

FOR SALE

Talbot County, Maryland

COMMERCIAL LAND

9719 OCEAN GATEWAY | EASTON, MARYLAND 21601

LOT SIZE

3.25 ± Acres

ZONING

GC (General Commercial)

The GC District is characterized by moderate-intensity commercial uses and provides opportunity for a broad range of commercial activities, including retail, wholesale, storage, and contracting activities.

TRAFFIC COUNT

43,759 AADT (Ocean Gateway)

SALE PRICE

\$999,000

HIGHLIGHTS

- ▶ 3.25 ± acres of commercially zoned land on Ocean Gateway
- ▶ High visibility location with over 600 ft. ± of frontage on heavily trafficked Route 50 (32,759 vehicles per day)
- ▶ Catty corner from Easton Airport
- ▶ 3 miles from the heart of Downtown/Historic Easton, MD



**PROPOSED
NEW SHORE
HEALTH SYSTEM
REGIONAL MEDICAL
CENTER**

FOR SALE



Talbot County, Maryland

SURVEY

9719 OCEAN GATEWAY | EASTON, MARYLAND 21601

Legend

R/W - Right of Way
C/L - Centerline
P.O.B. - Place of Beginning
P.O.C. - Point of Commencement
S - Sign (As Noted)
L - Light Pole
M - Sanitary Manhole
V - Water Valve
H - Hydrant
P - Power Pole
T - Traffic Pole
G - Gas Meter
L - Ground Light
F - Flagpole
W - Water Manhole
S - Sanitary Cleanout
M - Water Meter
S - Sprinkler

B - Bollard
P - Pin found (as noted)
P - Pin set (as noted)
A - Air Conditioner
E - Electric Meter
B - Building Area
C - Concrete Area
H - Handicap Parking
G - Gas Pump
A - Air Pump
T - Transformer
P - Payphone
G - Guywire
C - Catch Basin (Square)
C - Catch Basin (Round)
C - Curb Inlet
E - Electric Box

Potential Encroachment Notes

No visible encroachments were observed at the time of the field work.

General Notes

- The address of the subject property is 9719 Ocean Gateway, Easton, MD.
- Direct access to the property is via Ocean Gateway, a public right-of-way.
- The location of utilities shown on the survey are from observed evidence or above ground appearances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
- At the time of the field work of this survey there was no observable evidence of earth moving work, building construction or building additions.
- At the time of the field work of this survey there was no observed evidence of changes to street right-of-way lines, recent street or sidewalk construction or repairs.
- At the time of the field work of this survey there was no observed evidence of cemeteries located on the subject property.

Schedule B Title Exceptions

Numbers correspond with Schedule B exception items contained in First American Title Insurance Company, Commitment No. 101-10394085, bearing an effective date of May 2, 2022.

7. Subject to the conditions, covenants, easements, options, provisions, restrictions, and/or terms set out in the Deed recorded January 6, 1982 in (book) 560 (page) 718 of the Official Records of Talbot County, Maryland, but eliminating any restrictions indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, are hereby deleted to the extent such restrictions violate 42 USC 3604c. Deed 560/718.

AFFECTS SUBJECT PROPERTY

8. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat (book) 2 (page) 124 of Talbot County, Maryland. Plat 2/124.

AFFECTS SUBJECT PROPERTY

9. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat (book) M.A.S. No. 82 (page) 178 of Talbot County, Maryland. Plat M.A.S. No. 82/178.

AFFECTS SUBJECT PROPERTY

P.13
Lands N/F Of
Sun Hyde Park, LLC
2676/44

P.11
Lands N/F Of
Elisha Cooper
585/613

P.114
Lands N/F Of
East To West, LLC
1050/318

Ocean Gateway
U.S. Route 50
150' Wide Public R/W

Total Land Area =
140763 Sq. Feet
3.231 Acres ±



Title Legal Description

The Land referred to herein below is situated in the County of Talbot, State of Maryland, and is described as follows:

Lot 32

Lot 32 on a plot entitled, "MAP SHOWING LOTS AT 'AIRPORT JUNCTION' AT NORTH END OF PROPERTY OF THOMAS J. HIGGINS NEAR EASTON, TALBOT COUNTY, MARYLAND," dated September, 1947, and recorded among the Land Records of Talbot County, Maryland, in Plat Book 2, folio 124.

