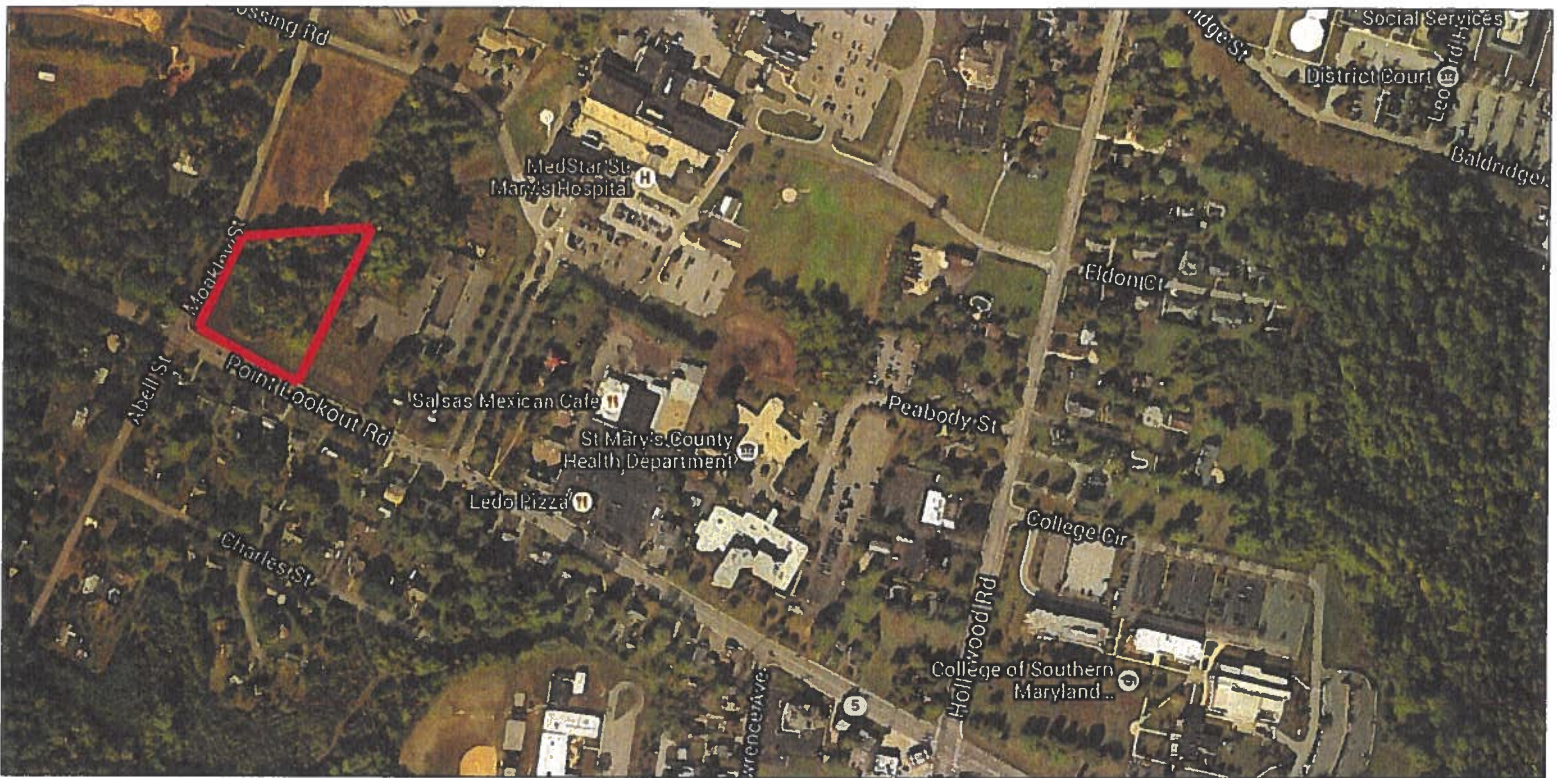


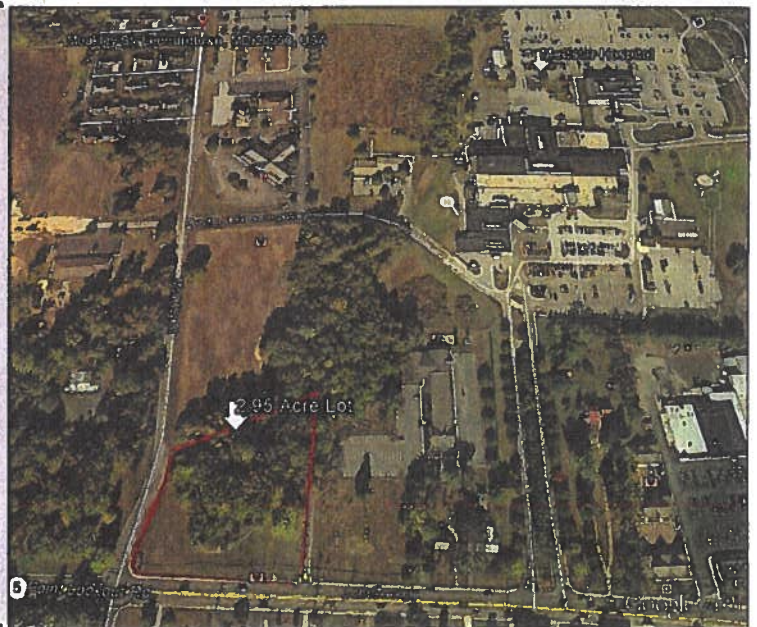
2.56 Acre Lot Moakley Street Leonardtwn, Maryland 20650



\$669,000

PROPERTY FEATURES

- ◆ 111,513 SQFT
- ◆ 2.56 ACRES
- ◆ CPUD -ZONING
- ◆ Corner Lot
- ◆ High Traffic Area
- ◆ Proximate to Med Star/St. Mary's Hospital



RE/MAX ONE



Joe Wustner

Cell: 301-752-5550

Email: joewustner@verizon.net

9405 Chesapeake Street, La Plata, MD 20646
OFFICE: 443-295-6128

Moakley Street

R = 346.47'
Arc = 51.63"
Delta = 1°21'07"

R = 317.64'
Arc = 104.34"
Delta = 19°43'20"

N 1°37'08" E
4.15'

N 06°40'10" W
30.40'

43.79'

Temporary Easement for Drainage

8 Spaces

5 Spaces

12 Spaces

4 Spaces

6 Spaces

10 Spaces

4 Spaces

14 Spaces

11 Spaces

525°22'01"W 290.32'

Temp Easement Area
See Note B

Proposed
2 story Commercial Building
8821 Sq Ft. (foot print)

Micro Bio-retention
Cell Number 2
Filter Area
1863 Sq Ft

Point Lookout Road
Maryland Route 5

Proposed RM
S 11°04'32" E 192.64'

