

Property Summary Report

110 Acres Muddy Ln - 196 Lots
Elkton, MD 21921 - Cecil County Submarket



LAND			
Type:	Residential Land	Parcel	879
Land AC:	110.00 AC		
Land SF:	4,791,600 SF		

CURRENT CONDITION	
Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, No Streets, No Water

TRAFFIC & FRONTAGE	
Traffic Volume:	6,077 on Red Hill Rd & Stanley St (2018)
	13,412 on Old Baltimore Pike & Pleasant Valley Rd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION	
Airport:	23 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (1)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

505 Augustine Herman Hwy
Elkton, MD 21921 - Cecil County Submarket



LAND			
Type:	Commercial Land	Parcel	03-110109
Land AC:	101.60 AC		
Land SF:	4,425,696 SF		

ZONING & USAGE	
Zoning:	R2
Proposed Use:	Commercial

CURRENT CONDITION	
Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, Streets, Water

TRAFFIC & FRONTAGE	
Traffic Volume:	13,578 on Augustine Herman Hwy & Whitehall Rd (2018) 15,268 on Walter Boulden St & Augustine Herman Hwy (2015)
Frontage:	1,455' on Augustine Herman Hwy 2,548' on Frenchtown Rd.

Made with TrafficMetrix® Products

TRANSPORTATION	
Airport:	30 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (13)

PROPERTY CONTACTS	
Recorded Owner:	Grays Hill Development Co Inc

Property Summary Report

5200-5224 Augustine Herman Hwy
Earleville, MD 21919 - Cecil County Submarket



LAND			
Type:	Residential Land	Topography:	Level
Land AC:	354.94 AC	Parcel	01-009915
Land SF:	15,461,143 SF		

ZONING & USAGE	
Zoning:	SAR
Proposed Use:	Single Family Development

CURRENT CONDITION	
Improvements:	Farm

TRAFFIC & FRONTAGE	
Traffic Volume:	4,811 on Augustine Herman Hwy & Mill Ln (2018)
	8,724 on Augustine Herman Hwy & Cayots Corner Rd (2018)
Frontage:	5,053' on Augustine Herman

Made with TrafficMetrix® Products

TRANSPORTATION	
Airport:	46 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

SALE	
Last Sale:	Sold on Jun 5, 2009 for \$1,995,040 (\$5,621/AC - \$0.13/SF)

PROPERTY CONTACTS	
True Owner:	Quiet Acres Farm Inc
Recorded Owner:	Quiet Acres Farm Inc
Prior True Owner:	Browning Creek LLC

Property Summary Report

Belle Hill Rd

Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Commercial Land	Parcel	03-008320
Land AC:	27.80 AC		
Land SF:	1,210,968 SF		

ZONING & USAGE

Zoning:	BI
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TRAFFIC & FRONTAGE

Traffic Volume:	1,310 on Belle Hill Rd & Muddy Ln (2013)
	78,515 on I- 95 & Chestnut Hill Rd W (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	20 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (15)

Property Summary Report

239 Belvidere Rd

Perryville, MD 21903 - Cecil County Submarket



LAND

Type:	Industrial Land	Parcel	05-038774
Land AC:	113.72 AC		
Land SF:	4,953,817 SF		

ZONING & USAGE

Zoning:	MEA
Proposed Use:	Distribution

TRAFFIC & FRONTAGE

Traffic Volume:	1,311 on Principio Furnace Rd & Pulaski Hwy (2018)
	76,692 on I- 95 & Blythedale Rd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	7 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	40 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (17)

SALE

Last Sale:	Sold on Jun 3, 2016 for \$5,500,000 (\$48,363/AC - \$1.11/SF)
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Property Summary Report

239 Belvidere Rd

Perryville, MD 21903 - Cecil County Submarket



PROPERTY CONTACTS

True Owner: **Lidl**

Recorded Owner: **Lidl**

Recorded Owner: **Principio Site F Llc**

Prior True Owner: **Stewart Properties**

Property Summary Report

Belvidere Rd & Pulaski Hwy - Industrial / Retail Site

Perryville, MD 21903 - Cecil County Submarket



LAND

Type:	Commercial Land	Parcel	07-013183
Land AC:	20.00 AC		
Land SF:	871,200 SF		

ZONING & USAGE

Zoning:	Commercial
Proposed Use:	Commercial, Convenience Store, Service Station

CURRENT CONDITION

Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, Gas, Sewer, No Streets, Water
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TRAFFIC & FRONTAGE

Traffic Volume:	1,311 on Principio Furnace Rd & Pulaski Hwy (2018)
	1,244 on Jackson Station Rd & Holly Ln (2018)

Made with TrafficMetrix® Products

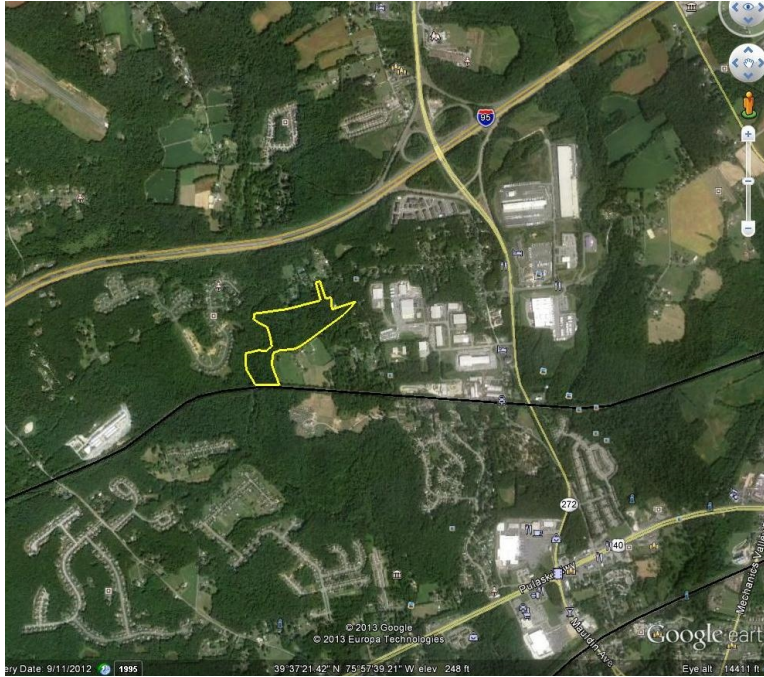
TRANSPORTATION

Commuter Rail:	9 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	38 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (17)

Property Summary Report

Bethel Rd

North East, MD 21901 - Cecil County Submarket



LAND

Type:	Residential Land
Land AC:	33.00 AC
Land SF:	1,437,480 SF
No. of Lots:	33

ZONING & USAGE

Proposed Use: Hold for Development

CURRENT CONDITION

Infrastructure: No Curb/Gutter/Sidewalk, Electricity, No Gas, No Sewer, No Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume: 5,530 on Chesapeake Ridge Ln & Marysville Ct (2013)
17,166 on N East Rd & Lums Rd (2018)

