



US RT. 13 & ALLEN ROAD - 65.073 AR LAND

ROUTE 13 & ALLEN RD
PRINCESS ANNE, MD 21853

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Property Summary



OFFERING SUMMARY

Sale Price:	\$325,365
Lot Size:	65.073 Acres
Price / Acre:	\$5,000
Zoning:	AR
Market:	Eastern Shore of MD

PROPERTY OVERVIEW

Approx. 65.073 acres of land located on the corner of US Route 13 and Allen Road. 3,360' frontage on US Route 13. Zoned AR with a Overlay Commercial on the corner parcel. 3 parcels that can be purchased as a package or separately. New natural gas lines run along the front of this property.

PROPERTY HIGHLIGHTS

- 3,360' frontage on US Route 13
- 65.073 acres - 3 parcels

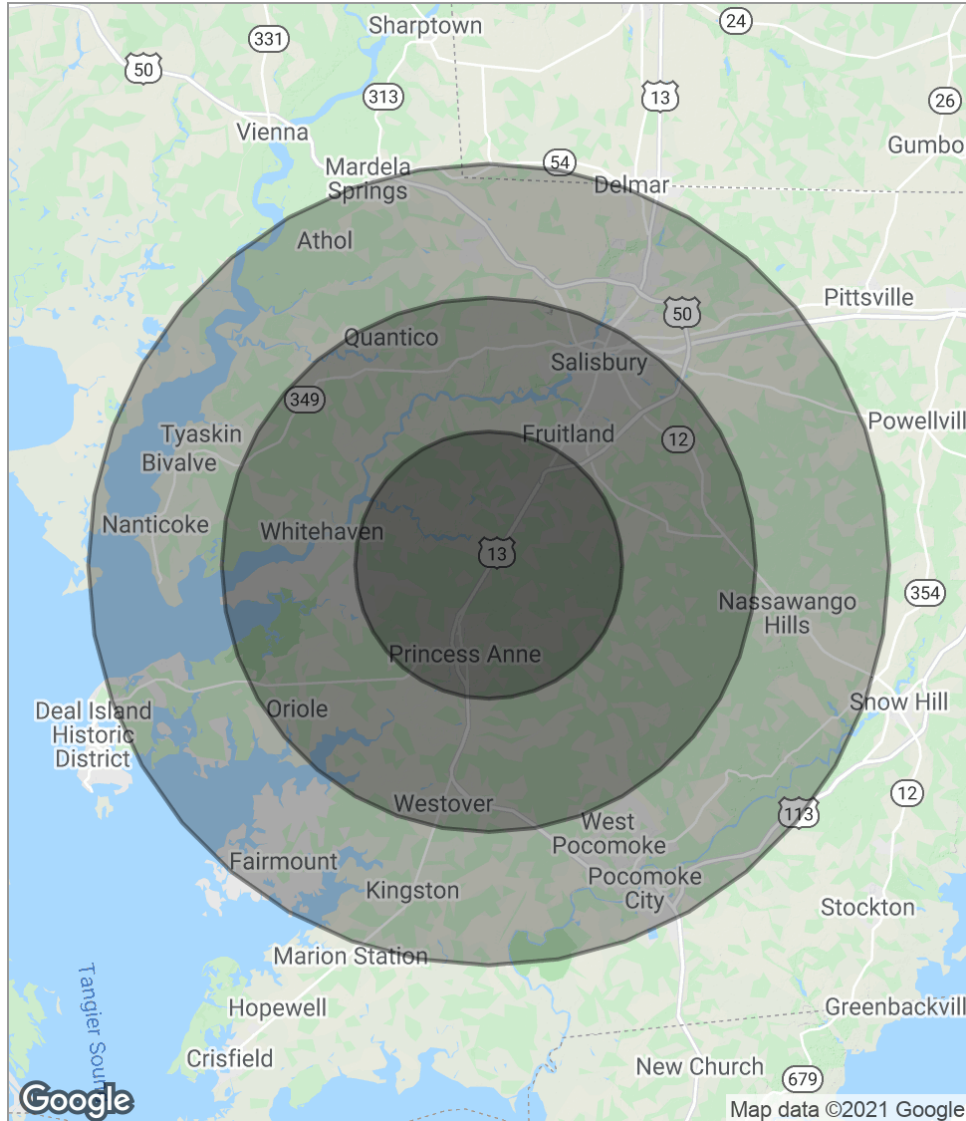
Additional Photos



Additional Photos



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	10,824	73,962	129,217
Median age	29.8	32.7	35.0
Median age (Male)	27.7	31.7	33.3
Median age (Female)	30.4	33.6	36.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	3,402	24,193	45,698
# of persons per HH	3.2	3.1	2.8
Average HH income	\$57,782	\$65,694	\$63,297
Average house value	\$215,656	\$223,062	\$215,789

