

SALE

Denton Industrial Park Lots

ENGERMAN AVENUE

Denton, MD 21629

PRESENTED BY:

JOHN FOSTER

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MEREDITH M. MEARS

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DENTON INDUSTRIAL PARK SUMMARY



OFFERING SUMMARY

| | |
|----------------------|-----------------|
| SALE PRICE: | \$35,000 / Acre |
| AVAILABLE SF: | |
| PRICE / ACRE: | \$35,000 |
| ZONING: | Industrial |
| MARKET: | Mid Delmarva |

PROPERTY OVERVIEW

Industrial lots in the Denton Industrial Park for sale at \$35,000 per acre. 8 lots available ranging in size from 1.55-10.94 acres. Fully equipped with water, sewer, utilities and access roads. The sites are level, cleared and ready for immediate construction (subject to permits). The Industrial Park is accommodating to a wide range of light manufacturing, warehouse, service and office users. The Town of Denton is committed to maintaining an attractive industrial park for all present and future businesses, and customers. All construction plans and timetables are subject to approval by the Denton Town Commissioners.

PROPERTY HIGHLIGHTS

- Utilities available on sites.

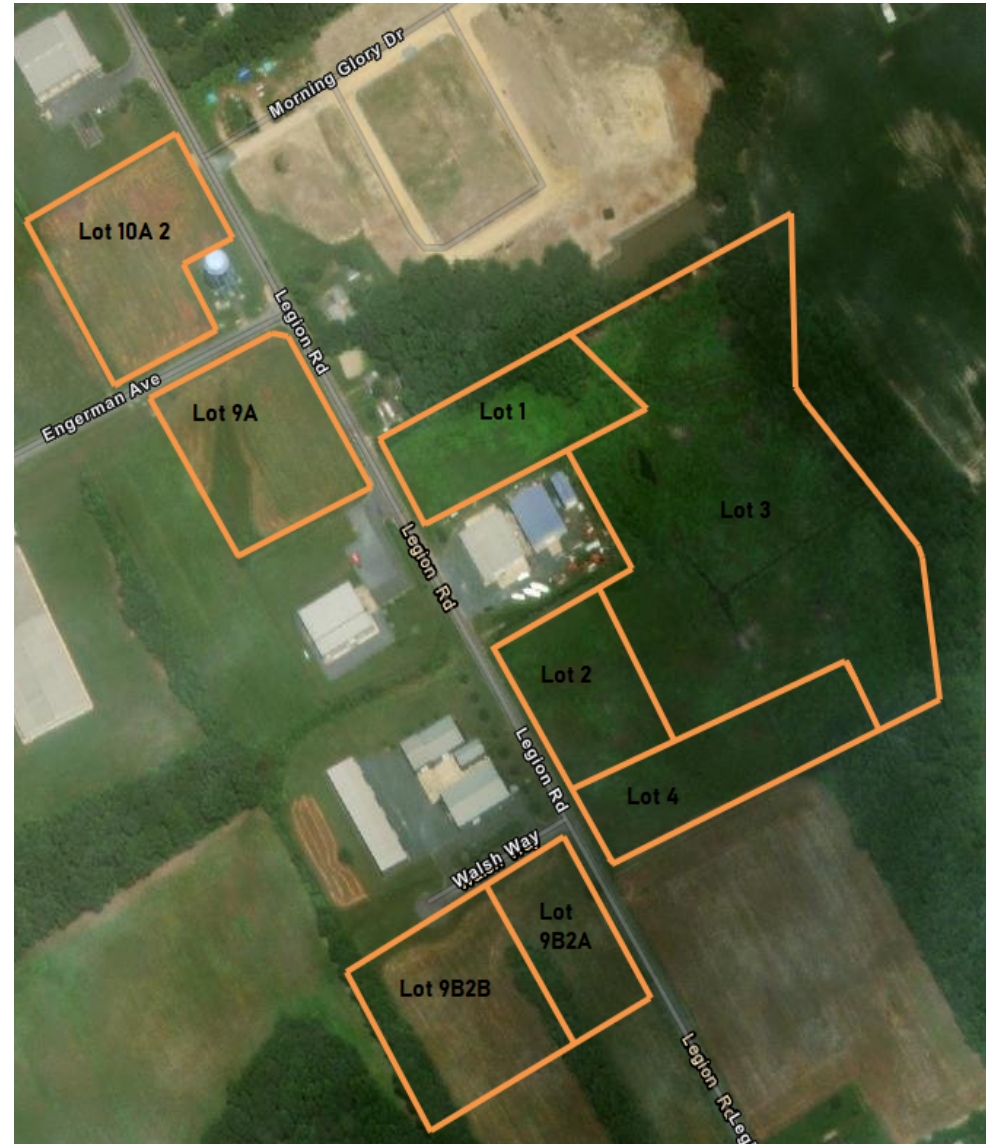
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LAND LOTS

