

**FOR SALE**

**SMALL PARCEL**

**for**

**COMMERCIAL or RESIDENTIAL**  
**DEVELOPMENT**

**Conveniently Located Adjacent to  
The University of Maryland  
Eastern Shore Campus  
Princess Anne, Maryland**

Landmark commercial Ltd has been retained as the exclusive agency to identify a buyer for this one acre lot ready for development as housing for the college faculty, students and/or staff or any commercial use.

**Office ID# RR160218**



14270 Old Wye Mills Rd, POB 158  
Wye Mills, Maryland 21679

3901 Castlewood Road  
Richmond, Virginia 23234

P: 800-392-2468 F: 410-827-7790 [info@landmark-commercial.com](mailto:info@landmark-commercial.com) [www.landmark-commercial.com](http://www.landmark-commercial.com)

*BUY SELL ADVISORS FOR BUSINESS AND INVESTMENT REAL ESTATE*

## Confidentiality & Disclaimer

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**ALL SHOWINGS ARE BY APPOINTMENT ONLY AND MUST  
BE MADE THROUGH LANDMARK COMMERCIAL LTD.**



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**LANDMARK  
COMMERCIAL**

**EXCLUSIVE  
OFFERING**

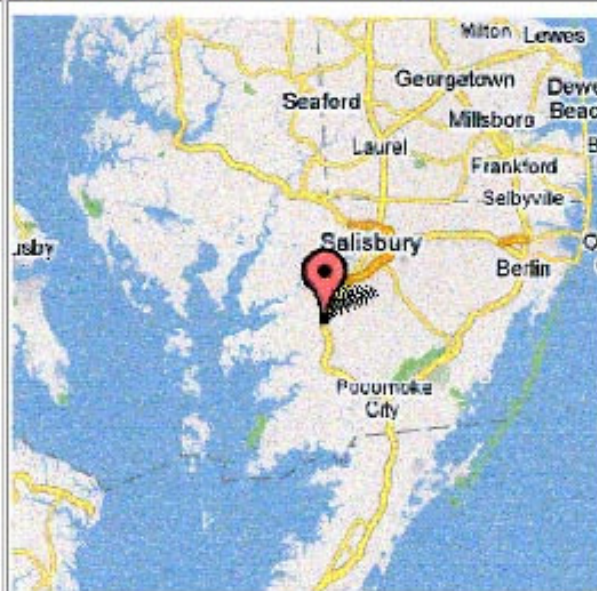


**SMALL PARCEL  
FOR  
COMMERCIAL  
OR  
RESIDENTIAL  
DEVELOPMENT**

Somerset Ave, Princess Anne, Maryland (Somerset County)

**PROPERTY FEATURES**

- One Acre
- Zoned C-2
- Commercial or Residential Use
- Adjacent to U of MD Campus
- Close to US Rt 13
- Flat, Open, Grassy Land
- Town Water & Sewer Available
- Attractive Owner Financing



**OFFERED FOR SALE AT \$59,000 w/ OWNER FINANCING**

For more information see [www.landmark-commercial.com](http://www.landmark-commercial.com) or email: [info@landmark-commercial.com](mailto:info@landmark-commercial.com)

