

69 ACRES

BRAND NEW INDUSTRIAL ZONING

WORTON, MD 21678 | 5 MINUTES FROM CHESTERTOWN, MD

Marcus & Millichap
**OFFERING
MEMORANDUM**

PERMITTED USES BY RIGHT:

- ✓ DISTRIBUTION CENTERS AND WAREHOUSING
- ✓ MANUFACTURING
- ✓ SELF-STORAGE CENTERS
- ✓ DATA PROCESSING CENTERS
- ✓ CONTRACTOR'S YARD
- ✓ WELDING/MACHINE SHOPS
- ✓ TRUCK TERMINAL
- ✓ SOLAR ENERGY SYSTEMS
- ✓ RETAIL BUSINESSES
- ✓ OFFICES
- ✓ PUBLIC USES, BUILDINGS, & UTILITIES
- ✓ PUBLIC UTILITY BUILDINGS
- ✓ AGRICULTURE
- ✓ AIRPORTS
- ✓ ANIMAL SHELTERS
- ✓ BOAT BUILDING/REPAIR
- ✓ SINGLE FAMILY DWELLINGS
- ✓ VOCATIONAL & TRADE SCHOOLS

SPECIAL EXCEPTIONS:

- ✓ PRODUCTION OF BIOFUELS
- ✓ PERSONAL WIRELESS FACILITY TOWERS
- ✓ RADIO AND TELEVISION TOWER
- ✓ WIND ENERGY SYSTEMS

RARE
(EC)
EMPLOYMENT
CENTER
ZONING

OFFERING SUMMARY

CHINQUAPIN ROAD

WORTON, MARYLAND 21678

PRICE

\$3,130,000

ZONING

**(EC) EMPLOYMENT
CENTER**



REGIONAL MAP

New York City, NY
3 Hours

Philadelphia, PA
1.5 Hours

Wilmington, DE
1 Hour

Middletown, DE
35 Min

Baltimore, MD
1.5 Hours

Washington, D.C.
1.75 Hours

Hours Approximated for Illustration

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present a rare opportunity to acquire 69 acres of prime industrial land featuring brand new (EC) Employment Center zoning—one of the few designated areas in the county for this highly sought-after classification. This versatile zoning allows for a wide range of light industrial uses including distribution centers, warehousing, manufacturing, self-storage centers, data processing centers, contractor's yards, welding/machine shops, truck terminals, solar energy systems, as well as retail, office space, and even airports.

The property is ideally located just 5 minutes from Chestertown, MD, 35 minutes to Middletown, DE, and within 1.5 hours of both Philadelphia and Baltimore. Mostly cleared with a level topography and a wooded section on the south side, the site is ready for development and well-suited for large-scale industrial or commercial operations. It's surrounded by established industrial businesses such as Eastman, Alger Oil and Propane, Eastern Shore Tents and Events, and Creafill Simple Fiber Solutions.

The EC zoning comes with a wide range of incentives, including the Commerce Zone Tax Credit, One Maryland Tax Credit, Job Creation Tax Credit, and additional grants and loans to support development and job creation. Don't miss this strategically located and incentive-rich property with immense potential.

69 ACRES
INDUSTRIAL ZONING

5 MINUTES TO
CHESTERTOWN, MARYLAND

RARE (EC)
EMPLOYMENT CENTER ZONING

IDEAL RECTANGULAR
PARCEL SHAPES

RARE OWNER-USER OR VALUE-ADD INVESTMENT MANY
INCENTIVES: TAX CREDITS, GRANTS, LOANS, & PROGRAMS

EMPLOYMENT CENTER

STATEMENT OF INTENT

Employment Center districts are intended to include a mix of light industrial, office, and other employment uses as well as commercial planned developments that are environmentally sound, sustainable, and compatible with adjacent uses. They are further defined as areas devoted to industrial, office, and employment uses which present an attractive appearance, provide for flexibility, and complement surrounding land use character by means of appropriate design of buildings, service areas, and landscape treatments.

It is intended that Employment Center districts be located in areas having one or more major highways, and/or access to rail, and complementary to surrounding development. Light industrial uses may include those uses which manufacture, process, store, package, or distribute goods and materials, and are, in general, dependent on raw materials that are refined elsewhere.

Employment Center districts in the Route 301 Corridor permit buildings with larger footprints and increased buildings heights, in order to provide for the desired economic development in the Route 301 growth area, as envisioned by the Kent County Comprehensive Plan.

