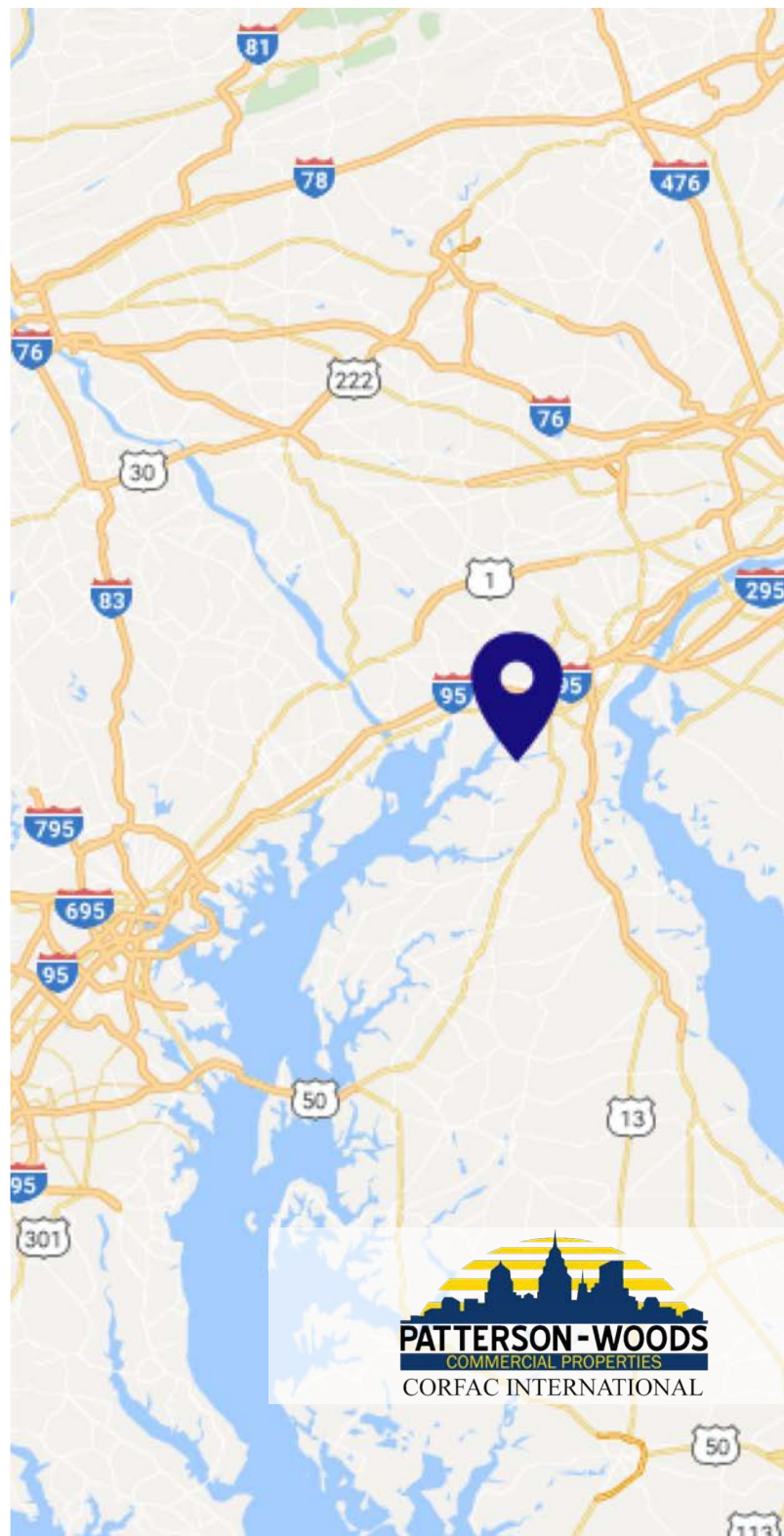
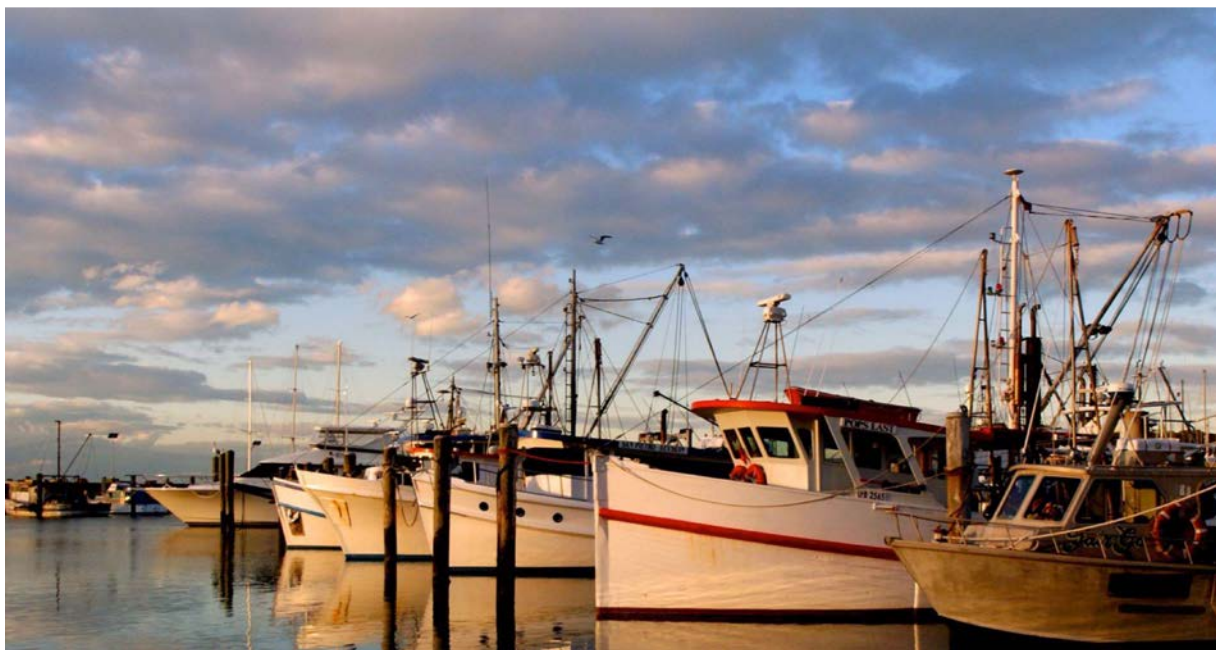


