



FOR LEASE | LAND

# GROUND LEASE

8976 Ocean Highway, Westover, MD 21871



## LEASE OVERVIEW

**AVAILABLE SF:** 47,045 SF

**LEASE RATE:** Negotiable

**LOT SIZE:** 1.08 Acres

**APN #:** 20134722

**ZONING:** C-2

**MARKET:** Eastern Shore Of MD

**SUB MARKET:** Westover

## PROPERTY DESCRIPTION

1.08 acres - ground lease.

Site is served by public sewer.

Site is cleared with 1 EDU with lift pump grinder, this will make it an easy process to get it approved for a building.

Westover, MD is in Somerset County and this site is located in the median of US Route 13. Excellent north and south bound visibility and access. Join Goose Creek, Exxon and Subway in this great location.



### HENRY HANNA, CCIM, SIOR

Council Chair Of Industrial Properties  
410.543.2420  
henry.hanna@svn.com

### WESLEY COX, CCIM

Senior Advisor  
410.543.2421  
wesley.cox@svn.com

All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

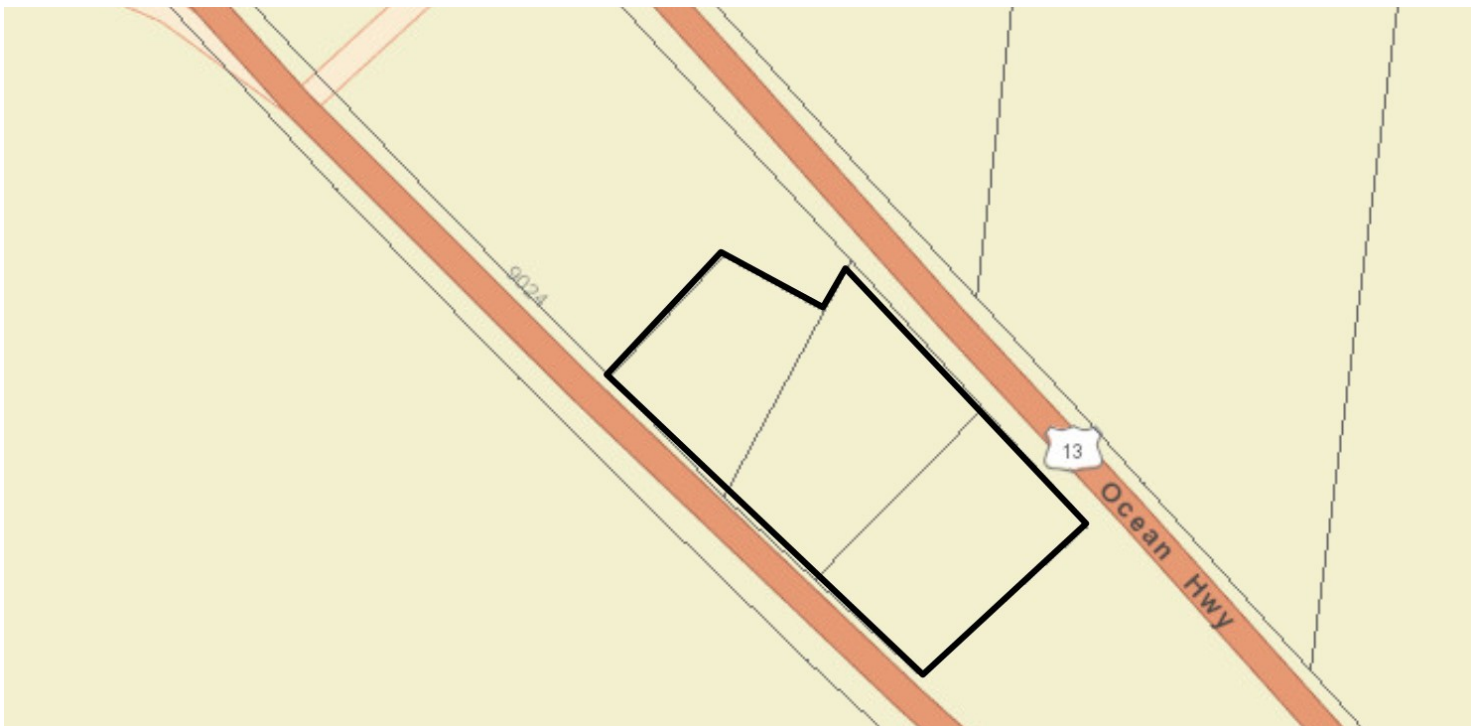
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CATO, INC.  
P. 70  
439/359  
PB 26/67

