



LAND OPPORTUNITY IN TRAPPE, MARYLAND

4234 LOVERS LANE
TRAPPE, MD 21673

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Property Details & Highlights

Property Name:	Historic, Former Cannery Site of the Defender Packing Company.
Property Address:	4234 Lovers Lane, Trappe, MD 21673
Property Type:	Industrial
APN:	03-115003
Lot Size:	3.48 AC
Building Size:	6,150 SF
Zoning:	Talbot County LI – Light Industrial
Rail Access:	N/A
Year Built:	1930
Number of Stories:	2

PROPERTY OVERVIEW

The property is offered for sale as a redevelopment project. The 3.5 acre improved parcel is listed at \$240,000 while the 13.05 acre wooded parcel is listed at \$250,000.

LOCATION OVERVIEW

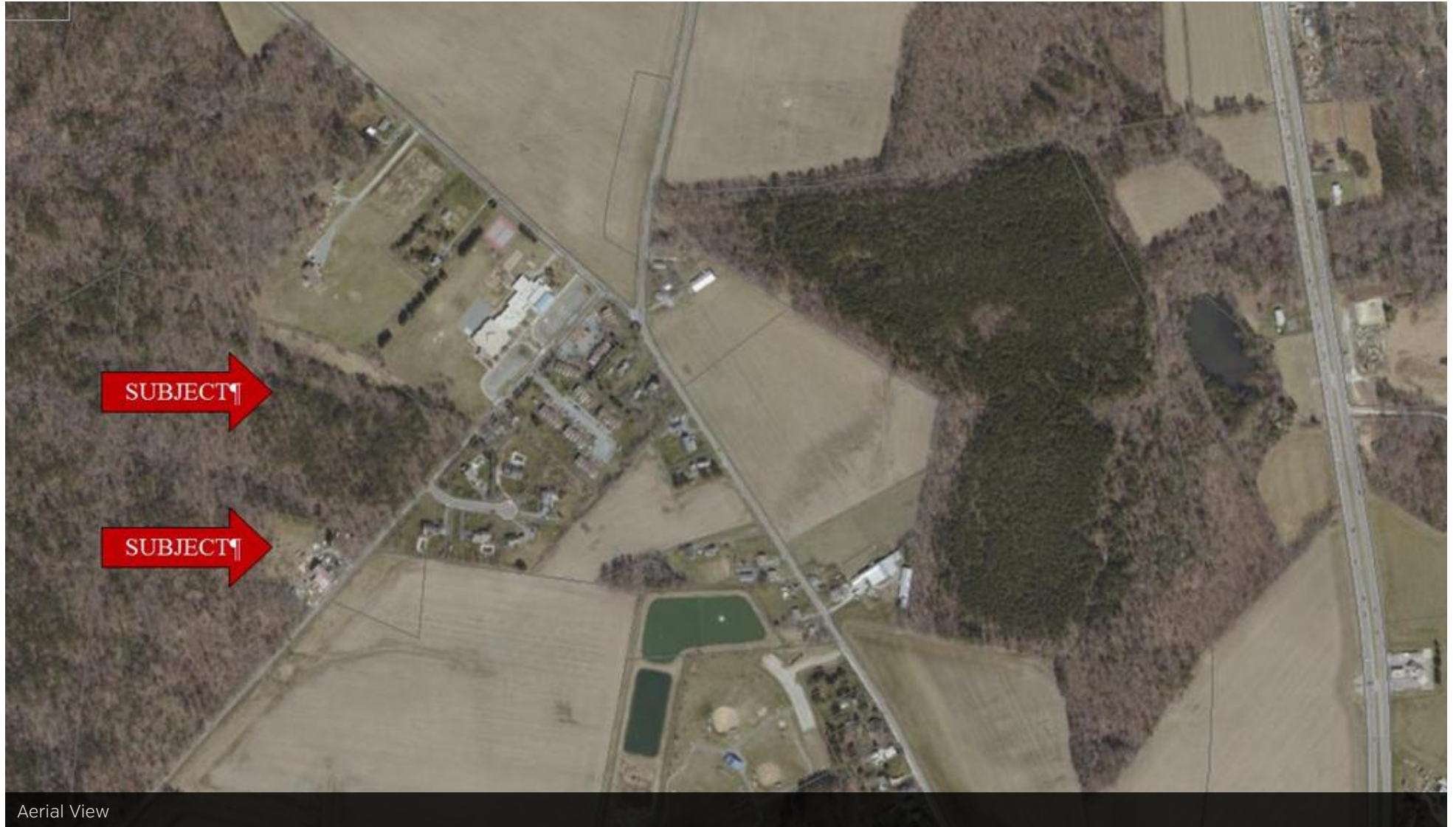
U.S. Route 50 East to Trappe. Right to Maple Avenue through Trappe to Island Creek Neck Road and turn right onto Lovers Lane. Property on left.
Property is adjacent to White Marsh Elementary School and across Lovers Lane from the six-lot School House Farms residential subdivision.