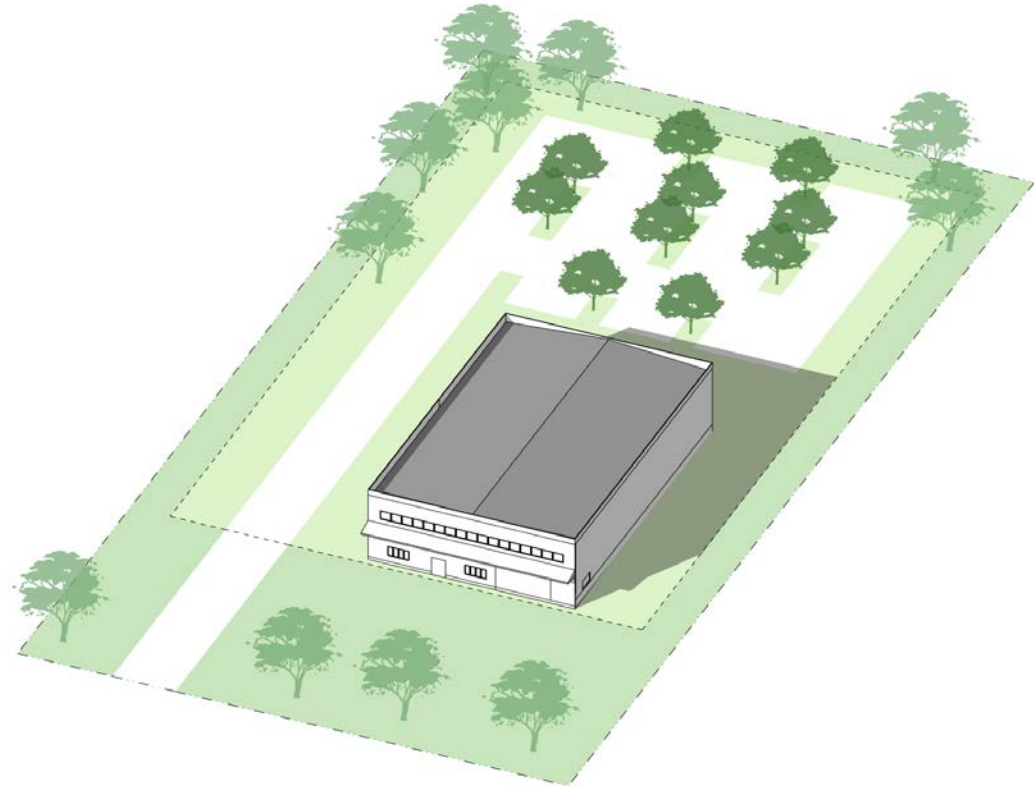


Figure 25: Diagram illustrating the desired character of the Employment Center District.



EMPLOYMENT CENTER

USES PERMITTED BY RIGHT

- Agriculture
- Airports, landing fields, helistops, or heliports
- Animal shelters
- Blacksmith, welding and machine shops
- Boat building and boat repair
- Data processing centers
- Distribution centers and warehousing
- Excavation, landscaping, or other contractor's yard
- Manufacture of concrete and ceramics products, commercial sawmills, sewage treatment plants, recycling facilities, and lumberyards
- Manufacture, processing, and distribution of hot mix asphalt
- Manufacture, processing, fabrication, & assembly of products
- Offices
- Personal wireless facilities, collocated on existing towers
- Public uses, buildings, and utilities
- Public utility buildings, structures, water treatment plants, and transmission lines
- Retail businesses with less than 60,000 square feet of gross floor area
- Self-storage centers
- Single family dwelling, one per existing property
- Solar energy systems, utility scale
- Storage and office trailers, temporary during construction
- Truck terminal
- Vocational and trade schools

SPECIAL EXCEPTION

- Personal wireless facility towers
- Production of biofuels
(formerly in the Industrial zoning district only)
- Radio and television tower, commercial
- Retail businesses with more than 60,000 square feet of gross floor area
- Wind energy systems, small

ACCESSORY USE ON ALL PROPERTIES

- Accessory employee housing
- Boat storage, out-of-water
- Day care groups
- Offices
- Restaurants without drive through facilities
- Retail sales of products produced on-site
- Solar energy systems, small
- Temporary MET Tower of any height
- Uses and structures which are customarily accessory and clearly incidental and subordinate to the permitted use
- Wind energy systems, small, accessory



EMPLOYMENT CENTER

DENSITY, HEIGHT, WIDTH, BULK, AND FENCE REQUIREMENTS

| STANDARDS FOR THE SUBDIVISION OF LOTS | |
|---|---|
| Gross density (Dwelling Units/Acre) | 1 Dwelling Unit Per 20 Acres ¹ |
| Maximum residential lot size | 2 Acres |
| Minimum lot frontage | 75 FT |
| STANDARDS FOR BUILDING AND STRUCTURE HEIGHT, WIDTH, AND PLACEMENT | |
| Minimum yard | |
| Front | |
| Existing Primary road | 100 FT |
| Other roads | As approved during subdivision review |
| Side and Rear | |
| Adjacent to ECCA | 15 FT |
| Adjacent to C, CCA, M, AZD, RCD | 40 FT |
| Adjacent to V, CR, CAR | 100 FT |
| Adjacent to public road | 100 FT ² |
| Height | |
| Industrial structure | 45 FT |
| Industrial structure in 301 Corridor | 60 FT |
| Residential structure | 38 FT |
| Towers, silos, etc. | 150 FT ³ |
| Fence ⁴ | |
| Security | 8 FT |
| Ornamental | |
| Front and Side | 4 FT |
| Rear | 8 FT |
| Maximum building footprint | |
| Distribution Center | |
| Route 301 Corridor | NA |
| Other locations | 75,000 SF |
| Other industrial buildings | |
| Route 301 Corridor | NA |
| Other locations | 250,000 SF |

