



## COMMERCIAL DEVELOPMENT LAND - EASTON, MD FOR SALE - \$2.3 MILLION



### THE OFFERING

**OXFORD COMMERCIAL LLC** has been retained as the exclusive sales agent for approximately four acres of prime commercial development land located at the corner of US Route 50 and Dutchman's Lane in Easton, MD. The available site is part of an approved PUD which will be home to Royal Farms (gas station/convenience store). The PUD is approved for two sit-down style restaurants and may allow for the development of an office/convenience center. Asking \$4.6 million.

### THE INVESTMENT

- Prominent site with approval for two sit-down restaurants;
- All utilities and infrastructure improvements to be in place;
- Excellent visibility from Route 50;
- Excellent access via signalized intersection;
- Traffic counts in excess of 27,000;
- Site will serve a growing but under-served residential area of Easton.



## **MARKET OVERVIEW**

The Easton market has experienced steady growth over the past decade and is continuing to experience very strong growth. The policies of the Town of Easton and Talbot County have put constraints on commercial development land. This coupled with continued demand have set the stage for significant appreciation in values. This trend is expected to continue for the medium term at least. As such we anticipate continued appreciation and strong increases in rents.