



1461' 9 3/8"

80 RAIL-SERVED INDUSTRIAL ACRES

RAILROAD AVENUE
BARCLAY, MD 21607

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Property Summary



OFFERING SUMMARY

Sale Price: \$4,800,000

Lot Size: 80 Acres

Zoning: Industrial

Market:

Price / SF: \$1.38

PROPERTY OVERVIEW

80 acres of raw industrial land, recently annexed into the Town of Barclay. Property could be subdivided. Includes 1,700 LF of railroad frontage served by the Maryland Delaware Railroad. Property is located 3 miles off US 301 (heavily traveled logistic North-South route). Conveniently located 20 minutes from Middletown, DE; 1 hour from Wilmington, Delaware; 1.5 hours from Baltimore and Philadelphia.

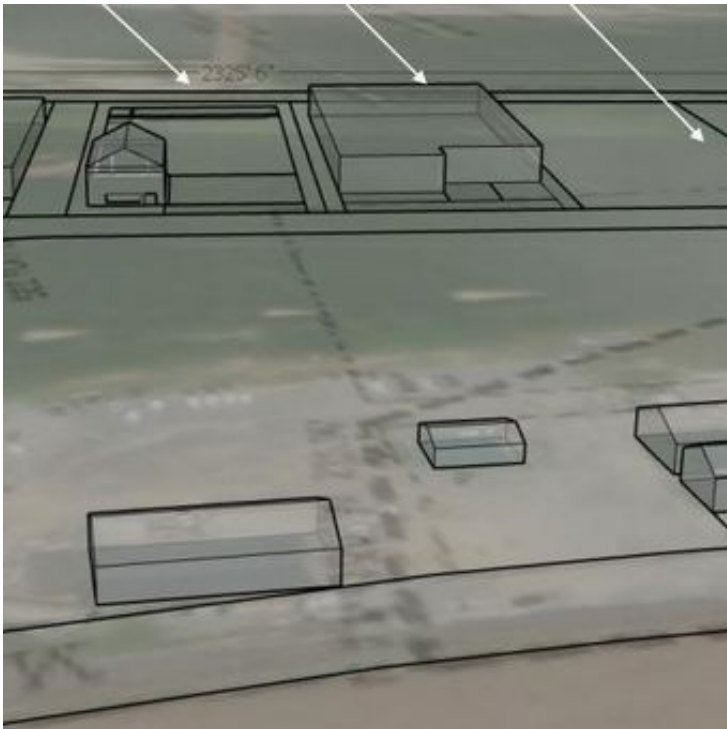
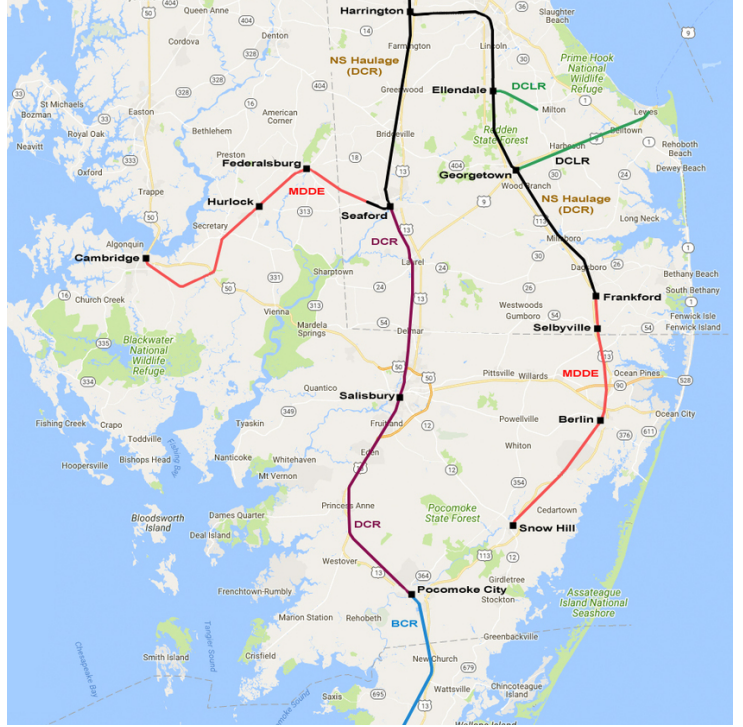
PROPERTY HIGHLIGHTS

- Currently on septic.
- Public Water and Sewer to be installed by Q4 2023.
- ~30 Acres with frontage on MD 313 will be allocated 6 Water and Sewer hook ups.