¹ Intrafamily transfers only

² May be reduced or increased during site plan review

³ Except in the Airport Safety Zone

⁴ Fences do not need to meet the yard requirements

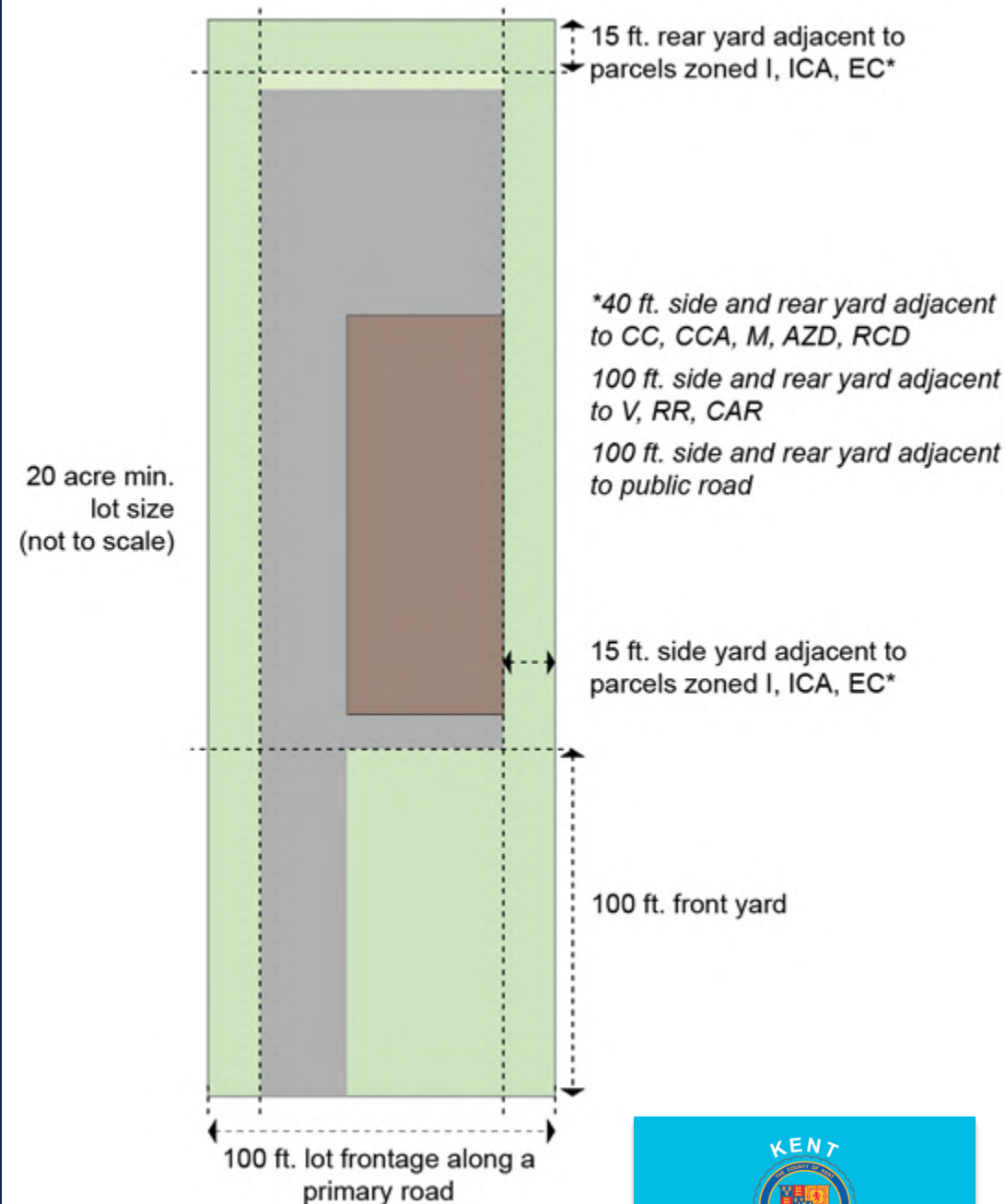


Figure 26. Regulatory graphic of a lot in the Employment Center District.



INCENTIVES | TAX CREDITS

COMMERCE ZONE TAX CREDIT (COUNTY)

The Kent County Commerce Zone Tax Credit program was adopted to give commercial or industrial real property owners, making a capital investment on the property, where a business entity locates to conduct business, a tax credit against the increased assessed value of the property for ten years. The credit is 50% for the first 5 years; 25% for years 6 and 7; and 15% for years 8 through 10. The Commerce Zone Tax Credit was adopted by the County Commissioners of Kent County on June 6, 2017 and takes effect on July 20, 2017

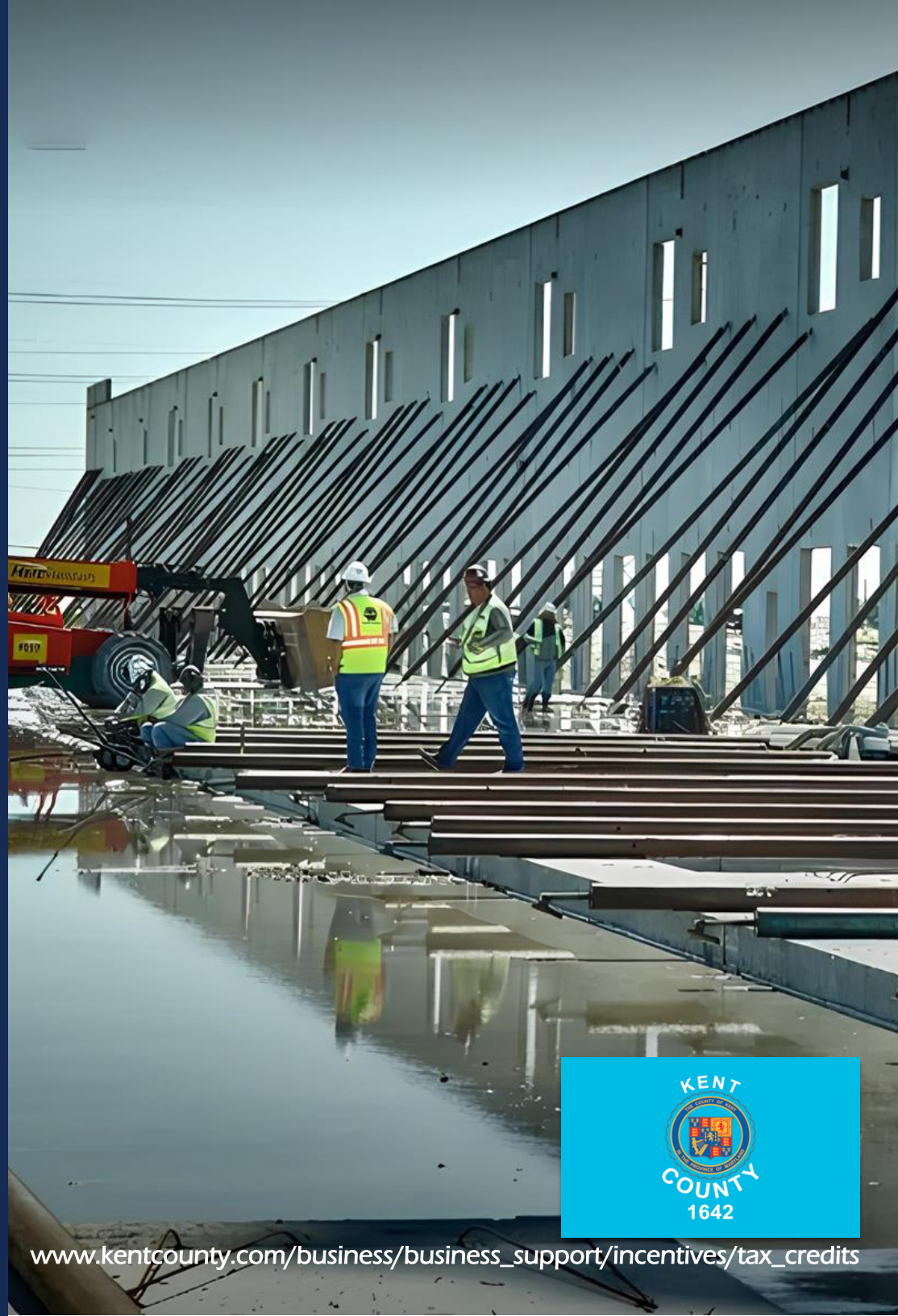
KENT COUNTY ENTERPRISE ZONE

The Maryland Enterprise Zone Program is a local economic development program established by the Maryland General Assembly that gives local governments the legal authority to offer economic incentives, including real property and income tax credits.