14270 Old Wye Mills Rd  
Wye Mills, Maryland 21659  
P:800-392-2468



3901 Candlewood Road  
Richmond, Virginia 23234  
P:800-392-2468

**Property Profile**  
for  
**Small Parcel for Commercial or Residential Development**  
**Princess Anne, Maryland**

<b>Office ID</b>	<b>RR160218</b>
<b>Improved or Unimproved:</b>	<b>Unimproved</b>
<b>General Description:</b>	<b>One Acre, flat and open, suitable for single or multi-family residential and most commercial development.</b>
<b>Location:</b>	<b>There is no listed address, but based on the GPS coordinates the address would be 12240 Somerset Ave. It is just off UMES Blvd, the entrance to the University of Maryland campus.</b>
<b>Legal Description:</b>	<b>Tax Map: Map 0015 / Grid 0005 / Parcel 0036 Legal Description: 0.92 AC-P?O PL 17/62</b>
<b>Address:</b>	<b>Somerset Ave, Princess Anne, MD 21853</b>
<b>County:</b>	<b>Somerset County</b>
<b>Sale Details:</b>	<b>Offered at \$59,000 and possible owner financing with \$10,000 down.</b>
<b>Zoning:</b>	<b>C-2 which permits both residential and commercial uses. The town has an unpublished list of permitted uses, but will accept, in addition, any reasonable use not included on there list.</b>
<b>Lat &amp; Long (decimals)</b>	<b>38.2176 / -75.6960</b>
<b>Current Use:</b>	<b>Vacant</b>
<b>Highest or Best Use:</b>	<b>Multi-Family development, possibly student housing or any commercial that would benefit from the immediate access to the university campus or Rt 13.</b>
<b>Land Size:</b>	<b>0.92 Acres</b>
<b>Date of Current Ownership</b>	<b>2004</b>
<b>Available Services:</b>	<b>Town Water &amp; Sewer Available</b>
<b>Taxes (Describe):</b>	<b>Town: \$493.56 County &amp; State: \$439.29 Total: \$932.80</b>
<b>Liens:</b>	<b>None</b>
<b>Other:</b>	<b>Property is situated between Somerset Ave And Somerset Park Apartments</b>
<b>Comments:</b>	<b>The proximity to the college campus and the need for housing its students, teachers and staff make a good investment for multi-family development.</b>
<b>Listing Office:</b>	<b>Landmark Commercial Ltd / <a href="http://www.landmark-commercial.com">www.landmark-commercial.com</a> P:410-827-7200 / <a href="mailto:info@landmark-commercial.com">info@landmark-commercial.com</a></b>
<b>Listing Agent/Contact Info:</b>	<b>Don Blouch / C: 410-310-6124 / <a href="mailto:broker@landmark-commercial.com">broker@landmark-commercial.com</a></b>

*All parties are advised that Broker is Seller's agent. Seller has provided the above listing information and represents to the best of its ability that the information is correct. Broker has recorded the information as received but cannot guarantee its accuracy. Such information is provided to qualified parties interested in purchasing the business. We recommend financial and legal counsel to assist Sellers and Buyers throughout the transaction.*