SALE HIGHLIGHTS

- Annexation potential
- Multiple configurations and land areas available for purchase
- Building can be sold as is or after renovation
- Cannery qualifies for historic tax credits
- Potential uses include Industrial (flex, storage, light industrial) or Residential

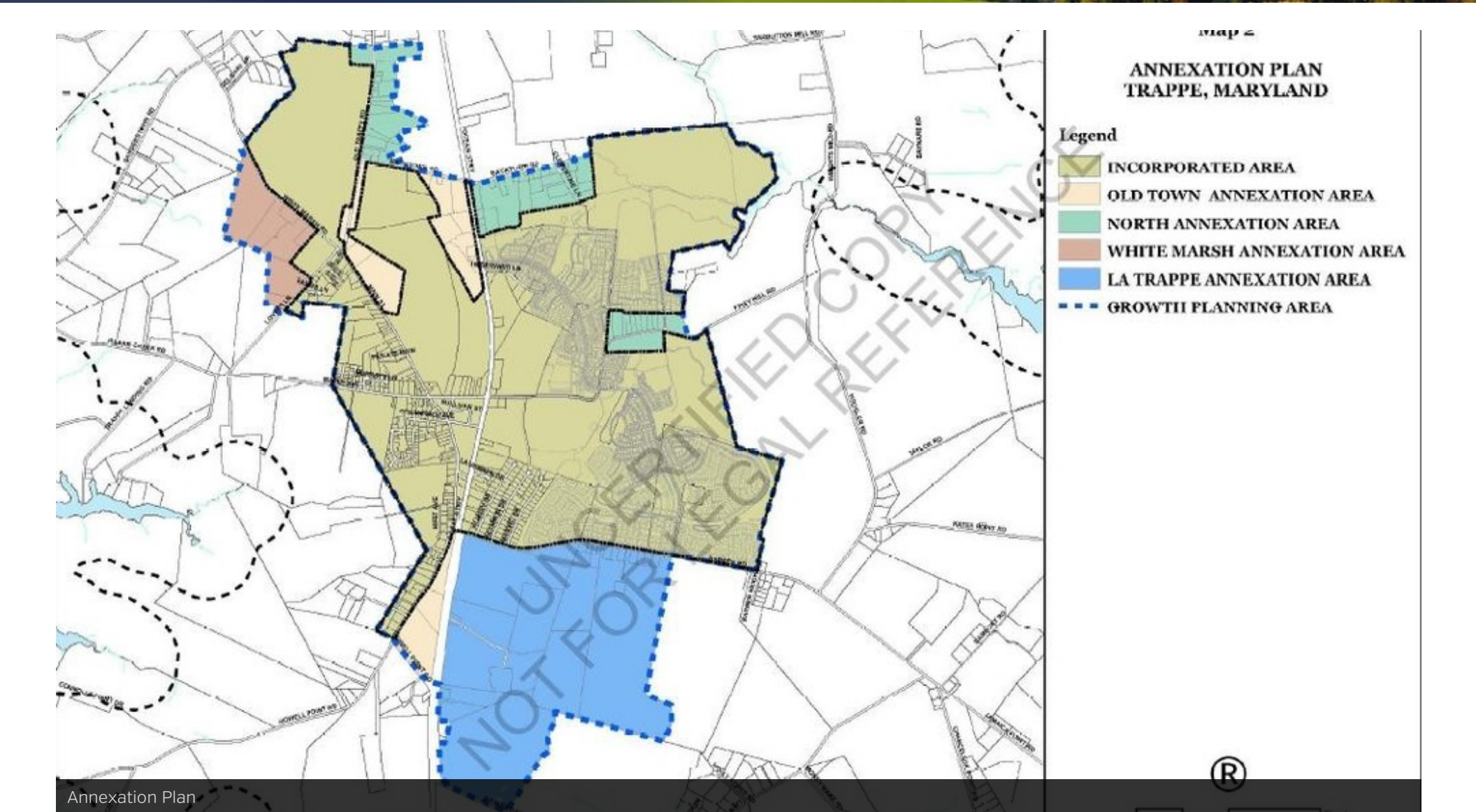
Aerial View



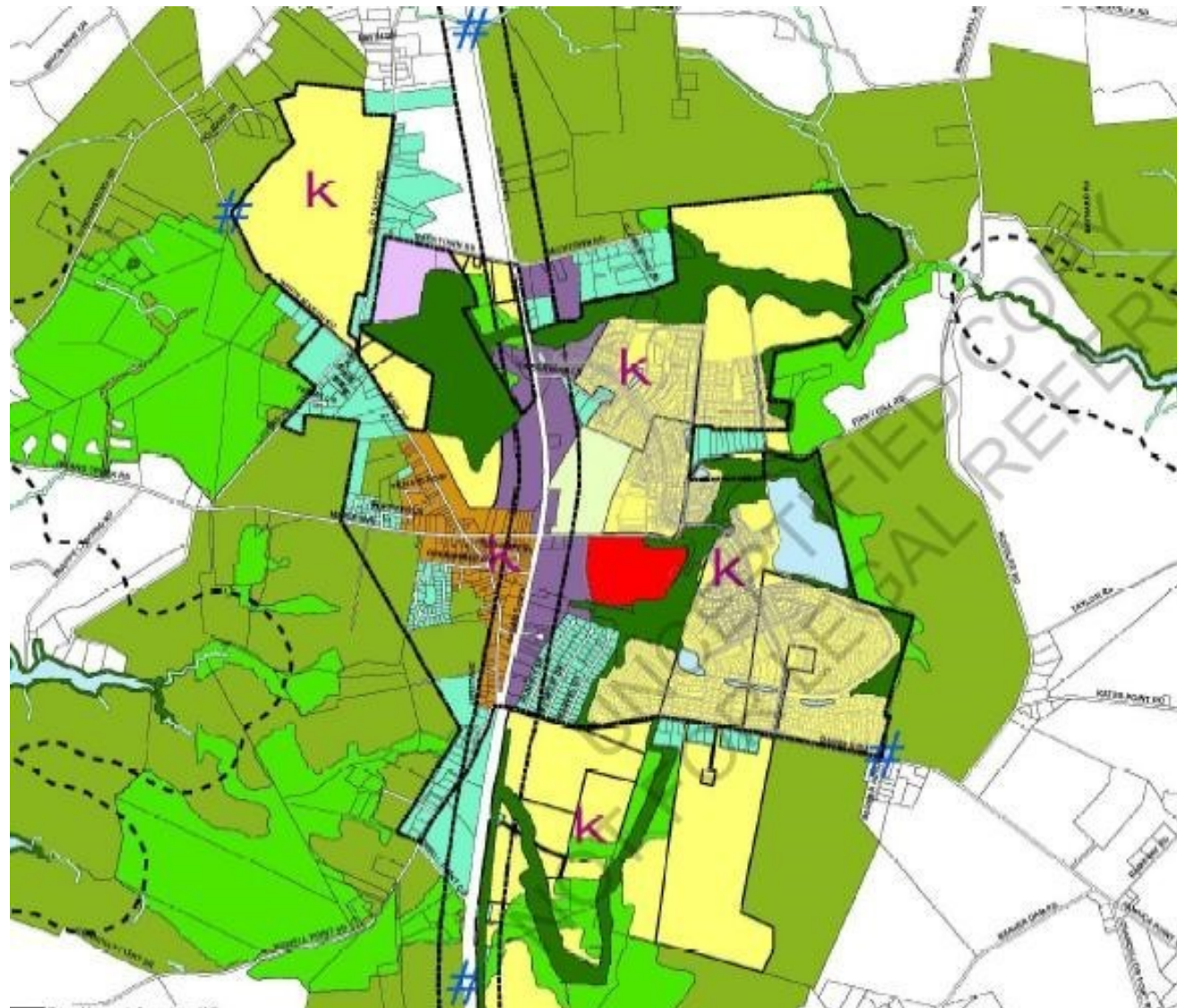
Aerial View



Annexation Plan



Land Use Plan



Map 1

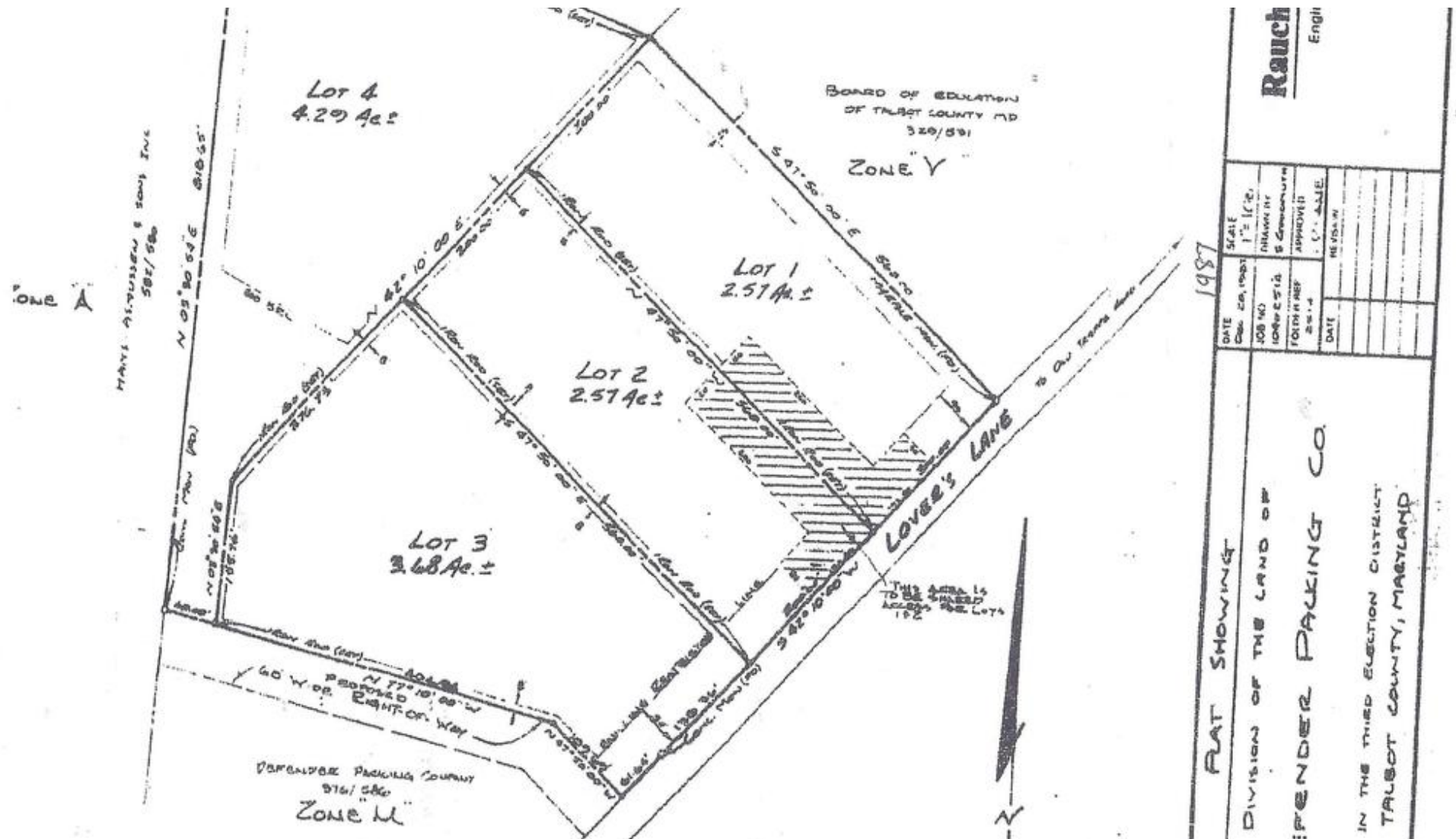
LAND USE PLAN TRAPPE, MARYLAND

Legend

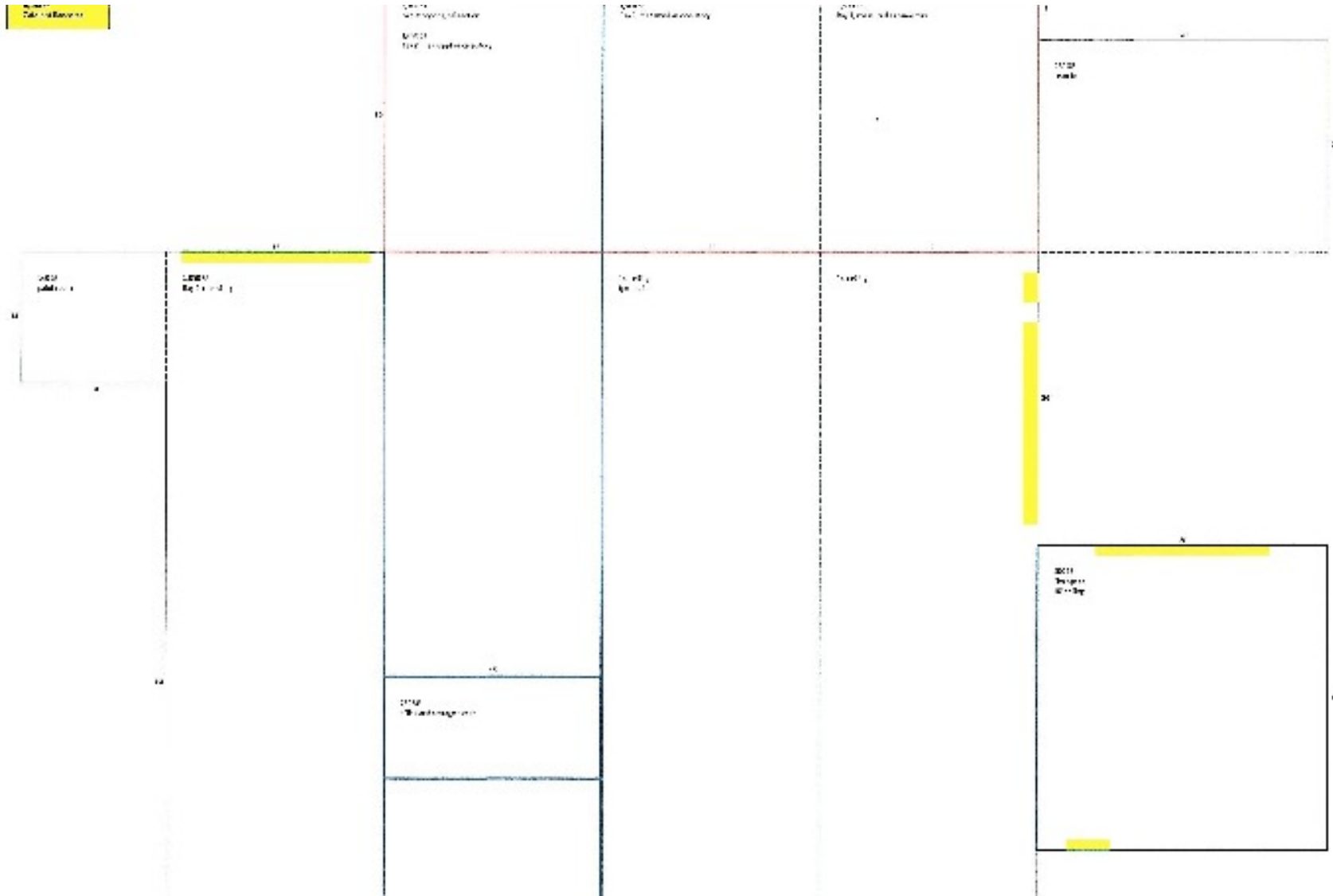
- VILLAGE CENTER
- NEIGHBORHOOD CONSERVATION
- PLANNED NEIGHBORHOOD
- MIXED USE
- REGIONAL COMMERCIAL
- PLANNED EMPLOYMENT
- GREENWAY/SENSITIVE AREAS
- AGRICULTURE
- NEIGHBORHOOD CENTER
- HIGHWAY CORRIDOR
- GATEWAY
- GREEN BELT
- GREEN INFRASTRUCTURE (COUNTY)