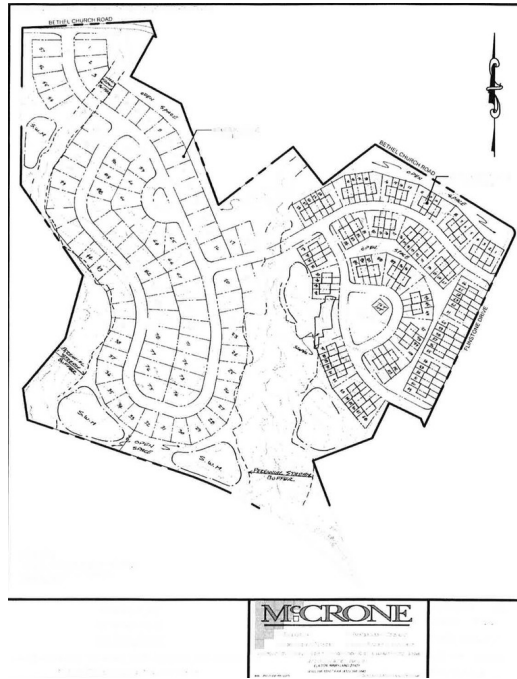
Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 32 minute drive to New Castle County Airport
Walk Score ®: Car-Dependent (5)
Transit Score ®: Minimal Transit (12)

Property Summary Report

Bethel Church Rd - Bedrock Phase 2 & 3
 North East, MD 21901 - Cecil County Submarket



LAND			
Type:	Residential Land	Topography:	Rolling
Land AC:	55.00 AC	Density Allowed:	R-3 - Multi-Family
Land SF:	2,395,800 SF	Max # of Units:	200

ZONING & USAGE	
Zoning:	Multi- Family
Proposed Use:	Apartment Units, Apartment Units - Condo, Master Planned Community, MultiFamily, Single Family Development
Approvals:	Engineering

CURRENT CONDITION	
Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, Sewer, No Streets, Water

TRAFFIC & FRONTAGE	
Traffic Volume:	962 on Bailiff Rd & Bayview Woods Loop (2018)
	17,166 on N East Rd & Lums Rd (2018)
Frontage:	1,000' on Bethel Church Rd

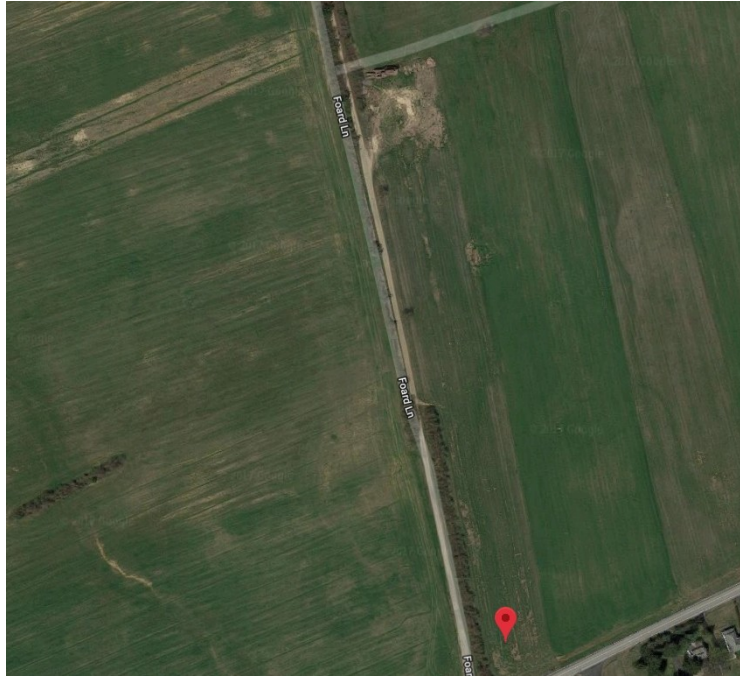
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TRANSPORTATION	
Commuter Rail:	18 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	33 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

745 Biddle St

Chesapeake City, MD 21915 - Cecil County Submarket



LAND

Type:	Residential Land	Topography:	Level
Land AC:	213.00 AC		
Land SF:	9,278,280 SF		

ZONING & USAGE

Zoning:	RM
Proposed Use:	Single Family Development

CURRENT CONDITION

Improvements:	Farm
Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, Sewer, No Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	606 on Biddle St & Foard Ln (2018)
	14,954 on Augustine Herman Hwy & Harry Jackson St (2015)
Frontage:	1,000' on Biddle

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	31 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (3)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

745 Biddle St

Chesapeake City, MD 21915 - Cecil County Submarket



PROPERTY CONTACTS

True Owner: **tom ford**

Property Summary Report

1200 Blue Ball Rd - 43 Acres Zoned SR

Childs, MD 21916 - Cecil County Submarket



LAND

Type:	Residential Land	Parcel	03-006786
Land AC:	43.00 AC		
Land SF:	1,873,080 SF		

ZONING & USAGE

Zoning:	SR
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CURRENT CONDITION

Grading:	Raw land
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TRAFFIC & FRONTAGE

Traffic Volume:	4,612 on Blue Ball Rd & I- 95 (2018)
	10,065 on Singerly Rd & Ricketts Mill Rd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	38 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (2)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner:	Larson Lee D & Elizabeth M
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Property Summary Report

0 Carpenters Point Loop - 41 +/- Acre Five Parcel Assemblage

Perryville, MD 21903 - Cecil County Submarket



LAND

Type:	Commercial Land
Land AC:	41.00 AC
Land SF:	1,785,960 SF

TRAFFIC & FRONTAGE

Traffic Volume:	881 on Carpenters Point Rd & Seneca Shores Rd (2018)
	1,071 on Cecil St & Baltimore St (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	19 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	48 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

1455 Carpenters Point Rd

Perryville, MD 21903 - Cecil County Submarket



LAND

Type:	Residential Land	Max # of Units:	74
Land AC:	41.00 AC	Parcel	047-88E
Land SF:	1,785,960 SF		

ZONING & USAGE

Zoning:	MB R-1
Proposed Use:	Single Family Development
Approvals:	Approved Plan

CURRENT CONDITION

Improvements:	Vacant Land
Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	881 on Carpenters Point Rd & Seneca Shores Rd (2018)
	1,071 on Cecil St & Baltimore St (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	19 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	48 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

Cassidy Wharf Rd

Earleville, MD 21919 - Cecil County Submarket



LAND

Type:	Industrial Land	Parcel	01-061984
Land AC:	25.09 AC		
Land SF:	1,092,833 SF		

ZONING & USAGE

Zoning:	SAR
Proposed Use:	Industrial

CURRENT CONDITION

Improvements:	Vacant
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TRAFFIC & FRONTAGE

Traffic Volume:	270 on Kentmore Park Rd & Shallcross Wharf Rd (2018)
	4,458 on Augustine Herman Hwy & Shallcross Wharf Rd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	61 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	Maryland LLBC LLC
Recorded Owner:	Maryland LLBC LLC

Property Summary Report

Center Dr @ Lums Dr - North East Commerce Ctr - Lot 3
North East, MD 21901 - Cecil County Submarket