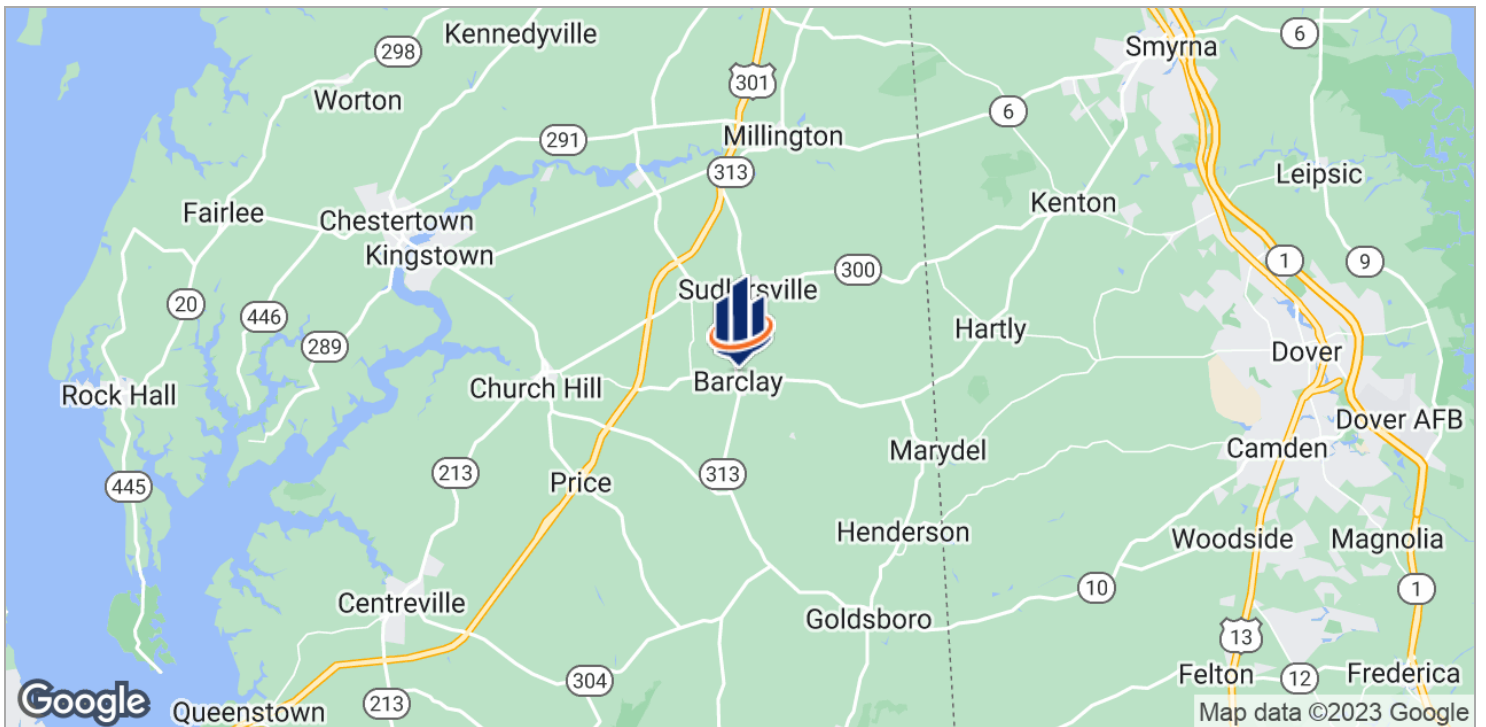