* Demographic data derived from 2010 US Census

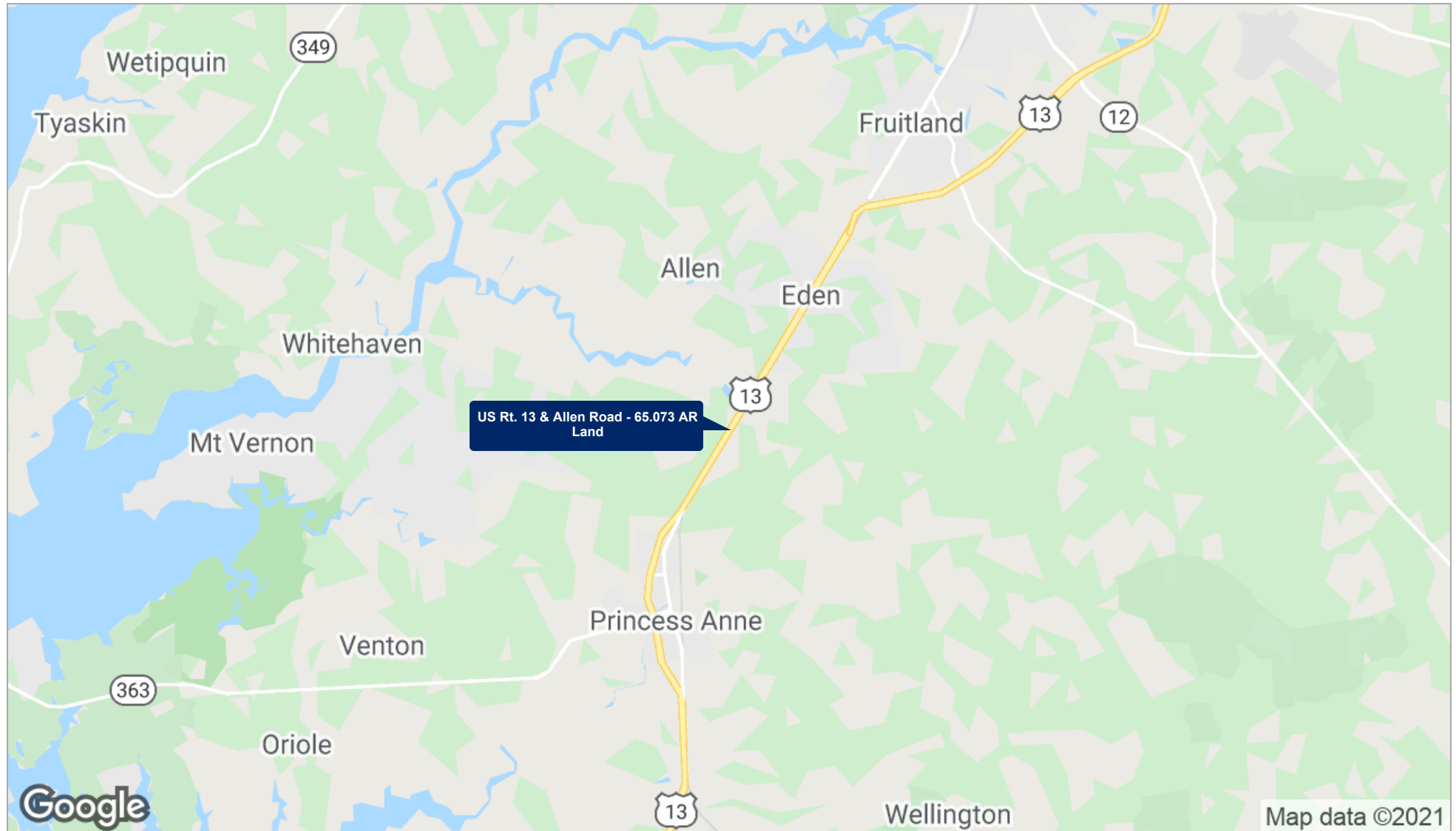
Site Plans



