

PRICE REDUCED TO \$1,825,000

6986 OCEAN GATEWAY Easton, MD 21601

**Excellent Investment Opportunity
High Visibility Land For Sale**



ABOUT THE PROPERTY

Embark on a game-changing investment opportunity with this exceptional 4.11-acre parcel of vacant land, strategically positioned at a major Easton interchange. Boasting high visibility and road frontage on two sides, this property is a blank canvas for innovative retail ventures. Zoned CG (Commercial General) and offering multiple egress options, it sets the stage for a variety of commercial possibilities.

Situated to capture the attention of beach-bound traffic, the property experiences significant daily traffic flow, with 34,240 vehicles on Route 50 and 15,642 vehicles on Easton Parkway. The price has been dramatically reduced from \$2,000,000 to a compelling \$1,825,000, making this a prime opportunity for savvy investors looking to capitalize on a strategic location.

Seize the moment and secure your position in this high-traffic hotspot. Don't miss your chance to be part of a thriving commercial landscape and elevate your investment portfolio.

Contact Us



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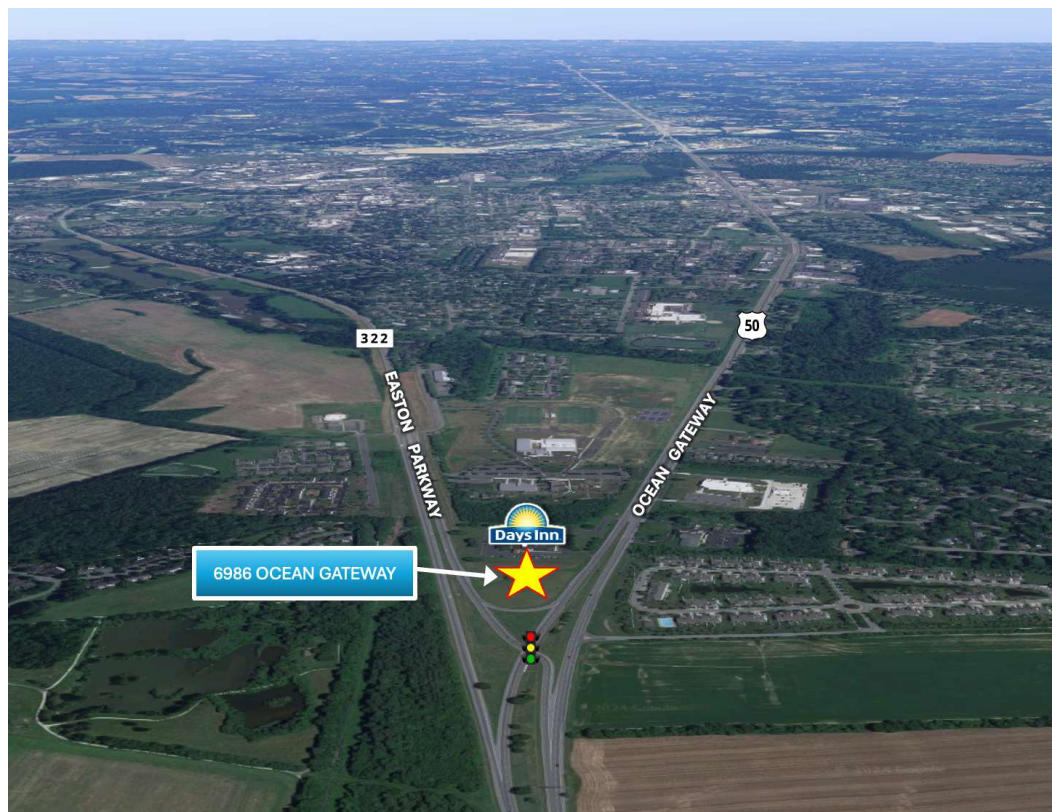


