor on the Eastern Shore. Close proximity to all significant transportation routes, including US 301, US Route 50, and US Route 13 through Delaware. Easy access to Western Shore via Bay Bridge (20 Minutes), Lower Shore including Sussex County De & Salisbury, MD Area.

PROPERTY HIGHLIGHTS

- Fully entitled for 60,000 SF Industrial buildings, with potential for an additional 12,000 SF.
- 28' ceiling Height, 4 Drive-in Doors- 14'x14'
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- All Utilities at the curb

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ADDITIONAL PHOTOS

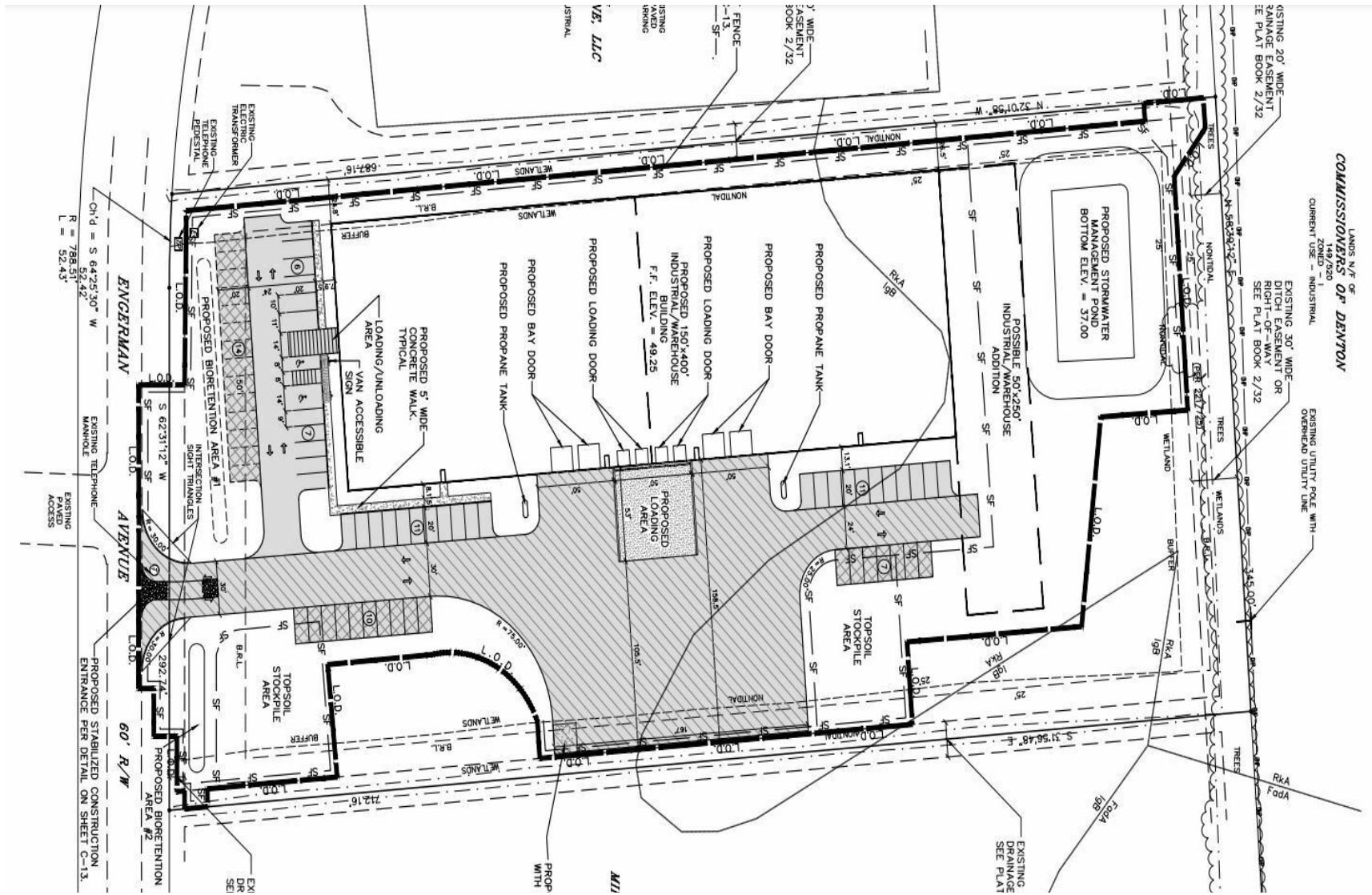


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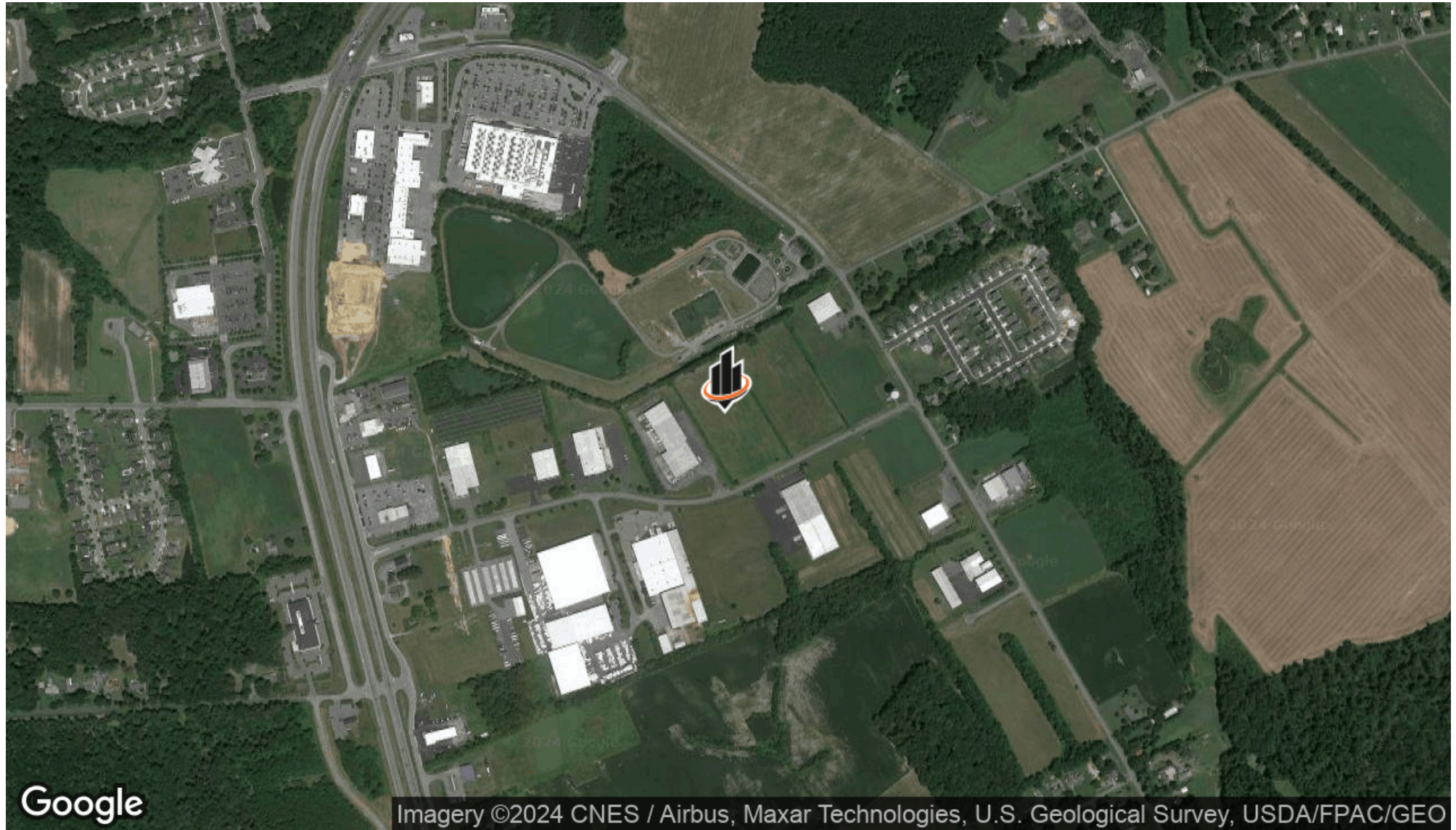
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AERIAL MAP