PROPERTY LINE ESTABLISHED BY P. PARKER, 2005

CROSS CUT FOUND ON GUTTER PAN

STATE OF MARYLAND  
GEO LOCATION OF MARYLAND  
ROUTE 675 AS SHOWN BY  
0 MILES PLAT, 1962  
775 S.F. -

NOTE:  
RIGHT OF WAY LINE AS ESTABLISHED ON  
SHA PLAT #16437, REVISED THRU 7/20/61  
DEED REFERENCE 212/414

NOTE:  
NO CONVEYANCE FOUND FROM  
"RICHARDS" TO STATE OF MARYLAND FOR  
RIGHT OF WAY PLAT # 11210

P. 71  
EXISTING DWELLING  
11,458 S.F.  
ITEM SIXTH

P. 72  
16,192 S.F.  
ITEM FIFTH (B) &  
ITEM FIFTH (C)

P. 173  
15,997 S.F.  
ITEM FIFTH (A)

U.S. ROUTE 13  
NORTH BOUND LANE

U.S. ROUTE 13  
SOUTH BOUND LANE

STATE OF MARYLAND  
SHA PLAT #16437

TITLE  
COUNTY  
STATE  
TAX DISTRICT

60 12

IN FEET )  
h = 30 ft

NOT TO BE IMPLIED BY THIS SURVEYOR  
AND AS RESURVEYED FROM EXISTING DEEDS  
RECORDS OF SOMERSET COUNTY, MARYLAND.  
NO UTILITIES OR OTHER APPARATUSES THAT ARE

TITLE		PROPERTY	
COUNTY	SOMERSET	STATE	MA
TAX DISTRICT	13		
TAX MAP	GRID	PARCEL	
32	24	71, 72 & 173	
DEED REF.	580/34		
PLAT REF.	5/11		
DATE	02/20/07		



P = Permitted by Right Use

N = Not Permitted

SE = Permitted as a Special Exception Use (approved by Board of Zoning Appeals)

\* = See additional standards for this use in Section 5.8.

## ZONING DISTRICTS

USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
<b>5.2.a. AGRICULTURAL USES</b>											
1. Crop Farming, Plant Nursery, and routine accessory packaging, storage or light processing of crops or wood products (see also under "Industrial Use"). This use may also include: <ul style="list-style-type: none"> <li>- an accessory farm office,</li> <li>- sale of seeds, fertilizer and similar agricultural needs,</li> <li>- greenhouses, provided that within a R-1, R-2 or R-3 district, any commercial greenhouse of over 5,000 square feet of floor area shall be setback a minimum of 200 feet from any residential lot, and/or</li> <li>- an orchard or a winery.</li> </ul> This use shall not include a slaughterhouse or meat packing plant.	P	P	P	P	P	P	P	P	P	P	P
2. Fisheries Activities (see definition in Section 16), provided that crab shedding and the manufacture and storage of usable crab-pots and similar items shall be permitted as an accessory use where the use is allowed, but that outdoor storage of junk or unusable items shall not be permitted.	P	P	SE	SE	N	P	P	P	P	P	P
3. Aquaculture (see definition in Section 16), not including on-site retail sale or processing, unless such uses are permitted by the zoning district regulations	P	P	P	P	P	P	P	P	P	P	P