LAND			
Type:	Industrial Land	Topography:	Level
Land AC:	25.00 AC	Parcel	05-103096
Land SF:	1,089,000 SF		

ZONING & USAGE	
Zoning:	H1
Proposed Use:	Industrial

CURRENT CONDITION	
Improvements:	Vacant
Grading:	Rough graded
Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, No Streets, No Water

TRAFFIC & FRONTAGE	
Traffic Volume:	17,166 on N East Rd & Lums Rd (2018)
	77,604 on I- 95 & Bouchelle Rd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION	
Commuter Rail:	17 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	32 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (9)
Transit Score ®:	Minimal Transit (13)

PROPERTY CONTACTS	
True Owner:	St. John Properties
Recorded Owner:	St. John Properties

Property Summary Report

Cherry Hill Rd - Single Family Development
Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Residential Land
Land AC:	68.00 AC
Land SF:	2,962,080 SF

ZONING & USAGE

Zoning:	ST & R3
Proposed Use:	MultiFamily, Single Family Development

CURRENT CONDITION

Infrastructure: No Curb/Gutter/Sidewalk, No Electricity, No Gas, Sewer, No Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	7,760 on Singerly Rd & I- 95 (2018)
	4,612 on Blue Ball Rd & I- 95 (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	27 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (2)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

Colonial Way - Colonial Way, Rising Sun, MD
Rising Sun, MD 21911 - Cecil County Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	25.90 AC		
Land SF:	1,128,204 SF		

ZONING & USAGE

Proposed Use:	Commercial, Mixed Use
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CURRENT CONDITION

Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, No Sewer, No Streets, No Water
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TRAFFIC & FRONTAGE

Traffic Volume:	4,346 on Biggs Hwy & Dotson Dr (2015)
	4,136 on Biggs Hwy & Dodson Dr (2018)
Frontage:	1,000' on Colonial Way

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	41 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (38)
Transit Score ®:	Minimal Transit (0)

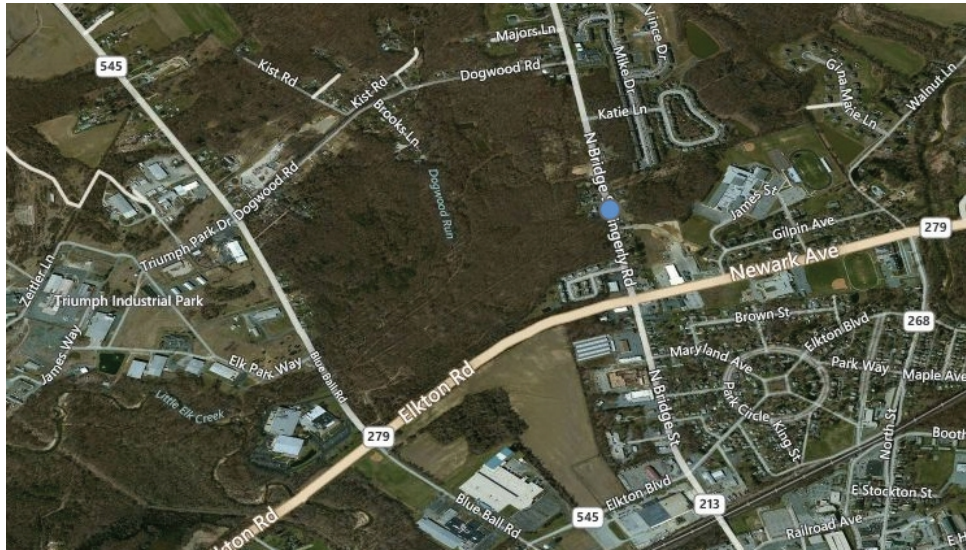
PROPERTY CONTACTS

True Owner:	Mason-Dixon Realty
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Property Summary Report

Dogwood Rd

Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Industrial Land	Parcel	03-073114
Land AC:	41.70 AC		
Land SF:	1,816,452 SF		

ZONING & USAGE

Zoning:	BIC2
Proposed Use:	Industrial

CURRENT CONDITION

Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water
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TRAFFIC & FRONTAGE

Traffic Volume:	1,157 on Dogwood Rd & Blue Ball Rd (2018)
	13,697 on N Bridge St & Laurel Dr (2018)
Frontage:	1,815' on North Bridge Street

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	24 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (11)
Transit Score ®:	Minimal Transit (16)

PROPERTY CONTACTS

Recorded Owner:	Rollins Edward D E Iii
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Property Summary Report

200 Elkton Rd

Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	31.00 AC		
Land SF:	1,350,360 SF		
Min Divisible Size:	31.00 AC		

ZONING & USAGE

Zoning:	C-3
Proposed Use:	Commercial
Approvals:	Approved Plan, Engineering, Maps

CURRENT CONDITION

Improvements:	Development land
Grading:	Raw land

TRAFFIC & FRONTAGE

Traffic Volume:	12,209 on Elkton Rd & Appleton Rd (2018)
	12,251 on Newark Ave & James St (2018)
Frontage:	1,803' on Elkton Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	21 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (5)
Transit Score ®:	Minimal Transit (16)

Property Summary Report

2615 Grove Neck Rd - Earleville Waterfront Parcel
Earleville, MD 21919 - Cecil County Submarket



LAND

Type:	Agricultural Land
Land AC:	250.00 AC
Land SF:	10,890,000 SF

ZONING & USAGE

Zoning:	SAR
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TRAFFIC & FRONTAGE

Traffic Volume:	1,333 on Turkey Point Rd & Caldwell Rd (2015)
	1,283 on Lambs Meadow Rd & Turners Creek Rd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION


Airport:	65 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

I-95 & Rte. 279 - Bell Hill Rd
 Elkton, MD 21921 - Cecil County Submarket



MONTGOMERY BROTHERS COMMERCIAL REALTY



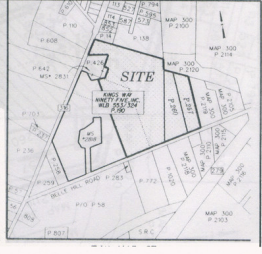
FOR SALE

COMMERCIAL LAND
\$4,550,000.00
 LOCATED AT I-95 & RT. 279

- 26 ACRES +/-
- ZONED BI
- I-95 ACCESS
- HIGH VISIBILITY
- ELKTON, MD

CONTACT:

FRANK TALMO
 OFFICE 410 392 5200
 FAX: 410 287 3650
 EMAIL: ftalmo@mdr-homes-com



LAND

Type:	Commercial Land
Land AC:	26.30 AC
Land SF:	1,145,628 SF

ZONING & USAGE

Zoning:	BI
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TRAFFIC & FRONTAGE

Traffic Volume:	1,310 on Belle Hill Rd & Muddy Ln (2013)
	78,515 on I- 95 & Chestnut Hill Rd W (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	22 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (7)
Transit Score ®:	Minimal Transit (14)

Property Summary Report

Interstate 95 @ Muddy Lane
 Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Residential Land	Density Allowed:	R-3 and R-0
Land AC:	122.13 AC		
Land SF:	5,319,983 SF		