OF LOTS 8 | TOTAL LOT SIZE 1.55 - 10.94 ACRES | TOTAL LOT PRICE \$:

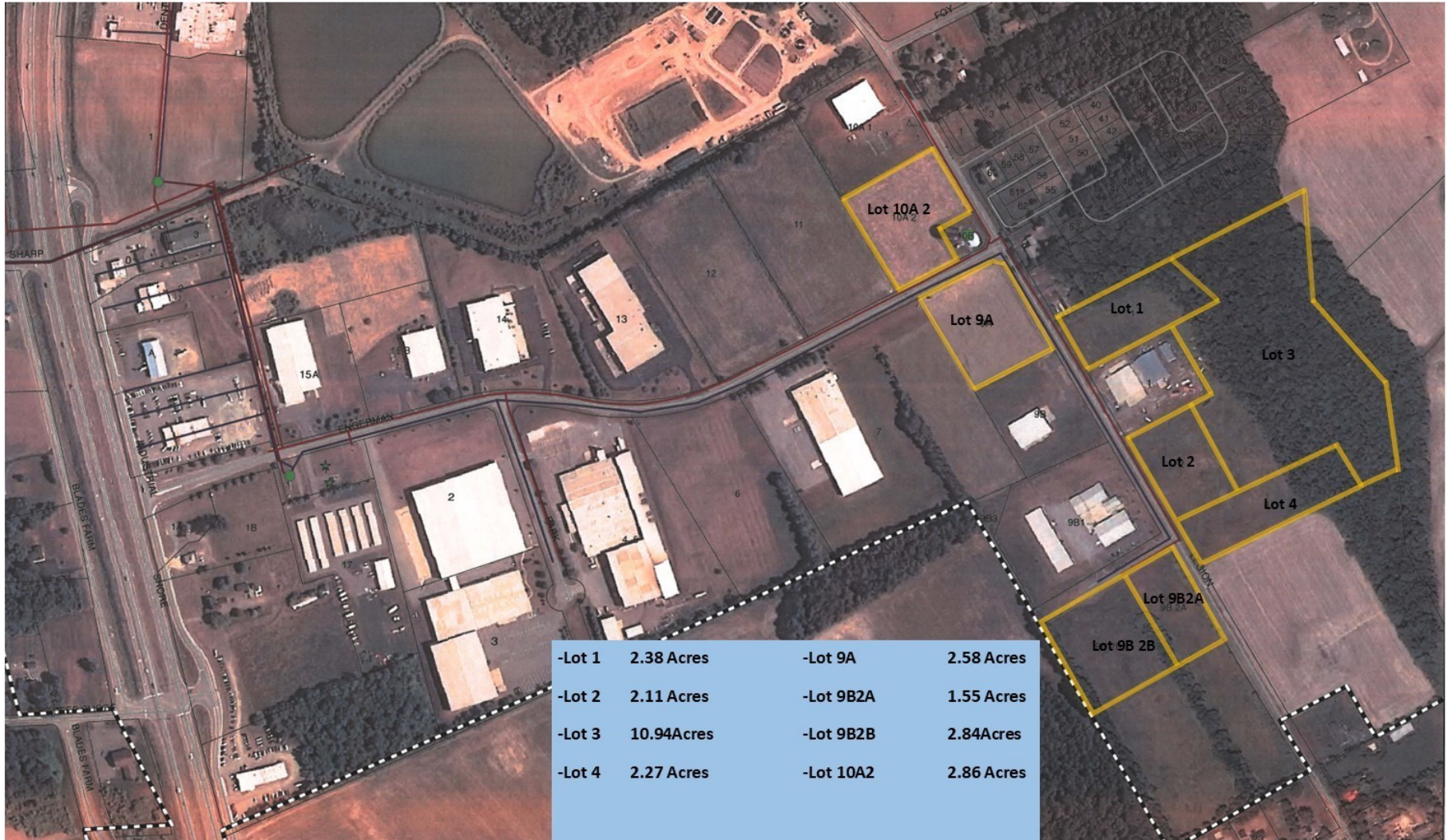
| STATUS | LOT # | ADDRESS | APN | SUB-TYPE | SIZE | PRICE | ZONING |
|-----------|-------|--------------------|-----|------------|-------------|-----------------|--------|
| Available | 10A 2 | 95 Engerman Avenue | | Industrial | 2.86 Acres | \$35,000 / Acre | |
| Available | 9A | 90 Engerman Avenue | | Industrial | 2.58 Acres | \$35,000 / Acre | |
| Available | 1 | Legion Road | | Industrial | 2.38 Acres | \$35,000 / Acre | |
| Available | 2 | Legion Road | | Industrial | 2.11 Acres | \$35,000 / Acre | |
| Available | 3 | Legion Road | | Industrial | 10.94 Acres | \$35,000 / Acre | |
| Available | 4 | Legion Road | | Industrial | 2.27 Acres | \$35,000 / Acre | |
| Available | 9B 2A | Walsh Way | | Industrial | 1.55 Acres | \$35,000 / Acre | |
| Available | 9B 2B | Walsh Way | | Industrial | 2.84 Acres | \$35,000 / Acre | |