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# ZONING DISTRICTS

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<u>5.2.a.AGRICULTURAL USES (Cont.)</u>											
7. Roadside Produce Stand, as a seasonal accessory use, provided that the majority of products for sale were produced on the premises or on land controlled by the operator of the stand, and provided the use involves a maximum of 3,000 square feet of building floor area.	P	SE	N	N	N	P	P	P	P	P	P
8. Spreading of Treated Municipal Sewage Sludge or Household Septage	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
<u>5.2.b. RESIDENTIAL USES</u>											
1. Single Family Detached Dwelling (may include modular/sectional homes)	P	P	P	P	P	P	P	N	N	N	N
2. Mobile/Manufactured Home - See Section 5.8.g. Any subdivision of Mobile/Manufactured Homes on individual lots shall meet all of the same requirements as a subdivision of site-built homes, in addition to meeting the mobile/ manufactured home provisions of Section 5.8.h.											
3. Mobile/Manufactured Home Park - See Section 5.8.h	N	N	N	N	SE	N	N	N	N	N	N
4. Twin Dwellings	N	N	N	P	P	P	SE	N	N	N	N
5. Two Family Dwellings	N	N	N	P	P	P	SE	N	N	N	N
6. Townhouses	N	N	N	P	P	P	SE	N	N	N	N
7. Multi-Family Dwellings (Apartments)	N	N	N	SE	P	P	SE	N	N	N	N
8. Dwelling unit, one in combination with a permitted commercial use.	SE	N	N	N	N	P	P	P	N	N	N

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# ZONING DISTRICTS

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<u>5.2.b. RESIDENTIAL USES (Cont.)</u>											
9. Group Home within a lawful existing dwelling unit in conformance with Section 5.8.c	P	P	P	P	P	P	P	P	N	N	N
10. Hunting and fishing cabin used only as a temporary residence	P	P	N	N	N	P	N	N	N	N	N
11. Accessory dwelling, one, to serve a "relative" of the occupant of the principal dwelling unit on the lot, provided that:	P	SE	SE	P	P	P	P	P	N	N	N
a) the applicant shall prove that the accessory dwelling unit is needed to care for a person with physical or developmental disabilities, old age or illness,											
b) the definition of "relative" in Section 16 shall apply,											
c) a legally binding mechanism shall be in place to make sure that such dwelling unit shall be made part of the principal dwelling unit, completely removed or converted into another permitted use after it is no longer occupied by such a relative,											
d) if a detached building is newly placed or constructed to house the accessory dwelling unit, it shall meet principal building setbacks, and											
e) the use shall require annual renewal of a zoning permit. The applicant shall prove that the requirements of this subsection will still be met before the permit may be renewed.											
12. Boarding or Lodging House	N	N	N	N	N	N	SE	N	N	N	N
13. Farm Labor Camp, provided such structure is setback a minimum of 200 feet from all lot lines	SE	N	N	N	N	N	N	N	N	N	N



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## ZONING DISTRICTS

USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
14. Recreational Vehicle or Travel Trailer licensed by the State for on-road travel, to be used as a temporary residence on a lot for a maximum of 30 days in a year, and provided there are suitable sanitary facilities, with a maximum of one per lot.	SE	SE	N	N	N	N	N	N	N	N	N
<u>5.2.c. PUBLIC OR INSTITUTIONAL USES</u>											
1. Camp or Campground, public/commercial or private, for temporary seasonal use (plus may include one dwelling for caretaker), provided that: a) buildings and recreational vehicle parking shall be separated by a minimum 100 feet of preserved woods or landscaping from any exterior lot line or public road, b) the applicant shall prove that suitable water, sewage and sanitation services will be provided for the number of units approved by the Board, and c) the facility shall be inhabited a maximum of 120 days per year by any individual, other than bona fide caretakers.	SE	SE	N	N	N	SE	SE	SE	SE	SE	SE
2. Cemetery, provided any crematorium shall be setback a minimum of 300 feet from a lot line, and that any new cemetery shall include a minimum of 10 acres, unless it is accessory to a place of worship on the same lot. Graves and buildings shall not be placed in the required minimum front yard.	P	SE	P	P	P	P	P	P	P	P	P
3. Civic Center	N	N	N	N	N	N	P	P	P	P	P
4. College or University (other than research center described below), which may include accessory housing for bonafide students and staff, provided that any newly constructed student housing shall be setback a minimum of 200 feet from any adjacent residential lots that are not in the same ownership.	N	N	N	P	P	P	P	P	P	P	P