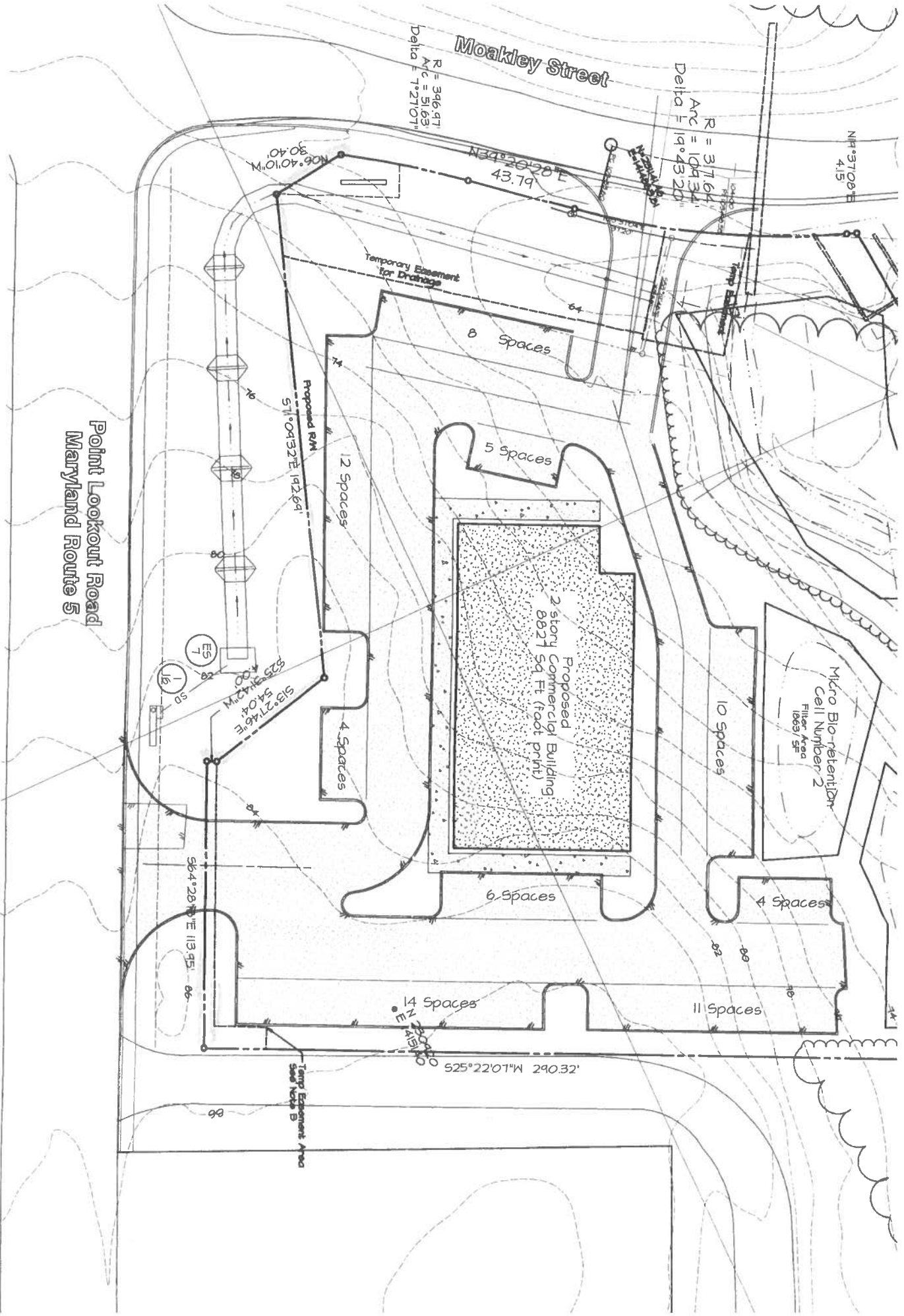
S 13°27'46" E
54.04'

S 64°28'00" E 113.95'