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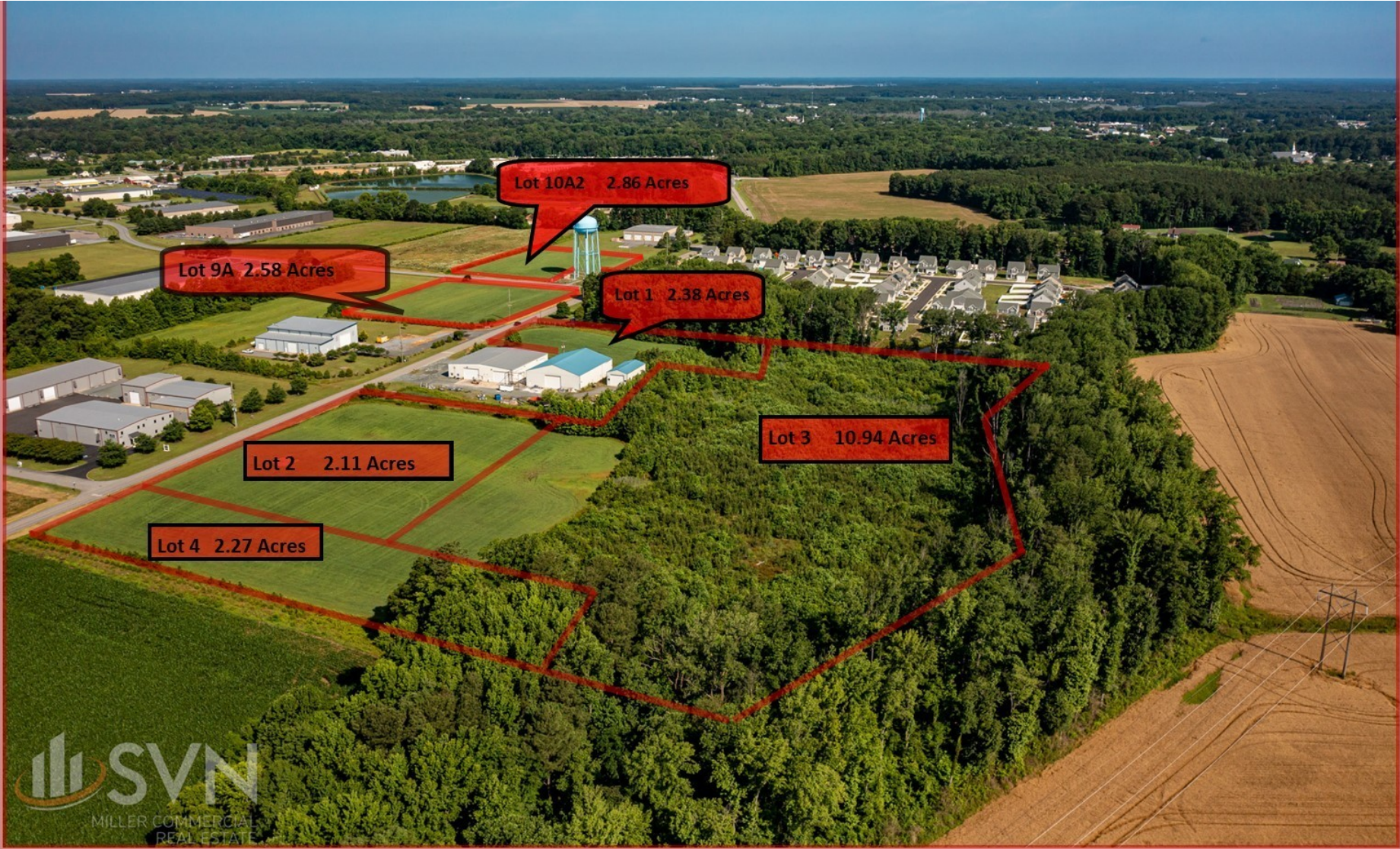
PROPERTY LAYOUT



