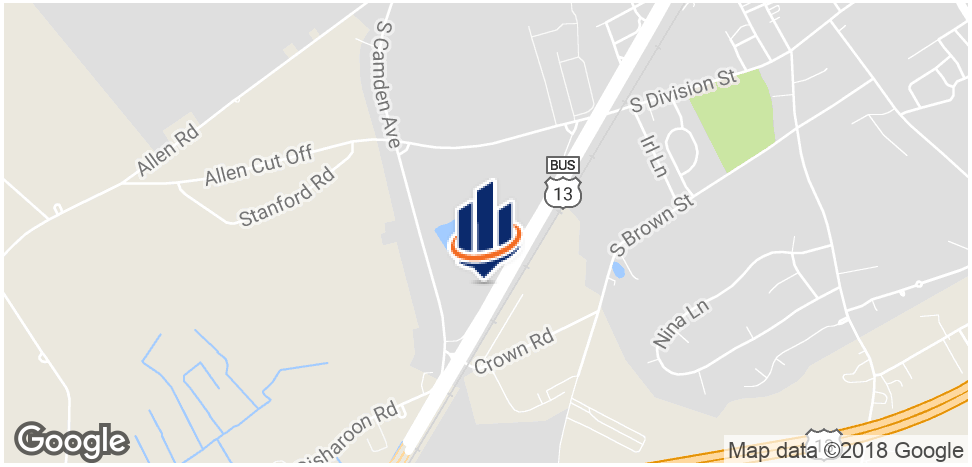
SVN
MILLER COMMERCIAL
REAL ESTATE

ROUTE 13 COPART STORAGE FACILITY PROPERTY

626 SOUTH FRUITLAND BLVD
FRUITLAND, MD 21826

Chris Peek, CCIM
Advisor
410.603.9112
chris.peek@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	$850,000
Lot Size:	7.752 Acres
Building Size:	5,253
Zoning:	City Of Fruitland M-1 Light Industrial
Market:	Eastern Shore
Submarket:	Wicomico
Price / SF:	$161.50

PROPERTY OVERVIEW

Copart Vehicle Storage Facility Property

PROPERTY HIGHLIGHTS

- COPART Vehicle Storage Facility
- 7.8 Acres Fronting on RT 13 South
- 5,300 SF Service Building
- Great Visibility and Traffic Counts
- Flexible Fruitland M-1 Light Industrial Zoning
- Security Fencing Surrounds Property

All SVN® offices are independently owned and operated.

Additional Photos

All SVN® offices are independently owned and operated.