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# ZONING DISTRICTS

USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
<u>5.2.c. PUBLIC OR INSTITUTIONAL USES (Cont.)</u>											
5. Community Center or Library	P	P	P	P	P	P	P	P	P	P	P
6. County-Owned or Sanitary District-Owned Use for a Public or Utility Purpose (other than landfill). Such lot shall be exempt from minimum lot area and lot width requirements.	P	P	P	P	P	P	P	P	P	P	P
7. Day Care Center, Group, licensed by the State of Maryland, with a minimum lot area of 20,000 square feet in a residential district	SE	SE	SE	SE	SE	SE	P	P	SE	SE	N
8. Emergency Services Station	P	P	P	P	P	P	P	P	P	P	P
9. Environmental, Agricultural or Aquaculture Research Center - Involving intense poultry raising - Other types	SE P	SE P	SE P	SE P	SE P	SE SE	P P	P P	P P	P P	P P
10. Hospital or Surgery Center	N	N	N	SE	SE	P	P	P	P	P	N
11. Membership Club - Recreation and Meeting Uses, other than uses listed separately in this Table	P	P	SE	SE	SE	SE	P	P	P	P	P
12. Monastery or Convert, Housing Full-Time Paid Religious Staff	SE	N	N	N	SE	SE	SE	SE	N	N	N
13. Museum	P	P	SE	SE	SE	SE	P	P	P	P	P
14. Nursing Home or Personal Care Center, with a minimum lot area of 2 acres, which may be combined with permitted dwellings to form a Continuing Care Community. See density bonus in Section 5.7.	N	N	SE	SE	P	SE	P	P	P	P	N

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# ZONING DISTRICTS

USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
<u>5.2.c. PUBLIC OR INSTITUTIONAL USES (Cont.)</u>											
15. Place of Worship (includes Church and one dwelling for bonafide full-time paid staff and his/her family), with a minimum lot area of 3 acres in a residential district and a minimum building setback of 40 feet from any lot line of a dwelling, and provided that any related uses shall require separate approval. A Place of Worship in a residential district shall be located adjacent to an arterial or collector road, as opposed to a local or private road. Any vehicle parking area shall be setback 20 feet from the lot line of a dwelling.	P	P	P	P	P	P	P	P	P	P	P
16. Prison (other than a "County-owned use") - Owned by State or Federal Government - Other, with a minimum lot area of 10 acres and a 600 feet setback from any lot occupied by a dwelling, school, place of worship or day care center.	SE N	N N	N N	N N	N N	N N	N N	N N	P N	P SE	N N
17. Public Buildings - Administrative or Cultural	P	P	P	P	P	P	P	P	P	P	P
18. Recreation or Nature Conservation Areas, Non-Commercial or Public	P	P	P	P	P	P	P	P	P	P	P
19. School, Public or Private Primary or Secondary	P	P	P	P	P	P	P	P	P	P	N
20. Swimming Pool, other than as accessory to a dwelling	P	P	SE	P	P	P	P	P	P	P	P
21. Treatment Center - See Section 5.8.i	N	N	N	N	N	N	N	SE	N	N	N
22. U.S. Postal Service Facility	P	P	SE	P	P	P	P	P	P	P	P
23. Visitor Center or Tourism Information Center	P	P	SE	P	P	P	P	P	P	P	P



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# ZONING DISTRICTS

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<b>5.2.d. COMMERCIAL USES</b>											
1. Adult Use, within the requirements of Section 5.8.a.	N	N	N	N	N	N	N	N	N	SE	N
2. Airport, provided:	SE	N	N	N	N	N	N	N	SE	SE	P
a) All runways, landing strips, refueling areas, fuel storage and taxi areas shall be setback a minimum of 1,000 feet from any lot occupied by a dwelling, school, place of worship or day care center, and that buildings be setback a minimum of 200 feet from any lot occupied by a dwelling, school, place of worship or day care center.											
b) Permitted accessory uses shall include: 1) repair, maintenance, construction and storage of aircraft; 2) sale and storage of aircraft fuel, provided it is setback a minimum of 200 feet from dwellings; and 3) rental of motor vehicles or aircraft.											
3. Antenna, Commercial Communications, provided it is setback a distance equal to its height from any lot line of a dwelling, school, place of worship or day care center not located on the premises.	SE	N	N	N	N	N	N	P	P	P	SE
a) However, in any district as a permitted by right use, a new antenna may: (1) be placed on an existing tower that does not increase its height, or (2) may extend up to 25 feet above an existing water tower, church steeple, agricultural structure, electric transmission tower, stadium light standard or similar feature that the antenna is attached to.											
b) An application for a communications tower shall sign a statement agreeing to completely remove the tower within 90 days after it is no longer in service.											
c) For an antenna over 200 feet in height, the applicant shall provide a written statement explaining why such height is necessary.											