ES 7

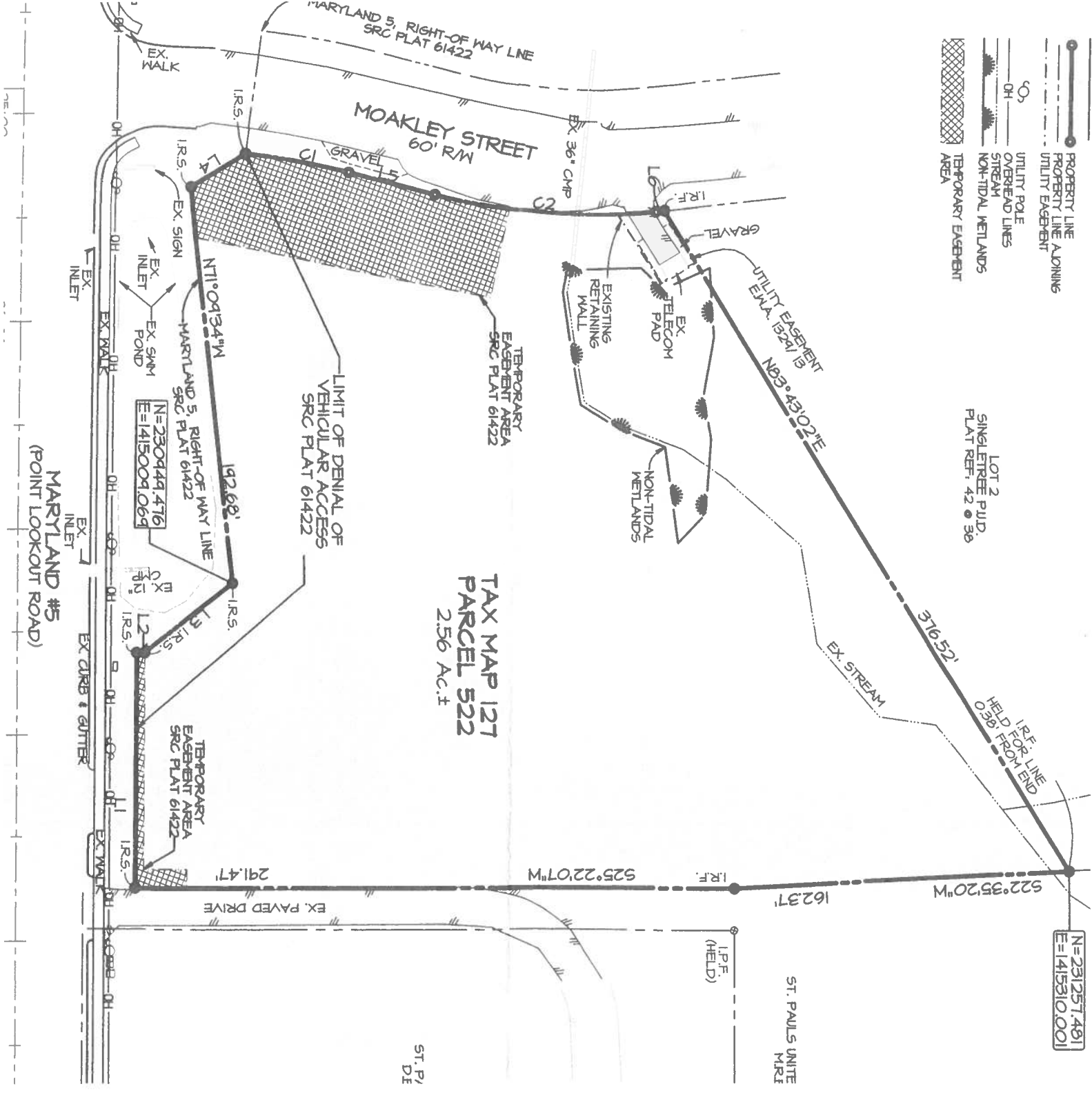
16

50



- PROPERTY LINE ADJOINING
- PROPERTY LINE EASEMENT
- UTILITY POLE
- OVERHEAD LINES
- STREAM
- NON-TIDAL WETLANDS
- TEMPORARY EASEMENT AREA

LOT 2
SINGLE TREE P.L.D.
PLAT REF. 42 ● 36



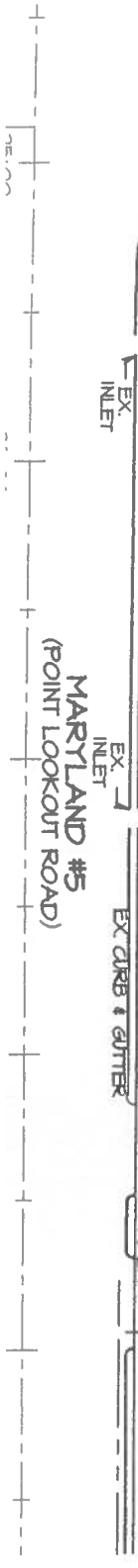
TAX MAP 127
PARCEL 522
2.56 AC.±

LIMIT OF DENIAL OF
VEHICULAR ACCESS
SRC PLAT 61422

MARYLAND #5
(POINT LOOKOUT ROAD)

ST. PAULS UNIT
M.R.I.

ST. P/ DE



N=231257.481
E=1415310.001

522°35'20\"/>

162.37'

525°22'07\"/>

EX. PAVED DRIVE

291.47'

1 R.S.

TEMPORARY
EASEMENT AREA
SRC PLAT 61422

1 R.S.

MARYLAND 5, RIGHT-OF-WAY LINE
SRC PLAT 61422

1 R.S.

1 R.S.

1 R.S.

1 R.S.