CONFIDENTIAL OFFERING MEMORANDUM

# Chesapeake Village

Chesapeake City, MD



  
**PATTERSON-WOODS**  
COMMERCIAL PROPERTIES  
CORFAC INTERNATIONAL

## CONFIDENTIALITY AND DISCLAIMER

THIS IS A CONFIDENTIAL OFFERING MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to purchase CHESAPEAKE VILLAGE(the "Property"). Patterson-Woods Commercial Properties/CORFAC International has been retained as the exclusive advisor to sell the Property. No other agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with Patterson-Woods Commercial Properties/CORFAC International and that agreement has been executed by their interested purchaser.

This confidential offering memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Patterson-Woods. Although this confidential memorandum has been reviewed by representatives of the Seller, it does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither the Seller nor Patterson-Woods, nor any of their partners, officers, employees or agents have independently verified the information contained herein and they are not responsible for any errors or inaccuracies in the information. No representation or warranty, express or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. There is no representation as to the environmental condition of the Property.

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Seller and Patterson-Woods, expressly reserve the right at their sole discretion to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

Exclusively  
Offered By



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## Chesapeake Village

Chesapeake Village is a potential residential development situated off of Saint Augustine Road (342) in Chesapeake City, Maryland. It consists of 52 proposed town and single family homes in a Traditional neighborhood Development (TND) zone. Any final layout and design would require approval of Chesapeake City.

## Excellent Location

Located on the C & D canal, Chesapeake City is home to many popular restaurants, bed and breakfasts, and local artisan shops. An escape from the hustle and bustle of surrounding areas, yet minutes to major highways and other destination.

## Investor Opportunity

With the increasing cost of beach homes, Chesapeake Village provides a reasonable alternative to those seeking a lifestyle near the water. Chesapeake Village is a walkable development with access to shopping, quaint shops, casual restaurants, fine dining, waterfront activities, a sheltered harbor and access to local attractions.

