



Beaglin Crossing

Fronting on US 50, Beaglin Park Drive & SR 346
Salisbury, MD

Salisbury's Destination Business Park



Blair Rinnier, CCIM, CPM
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Planned Development District zoning allows for many uses:

- Retail
- Professional Offices
- Restaurant
- Hotel

Frontage, access & visibility on Three Major Thoroughfares:

- US Rt. 50
- St. Hwy 346 (Old Ocean City Road)
- 7 Lane-Beaglin Park Extension (Northeast Collector Road)

About the Property

Beaglin Crossing is located in the path of growth on the east side of Salisbury. Multiple large residential and commercial projects are planned and underway to the North, South, & East of Beaglin Crossing, with over 1,200 residential units and well over 100,000 square feet of commercial space planned for development. Beaglin Crossing is desirably positioned in the center of this growth, with great visibility and access to US Route 50, MD Route 346 (Old Ocean City Rd.), as well as the 7-lane Beaglin Park Dr. extension (also known as the Northeast Collector Rd.). The city has developed this new collector road as a major artery for traffic, handling the majority of the vehicles that travel north & south on the east side of Salisbury.

Great Investment Potential

Many businesses and professionals have realized the tremendous investment advantage of owning their own business location rather than leasing. In addition many local, regional, and national real estate developers have realized the growth potential of the Salisbury area and have invested in recent projects. The location, visibility, access, and prominence of Beaglin Crossing offers a tremendous investment opportunity for anyone doing business in the Salisbury area.



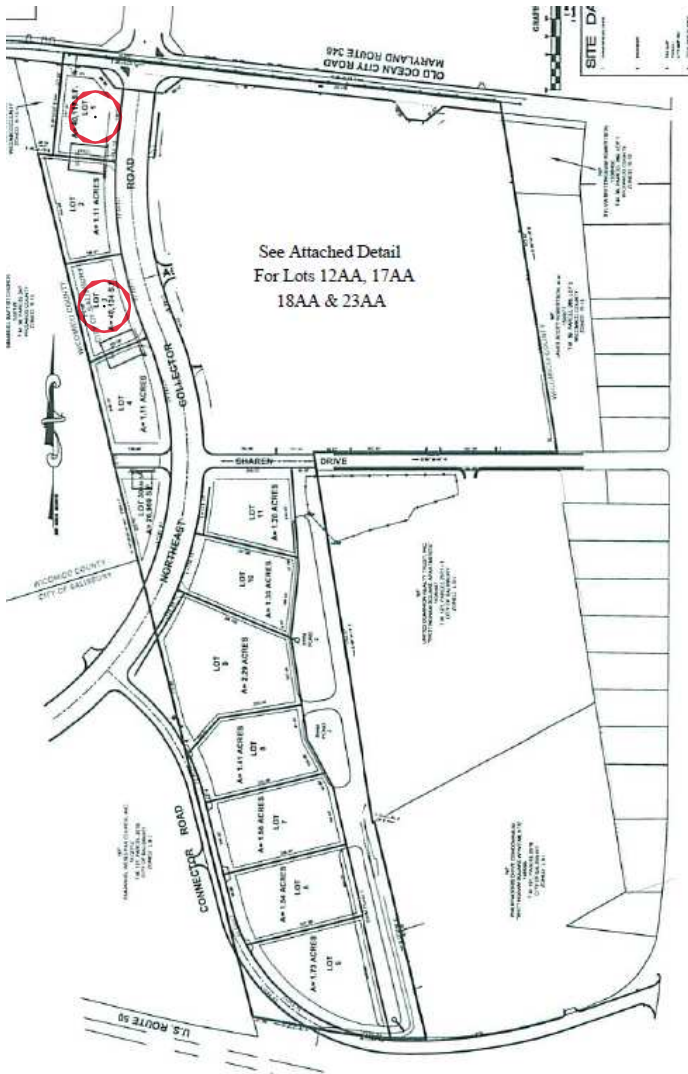
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Property Highlights

- ◆ Strong East Salisbury Location with Signalized Intersection
- ◆ Convenient Access Points along an Interior Collector Road that Otherwise had Limited Access.
- ◆ Growing Area



<u>Lot #</u>	<u>Acres</u>	<u>Price</u>
1.....	0.92....	\$235,000
2.....	1.11....	\$195,000
3.....	0.92....	\$189,000