PARCEL

03-004856, 03-016803, 03-016811, 03-016870, 03-100863

ZONING & USAGE

Proposed Use: Apartment Units, Apartment Units - Senior, MultiFamily

CURRENT CONDITION

Grading: Raw land
 Infrastructure: No Curb/Gutter/Sidewalk, Electricity, No Gas, Sewer, No Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume: 77,604 on I- 95 & Bouchelle Rd (2018)
 17,166 on N East Rd & Lums Rd (2018)
 Frontage: 1,540' on Interstate 95

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 27 minute drive to New Castle County Airport
 Walk Score ®: Car-Dependent (1)
 Transit Score ®: Minimal Transit (0)

Property Summary Report

Maloney Rd - 37+ Acres - Listing# 20
 Elkton, MD 21921 - Cecil County Submarket



LAND			
Type:	Residential Land	Topography:	Level
Land AC:	37.72 AC	Parcel	0803020932
Land SF:	1,643,083 SF		

ZONING & USAGE	
Zoning:	RM
Proposed Use:	Apartment Units, Apartment Units - Condo, Apartment Units - Senior, Distribution, Industrial Park, Master Planned Community, MultiFamily, Open Space, Single Family Development, Warehouse
Approvals:	Engineering

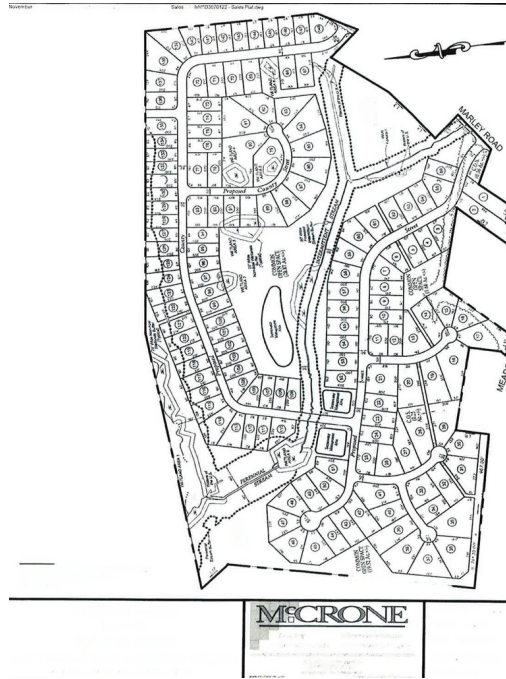
TRAFFIC & FRONTAGE	
Traffic Volume:	1,535 on Frenchtown Rd & Lee Dr (2018)
	30,761 on Pulaski Hwy & S Barrington Ct (2018)

Made with TrafficMetrix® Products

TRANSPORTATION	
Airport:	27 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (2)
Transit Score ®:	Minimal Transit (23)

Property Summary Report

Marley Rd - 149 AC- Multi-Family Parcel
Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Residential Land	Max # of Units:	148
Land AC:	108.00 AC		
Land SF:	4,704,480 SF		

ZONING & USAGE

Zoning:	Multi-Family
Proposed Use:	Apartment Units, Apartment Units - Condo, Apartment Units - Senior, Hold for Development, Master Planned Community, MultiFamily, Planned Unit Development, Religious Facility, Single Family Development

CURRENT CONDITION

Infrastructure:	No Curb/Gutter/Sidewalk, Electricity, No Gas, Sewer, Streets, Water
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TRAFFIC & FRONTAGE

Traffic Volume:	22,405 on W Pulaski Hwy & Fair Acres Rd (2018)
	29,094 on Pulaski Hwy & Flint Dr (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	32 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (14)

SALE

Last Sale:	Sold on Jun 21, 2017 for \$600,000 (\$5,556/AC - \$0.13/SF)
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Property Summary Report

Mechanics Valley Rd

North East, MD 21901 - Cecil County Submarket



LAND

Type:	Residential Land	Parcel	05-130395
Land AC:	40.89 AC		
Land SF:	1,781,168 SF		

ZONING & USAGE

Zoning:	LDR
Proposed Use:	Single Family Development

CURRENT CONDITION

Improvements:	Vacant
Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, No Streets, No Water

TRAFFIC & FRONTAGE

Traffic Volume:	5,675 on Mechanics Valley Rd & Indian Rd (2018)
	29,094 on Pulaski Hwy & Flint Dr (2018)
Frontage:	Mechanics Valley Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	34 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (1)
Transit Score ®:	Minimal Transit (14)

Property Summary Report

Mechanics Valley Rd

North East, MD 21901 - Cecil County Submarket



PROPERTY CONTACTS

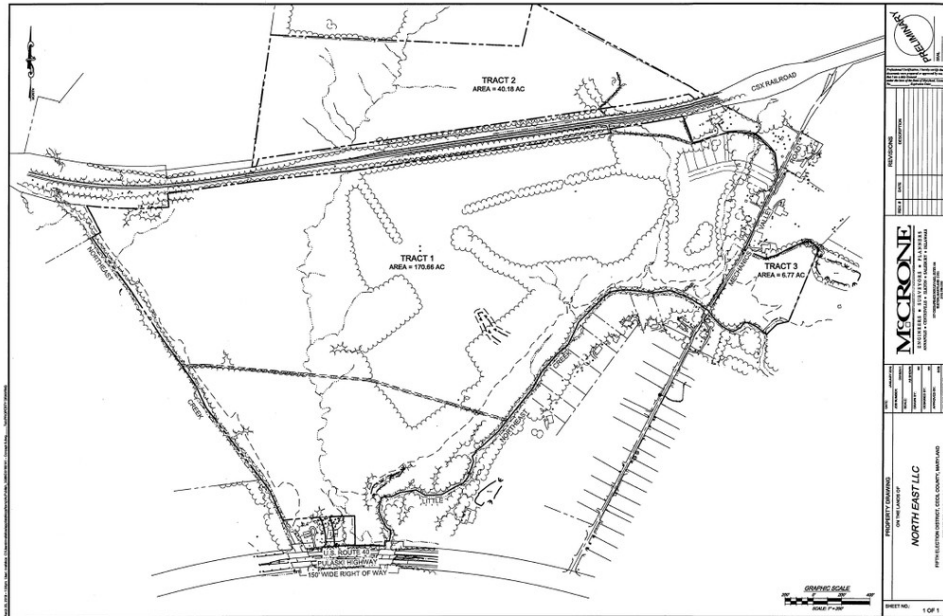
True Owner: **Charles P. Narvel Jr.**

Recorded Owner: **North East Lic**

Property Summary Report

765 Mechanics Valley Rd - North East Business Center

North East, MD 21901 - Cecil County Submarket



LAND

Type:	Commercial Land	Topography:	Sloping
Land AC:	170.00 AC	Parcel:	05-025532
Land SF:	7,405,200 SF		

ZONING & USAGE

Zoning:	BG
Proposed Use:	Auto Dealership, Bank, Commercial, Distribution, Fast Food, General Freestanding, Health Care, Hold for Development, Hospital, Mixed Use, Restaurant, Retail, Schools, Warehouse

CURRENT CONDITION

Grading:	Raw land
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TRAFFIC & FRONTAGE