Location Maps

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CITY OF FRUITLAND PLANNING & ZONING COMMISSION

LIBER 1031 FOLIO 656

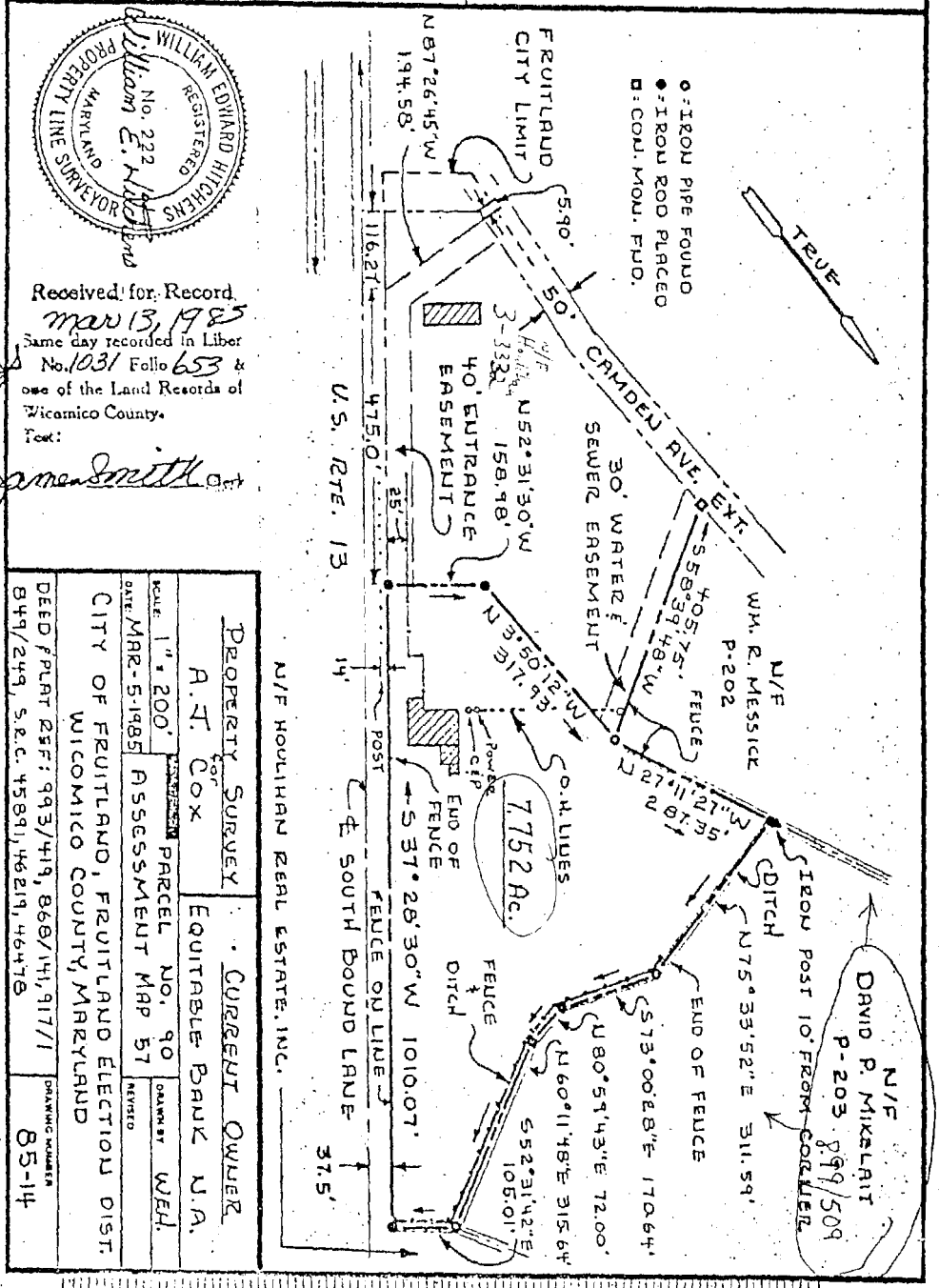
CHAIRMAN: Lee McLucas

DATE: 3-12-85

CITY OF FRUITLAND CITY COUNCIL

PRESIDENT: Kendall S. Mayo

DATE: 3/12/85



Q + D, John C. Jacob, Jr. P.A. 3/18/85

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Additional Photos

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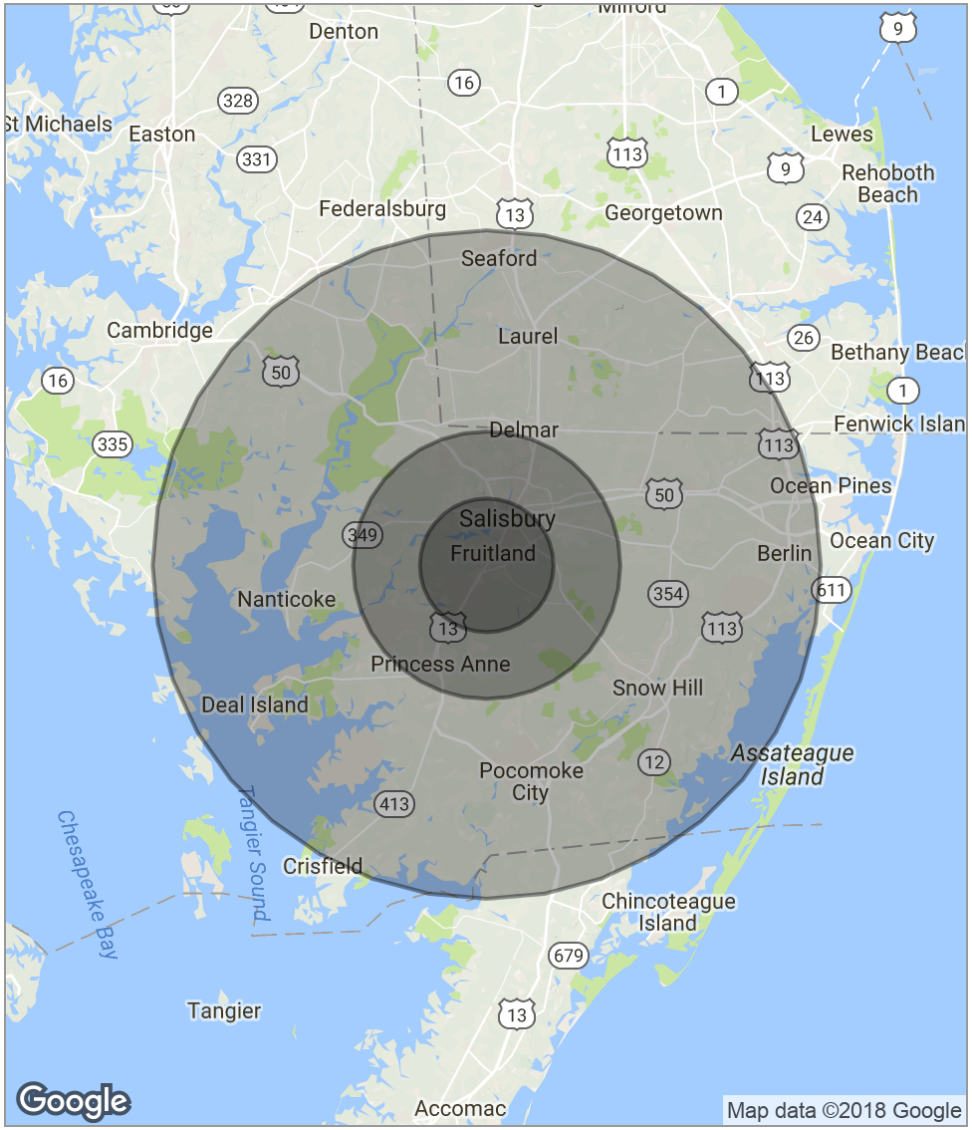
Demographics Map