## Property Summary

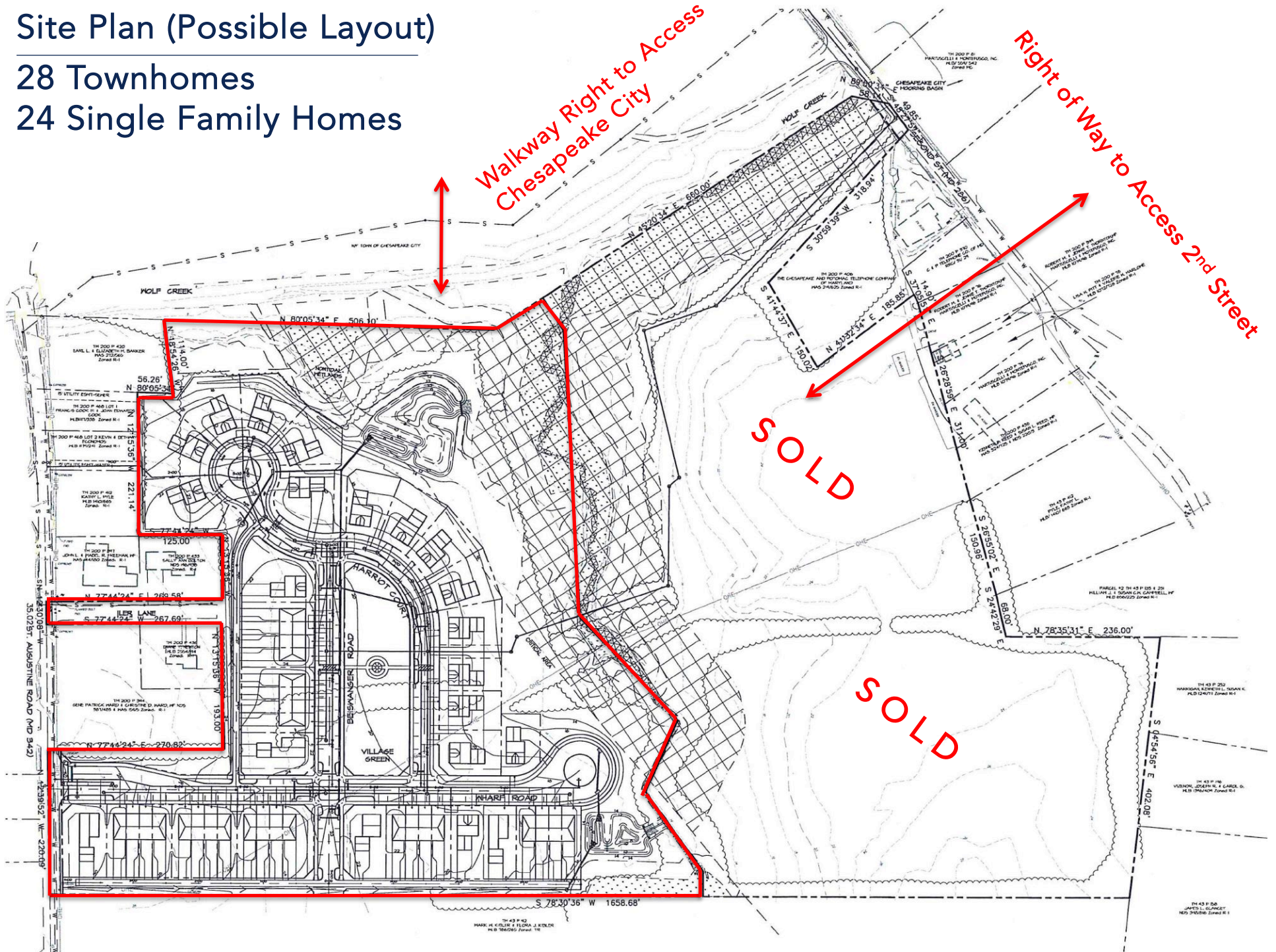
Acreage:	15.301 total +/-
Number of Lots:	52 28 townhomes 24 single family homes
Total Price:	\$995,000
Price per Lot:	\$19,135.00
Utilities:	Power – Delmarva DP&L Sewer – Town of Chesapeake City Water – Town of Chesapeake Data – Verizon / Atlantic Broadband



