

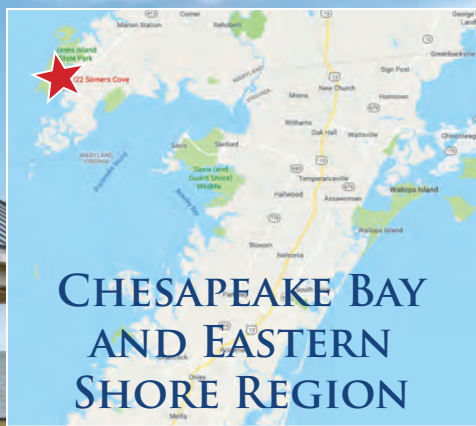
AUCTION

TANGIER SOUND

228 UNIT DEVELOPMENT SITE AND MARINA

MINIMUM BID \$600,000

AUGUST 8TH
CRISFIELD, MD



CHESAPEAKE BAY
AND EASTERN
SHORE REGION

222 Somers Cove, Crisfield, MD 21817

Online Auction:

Auction Ending Date – Thursday, August 8, 2019 Ending at 1 PM



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AUCTION

MINIMUM BID \$600,000

TANGIER SOUND
228 UNIT DEVELOPMENT SITE AND MARINA



AUGUST 8TH
CRISFIELD, MARYLAND



MINIMUM BID \$600,000

WATERFRONT DEVELOPMENT

Online Auction:

Auction Ending Date – Thursday, August 8, 2019 Ending at 1 PM

Property Preview Dates 12-2 pm:

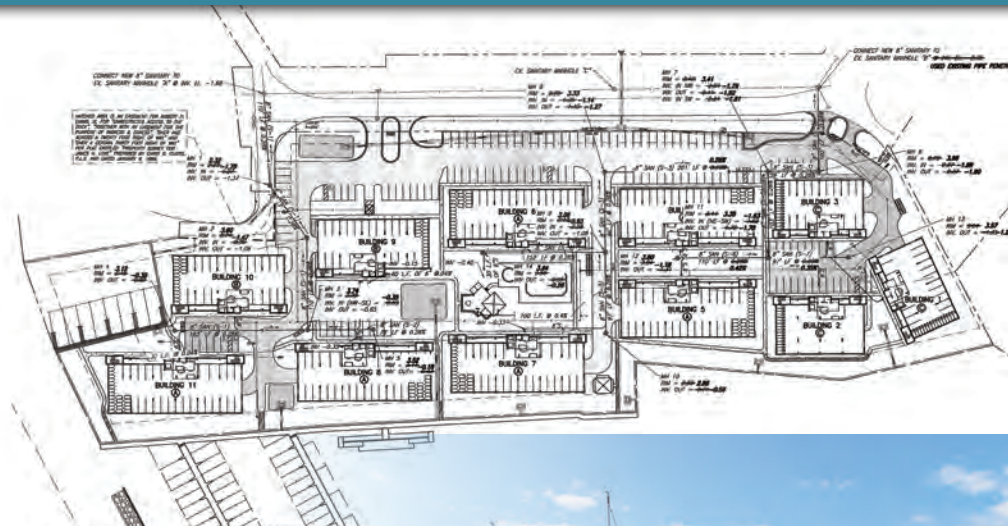
Tuesday, July 23rd

Property Address: 222 Somers Cove, Crisfield, MD 21817

228 UNIT DEVELOPMENT SITE AND MARINA



Includes deep commercial port



228 UNITS PLUS 134^{+/-} SLIP MARINA

- 7.8^{+/-} Acre fully entitled (fees paid), pad ready and approved for up to 228 units.
- On-site is an existing fully occupied condo building completed in 2007, which is not part of this offering.
- Already constructed swimming Pool, His/Hers Locker Room, and Gazebo.
- Pristine Waterfront location on the Tangier Sound of the Chesapeake Bay.
- Marina Details:
 - ◊ 1,800^{+/-} Feet of bulkhead surrounding waterfront.
 - ◊ Phase I (Pier 2) is fee simple 38 slips.
 - ◊ Phase II (Pier 1) is condoed with 43 remaining in developers ownership.
 - ◊ Phase III (Pier 3) is not constructed, potential for 56 more slips.
- Short boat or ferry ride to popular Tangier and Smith Islands.
- Property is located in a qualified Federal Opportunity Zone.



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