Traffic Volume:	29,094 on Pulaski Hwy & Flint Dr (2018)
	17,166 on N East Rd & Lums Rd (2018)
Frontage:	200' on Mechanics Valley Road

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	15 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	32 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (9)
Transit Score ®:	Minimal Transit (16)

Property Summary Report

Northwoods Blvd @ Peppertree cirl
North East, MD 21901 - Cecil County Submarket



LAND

Type:	Residential Land	Parcel	03-003221
Land AC:	21.00 AC		
Land SF:	914,760 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	19,045 on Pulaski Hwy & N East Plz (2018)
	17,166 on N East Rd & Lums Rd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	15 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	36 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (1)
Transit Score ®:	Minimal Transit (13)

Property Summary Report

Old Elk Rd

Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Residential Land
Land AC:	68.40 AC
Land SF:	2,979,504 SF

TRAFFIC & FRONTAGE

Traffic Volume:	1,209 on Turkey Point Rd & Log Cabin Rd (2018)
	5,011 on Oldfield Point Rd & Valley Ln (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	39 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (12)
Transit Score ®:	Minimal Transit (0)

SALE

Last Sale:	Sold on Nov 2, 2011
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Property Summary Report

Principio Pky E

North East, MD 21901 - Cecil County Submarket



LAND

Type:	Industrial Land	Parcel	05-139046
Land AC:	67.20 AC		
Land SF:	2,927,014 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	1,432 on W Old Philadelphia Rd & Howery Ln (2018)
	1,071 on Cecil St & Baltimore St (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	10 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	35 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (6)
Transit Score ®:	Minimal Transit (16)

SALE

Last Sale:	Sold on May 21, 2018 for \$5,000,000 (\$74,410/AC - \$1.71/SF)
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PROPERTY CONTACTS

Prior True Owner:	Smithfield Foods, Inc.
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Property Summary Report

Principio Pky W

North East, MD 21901 - Cecil County Submarket



LAND

Type:	Industrial Land	Parcel	05-138597
Land AC:	99.77 AC		
Land SF:	4,346,025 SF		

ZONING & USAGE

Zoning:	M2
Proposed Use:	Commercial, Industrial

CURRENT CONDITION

Improvements:	Vacant Land
Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, No Streets, No Water

TRAFFIC & FRONTAGE

Traffic Volume:	1,023 on W Old Philadelphia Rd & Old Belvidere Rd (2018)
	1,432 on W Old Philadelphia Rd & Howery Ln (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	12 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	37 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (12)

Property Summary Report

Principio Pky W

North East, MD 21901 - Cecil County Submarket



SALE

Last Sale: Sold on May 4, 2016 for \$8,000,000 (\$80,184/AC - \$1.84/SF)

PROPERTY CONTACTS

Recorded Owner: **Board of County Commissioners of Cecil County**

Prior True Owner: **Trammell Crow Company**

Property Summary Report

151 Principio Rd - Video Lottery Terminal Facility
Port Deposit, MD 21904 - Cecil County Submarket



LAND

Type:	Commercial Land
Land AC:	36.00 AC
Land SF:	1,568,160 SF

PARCEL

07-012799, 07-012810, 07-048491

ZONING & USAGE

Zoning:	Commercial MUD
Proposed Use:	Casino
Approvals:	Approved Plan

CURRENT CONDITION

Infrastructure: No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, No Streets, No Water

TRAFFIC & FRONTAGE

Traffic Volume: 855 on Blythedale Rd & Perry lawn Dr (2018)

15,290 on Blythedale Rd & Jackson Station Rd (2018)

Made with TrafficMetrix® Products

Property Summary Report

151 Principio Rd - Video Lottery Terminal Facility



Port Deposit, MD 21904 - Cecil County Submarket

TRANSPORTATION

Commuter Rail: 8 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 39 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (2)

Transit Score ®: Minimal Transit (7)

SALE

Last Sale: Sold on Oct 22, 2009 for \$14,600,000 (\$405,556/AC - \$9.31/SF)

PROPERTY CONTACTS

True Owner: **Penn National Gaming, Inc.**

Recorded Owner: **Principio Iron Company L P**

Prior True Owner: **The Principio Furnace Foundation Inc.**

Property Summary Report

Pulaski Hwy @ Wilson Ave - 28.36 AC Commercial Development Site
 Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	28.36 AC	Density Allowed:	C-2 - Highway Commercial
Land SF:	1,235,362 SF	Parcel	03-115429
Dimensions:	Irregular		

ZONING & USAGE

Zoning:	C2
Proposed Use:	Auto Repair, Bank, Commercial, Community Center, Day Care Center, Drug Store, Fast Food, Hospitality, Hotel, Medical, Office, Religious Facility, Restaurant, Retail, Self-Storage, Storefront Retail/Office, Strip Center

CURRENT CONDITION

Improvements:	Vacant Land
Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	6,821 on Delaware Ave & Washington Ave (2018)
	28,233 on E Pulaski Hwy & Norman Allen St (2018)
Frontage:	1,400' on Pulaski Hwy

Made with TrafficMetrix® Products

TRANSPORTATION

Walk Score ®:	Car-Dependent (34)
Transit Score ®:	Minimal Transit (20)

Property Summary Report

Pulaski Hwy @ Wilson Ave - 28.36 AC Commercial Development Site
Elkton, MD 21921 - Cecil County Submarket



PROPERTY CONTACTS

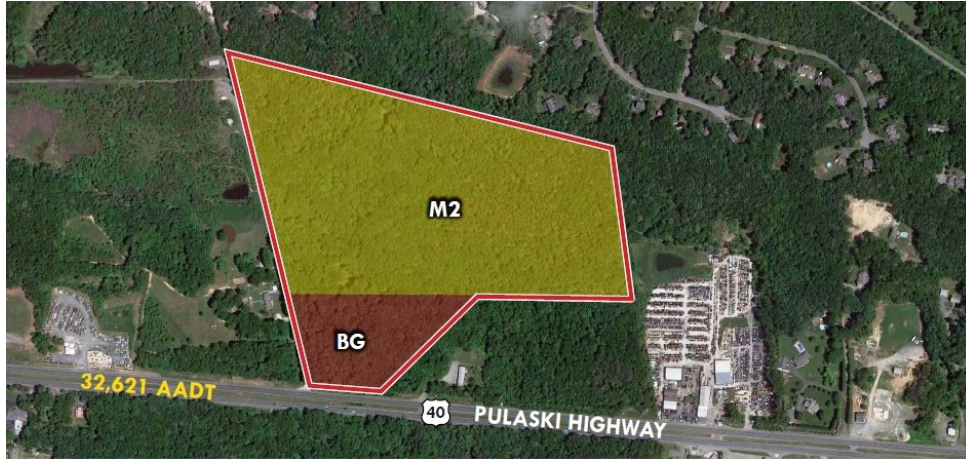
True Owner: **Edward D. Rollins, III**

Recorded Owner: **Edward & Holly Rollins**

Property Summary Report

953 Pulaski Hwy

Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Industrial Land	Parcel	01-2300006102
Land AC:	52.43 AC		
Land SF:	2,283,807 SF		

