



TROUT DANIEL & ASSOCIATES

BUY. SELL. LEASE. ADVISE.



Price Reduced to \$1,500,000 from ~~1,825,000~~

Development Opportunity & High-Visibility Land For Sale
6986 Ocean Gateway | Easton | MD 21601

Call Us 410.435.4004 | Visit Us troutdaniel.com | 30 E. Padonia Road, Suite 504 Timonium, MD 21093

Property Overview

Highlights

- **Reduced Price:** Take advantage of a significant price reduction – now priced at \$1,500,000, down from \$1,825,000.
- **Strategic Location:** Positioned at the corner of a major Easton interchange, offering high-visibility and accessibility.
- **Versatile Zoning:** CG (Commercial General) zoning allows for a variety of retail ventures, maximizing the property's potential.
- **Prime Acreage:** 4.11 acres of vacant land with road frontage on two sides, providing an ideal canvas for diverse commercial opportunities.
- **Traffic Advantage:** Capture the attention of beach-bound traffic with 34,240 vehicles per day on Route 50 and 15,642 vehicles per day on Easton Parkway.
- **Multiple Egress Options:** Enhance accessibility and convenience with multiple forms of egress available, catering to the needs of different businesses.
- **Investment Potential:** Seize the opportunity to invest in a dynamic and high-traffic commercial landscape, positioning yourself for long-term success.

Location Overview

Location & Area

Easton, Maryland, is undergoing significant, rapid development in 2026, driven by mixed-use projects like the 116-unit Easton Crossing (starting construction 2026) and the 76-acre Gannon Range, which features 200+ homes. Key projects include a new, major UM Shore Regional Health hospital, the expansion of the Academy Art Museum, and industrial growth with Vetagro's new facility opening in July 2026.

Highlights

Residential & Mixed-Use Growth:

- **Easton Crossing:** A 6.5-acre former grain silo site is becoming a 116-unit mixed-use community with 30% affordable housing, with construction starting in 2026.
- **Gannon Range:** A 76-acre site is being developed into 200+ single-family homes, with construction ongoing.
- **Port Street Project:** A long-term \$250 million, 15-year master plan that includes over 300 housing units, a 250-key hotel, and 90,000 square feet of innovation space.

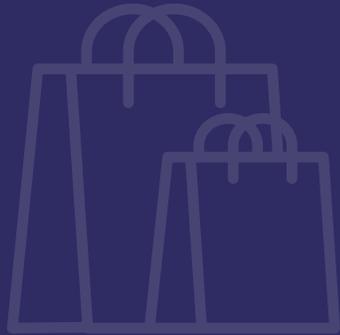
Infrastructure & Commercial:

- **New Hospital:** University of Maryland Shore Regional Health is planning a new regional hospital, a major long-term infrastructure project.
- **Industrial Expansion:** Vetagro, an Italian animal nutrition firm, is building its first full-scale U.S. production facility in the Mistletoe Hall Commerce-Business Park, opening in July 2026.

Culture & Community:

- **Academy Art Museum:** Breaking ground on the Henny and James Freeman Annex and Hormel Research Center.
- **Economic Drivers:** The town is experiencing a boom from retirees and remote workers, leading to significant residential and commercial growth.

Local Retail & Restaurants



Retail Overview

Easton's retail scene is a mix of high-end downtown charm and heavy-hitting regional hubs. You can spend an afternoon browsing unique boutiques like Dragonfly or the nautical-themed Silver Linings, then head over to the main plazas for the big stuff. Recent wins for the area include the massive new Ocean State Job Lot and the arrival of Molly's Place Sporting Goods, which has become a major draw for outdoor enthusiasts, and the redevelopment of Dover Station, which includes a Designer Market, Bistro Cafe, Brewery, and Loft Offices. Easton has a rare balance where you can find both a designer dress and specialized fishing gear within a five-minute drive.

New and Notable Restaurants in the Area

Recently Opened & New Locations

- **Accanto:** 218 N Washington St
- **The Washington Street Pub:** 20 N Washington St
- **Tiger Lily:** 206 N Washington St
- **Legal Assets Craft Food & Spirits:** 222 Bayly Rd
- **Bombay Tadka:** 8223 Elliott Rd
- **Chopsticks Asian Bistro & Sushi:** 210 Marlborough St
- **Eraka Sushi & Seafood:** 8223 Elliott Rd Ste 32
- **Southern Jo's Kitchen & Bar:** 101 Marlboro Ave (Inside Easton Bowl)
- **4 Dogs Brewing Co. & Pub:** 10 East Ave
- **Gay's Seafood:** 322 E Dover St

Established Local Favorites

- **The Wardroom:** 101 N Washington St
- **Bas Rouge:** 19 N Washington St
- **Out of the Fire:** 223 Hill St, Easton
- **The Stewart:** 82 Federal St
- **Hunters Tavern:** 101 E Dover St (Tidewater Inn)
- **Scossa Restaurant & Lounge:** 8 N Washington St





TD&A
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