POPULATION	5 MILES	10 MILES	25 MILES
Total population	50,423	106,388	223,109
Median age	31.8	33.7	37.0
Median age (male)	31.1	32.2	35.5
Median age (Female)	31.9	34.5	38.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	17,978	38,720	81,583
# of persons per HH	2.8	2.7	2.7
Average HH income	$65,852	$63,233	$62,161
Average house value	$223,702	$212,401	$229,376

** Demographic data derived from 2010 US Census*

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L. M-1 Light Industrial District

1. Uses Permitted
a. Bakery and bakery products
b. Clothing manufacturing
c. Electronic and electrical equipment parts and appliance manufacturing
d. Agricultural uses as permitted in R1-A Districts
e. Industrial parks (as set forth in Section "M" hereof)
f. Industrial uses contained entirely in one building where there is no smoke, odor, noise, or pollutant emission
g. Mail order house
h. Printing and publishing plants
i. Utility plants and buildings
j. Research facilities
k. Compounding, processing, and packaging of cosmetics and drugs
l. Warehouses (excluding truck terminals)
m. Wholesale distributors
n. Delicatessen, confectionery or lunchroom
o. Child care facility providing day care services for the number of children authorized by state law.]
p. Towing and temporary storing of vehicles provided that (i) an office is located either on site or elsewhere within the corporate limits of the City of Fruitland and that the public is adequately notified by signs as to how to retrieve vehicles; (ii) the part of the lot used for vehicle storage is no less than 10,000 square feet in area; (iii) and that lighting, fencing, security and screening are as approved by the Board of Zoning Appeals which may be guided but not controlled by the requirements set by the Maryland State Police for those towing for the Maryland State Police, and upon a finding that the operation will not be intrusive on the neighboring properties.
q. Such other temporary or permanent use of land, buildings or structures (other than those which may be located on and serve as accessory uses to a lot or parcel of land on which there exists a dwelling unit), to be used as a temporary or permanent storage, one form of which is sometimes referred to as mini-storage, of personal household items, commercial storage, and industrial storage and warehousing.

2. Accessory Uses
a. Buildings and uses customarily incidental to the above
b. The storage and parking of trucks, truck tractors, or truck trailers and the towing and/or temporary storage of vehicles in the director use of a permitted business.
c. Signs advertising the name or business of the occupant of the premises where located containing not over 150 square feet of display space

3. Uses Permitted by Special Exception
a. Outdoor advertising structure
b. Publicly and privately owned and operated buildings and uses of a recreational, cultural, professional, or administrative nature
c. Tavern
d. Truck terminal or outdoor storage of trucks and truck bodies for sale or repair
e. Outdoor storage of products for sale or repair which do not deteriorate under normal atmospheric conditions and which do not under normal ranges of heat or coldness give off or emit any odors noticeable beyond the boundaries of the property on which they are stored.
f. Child care facility providing day care facilities for the number of children authorized by state law.
g. Retail businesses which by the nature of their goods and products require a warehouse-type component such as carpet stores, furniture and appliance stores, machinery stores, and building supply stores, or other businesses as may meet the requirement.
h. Business establishments which offer personal services to animal and pet owners, kenneling and boarding excepted, such as pet grooming and training, and veterinary services.
i. Cement and concrete mixing plants wherein cement and/or concrete is mixed for loading on to delivery vehicles for immediate use (this does not permit the manufacture of the ingredients of cement/concrete.)
j. Telecommunications towers and attendant equipment subject to the following standards:
1) the tower shall be set back from all property lines no less than one-third (⅓) of the height of the tower;
2) the tower and all attendant equipment shall be surrounded by a chain-linked fence as may be required or approved by the Board of Zoning Appeals with a minimum height of 6 feet;
3) a minimum of one off-street parking space shall be provided;
4) any such tower less than 150 feet in height shall be designed and constructed so as to accommodate a minimum of two telecommunication antenna systems, and all towers 150 feet or more in height shall be designed and constructed so as to accommodate a minimum of three telecommunication antenna systems;