# Site Plan (Possible Layout)

28 Townhomes

24 Single Family Homes



# SubdivisionPlats



Available

Sold

Sold

**AREA "A" TO BE CONVEYED TO MARYLAND STATE HIGHWAY ADMINISTRATION**

1	S 12°39'30" E	220.30'
2	N 78°30'36" W	250.00'
3	N 12°28'25" W	200.00'
4	N 77°44'24" E	210.00'

**FEE SIMPLE AREA-**  
4.45 S.F.± OR 0.101 AC.±  
SHOWN AS: [shaded area]

**AREA "B" TO BE CONVEYED TO MARYLAND STATE HIGHWAY ADMINISTRATION**

1	S 12°30'00" E	35.00'
2	S 77°44'24" W	210.00'
3	N 12°30'00" W	35.00'
4	N 77°44'24" E	210.00'

**FEE SIMPLE AREA-**  
700 S.F.± OR 0.016 AC.±  
SHOWN AS: [shaded area]

**AREA "C" TO BE CONVEYED TO MARYLAND STATE HIGHWAY ADMINISTRATION**

1	N 48°27'57" W	76.50'
2	N 88°50'24" E	30.00'
3	S 48°37'57" E	48.80'
4	S 30°56'30" W	30.34'

**FEE SIMPLE AREA-**  
1,338 S.F.± OR 0.038 AC.±  
SHOWN AS: [shaded area]

**TOWN APPROVAL**  
NOTE: THE ACCESS & INGRESS/EGRESS EASEMENT SHOWN HEREIN WITHIN THE LIMITS OF THE LAND INDICATED ON CECL COUNTY TAX MAP 200 AS PARCEL 79 IS APPROVED BY THE TOWN OF CHESAPEAKE CITY UPON THE PURCHASE OF THE LAND INDICATED HERE AS LOT 2 BY MARIUSCELLI AND MONTFUSCO, INC. TRADING AS CHESAPEAKE VILL.

APPROVED: TOWN OF CHESAPEAKE CITY PLANNING & COMMISSION

LEE ADAMS (CHAIRPERSON) DATE: \_\_\_\_\_

**ADJOINER AGREEMENT**  
I AGREE TO THE TERMS ABOVE.

OWNER: MARIUSCELLI AND MONTFUSCO, INC. TRADING AS CHESAPEAKE VILL. DATE: \_\_\_\_\_

**OWNER'S CERTIFICATE**  
CERTIFICATION IS HEREBY MADE THAT TO THE BEST OF MY KNOWLEDGE, THE REPRESENTATIVES OF SPECIAL INTEREST, REAL PROPERTY ADJACENT OF THE ADJOINER'S SIDE OF WETLANDS, CONCERNING THE PROVISIONS OF THIS PLAT AND THE SETTING OF WETLANDS HAVE BEEN COMPLIED WITH.

ALAN R. LEVINE, 2025 DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
THIS PLAT AND THE SURVEY WORK ON WHICH IT IS BASED, WAS PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT ACCURATELY REPRESENTS THE TRUE AND CORRECT SURVEY. I, DANIEL J. PUGH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, HAVE EXAMINED THE ORIGINAL RECORDS OF THIS SURVEY AND THE SURVEYOR'S PLAT AND HAVE MADE AT THE END OF THIS CERTIFICATE.

Daniel J. Pugh DATE: 5-5-2016

OWNER: MARIUSCELLI AND MONTFUSCO, INC. TRADING AS CHESAPEAKE VILL. DATE: \_\_\_\_\_

**CNA** Civil Engineers • Land Surveyors • Landscape Architects  
Planners • Geotechnical Engineers • Environmental Engineers  
2115 Simeon Road  
Forest Hill, Maryland 21050  
Phone: (410) 678-7200 • Fax: (410) 838-1811  
E-mail: cna@cnacne.com

**FINAL SUBDIVISION PLAT FOR CHESAPEAKE VILLAGE**  
TAX MAP 43 PARCEL 15  
CHESAPEAKE CITY

STATE OF MARYLAND  
DANIEL J. PUGH  
LAND SURVEYOR

THE ELECTION DISTRICT: \_\_\_\_\_  
Cecil County, Maryland

RECEIVED \_\_\_\_\_ AND ON SAME DAY RECORDED IN \_\_\_\_\_  
LIBER No. \_\_\_\_\_ FOLIO \_\_\_\_\_  
ONE OF THE RECORDS \_\_\_\_\_ BOOKS OF CECL COUNTY AND EXAMINED.