The State reimburses the local jurisdiction 50 percent of the revenue lost as a result of offering businesses located in its zone the property tax credit; however, this is subject to approval in the annual budget.

Creating an Enterprise Zone does not change or otherwise affect local zoning control, regulations, and ordinances.

An Enterprise Zone is a valuable incentive to promote job creation and capital investment within the existing business community and an essential tool to position Kent County to compete with surrounding jurisdictions to attract new businesses to our communities.



INCENTIVES | TAX CREDITS

TAX CREDITS FOR BUSINESSES THAT CREATE NEW JOBS (COUNTY)

The Tax Credit for Businesses That Create New Jobs was adopted by the County Commissioners in 1998 and amended in 2001. A business must construct or expand by at least 5,000 square feet the premises on which it conducts its business and employ at least 10 individuals in new, full-time positions. The tax credit is against the increased assessed value of the property for six years; 52% for the first and second years, 39% for the third and fourth year; 26% for the fifth and sixth year.

JOB CREATION TAX CREDIT (JCTC)

Provide an income tax credit of \$3,000 per new job to a business that creates new full-time jobs. If the business locates in a revitalization area (state enterprise zone, federal empowerment zone, or DHCD Sustainable Community), the credit increases to \$5,000 per new job.

The business may not claim more than \$1 million in a credit year. The program is capped at \$4 million in tax credits in a calendar year. Credits are certified on a first-come, first-served basis based on when the Maryland Department of Commerce (Commerce) receives the final application and the availability of credits.



INCENTIVES | TAX CREDITS

ONE MARYLAND TAX CREDIT

The One Maryland Tax Credit is an income tax credit for businesses that invest in an economic development project in a Tier 1 county and create a minimum number of qualified jobs. Kent County becomes a One Maryland Jurisdiction on July 1, 2018.

The amount of income tax credit that a business will qualify for depends on the amount of capital investment it makes in the project and the number of new qualified jobs it creates in a 24 month period. A business may qualify for the following maximum credit amounts:

For businesses that create 10-24 qualified positions: maximum \$1 million in credits based on eligible project costs.

For businesses that create 25-49 qualified positions: maximum \$2.5 million in credits based on eligible project costs.

For businesses that create at least 50 qualified positions: maximum \$5 million in credits based on eligible project costs.

CYBERSECURITY INVESTMENT INCENTIVE TAX CREDIT

CIITC provides a refundable income tax credit to Qualified Investors who invest in Qualified Maryland Cybersecurity Companies (QMCCs). The purpose of this program is to attract investment in Maryland cybersecurity companies in order to help them grow, create jobs, and retain intellectual property in Maryland.



INCENTIVES | GRANTS

UPPER SHORE WORKFORCE INVESTMENT BOARD INCUMBENT
WORKER TRAINING FUND (IWT)



MARYLAND BUSINESS WORKS - WORKFORCE DEVELOPMENT
AND ADULT LEARNING



PARTNERSHIP FOR WORKFORCE QUALITY (PWO)



SMALL BUSINESS ADMINISTRATION GRANTS



MARBIDCO GRANT PROGRAMS



RURAL ENERGY FOR AMERICA PROGRAM RENEWABLE ENERGY SYSTEMS &
ENERGY EFFICIENCY IMPROVEMENT GUARANTEED LOAN & GRANTS



www.kentcounty.com/business/business_support/incentives/grants

INCENTIVES | LOANS

EASTERN SHORE ENTREPRENEURSHIP CENTER,
REVOLVING LOAN FUND PORTFOLIO



EASTERN SHORE
ENTREPRENEURSHIP
CENTER

NEIGHBORHOOD BUSINESSWORKS



Maryland

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

USDA, RURAL DEVELOPMENT BUSINESS & INDUSTRY
GUARANTEED LOAN PROGRAM



SMALL BUSINESS ADMINISTRATION LOANS



MARBIDCO LOAN PROGRAMS



SMALL, MINORITY AND WOMEN-OWNED BUSINESS ACCOUNT
- VIDEO LOTTERY TERMINAL FUND (VLT)



www.kentcounty.com/business/business_support/incentives

INCENTIVES | PROGRAMS

MARYLAND'S COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (MD-PACE) PROGRAM

The MD-PACE program facilitates the lending of commercial property assessed clean energy (C-PACE) financing for commercial real estate owners in Maryland. Property owners can use C-PACE financing to finance improvements benefitting the property's energy or water usage, including HVAC upgrades, hot water heaters, building envelope improvements, and other clean energy measures.



DELMARVA POWER, BUSINESS INCENTIVES

EDGE Maryland encourages business growth by offering a discount on energy bills to companies that expand or relocate to the Eastern Shore of Maryland. EDGE Maryland offers businesses a 20% discount off the electric delivery distribution portion of their rate for a five-year period based on certain qualifications.



TEDCO MD PROGRAMS

SBIR/STTR America's Seed Fund: The Small Business Innovation Research (SBIR) program is a highly competitive program that encourages domestic small businesses to engage in Federal Research/Research and Development (R/R&D) that has the potential for commercialization.

Builder Fund: The Pre-seed Builder Fund (or Builder Fund) was created to financially and operationally support the development of startup companies run by entrepreneurs who demonstrate a socially or economically disadvantaged background that hinders access to traditional forms of capital and executive networks at the pre-seed stage.

Seed Fund: We work alongside our entrepreneurs as partners to drive the next wave of startups.