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Somerset County Zoning Ordinance - January 2001

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<b>5.2.d. COMMERCIAL USES (cont.)</b>											
4. Auto Repair Garage or Auto Body Shop, provided:	N	N	N	N	N	N	N	P	P	P	N
a) bulk storage of flammable materials shall meet State requirements,											
b) vehicle entrances or exits shall be setback a minimum of 50 feet from a lot in a residential district,											
c) any outdoor overnight storage of junk, scrap or auto parts shall be screened from view from roads and other lots by opaque fencing, landscaping or a wall,											
d) in no case shall the building be erected within 30 feet of a dwelling,											
e) vehicles shall not be stored or parked within a road right-of-way, nor in a location that obstructs safe sight distances.											
See also under: a) "Accessory uses" in this table below and b) "Home Occupations" in Section 5.8.											
5. Automobile Sales or Rental, or Sales of Recreational Vehicles, Farm Equipment, Boats or Mobile Homes for off-site use, provided that any mobile homes that are displayed shall meet yards for a principal building.	N	N	N	N	N	N	SE	P	P	P	N
6. Automobile Rental as accessory to an Airport	N	N	N	N	N	N	N	P	P	P	P
7. Bakery or Custom Food Manufacturing	N	N	N	N	N	SE	P	P	P	P	N

5-11

Somerset County Zoning Ordinance - January 2001



ZONING DISTRICTS

USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
<u>5.2.d. COMMERCIAL USES (Cont.)</u>											
8. Banks and other financial institutions	N	N	N	N	N	SE	P	P	P	P	N
9. Bed and Breakfast Inn, within the requirements of Section 5.8.b	SE	SE	SE	SE	SE	SE	P	P	P	P	N
10. Building Contractor's Headquarters (such as plumbing or HVAC) (other than as home occupation)	N	N	N	N	N	SE	P	P	P	P	P
Campground - See under Public or Institutional Uses above.											
11. Car Wash	N	N	N	N	N	N	SE	P	P	P	N
12. Commercial Recreation, including bowling alleys, miniature golf courses, driving ranges, go-kart and miniature vehicle tracks, and similar uses, but not including race tracks	SE	SE	N	N	N	SE	P	P	P	P	P
13. Accessory Commercial Use to a principal agricultural use, (such as custom welding and custom repairs) provided the use: a) does not involve more than 3,000 square feet of building floor area, b) does not generate nuisances or hazards in excess of those typically associated with agricultural activities, and c) is on a lot with a minimum lot area of 10 acres.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
14. Crafts or Artisan's Studio (other than as home occupation)	N	N	N	N	N	P	P	P	P	P	N
15. Exercise Club	N	N	N	N	N	N	P	P	P	P	N
16. Flea Market or Auction House	N	N	N	N	N	SE	P	P	P	P	P
17. Funeral Home	N	N	N	N	N	SE	P	P	P	P	N

ZONING DISTRICTS

USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
<u>5.2.d. COMMERCIAL USES (Cont.)</u>											
18. Gas Station, meeting the same requirements as an Auto Repair Garage	N	N	N	N	N	SE	SE	P	P	P	N
19. Golf Course, which may include accessory putting greens, driving ranges, golf shops, club house, locker room, snack bar and closely similar accessory uses.	P	P	P	P	P	P	P	P	P	P	P
20. Hotel or Motel	N	N	N	N	N	SE	SE	P	P	P	P
21. Kennel, provided that all structures and runways are setback a minimum of 200 feet from all lot lines.	P	P	N	N	N	N	N	P	P	P	N
22. Laundromat	N	N	N	N	N	P	P	P	P	P	N
23. Offices (other than as home occupation)	SE	N	N	N	N	P	P	P	P	P	P
24. Personal Service Business, such as shoe repair, haircutting/hairstyling, and drycleaning (other than as home occupation), provided that in the AR district shall be limited to a maximum floor area of 3,000 square feet.	SE	N	N	N	N	P	P	P	P	P	N
25. Photo-processing	N	N	N	N	N	N	P	P	P	P	N
26. Printing or Photocopy, Custom	N	N	N	N	N	N	P	P	P	P	N
27. Race track (other than go-karts)	N	N	N	N	N	N	N	SE	SE	SE	N
28. Recreational Vehicle storage and service, temporary facility for uninhabited vehicles.	N	SE	N	N	N	SE	P	P	P	P	P