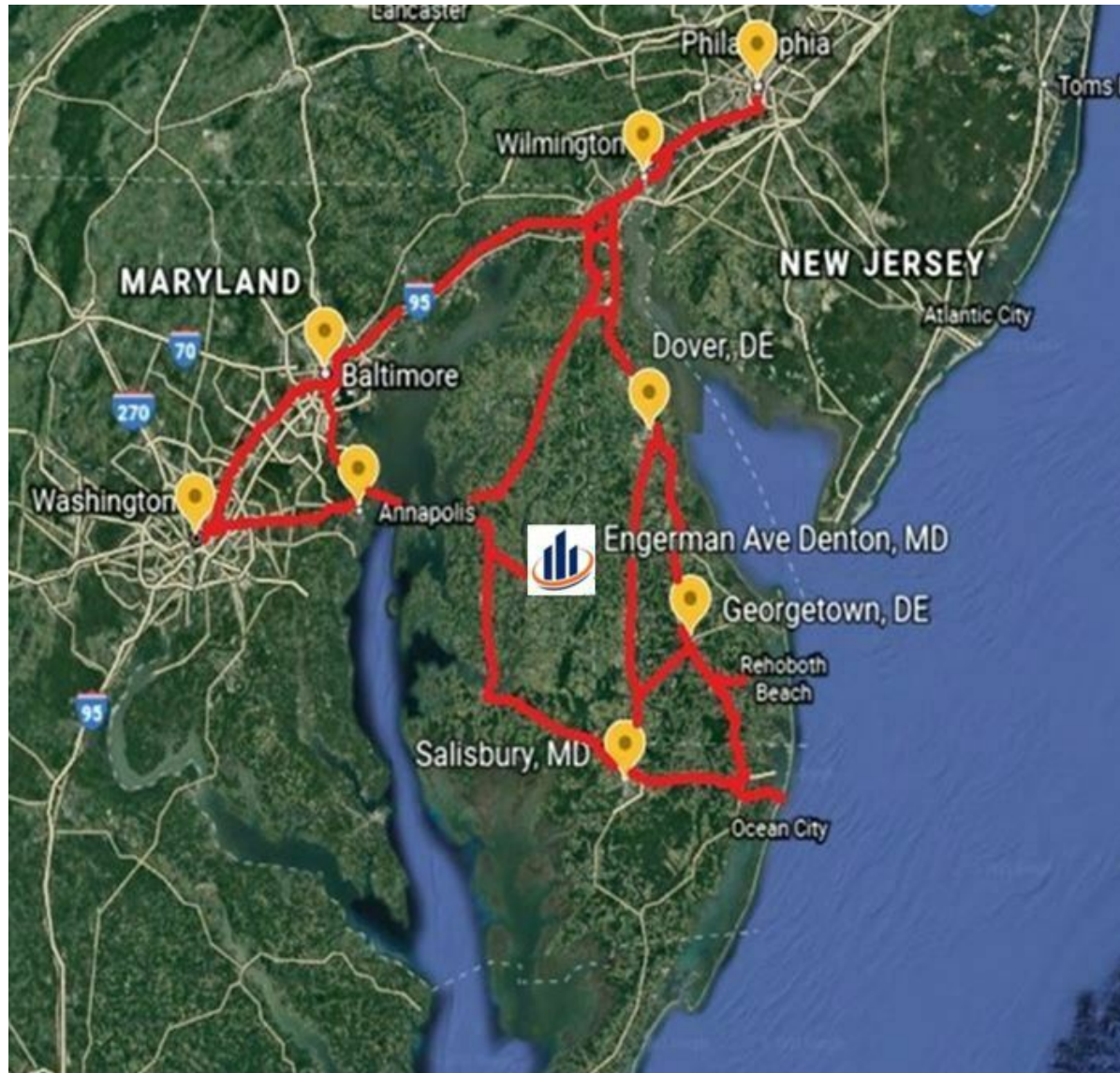
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MAJOR ROUTES