DATE: 5/4/16  
Scale: 1" = 100'  
Drawn By: SAH  
Design By: SAH/BJT  
Reviewed By: BJT  
Job No: 08038  
Sheet: 1 of 1

Circuit Court for Cecil County

# Neighborhood Rendering – Townhomes & Single Family Homes



# Community Rendering – Townhomes, Single Family Homes & Apartment Buildings

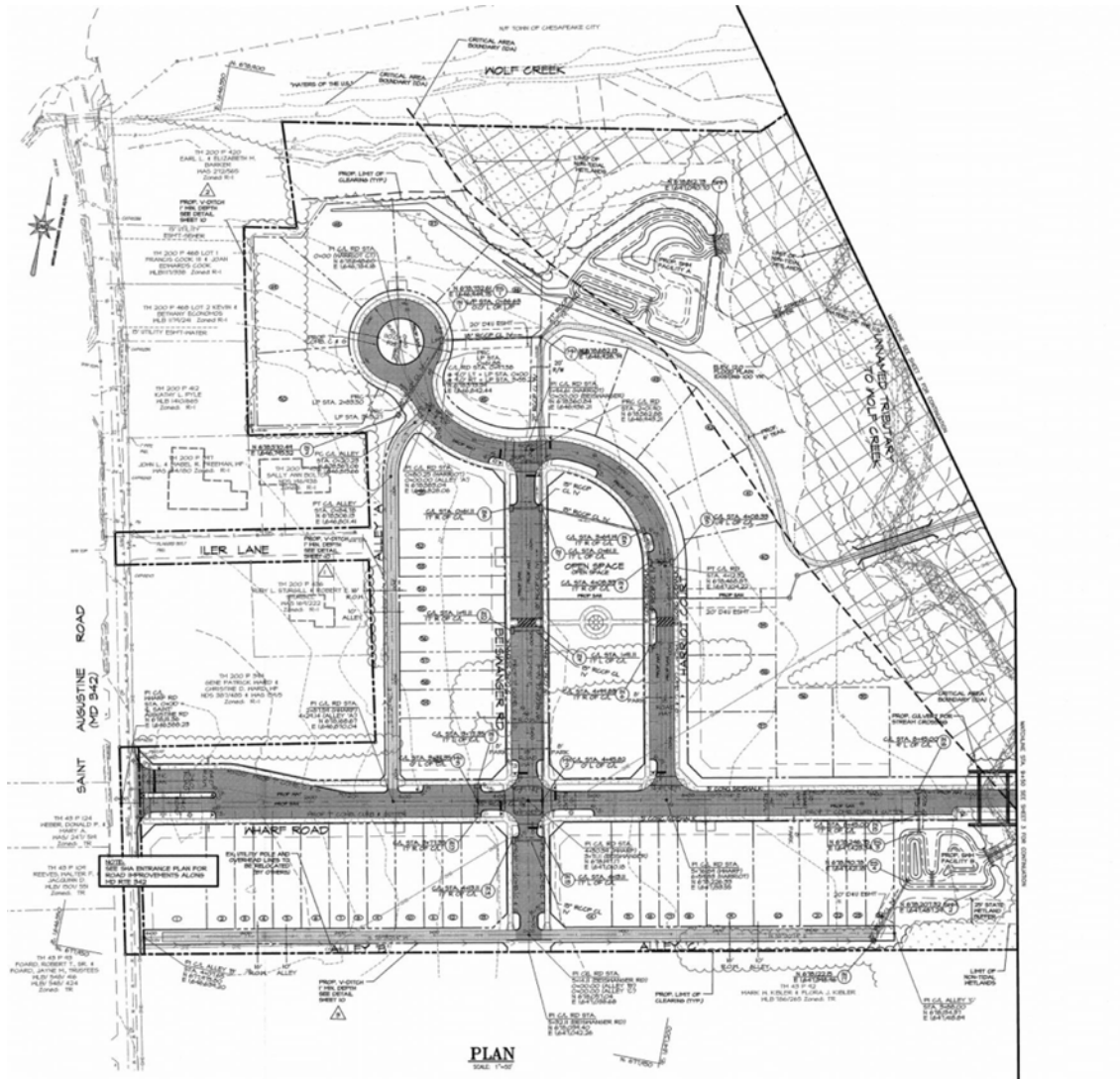




# Site Plan

28 Townhomes

24 Single Family Homes



# ACTIVE ADULT HYBRID CONCEPT PLAN

CHESAPEAKE CITY



PENNONI ASSOCIATES INC.  
One South Church Street, 2nd Floor  
West Chester, PA 19382  
T: 610.429.8907 F: 610.429.8918