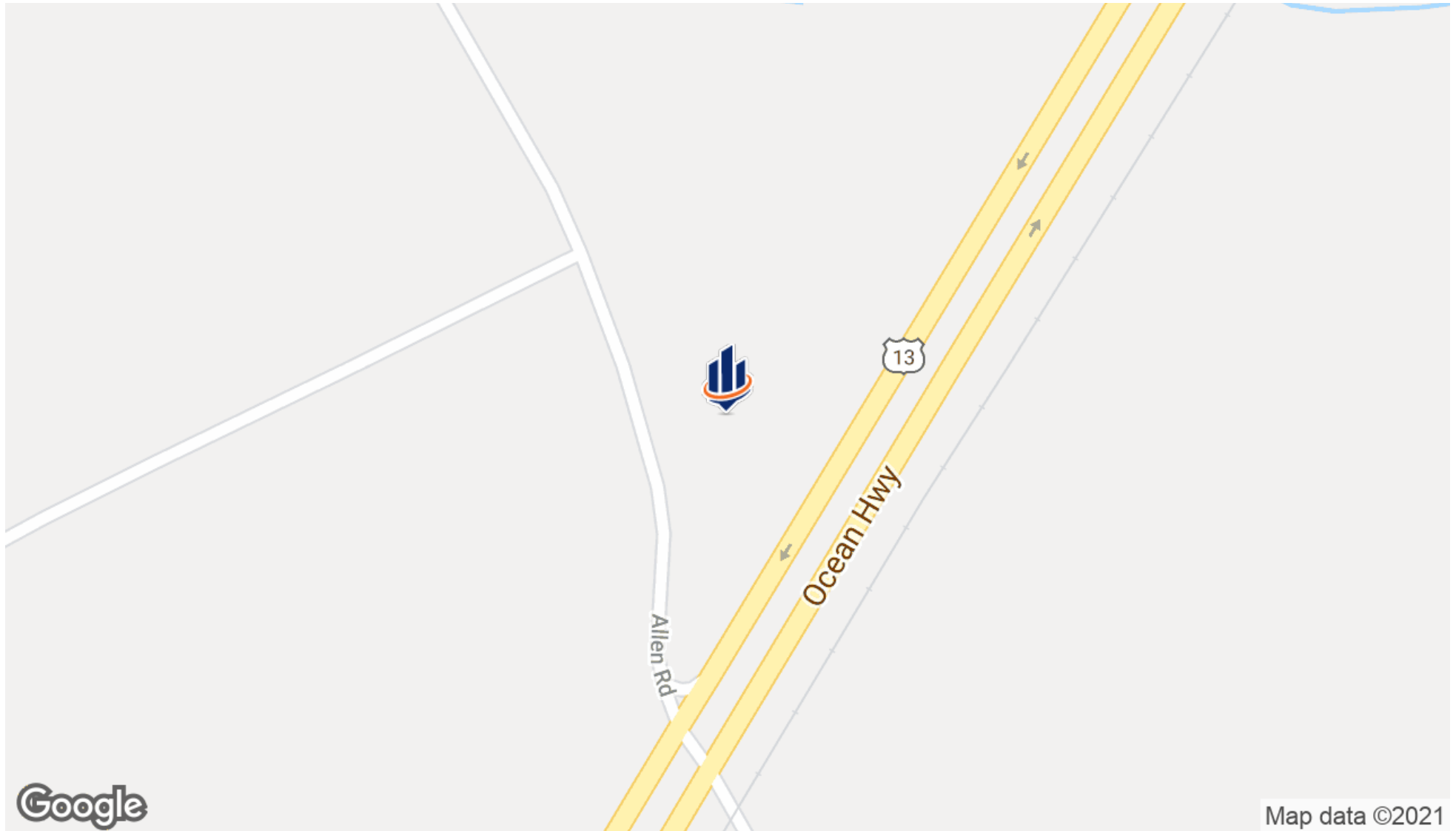
It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