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ADDITIONAL PHOTOS



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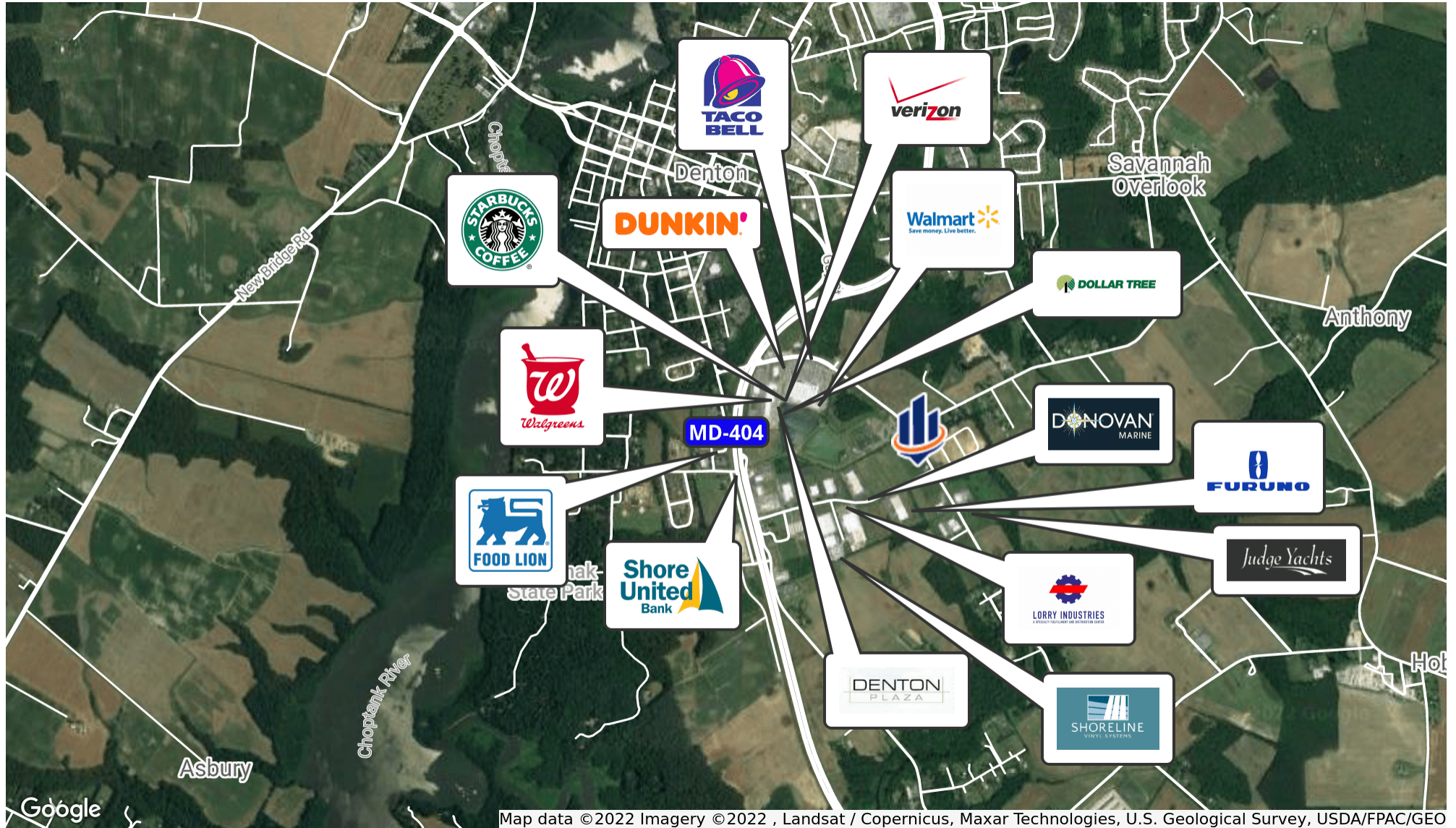
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RETAILER MAP