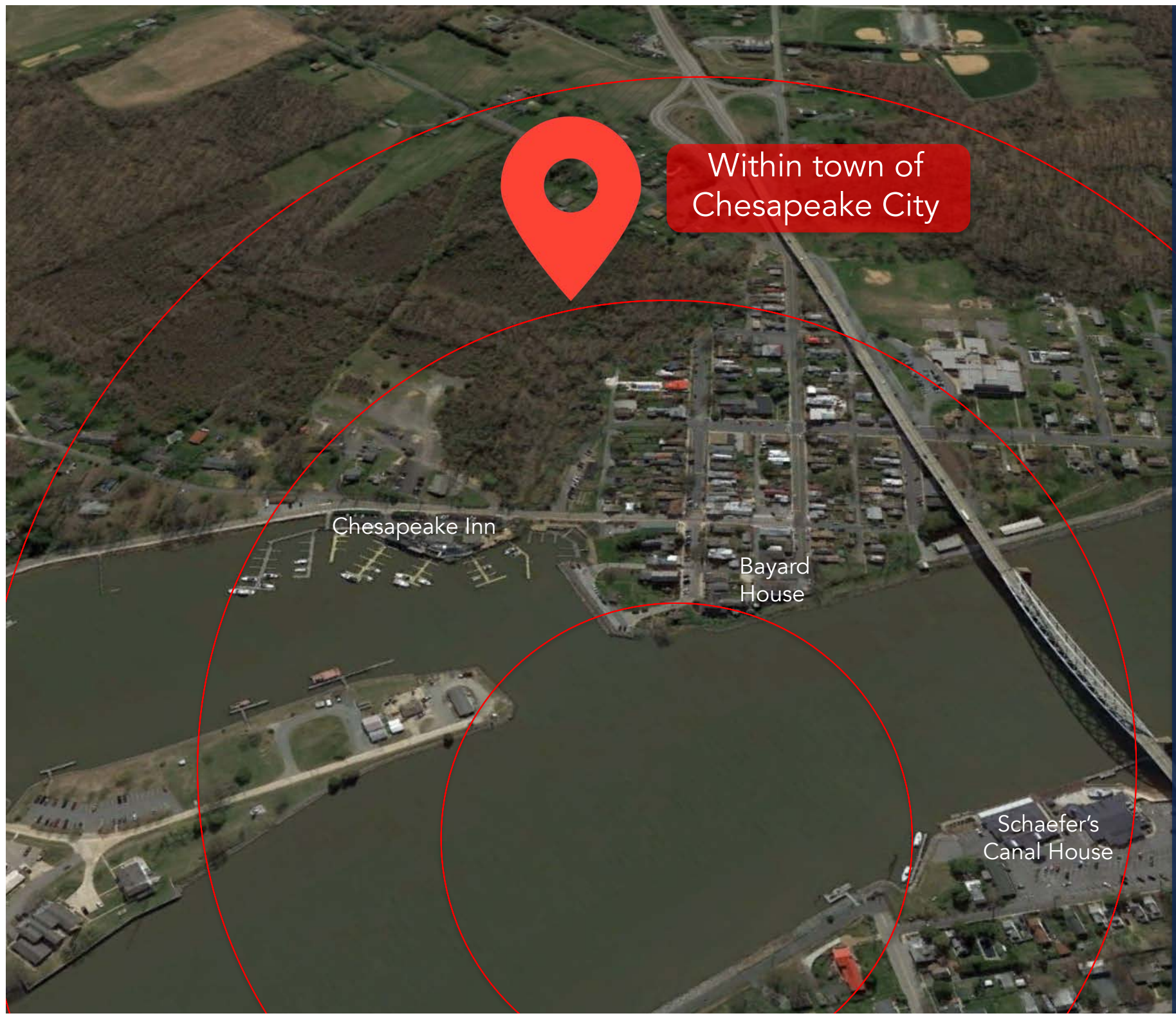
# LOCATION OVERVIEW

Within town of  
Chesapeake City

Chesapeake Inn

Bayard  
House

Schaefer's  
Canal House



## Chesapeake City Overview

Chesapeake City is an historic town located in Cecil County, Maryland, along the C&D canal. The town contains several historic homes dating back to the 1800's, charming bed and breakfasts, quaint retailers featuring local craftsmen, restaurants, and historical landmarks and museums. It is within walking and biking distance to the approved homes in Chesapeake Village.