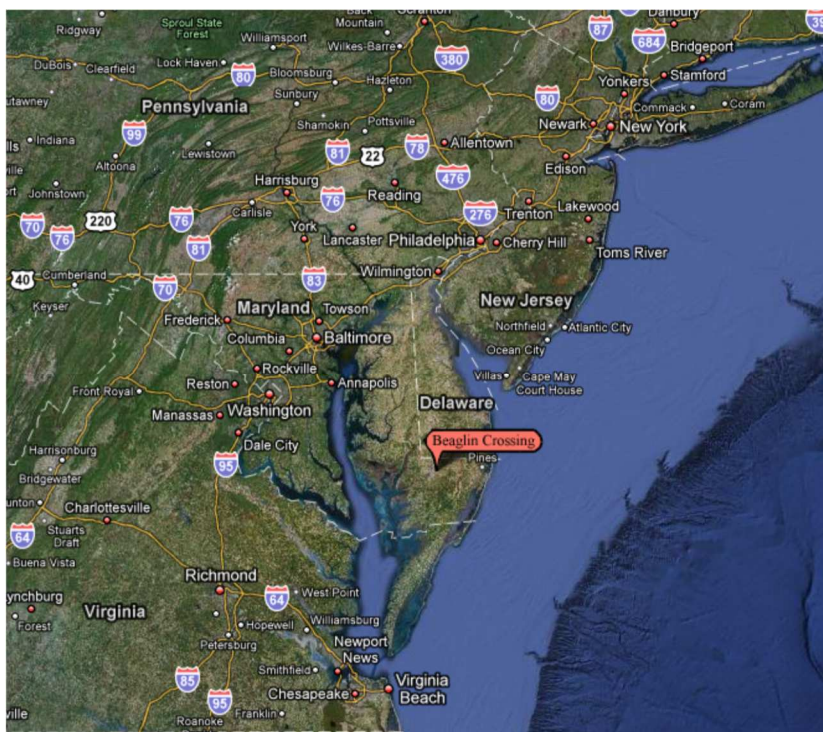
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What is Special about Beaglin Crossing?

If you are from the Salisbury area, over the past 10 years, you have most likely heard about the planning, approval, financing and construction efforts of Wicomico County and the City of Salisbury for a major new thoroughfare for the east side of Salisbury. This new road, which is an extension of Beaglin Park Drive, is also known as the Northeast Collector Road (NECR). This thoroughfare has been designed to alleviate the traffic congestion on the older and under designed stretch of US 13 going from the south neighborhoods of the greater Salisbury area to the north Salisbury area. This interior collector road starts at the intersection of US 13 and College Avenue in south Salisbury and continues in counterclockwise fashion to reach the north side of Salisbury near the Centre at Salisbury (the area's 880,000 Sq. Ft. regional mall). Since portions of the roadbed are located within the City and other areas in the County, the road was designed to be built in three sections which have been completed.

Beaglin Crossing Business Park has frontage on three heavily traveled roads. To the south, US 50, Salisbury's second highest traveled road that runs in a west/east direction; to the north, SR 346 (also known as Old Ocean City Road) and in the middle of the Business Park, the new seven lane NECR.



What makes the Beaglin Crossing development special is the unique opportunity it presents. So many users, when looking for real estate want the same thing: great visibility, strong traffic patterns and easy access for their customers and clients. Typically, in most any market when you identify the location that has these qualities, there is already a user in place and to redevelop that prime corner or location is cost prohibitive. However, because Beaglin Crossing has the newly constructed NECR running through the middle of it, and because it has been designed to funnel traffic from other Salisbury roads, it has created an entirely new opportunity where the good locations are not all taken. For instance, Beaglin Crossing offers seven corner lots along the seven lane NECR, two of which are signalized. Beaglin Crossing has been in approval process for many years, has received its final approvals, and is now offering lots for sale. This type of opportunity does not come along often and will not last long.

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About Salisbury, MD

Salisbury, also known as “The Crossroads of Delmarva”, is located in the heart of the Delmarva peninsula, one of the nations richest vacation regions and is the county seat for Wicomico County. It is estimated that 22 million people live within 150 miles of Delmarva. The Peninsula gets its name from the fact that it is made up of portions of the three states; Delaware, Maryland, and Virginia. The City of Salisbury was chartered in 1732, as its potential as a port and regional distribution center was recognized. Salisbury quickly became the dominant city on the peninsula and remains the largest city on the Eastern Shore of Maryland. With the creation in 1867 of Wicomico County from portions of Somerset and Worcester counties, Salisbury was named the county seat. Today Wicomico County holds onto its rural roots while embracing the future. The area is a center of high technology industry, top quality medical care, and world class institutions of higher learning. Salisbury is home to Peninsula Regional Medical Center which has recently undergone a \$100 million dollar expansion and is rated one of the country’s top rated coronary care providers. Another leading employer of the area is Salisbury University, which has recently undergone a \$60 million expansion and attracts students from across the country. The peninsula is bisected by two major highways, US Rt. 50 and US Rt. 13. Following US 50 West, it is only two hours to Baltimore, I-95, and Washington, DC. Following US 13 North, it is only two hours to Philadelphia, PA; and to the South, two and a half hours to Norfolk, VA.

Higher Education Centers:

- ◆ Salisbury University
- ◆ The University of Maryland Eastern Shore
- ◆ Wor-Wic Community College

For more information on Salisbury, please visit:

- ◆ www.salisburymd.com
- ◆ www.swed.org
- ◆ www.salisburyarea.com



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