ZONING & USAGE

Zoning:	M2/ BG
Proposed Use:	Commercial, Industrial

CURRENT CONDITION

Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, No Streets, No Water
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TRAFFIC & FRONTAGE

Traffic Volume:	914 on Nottingham Rd & Thiokol Rd (2018)
	22,405 on W Pulaski Hwy & Fair Acres Rd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	28 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (17)

Property Summary Report

1594 Pulaski Hwy - Hayes Park
Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Commercial Land
Land AC:	25.00 AC
Land SF:	1,089,000 SF

PARCEL

05-029716, 05-029724, 05-029732, 05-029740, 05-029759, 05-029767, 05-029775, 05-131081

ZONING & USAGE

Zoning:	BI
Proposed Use:	Commercial, Industrial Park, Warehouse

CURRENT CONDITION

Infrastructure: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	22,405 on W Pulaski Hwy & Fair Acres Rd (2018)
	29,094 on Pulaski Hwy & Flint Dr (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	31 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (4)
Transit Score ®:	Minimal Transit (15)

Property Summary Report

1594 Pulaski Hwy - Hayes Park
Elkton, MD 21921 - Cecil County Submarket



SALE

Last Sale: Sold on Feb 13, 2014 for \$1,090,000 (\$43,600/AC - \$1.00/SF)

PROPERTY CONTACTS

Recorded Owner: **Pllh Llc**

Property Summary Report

2016 Pulaski Hwy

North East, MD 21901 - Cecil County Submarket



LAND

Type:	Industrial Land
Land AC:	22.00 AC
Land SF:	958,320 SF

ZONING & USAGE

Zoning:	M-2 Heavy-Industrial
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CURRENT CONDITION

Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, Sewer, No Streets, No Water

TRAFFIC & FRONTAGE

Traffic Volume:	29,094 on Pulaski Hwy & Flint Dr (2018)
	12,626 on N Maudlin Ave & Pulaski Hwy (2018)
Frontage:	500' on US 40

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	14 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	31 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (29)
Transit Score ®:	Minimal Transit (17)

Property Summary Report

E Pulaski Hwy - Rte 40 - Pulaski Hwy, Elkton
Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	21.93 AC		
Land SF:	955,140 SF		
Dimensions:	Irregular		
No. of Lots:	4		

ZONING & USAGE

Zoning:	C-2
Proposed Use:	Commercial, Hold for Development, Mixed Use, MultiFamily, Office, Retail

CURRENT CONDITION

Improvements:	Raw Land
Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, No Streets, No Water

TRAFFIC & FRONTAGE

Traffic Volume:	12,256 on Delancy Rd & Suburban Dr (2018)
	28,191 on E Pulaski Hwy & Chesapeake Blvd (2018)
Frontage:	469' on E Pulaski Hwy

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	24 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (47)
Transit Score ®:	Minimal Transit (24)

Property Summary Report

W Pulaski Hwy - Elkton Market Place
Elkton, MD 21921 - Cecil County Submarket



LAND			
Type:	Commercial Land	Topography:	Level
Land AC:	28.36 AC		
Land SF:	1,235,362 SF		
Dimensions:	Irregular		

ZONING & USAGE	
Proposed Use:	Commercial, Community Center

CURRENT CONDITION	
Improvements:	Vacant land

TRAFFIC & FRONTAGE	
Traffic Volume:	30,038 on W Pulaski Hwy & Landing Ln (2018)
	5,387 on Howard St & S Bridge St (2018)

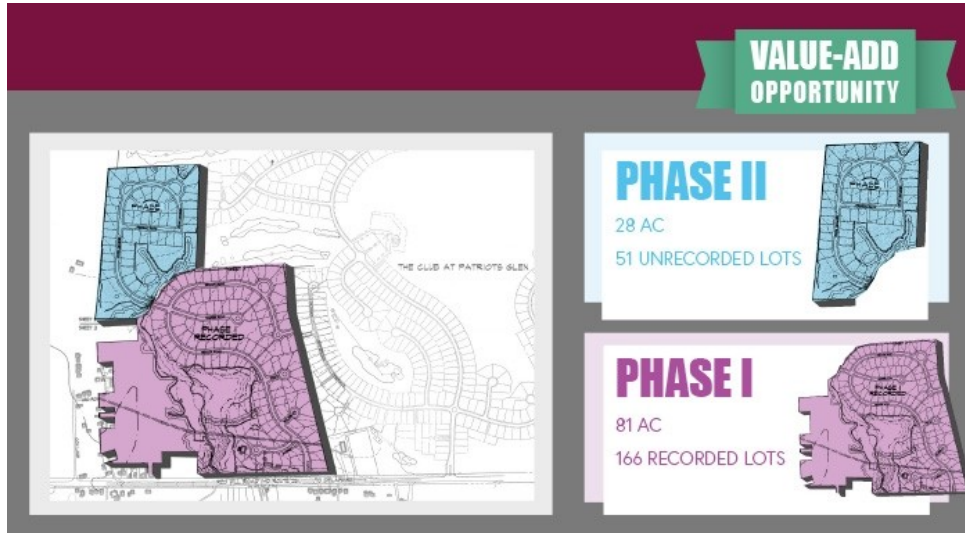
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TRANSPORTATION	
Airport:	29 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (39)
Transit Score ®:	Minimal Transit (21)

Property Summary Report

195 Red Hill Rd - LIBERTY HILL SUBDIVISION FOR SALE

Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Residential Land	Topography:	Sloping
Land AC:	110.00 AC	Parcel:	03-024679
Land SF:	4,791,600 SF		
No. of Lots:	166		

ZONING & USAGE

Zoning:	Residential
Proposed Use:	Planned Unit Development
Approvals:	Approved Plan, Engineering, Maps

CURRENT CONDITION

Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, No Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	6,077 on Red Hill Rd & Stanley St (2018)
	12,209 on Elkton Rd & Appleton Rd (2018)
Frontage:	1,000' on Red Hill Road (21921)

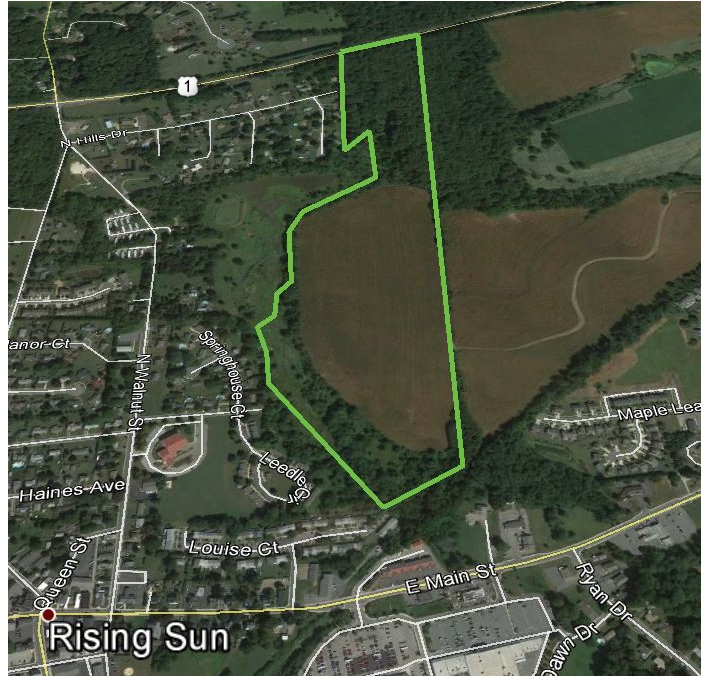
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TRANSPORTATION