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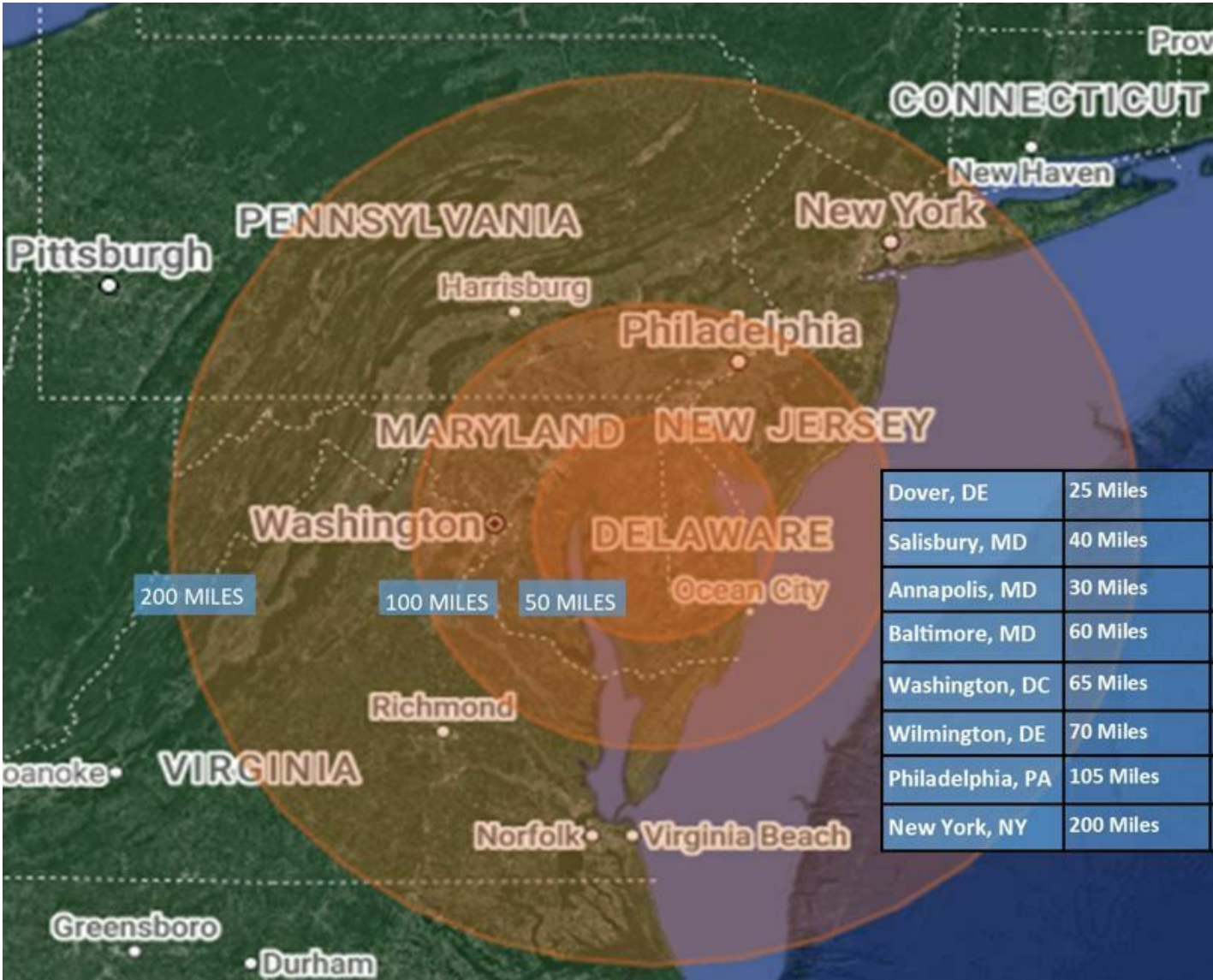
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RADIUS MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	50 MILES	100 MILES	200 MILES
TOTAL POPULATION	1,832,985	16,629,152	46,027,082
AVERAGE AGE	41.8	39.7	40.1
AVERAGE AGE (MALE)	40.6	38.4	38.7
AVERAGE AGE (FEMALE)	42.8	40.8	41.3
HOUSEHOLDS & INCOME	50 MILES	100 MILES	200 MILES
TOTAL HOUSEHOLDS	812,843	6,869,531	18,968,668
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$87,608	\$102,680	\$100,479
AVERAGE HOUSE VALUE	\$299,582	\$334,891	\$376,937