Site Plan For 13 Acre Parcel

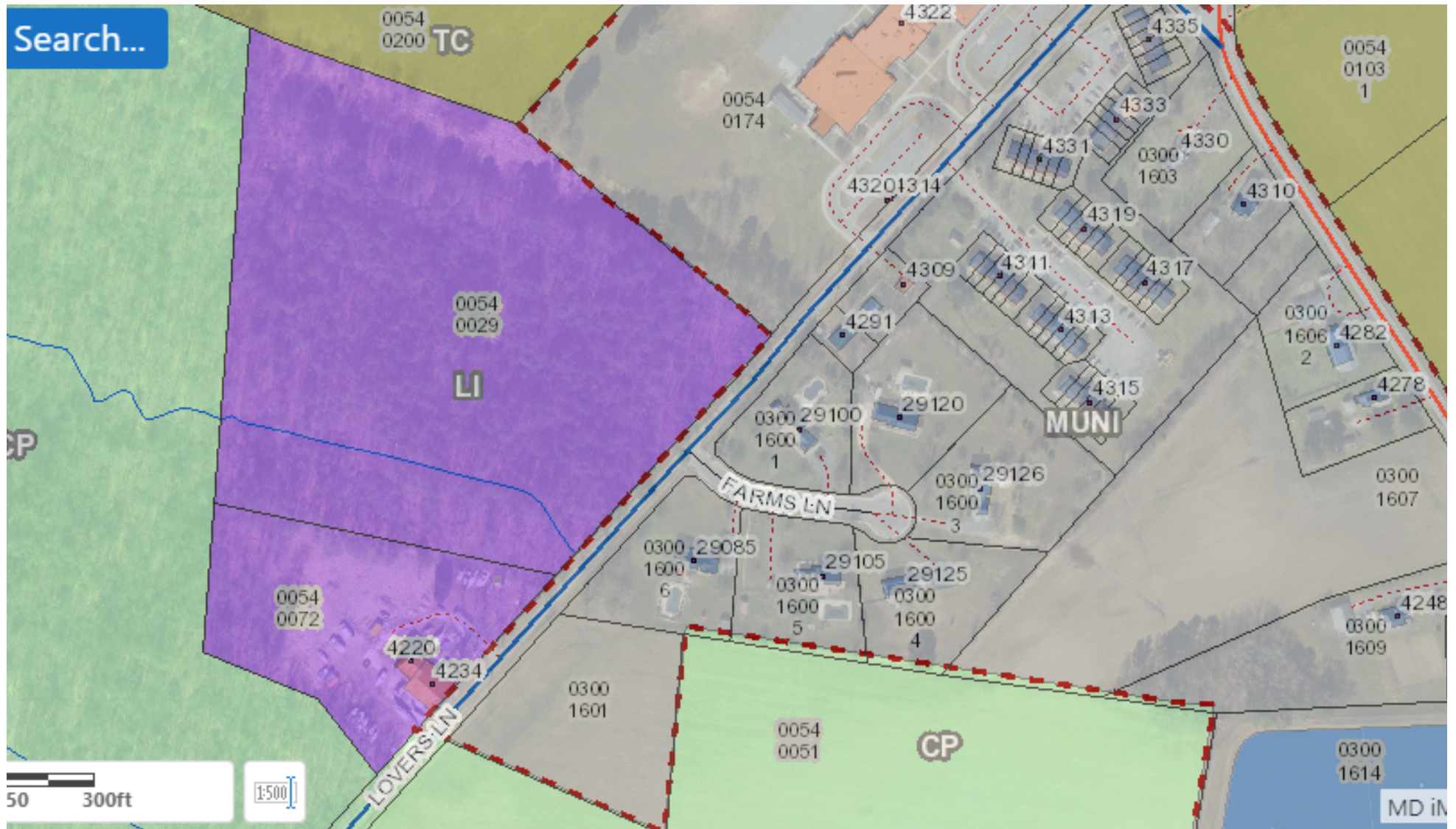


Floor Plan





Zoning Map



Zoning Information

☐ § 190-11 Commercial and Industrial Districts.