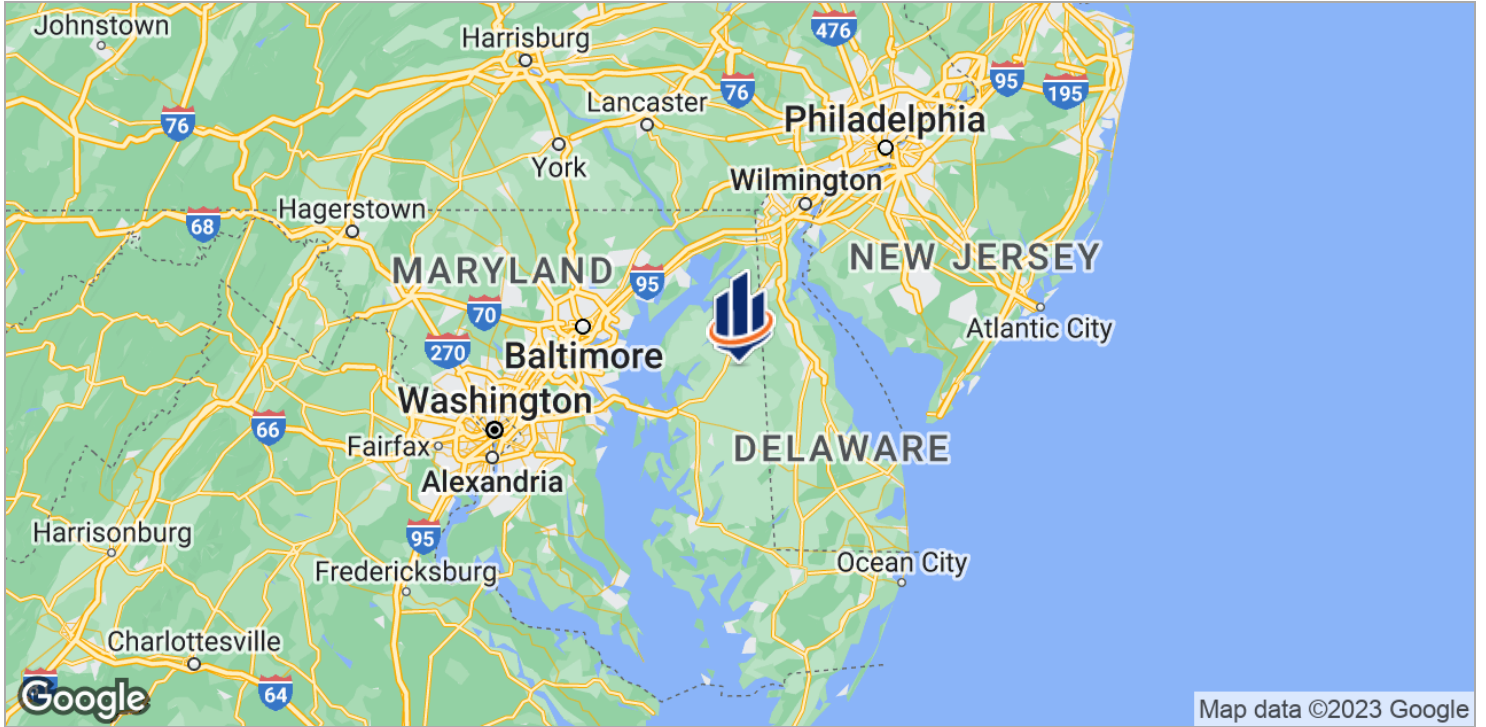
Conceptual Site Plan