* Demographic data derived from 2020 ACS - US Census

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Approval/Permit	Authority/Consultant	Requirement	Status	Date
Environmental Study (Phase I)	Quality Environmental Solutions	Phase I Study	Complete – No Recognized Environmental Conditions identified with this site	July 2016
ALTA Survey	Lane Engineering	ALTA Survey	Complete	August 2016
Site Plans	Davis, Moore, Shearon & Associates	Sealed site plans with storm drainage and landscaping	Complete (approved)	April 2023
Town SWM Agreement	Town of Denton	Signed agreement that gives town access to property to maintain SWM facilities	Complete	April 2023
Caroline Soil Conservation District Approval	Soil Conservation District Board of Supervisors	Approval of	Complete (Approved)	April 2023
Nontidal Wetlands Impact Authorization	Maryland Department of the Environment	Authorization to conduct activity in a nontidal wetland (project permanently impacts 4,166 SF of non-tidal wetland)	Complete (Approved)	April 2023 (expires April 2028)
Final Site Plan Approval	Town of Denton Planning Commission	Final review and approval of site plans by town council, town engineers, planning commission, including meeting all necessary conditions	Complete (Approved)	April 2023
Permit for Stormwater Associated with Construction Activity	Maryland Department of the Environment	Approval of stormwater discharge and sediment/erosion control measures	Complete (Approved)	May 2023
Forest Conservation Plan Approval	Maryland Department of Natural Resources	Approval of forest conservation plan, including payment of fees in lieu of	Complete (Paid)	June 2023
Building Plans and Drawings	Bob Breeding General Contractors	Prepare sealed building plans necessary for building permit and construction	Complete – Ready to submit for permit	August 2023

Pre-Engineered Metal Building	Bob Breeding General Contractors	Place pre-engineered metal building order	In Progress	Order placed and on hold – delivery 8 weeks after hold is released
Building Permit Submission	Town of Denton	Permit to construct building, including grading	Ready to Submit	Grading Permit: 1 – 2 weeks after submission Building Permit: 4 weeks after submission



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.

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Senior Advisor

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PROFESSIONAL BACKGROUND

Meredith Mears serves as the Mid-Atlantic Representative of the SVN National Self-Storage team and is a Senior Advisor for SVN Miller Commercial Real Estate. Focusing on the sale and leasing of industrial and office assets and specializing in the purchase and sale of self-storage facilities, Mears has worked with a client base that includes local and statewide governments, commercial property owners and investors, and privately operating companies across the globe.

Mears has successfully closed highly structured, multi-million dollar acquisitions and dispositions, and has a strong track record of brokering complex sales and leasing deals for office and industrial clients. Her robust background has given her the privilege of working with both national and international clients, including Orsted, Frito-Lay, Hardwire LLC and various REITs.

Mears is a member of the National Self Storage Association and the Maryland Chapter of the Self-Storage Association. She has deep experience working in tandem with the Maryland Department of Commerce, the Maryland Economic Development Corporation and a multitude of county and local governments.

Solidifying her position as a heavily experienced, trusted and reputable resource, Mears remains very active in her community. She has served in a multitude of community leadership roles such as Regent for the University System of Maryland, Board Member of Leadership Maryland, Board Member of the Maryland Economic Development Association and Board Member of Maryland Capital Enterprises, among others. In 2020, she was named a Top 100 Woman in the state of Maryland by The Daily Record for her vast contributions in business, community and mentoring.

Mears is a graduate of Salisbury University and lives in Salisbury, Maryland with her family.

EDUCATION

Salisbury University
B.S. in Business Administration
Concentration: Marketing
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