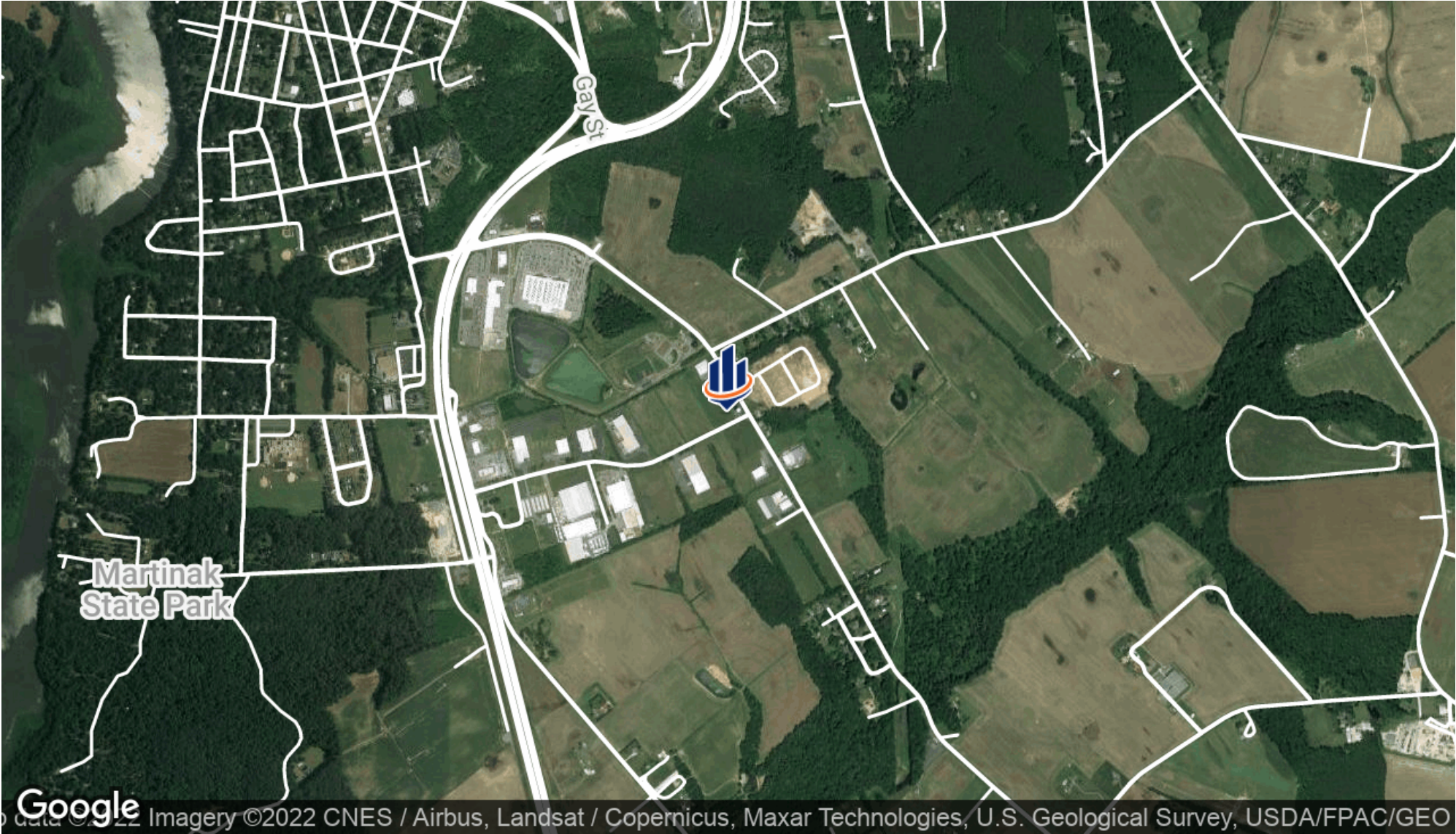


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

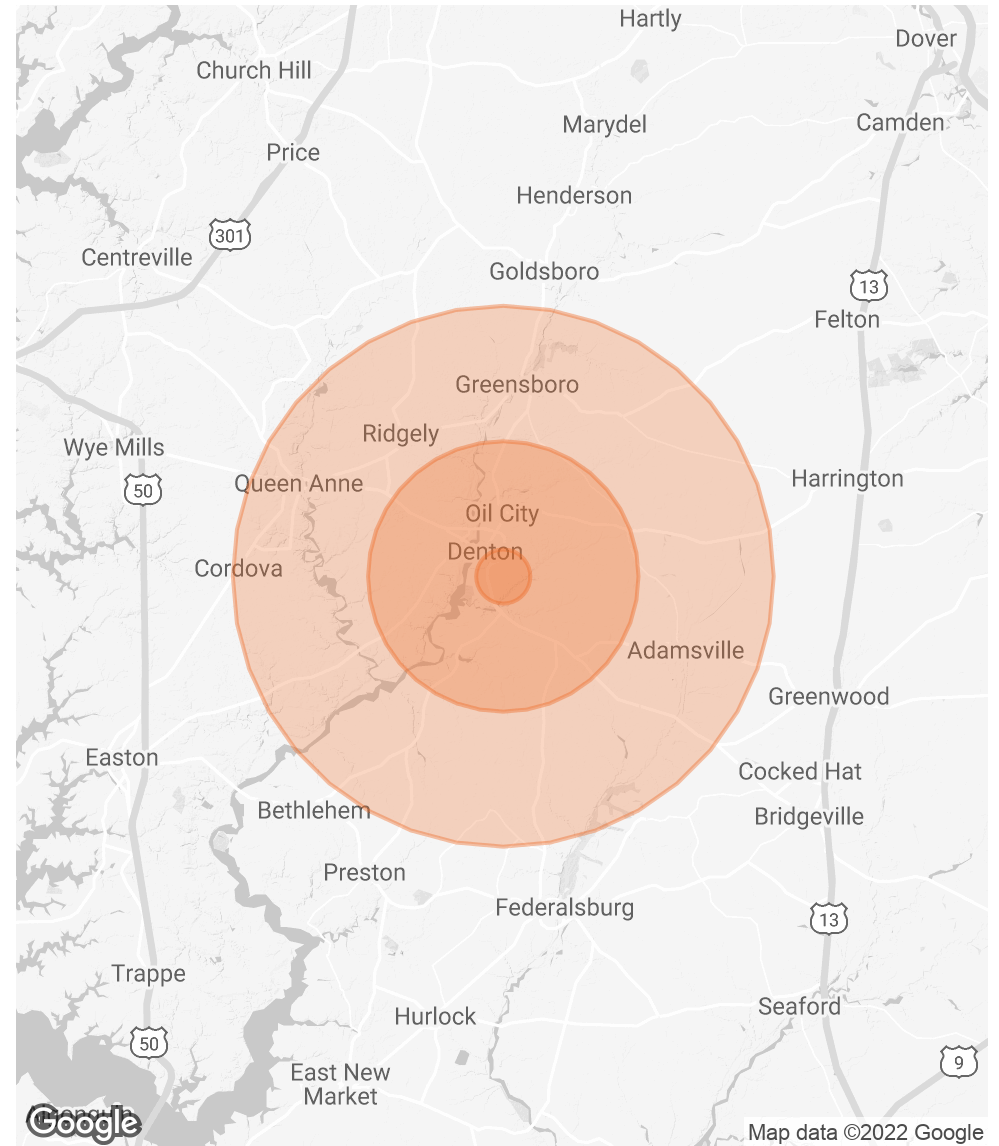
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| TOTAL POPULATION | 1,444 | 9,953 | 28,316 |
| AVERAGE AGE | 38.3 | 39.5 | 39.3 |
| AVERAGE AGE (MALE) | 32.7 | 35.6 | 37.4 |
| AVERAGE AGE (FEMALE) | 45.7 | 43.8 | 41.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------------|----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 522 | 3,574 | 10,234 |
| # OF PERSONS PER HH | 2.8 | 2.8 | 2.8 |
| AVERAGE HH INCOME | \$61,697 | \$71,337 | \$69,869 |
| AVERAGE HOUSE VALUE | | \$316,864 | \$294,906 |

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



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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ADVISOR BIO 2



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PROFESSIONAL BACKGROUND

Meredith Mears is widely known as a commercial real estate advisor in Maryland and Delaware that specializes in industrial, medical and retail properties, as well as land development. For over 20 years, 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.

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 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
2001

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