5) any such telecommunication tower which it was not used or occupied for the purpose for which it was intended, for a period of six continuous months shall, without further notice, be determined to have forfeited its special exception, and shall, at the owner's expense, be dismantled and removed from the premises unless, within a six month period thereafter, the owner of said tower shall apply for and be granted a new special exception to maintain of the same;
6) any such communication tower erected, maintained and operated hereunder, shall meet or exceed all standards with regard to emissions and safety as imposed by all applicable State and Federal laws and regulations, and as imposed by the BOCA National Building Code as amended; and
7) any telecommunication tower constructed, maintained and operated pursuant to the special exceptions set out herein shall be constructed, maintained and operated as a mono-tower unless the Board of Zoning Appeals shall specifically set forth some other type of telecommunication tower when granting the special exception for the same, and shall base that grant upon a specific request and evidence taken and the finding that the use requested meets the requirements for a special exception and cannot be met by use of a mono-tower without creating undue hardship on the applicant.
k. Only a double-wide mobile structure for office use exclusively. A special exception shall require that the mobile structure be placed on a permanent foundation with skirting to hide the chassis and understructure, a building permit be obtained, and a special exception be renewed at the end of five (5) years. If sewer and water are within four hundred (400) feet of the structure, it shall be connected to City utilities.
l. Certain uses not commonly found in the aforesaid district, but requiring buildings or structures, which would commonly be found in such zones, to permit use of such structures for recreational, instructional, athletic and artistic endeavors to include such things as gymnastics, indoor track, exercise, boxing and marshal arts, indoor swimming and diving, sculpture, painting and design, recording and videotaping of performances and productions, dance activities, fencing and rehearsal and of stage productions, but without presentation to the public.
m. Such other temporary or permanent use of land, buildings or structures as may be in keeping with the general tenure and character of uses permitted either by right or by special exception, and which are found not to be harmful, detrimental or contrary to the general character and purpose of uses within the district.

4. Minimum Development Standards
a. Building height - Subject to approval of Planning Commission if over 50 feet, the foregoing requirement shall not apply to silos, bins or other such structures which are specifically approved as part of the granting of a special exception.
b. Lot area - Minimum lot area for each use shall be 25,000 square feet
c. Minimum width and depth - No lot shall be less than 100 feet wide nor less than 175 feet in depth
d. Set back - Seventy-five (75) feet from front lot line, not less than 30 feet from any other lot line, and 40 feet from any line which abuts a residential zone
e. Off-street parking - Off-street parking facilities shall be provided as specified in Section VI of this ordinance.
f. Landscaping - All areas not devoted to building and parking facilities shall be landscaped and maintained in a suitable manner. At least five percent (5%) of the total land area shall be landscaped.
g. Minimum lot area for each use permitted by special exception under subsection V(L), 3(d) and (e) of this ordinance shall be 35,000 square feet; and the Board of Zoning Appeals may require as a condition of approval that the applicant install a twenty-foot greenbelt or a six-foot decorative wall to shield the stored vehicles, bodies, or materials from adjoining properties or the public street or streets bounding the applicant's property.

5. Special Performance Standards
a. In Light Industrial Districts which abut residential districts, no plant, business, or operation shall create or generate any noise between the hours of midnight and 6:00 a.m. which shall exceed fifty (50) decibels at the dividing line between the industrial and residential districts; nor shall any such plant, business, or operation generate or create any repetitive mechanical noises during said period as will seriously impair the sleep of those residents of the residential district whose homes immediately about the industrial district.

Advisor Bio & Contact 1

CHRIS PEEK, CCIM

Advisor

206 E. Main Street
Salisbury, MD 21801
T 410.603.9112
C 410.603.9112
chris.peek@svn.com
MD #4155894

PROFESSIONAL BACKGROUND

Christian Peek serves as a Senior Advisor for SVN-MIller Commercial Real Estate specializing in the sale and lease of land and industrial property in the Delmarva Peninsula; the region incorporating the inland and coastal regions of Delaware, Maryland and Virginia. With over 24 years in the real estate industry, Peek has secured over 1000 transactions resulting in a career brokerage volume in excess of $600 million.

Active in the commercial real estate industry, Peek earned the prestigious Certified Commercial Investment Member designation in 1989 and has written several articles on developing and investing.

Peek earned a Bachelor of Science in Sociology and Mathematics from the University of Maryland College Park. Peek is also a member of the Salisbury Chamber of Commerce, the Salisbury Wicomico Development Commission and the Salisbury Rotary Club..

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