11.3 Limited Industrial (LI).

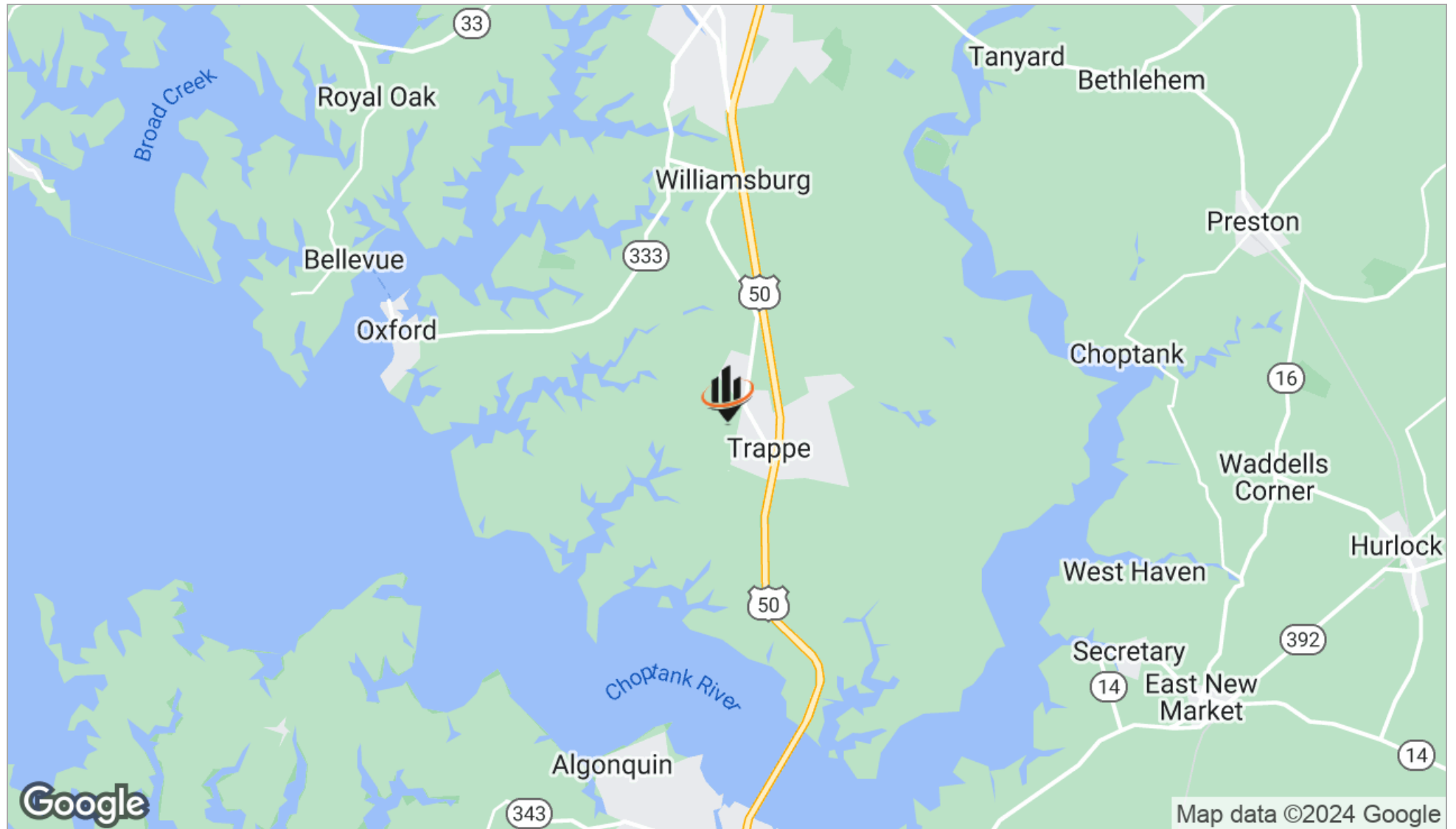
- A. Purpose. This district shall be characterized by low-intensity manufacturing uses. The LI District provides opportunity for light industrial/office-research uses that provide employment and services to local residents and businesses. Development in this district shall:
1. Maintain and, if possible, improve the quality of runoff and groundwater entering the Chesapeake Bay or its tributary streams;