### Access

Maryland Route 213 (Augustine Herman Highway) runs through the city as well as crosses the canal. It is about a 12 minute drive from DE 301 and a 13 minute drive to Route 40.

### Local Culture

There is a vibrant art community in Chesapeake City, with several artisan shops located throughout the town. There are many well-known restaurants that attract locals and tourists alike to their coastal cuisine and atmosphere. Home of the famous "Canal Day" events, Chesapeake City keeps water and boaters at the heart of their community.

### Recreation

Chesapeake City has several marinas those looking to dock a boat as they travel on the canal. There are also hiking trails, parks, and other outdoor activities in the area.

### Education

Chesapeake City is part of the Cecil County Public School system. There are three schools in the town – Chesapeake City Elementary School, Bohemia Manor Middle School, and Bohemia Manor High School. There is also library nearby located on Maryland Route 13.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Total Population	1,210	5,986	24,546
Average Age	41.9	40.2	38.7
2017 Total Households	464	2,082	8,333
Median HH Income	\$77,808	\$91,468	\$91,387
Total Businesses	67	166	503
# of Employees	612	1,459	3,901
Per Capita Annual Specified Consumer Spending	\$13,094	\$69,912	\$276,869



# Area Map

## Services

- 1 Chesapeake City Fire Department
- 2 Dockside Dental
- 3 Eagles Nest Gas
- 4 Family Medical Care Associates
- 5 PNC Bank
- 6 USPS

## Education

- 7 Chesapeake City Elementary School
- 8 Bohemia Manor High School
- 9 Bohemia Manor Middle School