Airport:	24 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (6)
Transit Score ®:	Minimal Transit (7)

Property Summary Report

Red Pump Rd - Stephen's Preserve
 Rising Sun, MD 21911 - Cecil County Submarket



LAND			
Type:	Residential Land	Topography:	Level
Land AC:	65.27 AC	Max # of Units:	119
Land SF:	2,843,161 SF	Parcel	06-017142
No. of Lots:	119		

ZONING & USAGE	
Zoning:	R1,R2,R3
Proposed Use:	Apartment Units, Single Family Development
Approvals:	Approved Plan

CURRENT CONDITION	
Improvements:	Undeveloped
Infrastructure:	No Curb/Gutter/Sidewalk, Electricity, No Gas, No Sewer, No Streets, Water

TRAFFIC & FRONTAGE	
Traffic Volume:	985 on N Walnut St & Sun Valley Cir (2018)
	4,346 on Biggs Hwy & Dotson Dr (2015)

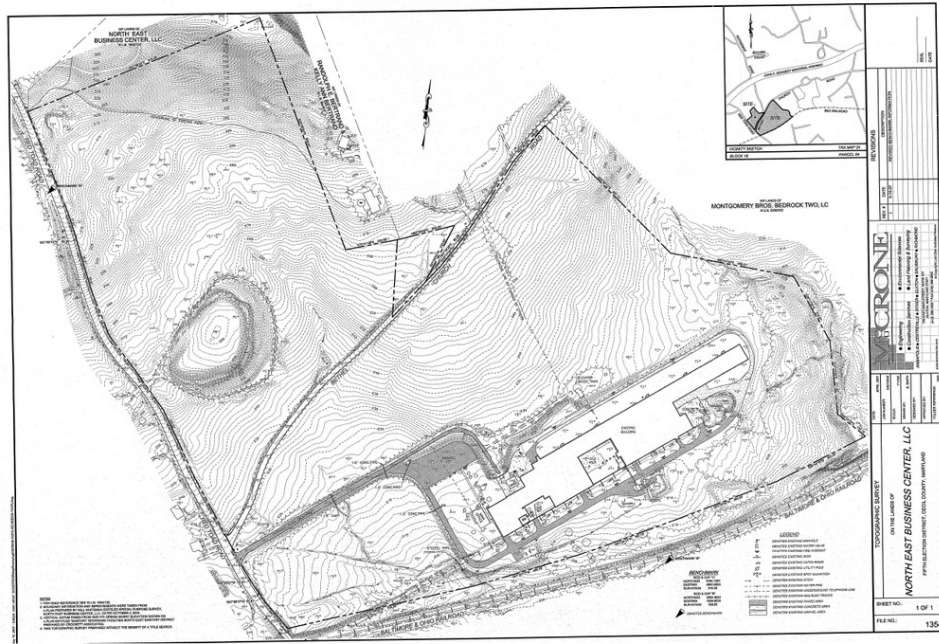
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TRANSPORTATION	
Airport:	44 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (22)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

800 Red Toad Rd

North East, MD 21901 - Cecil County Submarket



LAND

Type:	Industrial Land	Parcel	05-015189
Land AC:	81.99 AC		
Land SF:	3,571,484 SF		

CURRENT CONDITION

Grading:	Previously developed lot
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	962 on Bailiff Rd & Bayview Woods Loop (2018)
	19,045 on Pulaski Hwy & N East Plz (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	15 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	35 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

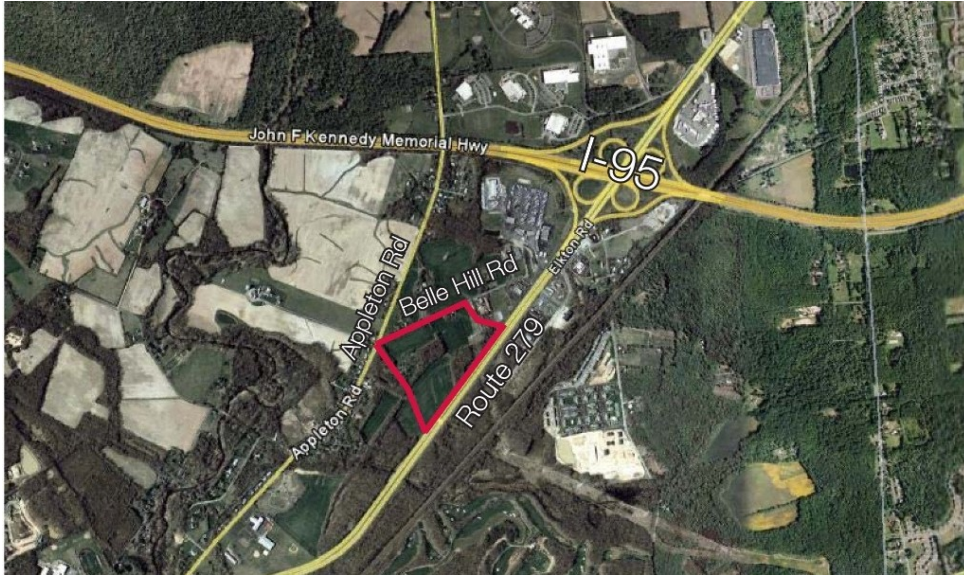
PROPERTY CONTACTS

True Owner:	RGH Management
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Property Summary Report

Route 279 & Belle Hill Rd

Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Residential Land	Max # of Units:	728
Land AC:	52.00 AC	Units Per Acre:	14.00
Land SF:	2,265,120 SF		
Dimensions:	Irregular		

PARCEL

03-000958, 03-000966, 03-000974, 03-123553

ZONING & USAGE

Zoning:	RM
Proposed Use:	Single Family Development

CURRENT CONDITION

Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, Sewer, No Streets, Water
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TRAFFIC & FRONTAGE

Traffic Volume:	4,188 on Appleton Rd & Riverside Dr (2015)
	78,515 on I- 95 & Chestnut Hill Rd W (2018)
Frontage:	2,411' on Route 279
	1,621' on Belle Hill Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	23 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (9)
Transit Score ®:	Minimal Transit (14)

Property Summary Report

Route 279 & Belle Hill Rd

Elkton, MD 21921 - Cecil County Submarket



PROPERTY CONTACTS

True Owner: **Preston Ayars**

Recorded Owner: **Ayars Preston Jr**

Property Summary Report

Route 40 & Philadelphia Rd

North East, MD 21901 - Cecil County Submarket



Land For Sale

Development Site

Route 40/Philadelphia Road, North East, MD 21901



Price: **\$2,900,000**
Lot Size: **34 AC**
Property Type: Land
Property Sub-type: Commercial/ Other (land)
Additional Sub-types: Multifamily (land)
Office (land)
Retail (land)
Tax ID / APN #: 31-7-558
Zoning Description: Business General
Features:
Electricity/Power
Water
Telephone
Cable
Gas/Propane