Property Overview

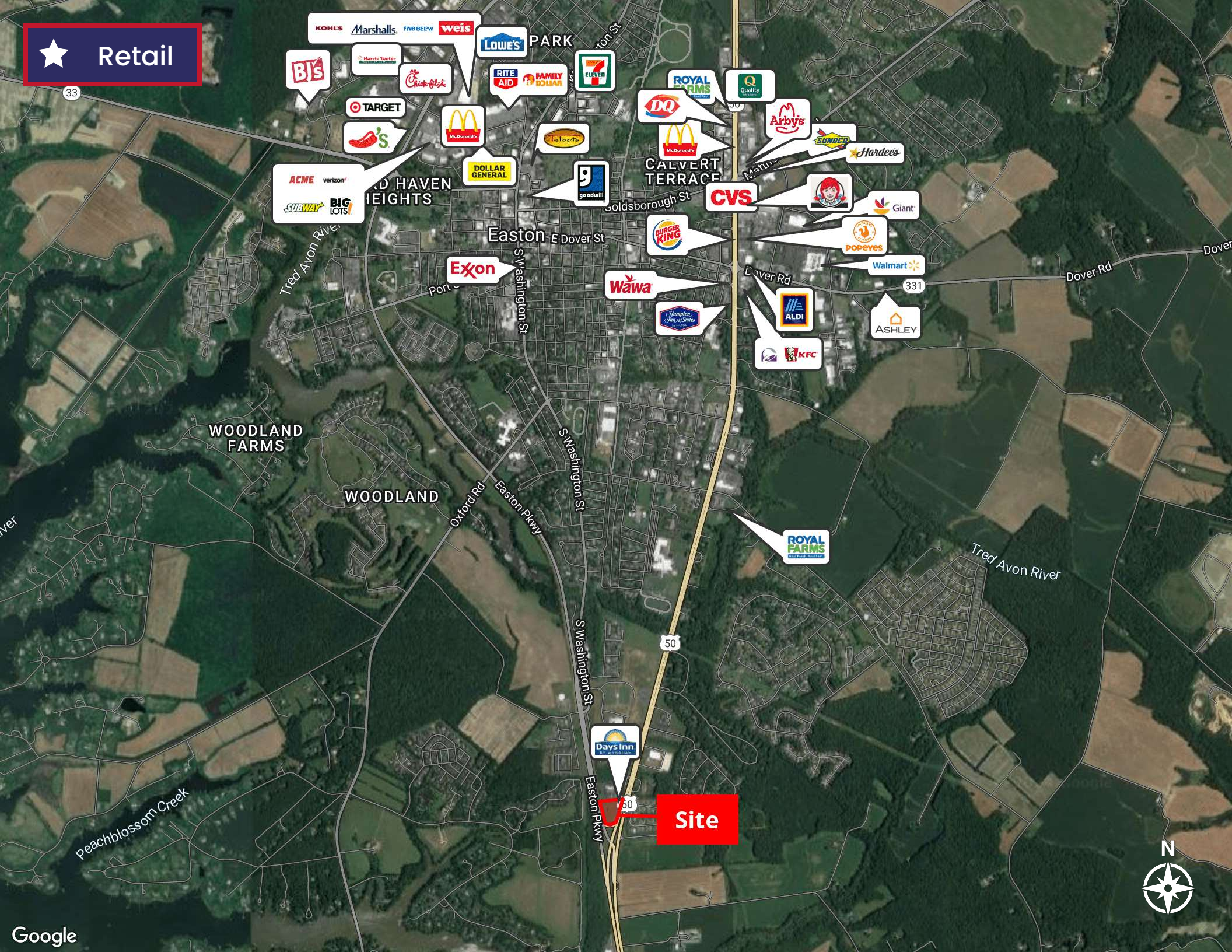


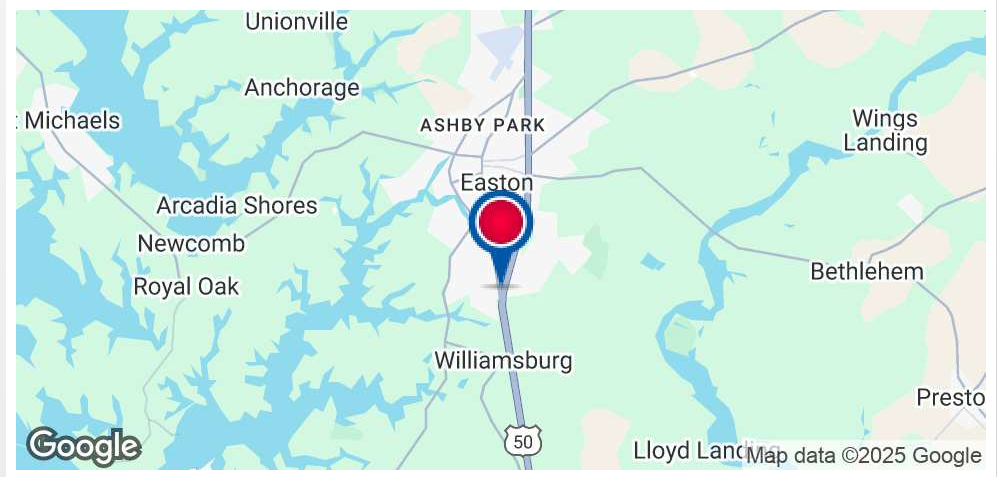
HIGHLIGHTS

- **Reduced Price:** Take advantage of a significant price reduction – now priced at \$1,825,000, down from \$2,000,000.
- **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.



★ Retail





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