 2. Accommodate additional development, provided that water quality is not impaired;
 3. Conserve and enhance fish, wildlife, and plant habitats to the extent possible;
 4. Encourage retrofitting to address existing stormwater management problems; and
 5. Avoid the creation of nuisances due to odor, dust, fumes, heat, fire, glare, vibrations, noise, other hazardous conditions, or air or water pollution.

Zoning Information

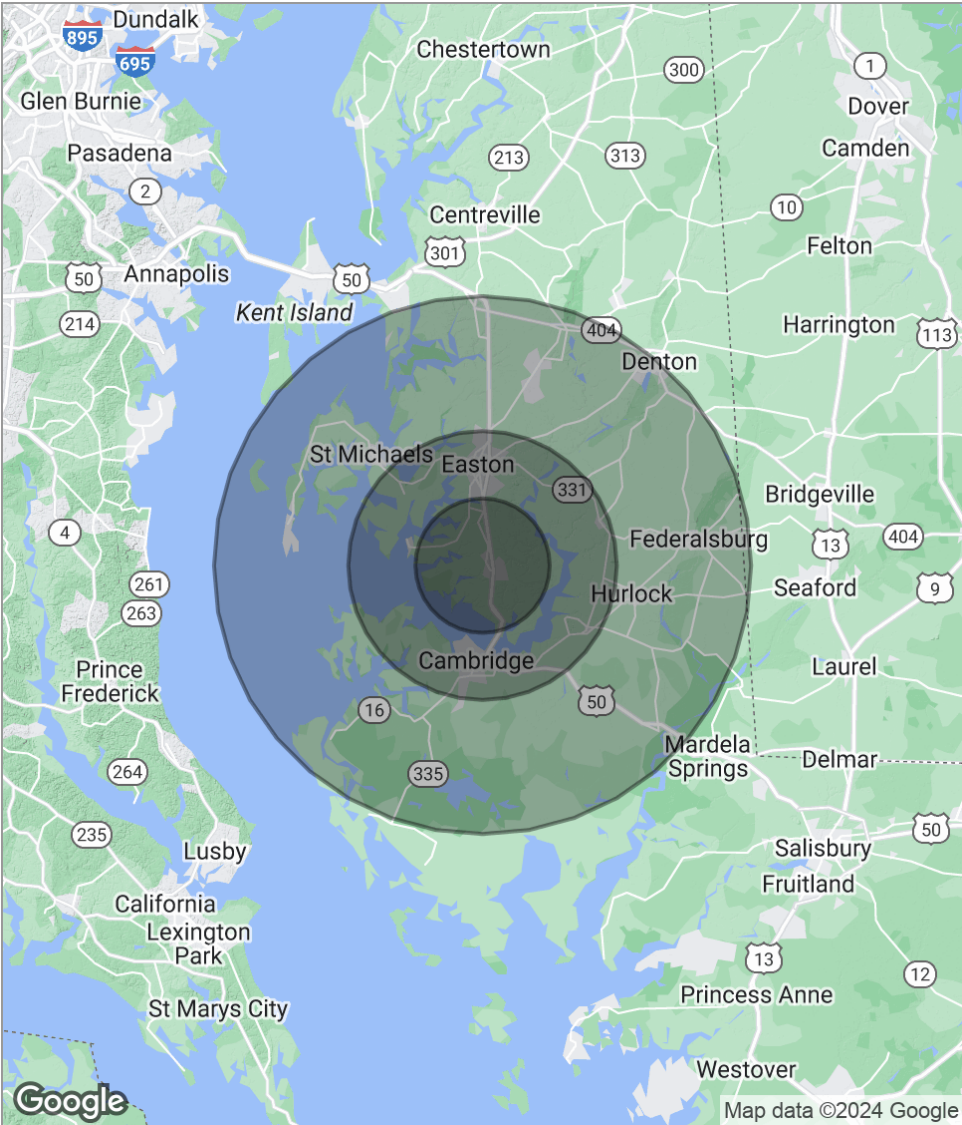
Table II-11. Commercial and Industrial District Bulk Requirements