Venture Fund: The Maryland Venture Fund is an early-stage, evergreen venture capital fund dedicated to funding and growing the next generation of outstanding businesses in Maryland.



www.kentcounty.com/business/business_support/incentives/programs

INCENTIVES | PROGRAMS

RMI OF MARYLAND

Founded in 1990, the Regional Manufacturing Institute (RMI), a non-profit association, was created for manufacturers in the Baltimore Metropolitan area. Today, RMI of Maryland represents the interests of manufacturers statewide – providing programs, services, and advocacy. RMI initiatives include Energy Services, Industry 4.0, Image Campaign, and Techtonic Shift.



MANUFACTURING EXTENSION PARTNERSHIP

The Maryland Manufacturing Extension Partnership (MD MEP) is a non-profit organization funded by industry and the State of Maryland that is focused on growing and strengthening Maryland manufacturers. Serving mostly small- and mid-size manufacturers (500 employees or less) across all industries, MD MEP provides an array of programs and services to help these local companies operate more efficiently, grow profitability and create more jobs and opportunities in Maryland. MD MEP is part of the MEP National Network™ and has served more than 400 manufacturers across the state, generating more than \$217 million in economic impact and more than 900 jobs.



EXPORTMD PROGRAM

Maryland companies that receive an ExportMD Award are eligible for up to \$5,000 in reimbursement for expenses associated with an international marketing project. The program is funded in part through a Cooperative Agreement with the U.S. Small Business Administration.



VINEYARD INITIATIVE

In order to continue that legacy, Kent County has encouraged and supported the use of diverse agricultural products and processes. Our latest effort in support of a strong agricultural economy was to aggressively promote a significant expansion in the wine-quality grape growing industry in our county and our region.