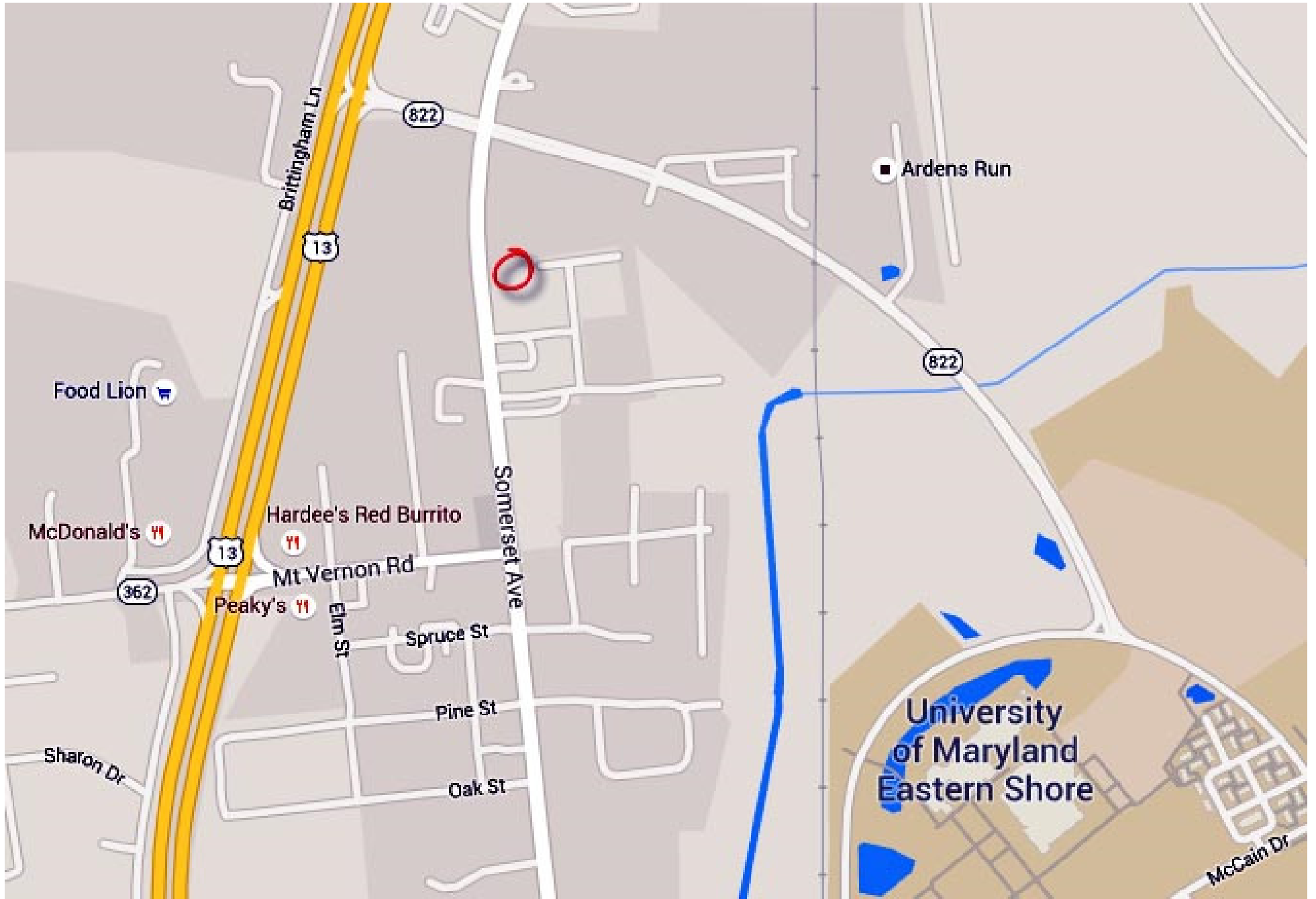
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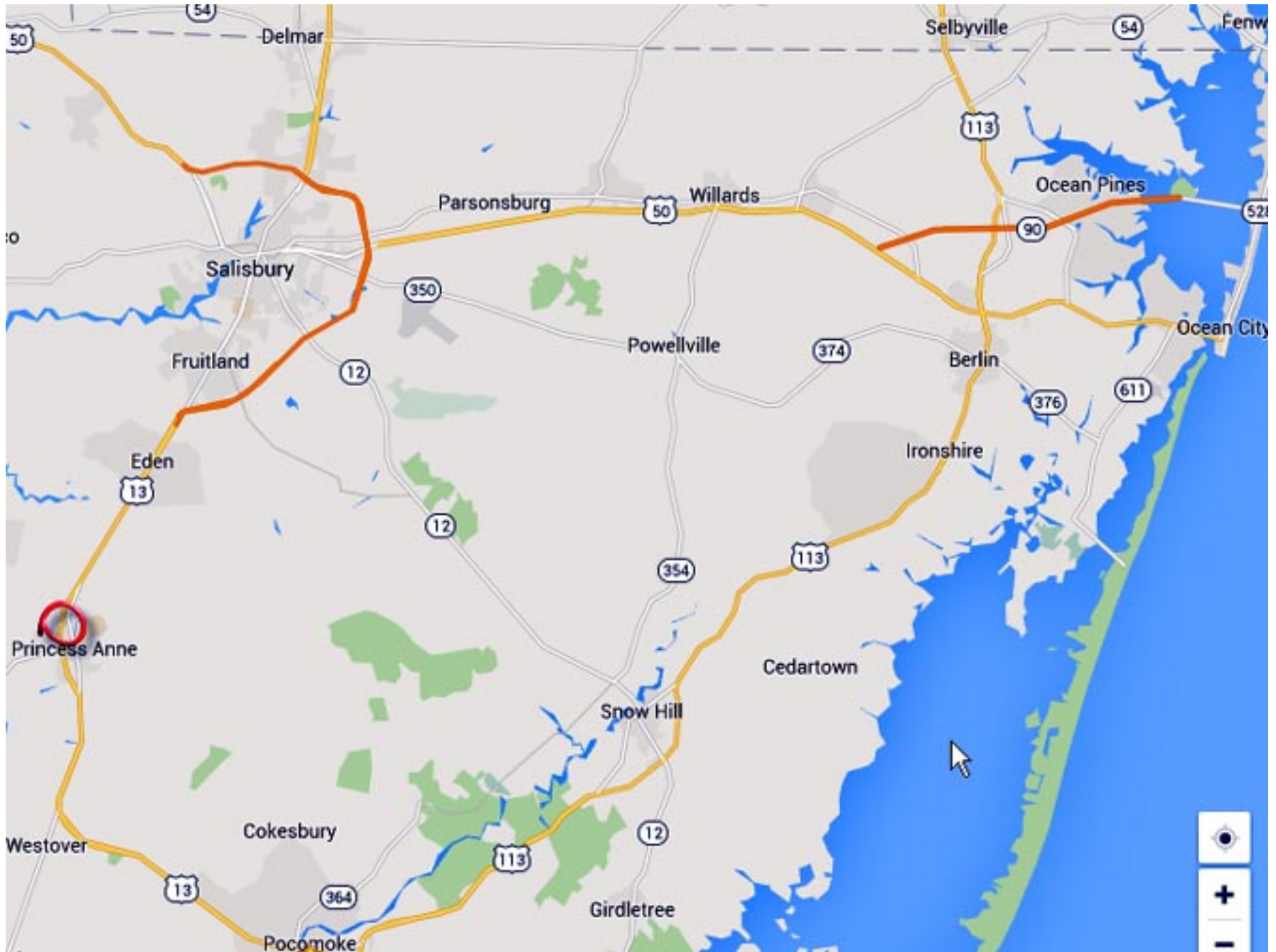