## Dining

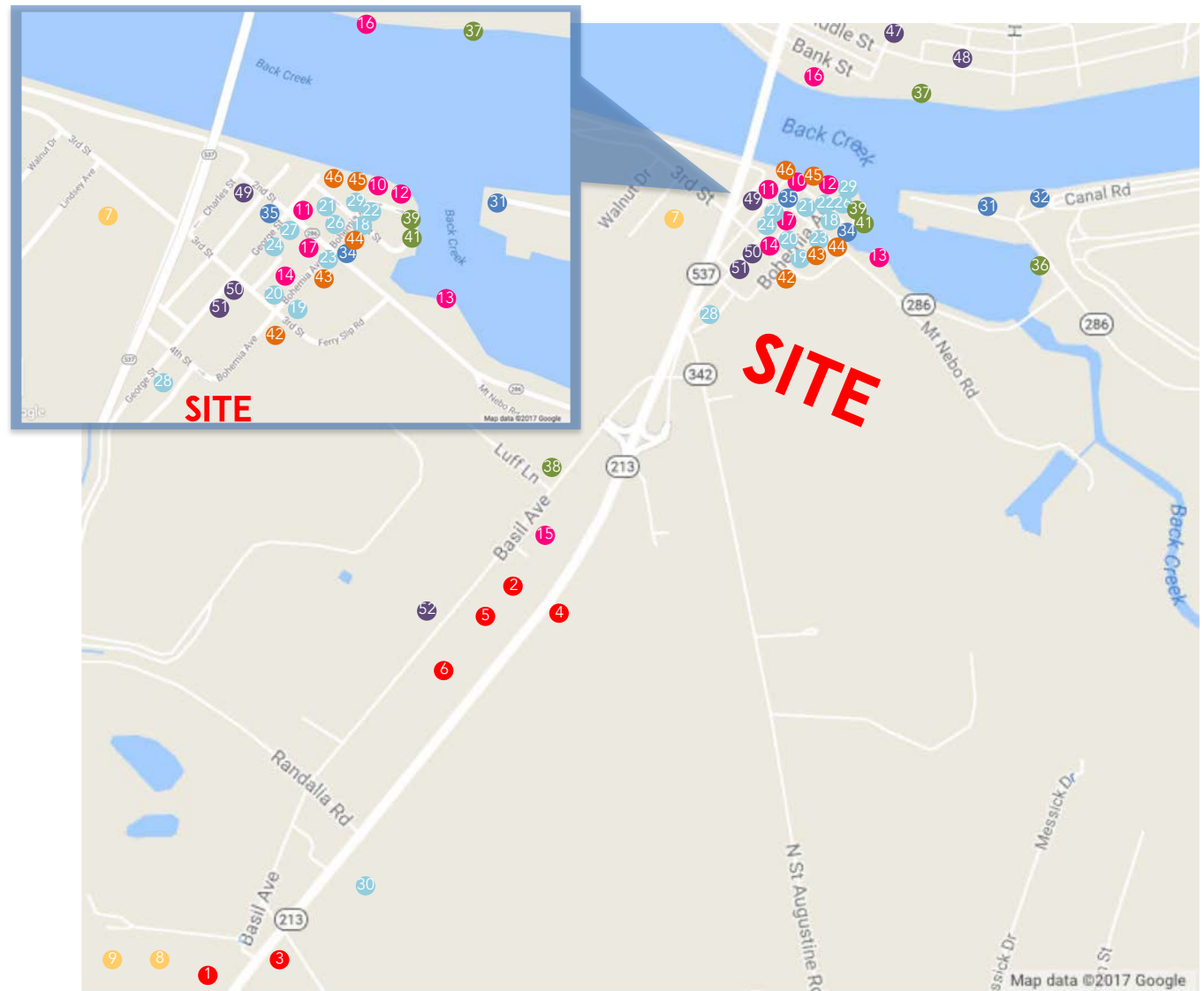
- 10 The Bayard House
- 11 Bohemia Café & Bakery
- 12 Canal Creamery & Sweet Shoppe
- 13 Chesapeake Inn & Marina
- 14 Prime 225
- 15 Maria's Italian Pizza
- 16 Schaefer's Canal House
- 17 Tap Room

## Shopping

- 18 Back Creek General Store
- 19 Belle Connell's Emporium
- 20 Black Swan Antiques
- 21 Canal Lock Antique
- 22 Chick's
- 23 Evy + Ro
- 24 Kevin Quinlan Photography
- 25 Lighthouse Gifts & Framing
- 26 My Jewelry Place
- 27 Neil's Artwork
- 28 A New Leaf Garden Accessories
- 29 Old Gray Mare Gift Shoppe
- 30 Vulcan's Rest Fibers

## Points of Interest

- 31 Bethel Bridge Lighthouse
- 32 C&D Canal Museum
- 33 Chateau Bu-De Winery & Vineyard
- 34 Chesapeake City Town Hall
- 35 S. Chesapeake City Historic District



## Recreation

- 36 Boat Ramp
- 37 Canal Trail
- 38 Chesapeake City Park
- 39 Chesapeake City Tours
- 40 Chesapeake City Inn & Marina
- 41 Pell Gardens Park

## Lodging

- 42 Blue Max Inn
- 43 Doc Smithers B&B
- 44 Inn at the Canal
- 45 Old Wharf Cottage
- 46 Shipwatch Inn

## Places of Worship

- 47 St. Rose's Roman Catholic Church
- 48 First Presbyterian Church
- 49 Bethel AME Church
- 50 Good Shepherd Episcopal Church
- 51 Trinity United Methodist Church
- 52 St. Basil's Ukrainian Catholic Church

## Developer Profiles

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Dirt Balance – Positive (Based upon Site Ops Software Analysis)

Chesapeake City Connection fees per lot: \$15,000 per residential unit (EDU)  
\$9,000 sewer / \$6,000 water

Original development had applied for and obtained many permits, but the buyer will have to renew permits and obtain final approval for subdivision of the lots and development from the Town of Chesapeake City.

Current owner has right of way access for bike/pedestrian access to Chesapeake City and 2<sup>nd</sup> Street (near Chesapeake Inn)

MDOT (SHA) – Highway permit has expired but can be renewed. (No traffic study was required)

Stormwater permit – Cecil County, MD

Original engineer (CNA) – can be used to accelerate approvals.





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