SITE AERIAL

2,151 FT

2,005 FT

69 Acres

1,405 FT

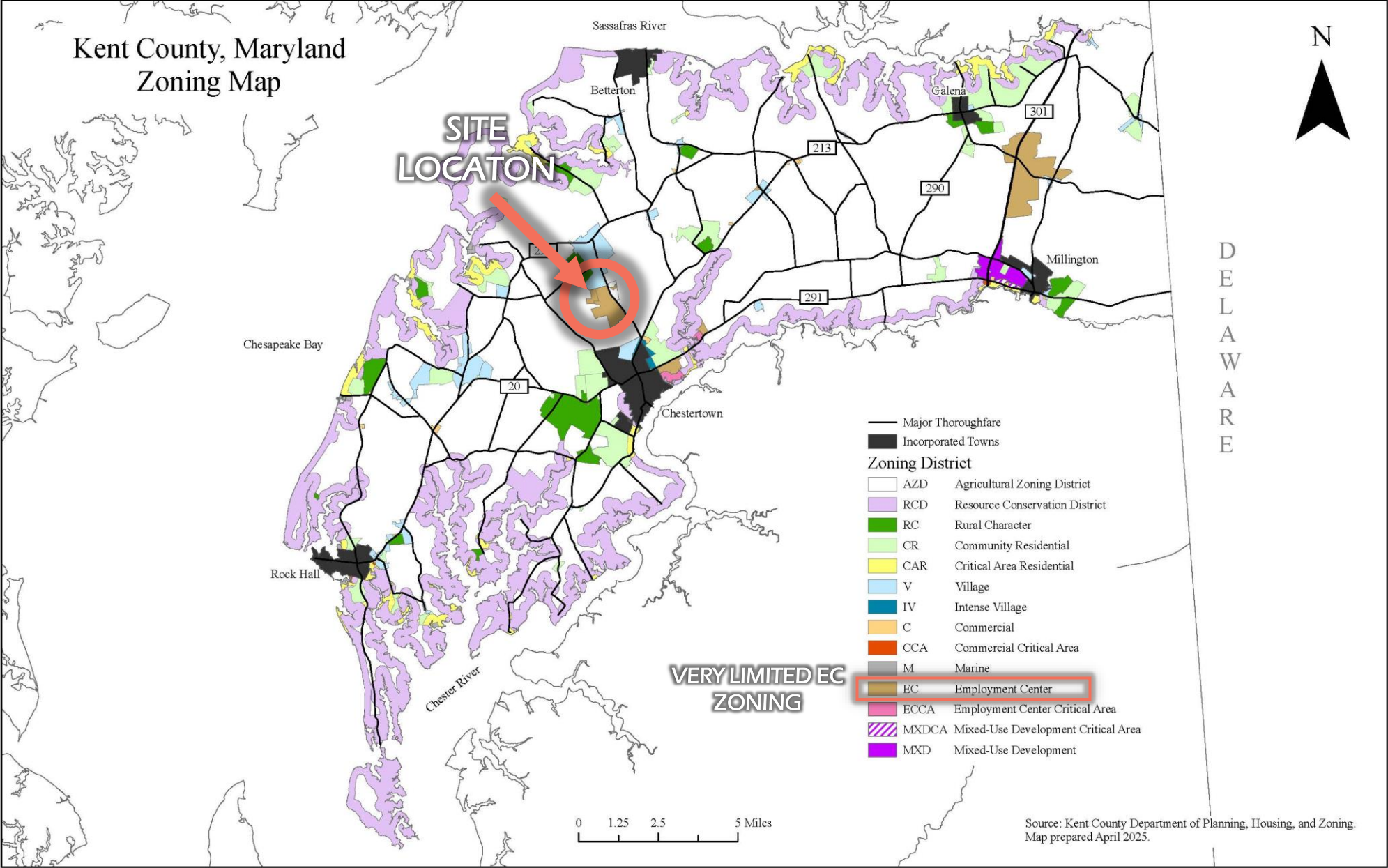
935 FT

Chinquapin Road

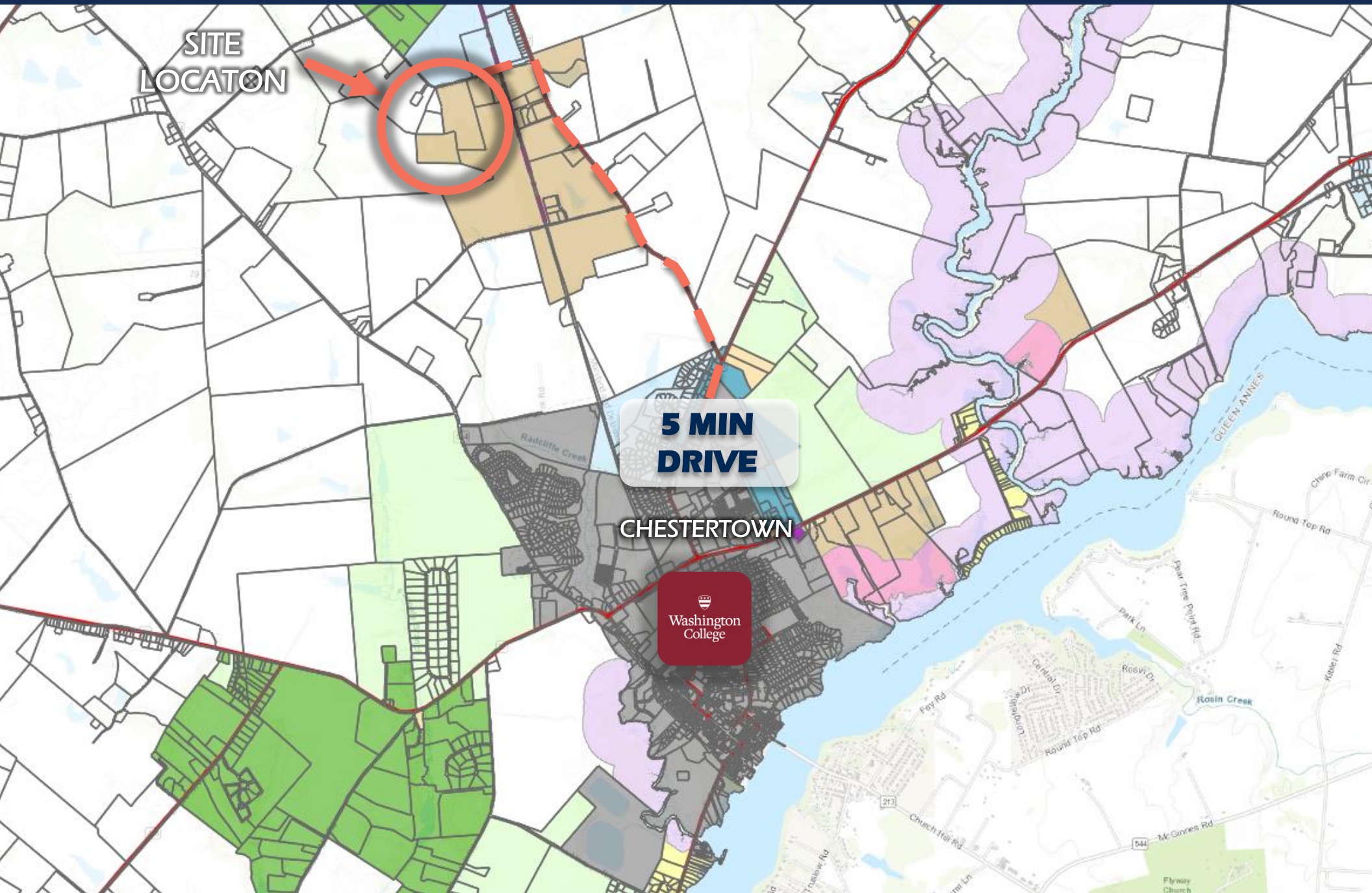


Parcel Limits Approximate for Illustration

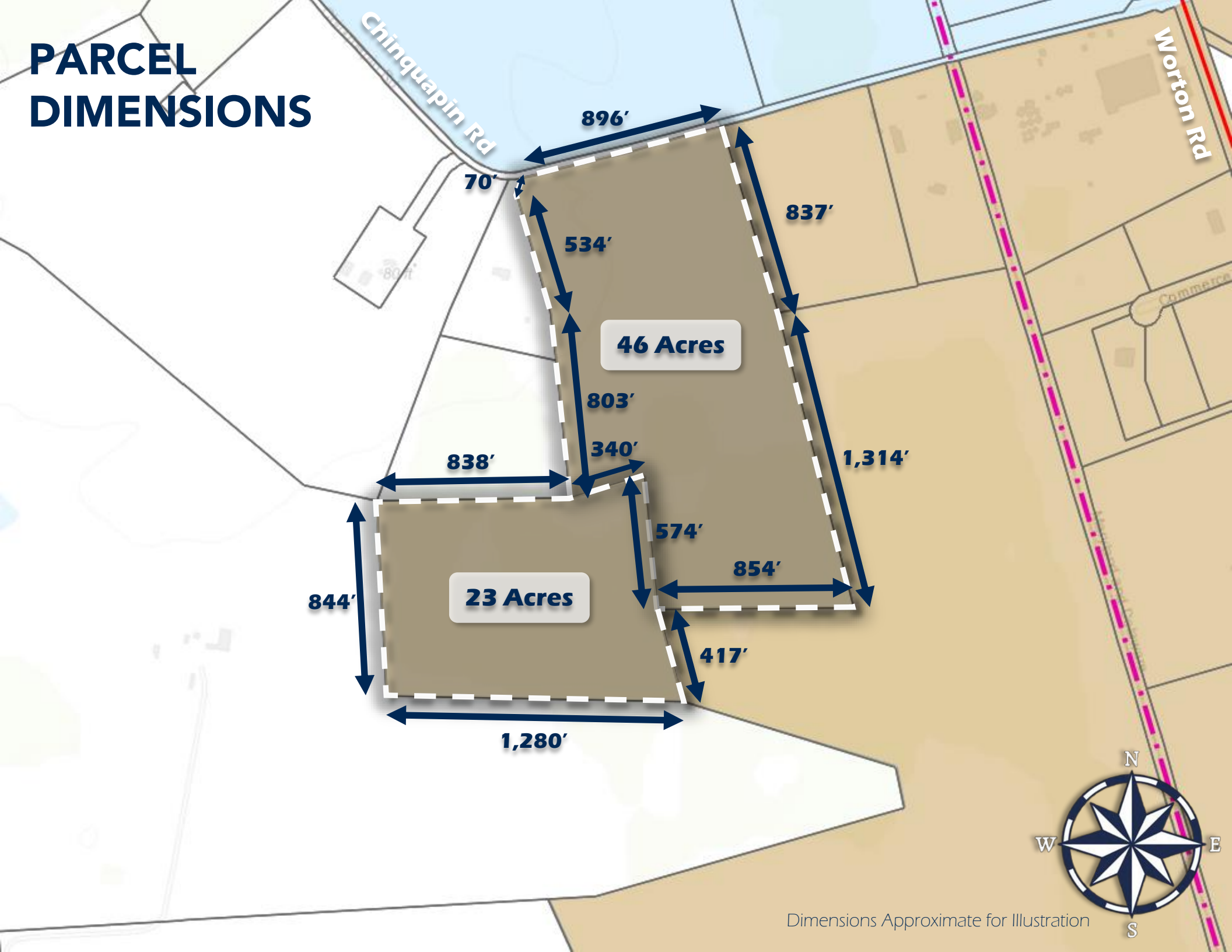
ZONING MAP



ZONING MAP

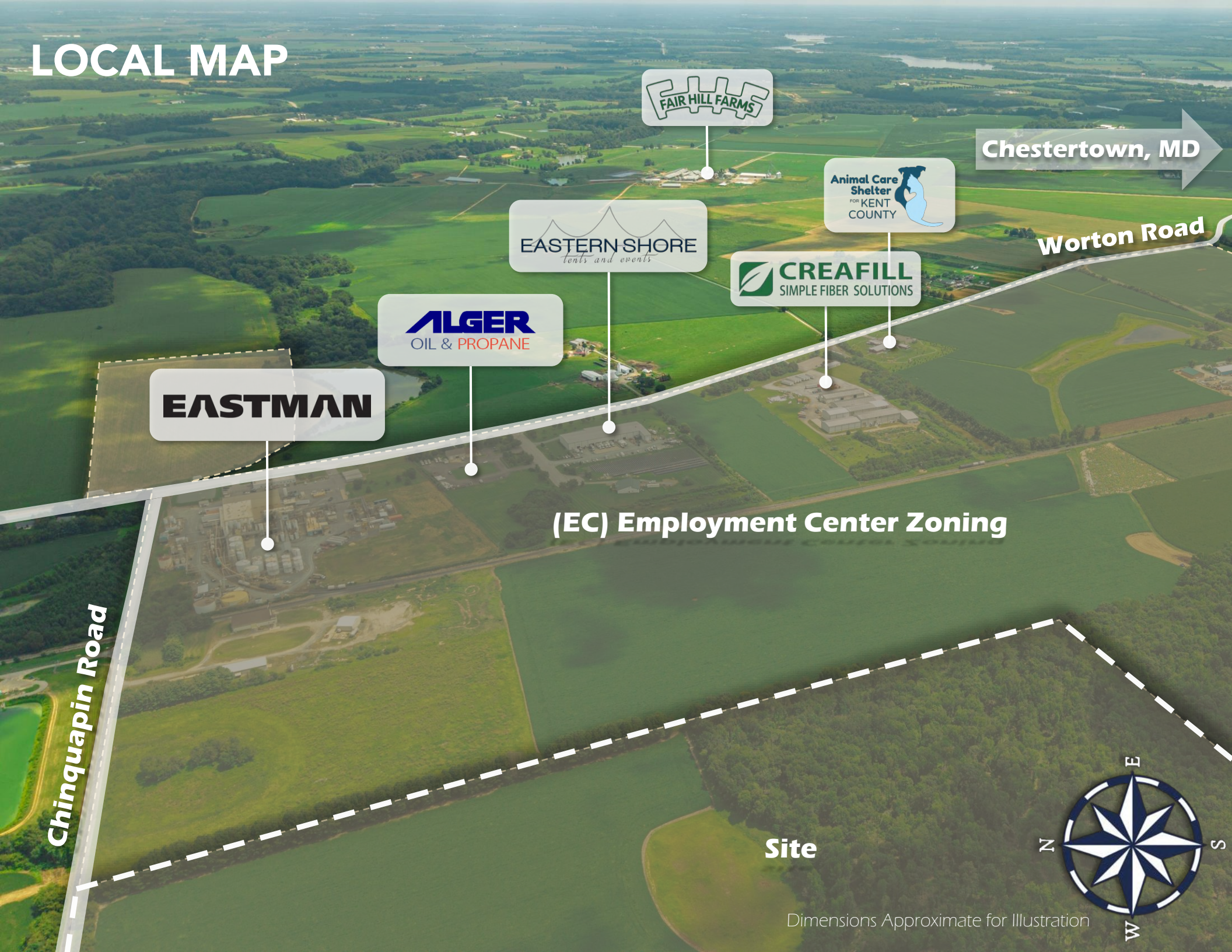


PARCEL DIMENSIONS



Dimensions Approximate for Illustration

LOCAL MAP



Chestertown, MD

Worton Road

EASTMAN

ALGER
OIL & PROPANE

EASTERN SHORE
tents and events

CREAFILL
SIMPLE FIBER SOLUTIONS

Animal Care
Shelter
FOR KENT
COUNTY

FAIR HILL FARMS

(EC) Employment Center Zoning

Chinquapin Road

Site



Dimensions Approximate for Illustration

CHESTERTOWN MAP



Chestertown, MD



City Limit Dimensions Approximate for Illustration

MARKET OVERVIEW

CHESTERTOWN & WORTON, MD - Present strategic opportunities for industrial and commercial real estate development, combining affordability with logistical advantages. Located within Kent County and within reasonable distance to major hubs like Philadelphia, Baltimore, and Washington, D.C., the region offers access to key transportation corridors without the high costs and congestion of urban centers. The local workforce is stable, with a growing interest from light manufacturing, logistics, and agri-business sectors. Chestertown provides a supportive business environment with municipal infrastructure, while Worton offers open land and proximity to Route 213, ideal for industrial use. The area's pro-business attitude, low overhead costs, and quality of life make it an appealing prospect for long-term investment.