[Find Out More...](#)

Last Verified 6/15/2010
Listing ID 16723521

LAND

Type:	Industrial Land	Topography:	Level
Land AC:	34.00 AC		
Land SF:	1,481,040 SF		

ZONING & USAGE

Zoning:	BG
Proposed Use:	Apartment Units, Apartment Units - Condo, Apartment Units - Dorms, Apartment Units - Senior, Apartment Units - Subsdzd, Commercial, Industrial, Mixed Use

CURRENT CONDITION

Improvements:	VACANT COMMERCIAL
Grading:	Raw land
Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, No Streets, No Water

TRAFFIC & FRONTAGE

Traffic Volume:	12,881 on S Main St & Wallace Ave (2018)
	19,045 on Pulaski Hwy & N East Plz (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	14 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	33 minute drive to New Castle County Airport
Walk Score ®:	Somewhat Walkable (51)
Transit Score ®:	Minimal Transit (18)

Property Summary Report

Rt. 213 & Whitehall Rd

Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Residential Land	Topography:	Level
Land AC:	45.00 AC	Max # of Units:	80
Land SF:	1,960,200 SF	Units Per Acre:	1.78

ZONING & USAGE

Zoning:	R-2
Proposed Use:	Single Family Development

CURRENT CONDITION

Improvements:	Vacant Land
Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	15,268 on Walter Boulden St & Augustine Herman Hwy (2015)
	28,233 on E Pulaski Hwy & Norman Allen St (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	28 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (11)
Transit Score ®:	Minimal Transit (21)

Property Summary Report

S STREAM Dr @ White Hall Road - South Stream Subdivision; Elkton, MD
Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Residential Land
Land AC:	55.00 AC
Land SF:	2,395,800 SF

TRAFFIC & FRONTAGE

Traffic Volume:	14,106 on Augustine Herman Hwy & Manor Rd (2018)
	15,268 on Walter Boulden St & Augustine Herman Hwy (2015)

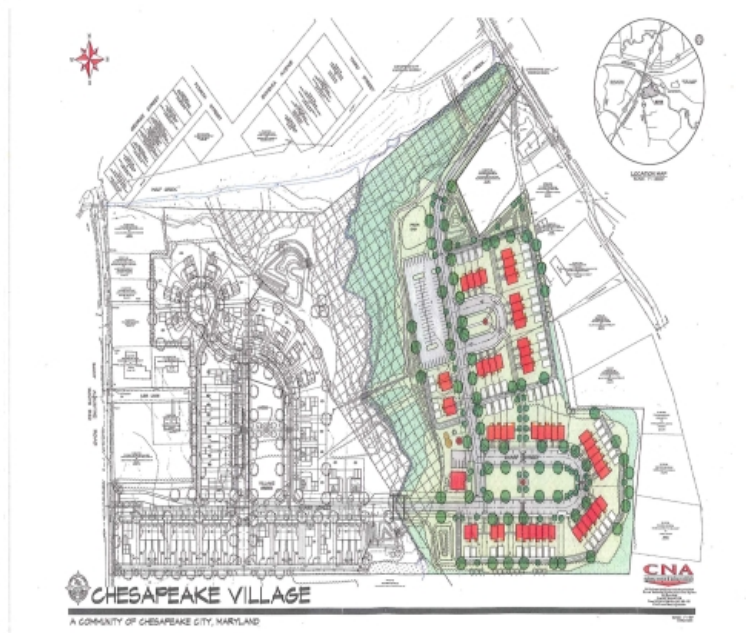
Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	29 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (19)
Transit Score ®:	Minimal Transit (18)

Property Summary Report

Saint Augustine Rd - Chesapeake Village Chesapeake City, MD 21915 - Cecil County Submarket



LAND			
Type:	Residential Land	Topography:	Level
Land AC:	29.90 AC	Max # of Units:	49
Land SF:	1,302,444 SF		
No. of Lots:	49		

ZONING & USAGE	
Zoning:	MF
Proposed Use:	Master Planned Community, MultiFamily, Planned Unit Development, Single Family Development
Approvals:	Approved Plan, Engineering

CURRENT CONDITION	
Improvements:	Unimproved Land
Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE	
Traffic Volume:	816 on N Saint Augustine Rd & Hessey Ln (2018)
	2,180 on 2nd St & Mount Nebo Rd (2015)

Made with TrafficMetrix® Products

TRANSPORTATION	
Airport:	37 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

Sassafras Rd

Warwick, MD 21912 - Cecil County Submarket



LAND

Type:	Commercial Land	Topography:	Level
Land AC:	27.10 AC		
Land SF:	1,180,476 SF		
No. of Lots:	5		

ZONING & USAGE

Zoning:	AG
Proposed Use:	Hold for Development, Hold for Investment

CURRENT CONDITION

Improvements:	Farm
Grading:	Raw land
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

TRAFFIC & FRONTAGE

Traffic Volume:	361 on Galena Sassafras Rd & Sassafras Caldwell Rd (2018)
	9,151 on Blue Star Memorial Hwy & Galena Sassafras Rd (2018)
Frontage:	1,576' on Blue Star Memorial Hwy
	1,636' on Sassafrass Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	37 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

Sassafras Rd

Warwick, MD 21912 - Cecil County Submarket



PROPERTY CONTACTS

True Owner: **Fusco Management**

Property Summary Report

5800 Telegraph Rd

Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Commercial Land	Parcel	04-010086
Land AC:	30.00 AC		
Land SF:	1,306,800 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	6,982 on Telegraph Rd & Messina Ln (2018)
	9,599 on Telegraph Rd & Marlyn Dr (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	23 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

2495 Turkey Point Rd - Former Anchorage Market, Listing# 55
North East, MD 21901 - Cecil County Submarket



LAND			
Type:	Commercial Land	Parcel	05-057051
Land AC:	23.80 AC		
Land SF:	1,036,728 SF		

ZONING & USAGE	
Zoning:	BG and NAR

TRAFFIC & FRONTAGE	
Traffic Volume:	1,209 on Turkey Point Rd & Log Cabin Rd (2018)
	1,623 on Turkey Point Rd & Elk River Ln (2015)
Frontage:	710' on Turkey Point Road

Made with TrafficMetrix® Products

TRANSPORTATION	
Airport:	41 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

322 E Village Rd - Gray Mount Commons
Elkton, MD 21921 - Cecil County Submarket



LAND

Type:	Commercial Land
Land AC:	21.27 AC
Land SF:	926,521 SF

ZONING & USAGE

Proposed Use:	Hold for Development, MultiFamily
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CURRENT CONDITION

Infrastructure:	No Curb/Gutter/Sidewalk, No Electricity, No Gas, Sewer, No Streets, Water
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TRAFFIC & FRONTAGE

Traffic Volume:	12,256 on Delancy Rd & Suburban Dr (2018)
	30,761 on Pulaski Hwy & S Barrington Ct (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	24 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (12)
Transit Score ®:	Minimal Transit (0)