Lot 33

Lot 33 on a plot entitled, "MAP SHOWING LOTS AT 'AIRPORT JUNCTION' AT NORTH END OF PROPERTY OF THOMAS J. HIGGINS NEAR EASTON, TALBOT COUNTY, MARYLAND," dated September, 1947, and recorded among the Land Records of Talbot County, Maryland, in Plat Book 2, folio 124.

Lot 34

Lot 34 on a plot entitled, "MAP SHOWING LOTS AT 'AIRPORT JUNCTION' AT NORTH END OF PROPERTY OF THOMAS J. HIGGINS NEAR EASTON, TALBOT COUNTY, MARYLAND," dated September, 1947, and recorded among the Land Records of Talbot County, Maryland, in Plat Book 2, folio 124.

Lot 35

Lot 35 on a plot entitled, "MAP SHOWING LOTS AT 'AIRPORT JUNCTION' AT NORTH END OF PROPERTY OF THOMAS J. HIGGINS NEAR EASTON, TALBOT COUNTY, MARYLAND," dated September, 1947, and recorded among the Land Records of Talbot County, Maryland, in Plat Book 2, folio 124.

Rear Lot

A parcel to the rear of Lots 33, 34, 35 and 36 described in a deed dated August 13, 1953 recorded aforesaid in Liber 307, folio 64 as shown on the plot recorded among the Plat Records of Talbot County, Maryland, in Plat Book Liber M.A.S. No. 82, folio 178; and

13,400 SQUARE FOOT LOT A parcel containing 13,400 square feet described in a deed dated March 1, 1960 recorded aforesaid in Liber 361, folio 142.

Lot 36

Lot 36 on a plot entitled, "MAP SHOWING LOTS AT 'AIRPORT JUNCTION' AT NORTH END OF PROPERTY OF THOMAS J. HIGGINS NEAR EASTON, TALBOT COUNTY, MARYLAND," dated September, 1947, and recorded among the Land Records of Talbot County, Maryland, in Plat Book 2, folio 124.

Lot 37

Lot 37 on a plot entitled, "MAP SHOWING LOTS AT 'AIRPORT JUNCTION' AT NORTH END OF PROPERTY OF THOMAS J. HIGGINS NEAR EASTON, TALBOT COUNTY, MARYLAND," dated September, 1947, and recorded among the Land Records of Talbot County, Maryland, in Plat Book 2, folio 124.

BEING all those lots or parcels of land situate, lying and being in the First Election District of Talbot County, Maryland, known and designated as Parcels One and Two, containing 3,231 acres of land, more or less, as set forth and shown on a plot entitled, "BOUNDARY SURVEY ON THE LANDS OF BIG JOHN'S CHOPTANK INN, LLC, TAX MAP 25, GRID 6, PARCEL 113, FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND," by McCrone, Inc., dated April 2008, and recorded, or intended to be recorded immediately prior hereto, among the Plat Records of Talbot County, Maryland; and the use of a metes and bounds description encompassing all 8 lots or parcels is in no way to be construed as an abandonment of the legal identity of the 8 separate lots, but is done exclusively for purposes of simplicity.

Being the same property granted and conveyed to Brodie Holdings, LLC, a Maryland limited liability company by Confirmatory Deed dated November 9, 2009 and recorded among the Land Records of Talbot County, State of Maryland, on November 24, 2009, in Liber 1752, folio 97 from Z and B Brodie Family Limited Partnership, a limited partnership.

The above described parcels are the same parcels as described in First American Title Insurance Company, Commitment No. 101-10394085, bearing an effective date of May 2, 2022.