QUALITY OF LIFE

The area offers a high quality of life characterized by small-town charm, scenic rural landscapes, and a strong sense of community. Located in Kent County along the Chester River, Chestertown boasts a vibrant historic district, a thriving arts scene, and access to Washington College, which contributes to cultural and educational opportunities. Worton, just a short drive away, provides a quieter, more residential setting with access to parks, schools, and recreational facilities like the Kent County Community Center. Both towns benefit from low crime rates, affordable property values, and a relaxed pace of life, making them attractive locations for thoughtful development that complements the area's character.



DEMOGRAPHICS WITHIN A 15-MILE RADIUS



40,187

Total Population



45

Median Age



\$105,528

Avg. Household Income



\$362,442

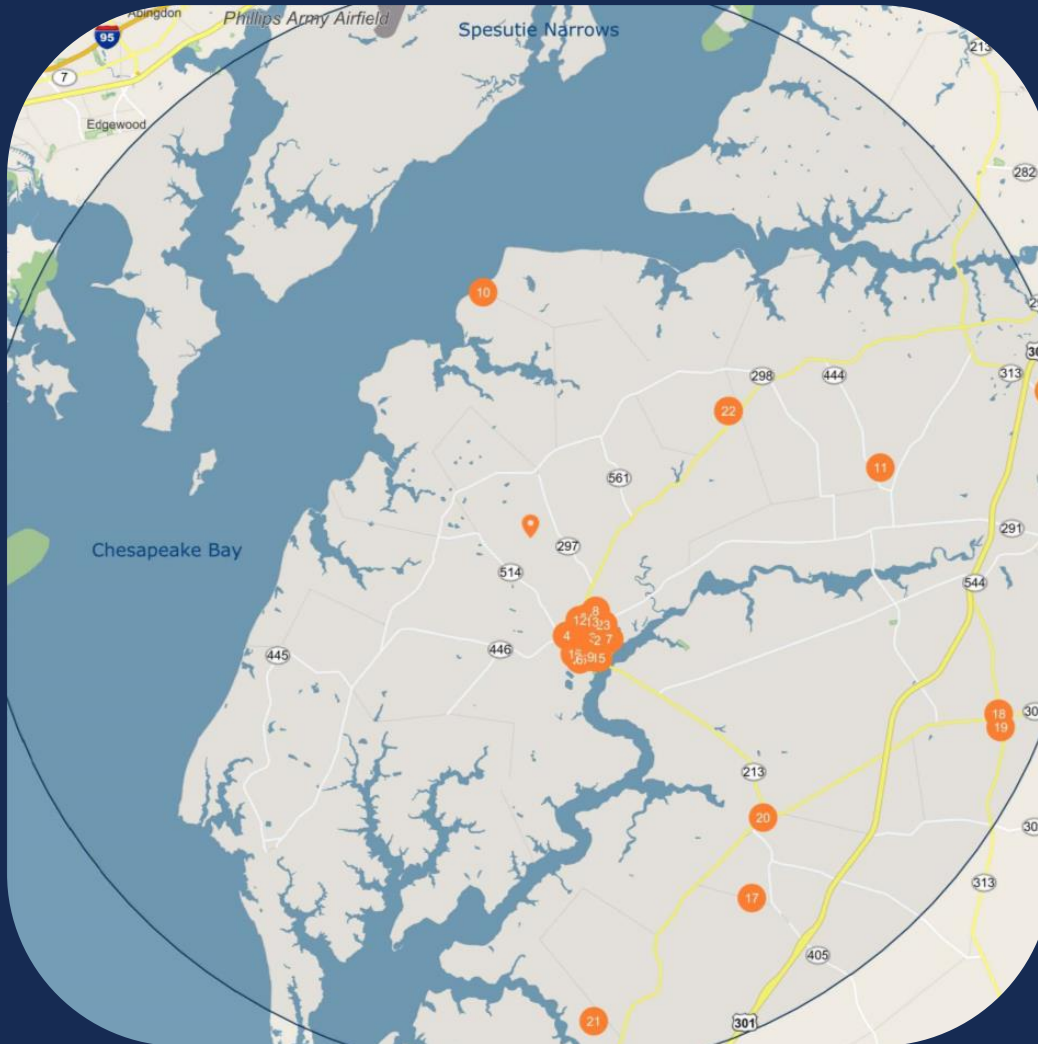
Median Housing Value



15,998

Total Households

TOP EMPLOYERS



MAJOR EMPLOYERS

EMPLOYEES

| | | |
|----|---|-----|
| 1 | Genesis Eldercare Nat Ctrs LLC-Genesis | 565 |
| 2 | Chester River Hospital Ctr Inc-UMMS | 500 |
| 3 | Washington College | 485 |
| 4 | Associated Svc Specialist Inc | 350 |
| 5 | University of Maryland Srh Inc-University of Maryland SMC | 303 |
| 6 | Dvcc LLC-Dixon Valve | 290 |
| 7 | Peninsula Untd Mthdst Hmes Inc-Heron Point of Chestertown | 281 |
| 8 | Kent Center Inc | 258 |
| 9 | Kent County Government | 250 |
| 10 | Young MNS Chrstn Assn Wlmngton-Camp Tockwogh | 152 |
| 11 | Angelica Nurseries Inc | 150 |
| 12 | Lamotte Chemical Products Co | 108 |
| 13 | Chester River Manor Inc | 105 |
| 14 | David A Bramble Inc | 102 |
| 15 | Chestertown Volunteer Fire Co | 100 |
| 16 | Maryland Dept Pub Sfety Crrctn | 91 |
| 17 | Maryland Dept Pub Sfety Crrctn | 91 |
| 18 | Queen Annes County Pub Schools-Sudlersville Middle School | 90 |
| 19 | Queen Annes County Pub Schools-Sudlersville Elementary School | 90 |
| 20 | Queen Annes County Pub Schools-Church Hill Elementary School | 89 |
| 21 | Coastal Pools LLC | 88 |
| 22 | Verizon Maryland LLC-Verizon | 87 |
| 23 | Chestrtown Nrsing Rhlbtion CT | 85 |
| 24 | Acme Markets Inc-Acme | 84 |
| 25 | Dvcc LLC-Dixon Bayco USA | 82 |

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