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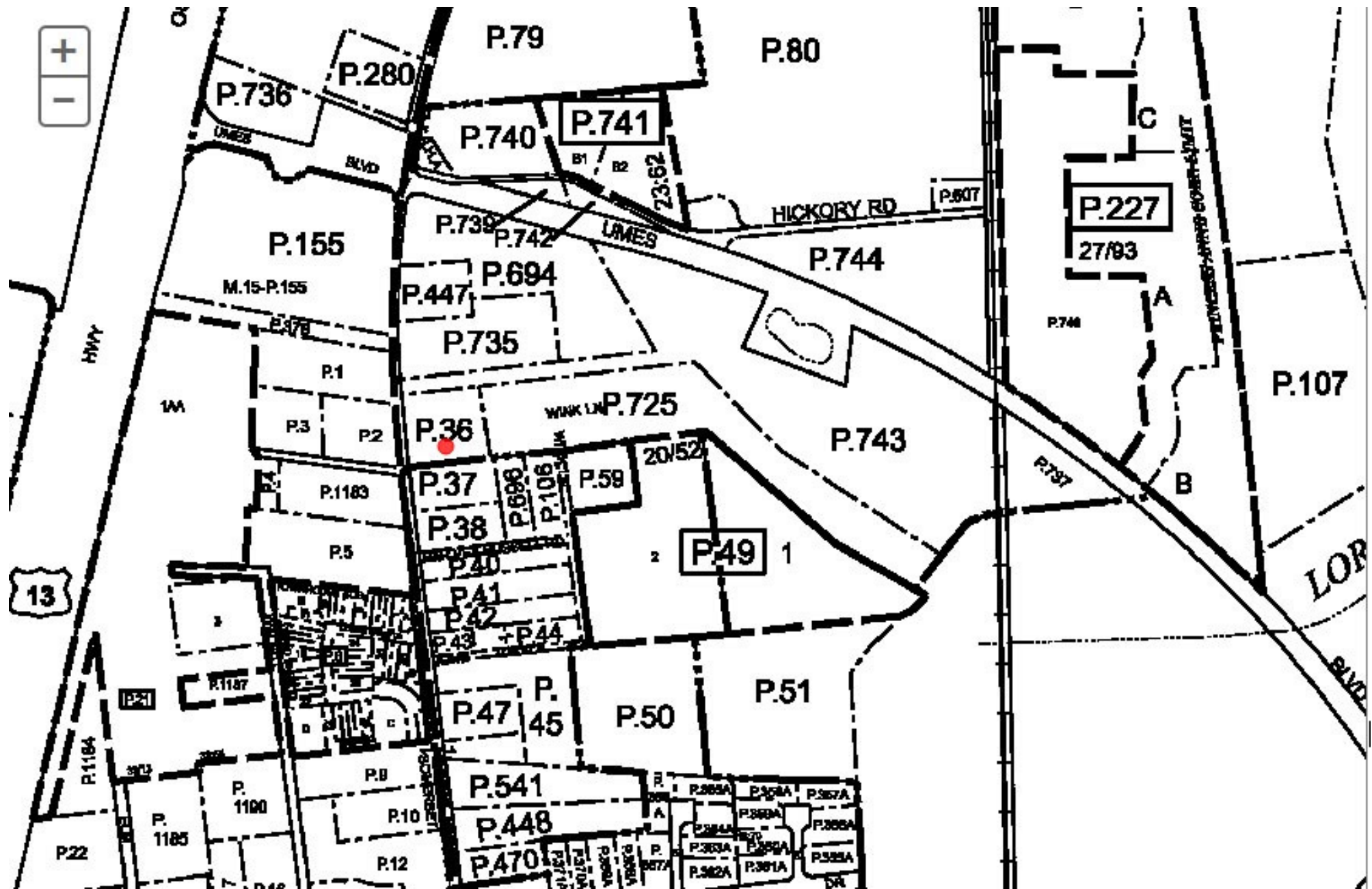
**ARIAL VIEW**



**LOCAL MAP**



**AREA MAP**



TAX MAP