Regional Map



Location Map



SVN Real Estate Team

MEET THE TEAM

Biography



Henry Hanna, CCIM, SIOR
Council Chair Of Industrial Properties

Henry H. Hanna, III, CCIM, SIOR, serves as the National Council Chair of Industrial Properties and is a Senior Advisor for SVN Miller Commercial Real Estate. He specializes in the marketing and sale of industrial and commercial properties. Hanna has successfully represented banks, developers, investors, and commercial and industrial companies as well as local and state governments. He has brokered industrial sales including the Northwood Industrial Park in Salisbury, Maryland; has worked with national and international companies (from Germany, Italy, and Belgium); has listed, marketed, and sold a variety of pharmaceutical, defense, hi-tech, manufacturing, modular home, and boatbuilding companies. He has also actively worked with the State of Maryland, the Department of Business and Economic Development, and MEDCO—the Maryland Economic Development Corporation.

Hanna holds the prestigious Society of Industrial and Office Realtors designation (SIOR) and the Certified Commercial Investment Member (CCIM) designation.

Hanna currently serves as director for WIRA (Wallops Island Regional Alliance) supporting economic development for industries serving NASA, the Aerospace and Unmanned Aerial Vehicles. (UAV).

He served as past chair for the Salisbury University (SU) Foundation and SU Real Estate Foundation, where he volunteers regularly and provides his expertise and advice on real estate matters.

Notable career highlights for Hanna include:

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Flo Brotzman
Advisor

Flo Brotzman serves as an Advisor for SVN /Miller Commercial Real Estate, specializing in the sale and leasing of industrial and NNN properties on Maryland's Eastern Shore and Lower Delaware.

Flo works directly with senior advisor, Henry Hanna, CCIM, SIOR, an industry veteran with more than 35 years of brokerage experience and more than 1,000 career transactions. Hanna has been consistently in the top 20 for SVN advisors. Flo has more than 20 years of real estate experience with the last ten years focusing completely on commercial real estate.

Prior to joining SVN-Miller Commercial, Flo served as the administrative office manager for Long & Foster Real Estate in Salisbury, Maryland. With 20 years of real estate experience, Flo has handled almost every aspect of a real estate transaction from listing, research, marketing, and advertising.

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Wesley Cox, CCIM
Senior Advisor

Wesley Cox, CCIM serves as a Senior Advisor for SVN-Miller Commercial Real Estate with 19 years of experience. Wesley specializes in the sale and leasing of investment property, industrial, retail, office, land, and development projects on the Eastern Shore of Maryland and Delaware. Wesley has helped secure over 700 transactions totaling over \$400 million.

Wesley has been voted the Eastern Shore's "Best Commercial Realtor" three years in a row in 2019, 2020, and 2021. In 2014 Wesley was awarded the Young Alumni Achievement Award from Salisbury University awarded to an Alum who has experienced a high level of achievement. Wesley received the SVN National Humanitarian Award at the SVN national conference, followed by the Maryland Association of Realtor's Community Service Award, and the Coastal Association Community Service Award. Wesley has also received the National Association of Realtor's Commercial Award multiple times given to top commercial brokers around the country. In addition, Wesley has been awarded the Rotarian of the Year.

Wesley has been involved in over 3,500,000 SF of industrial sales and leases representing national and international companies. Wesley has also worked with many national retailers to secure new locations including WaWa, AT&T, T-Mobile, Krispy Kreme, Royal Farms, Dollar Tree, Auto Zone, Harbor Freight Tools, Uno Chicago Grill, Hampton Inn, and more.

Wesley is the Past-President for the Salisbury Area Chamber of Commerce Foundation. Past President of

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