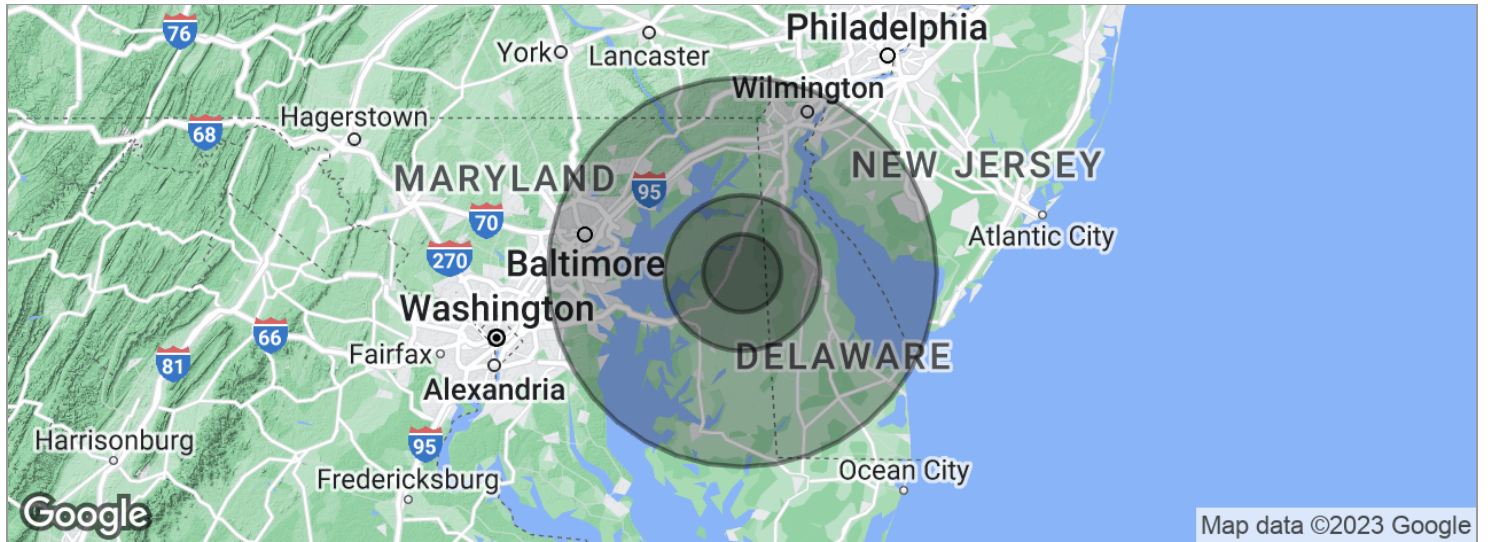
Photo Gallery



Location Maps



Demographics Map



POPULATION	10 MILES	20 MILES	50 MILES
Total population	22,413	207,519	3,598,686
Median age	42.4	40.7	40.2
Median age [Male]	41.5	39.6	38.8
Median age [Female]	42.7	41.9	41.5
HOUSEHOLDS & INCOME	10 MILES	20 MILES	50 MILES
Total households	9,183	86,131	1,512,967
# of persons per HH	2.4	2.4	2.4
Average HH income	\$73,579	\$73,722	\$90,033
Average house value	\$264,089	\$253,233	\$274,548

* Demographic data derived from 2020 ACS - US Census

Advisor Profile



ROBERT H. GREENLEE

Managing Director

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Direct: 443.390.2600 x102 | Cell: 410.714.9766

PROFESSIONAL BACKGROUND

Robert H. Greenlee serves as Managing Director and Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. For over 30 years, Greenlee has been a recognized leader in the regional investment marketplace. He is an important strategic partner to his clients, helping them maximize value and wealth. In all transactional and analytical aspects pertaining to investment real estate, he drives transformative, sustainable economical results.

Greenlee specializes in mid-market brokerage, third party asset management, and analytics. He has extensive experience providing a broad range of valuation, strategic analysis, and transaction advisory services involving institutional and investment grade assets, as well as owner occupied real estate. He has direct client involvement in all matters related to the acquisition and investment management functions in corporate, family, and private equity real estate platforms.

His commercial real estate appraisal and economic consulting services are performed on the Delmarva Peninsula and along the entire East Coast, where he has personally completed over a thousand studies, covering \$5B+ dollars of real estate. SVN | Miller CRE clients and fellow advisors benefit from his economic analysis, strategic planning and development of value enhancement strategies.

With an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland, Mr. Greenlee has been very involved in the local and regional communities for many years – with a particular focus on economic development and comprehensive planning.

Greenlee is a licensed real estate salesperson in Maryland and a Certified General Appraiser in the States of Maryland and Delaware. He is also a Practicing Affiliate member of the Appraisal Institute.

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Easton, MD 21601

Advisor Profile



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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