FOR SALE

Talbot County, Maryland

EASTON TRADE AREA

9719 OCEAN GATEWAY | EASTON, MARYLAND 21601

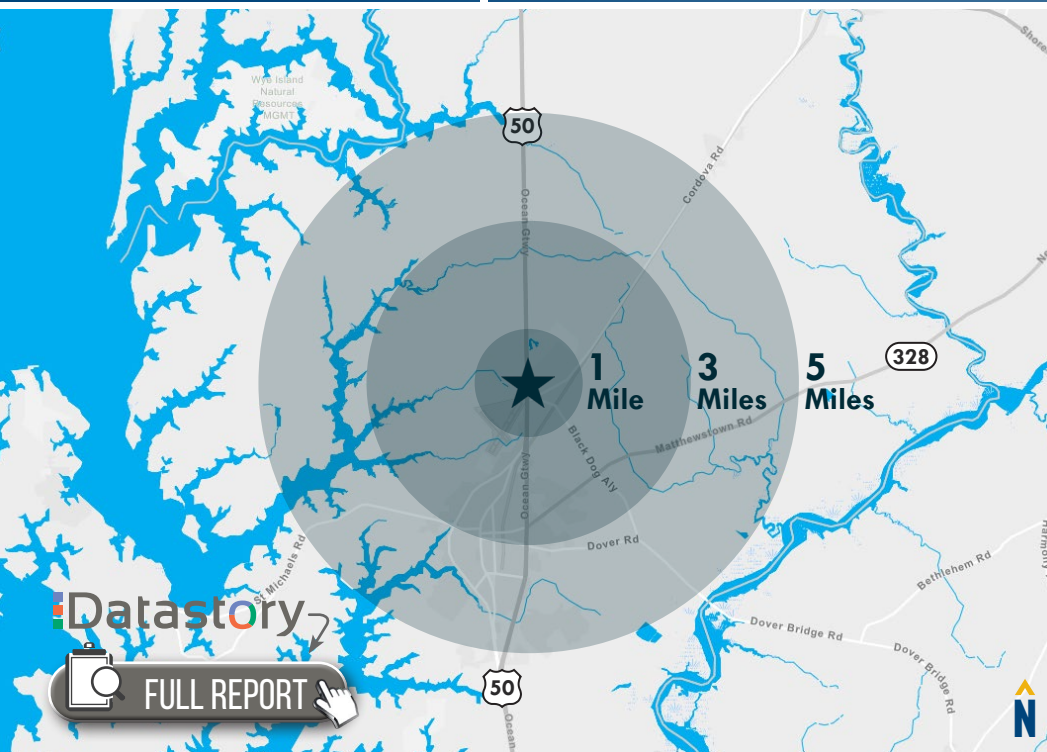


FOR SALE

Talbot County, Maryland

LOCATION / DEMOGRAPHICS (2022)

9719 OCEAN GATEWAY | EASTON, MARYLAND 21601



RESIDENTIAL POPULATION

...
1 MILE
8,496
3 MILES
20,525
5 MILES

NUMBER OF HOUSEHOLDS

352
1 MILE
3,558
3 MILES
8,836
5 MILES

AVERAGE HH SIZE

1.90
1 MILE
2.37
3 MILES
2.27
5 MILES

MEDIAN AGE

50.7
1 MILE
41.2
3 MILES
45.6
5 MILES

AVERAGE HH INCOME

\$114,432
1 MILE
\$89,754
3 MILES
\$103,178
5 MILES

EDUCATION (COLLEGE+)

57.0%
1 MILE
57.7%
3 MILES
64.6%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.5%
1 MILE
97.1%
3 MILES
96.9%
5 MILES

DAYTIME POPULATION

1,065
1 MILE
13,984
3 MILES
27,492
5 MILES

45%

MIDLIFE
CONSTANTS

2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

LEARN MORE

36%

OLD AND
NEWCOMERS

2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

LEARN MORE

15%

WORKDAY
DRIVE

2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

LEARN MORE

4%

GREEN
ACRES

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

LEARN MORE



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