Type of Requirement		LC	GC	LI
Minimum Lot Size		20,000 square feet	20,000 square feet	1 acre
Minimum Setbacks		See supplemental setback requirements in § 190-12.2.		
a.	Front	50 feet	50 feet	25 feet
b.	Side			
	i. From LC, GC and LI Districts	10 feet	10 feet	10 feet
	ii. From all other zoning districts	25 feet	25 feet	25 feet
c.	Rear			
	i. From LC, GC and LI Districts	10 feet	10 feet	10 feet
	ii. From all other zoning districts	25 feet	25 feet	25 feet
Maximum site coverage for all buildings and uses, not including parking areas and access drives:				
a.	Outside Critical Area	25%	25%	50%
b.	Within Critical Area	Use Critical Area lot coverage limits		
Height		See § 190-12.1.		

Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	5,232	49,590	93,673
Median age	47.9	43.5	44.2
Median age (male)	48.7	41.5	42.7
Median age (Female)	47.4	44.2	44.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	2,162	20,749	38,185
# of persons per HH	2.4	2.4	2.5
Average HH income	\$91,562	\$70,505	\$76,420
Average house value	\$584,400	\$351,693	\$371,048

* Demographic data derived from 2020 ACS - US Census

Advisor Bio

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PROFESSIONAL BACKGROUND

Robert H. [Bob] Greenlee owns and serves as Managing Director and Senior Advisor for the Chesapeake office of SVN | Miller Commercial Real Estate. For 35+ years, with involvement in over 1,500 projects valued in excess of \$10 billion, Bob has been a recognized leader on the East Coast for sustainable investment real estate. He is an important strategic partner to his clients, helping them maximize value and wealth. He blends transactional and analytical expertise to drive transformative, value-add results.

As the National Chair of ESG, Sustainable and Impact Investing for SVN International Corp., Greenlee specializes in:

- The economics of sustainable and impact investment real estate
- Sustainability as a Service
- Carbon monetization and asset management
- ESG improvement and impact management
- National brokerage of ESG assets through and with SVN's 220 offices
- Purpose-driven scoring and educational innovations on a Big Data platform
- Resiliency and future proofing real estate for the insurance and mortgage lending industries

These areas of specialization are also deployed through two other national companies that Bob owns and leads: The E³SG Companies and ESG IMPACTS, through his role as the national ESG “fixer” on the Innovation Domain team, as well as through his leadership positions in the ROAR Partnership / Future Proofing America and the Washington DC chapter of Contractors, Closers and Connections [CCC]. In addition, he has volunteered these and related services to the local and regional communities for many years – with a particular focus on economic development, conservation, and comprehensive planning.

Bob has an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland. He stays current on industry trends and best practices through continuing education as a licensed real estate salesperson and a Certified General Appraiser in the state of Maryland, also as a Practicing Affiliate member of the Appraisal Institute. He is frequently invited to lecture about the economics of ESG and sustainability and is an active contributor to the US Green Building Council and the Urban Land Institute.