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# ZONING DISTRICTS

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<u>5.2.d. COMMERCIAL USES (cont.)</u>											
29. Recycling Collection Center (see also as industrial or County-owned use)	N	N	N	N	N	SE	P	P	P	P	N
30. Repair Service, Household Appliance (other than Home Occupation)	N	N	N	N	N	SE	P	P	P	P	N
31. Restaurant, with drive-through service	N	N	N	N	N	N	SE	P	N	N	N
32. Restaurant, without drive-through service	N	N	N	N	N	SE	P	P	N	N	N
33. Retail store, other than an Adult Use, and provided that in the AR district shall be limited to a maximum floor area of 3,000 square feet.	SE	N	N	N	N	SE	P	P	N	N	N
34. Sale or refinishing of bonafide antiques, within a completely enclosed building	SE	SE	N	N	N	P	P	P	P	P	P
35. Schools for Hobbies or Trades	N	N	N	N	N	SE	P	P	P	P	P
36. Stable, commercial, provided there is a 20 acre minimum lot area, and a 200 feet setback for such buildings from any side and rear lot line, and provided a minimum of 1 acre is provided for each adult animal.	P	P	P	P	P	P	P	P	P	P	P
37. Tavern	N	N	N	N	N	N	P	P	N	N	N
38. Target Range for Firearms											
a) within a completely enclosed building	P	P	N	N	N	P	P	P	P	P	P
b) other, provided the use is setback a minimum of 1,000 feet from any lot occupied by a school, place of worship, institution for human care or any dwelling not located on the same lot.	SE	SE	N	N	N	SE	SE	SE	SE	SE	SE

5-14

Somerset County Zoning Ordinance - January 2001

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<u>5.2.d. COMMERCIAL USES (cont.)</u>											
39. Temporary circuses, carnivals, or similar transient enterprises sponsored by an IRS-recognized incorporated charitable or community service organization, provided such use shall not exceed 10 days and does not include any permanent structures.	P	P	N	N	N	P	P	P	P	P	P
40. Theater, other than an Adult Use	N	N	N	N	N	N	P	P	P	P	N
41. Veterinary Clinic or Animal Hospital, provided all areas used for the keeping of animals outside of a completely enclosed building shall be setback a minimum of 200 feet from all lot lines.	P	P	N	N	N	SE	P	P	P	P	N
<u>5.2.e. INDUSTRIAL USES</u>											
1. Agricultural or Wood Product packaging or processing, provided that all such structures in a non-industrial district are setback a minimum of 200 feet from all lot lines (other than products that were primarily raised by the landowner or tenant - see under "Agricultural Uses" in this table)	SE	SE	N	N	N	SE	P	P	P	P	P
2. Assembly or custom finishing of materials manufactured off-site	N	N	N	N	N	SE	P	P	P	P	P
3. Composting at a Commercial or Industrial Scale	SE	N	N	N	N	N	N	N	SE	SE	N
4. Custom Manufacture of Signs or Wood Products or Custom Welding or Blacksmithing	N	N	N	N	N	SE	P	P	P	P	P

5-15

Somerset County Zoning Ordinance - January 2001



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<b>5.2.e. INDUSTRIAL USES (Cont.)</b>											
5. Electric Generating Facility, Bulk (other than wind, solar or similar facility)	N	N	N	N	N	N	N	N	N	SE	N
6. Flammable liquids storage and distribution for off-site use, provided that: a) such facilities shall be setback a minimum of 300 feet from any dwelling, school, place of worship or day care center, and b) total storage shall not exceed 120,000 gallons, except that no maximum shall apply within the I-1 or I-2 districts.	N	N	N	N	N	N	N	SE	SE	SE	SE
7. Grain and Livestock Feed, storage, sale and milling of (other than as listed under Agricultural Uses*), and sale of solid fuel, provided such operations are setback a minimum of 200 feet from any dwelling, school, place of worship or day care center.	SE	SE	N	N	N	SE	P	P	P	P	N
8. Industrial Equipment Sales, Rental and Service	N	N	N	N	N	N	P	P	P	P	N
9. Junkyard within the requirements of Section 5.8.e.	N	N	N	N	N	N	N	N	N	SE	N
10. Landfill, Sanitary - Government-owned	SE	N	N	N	N	N	N	N	N	SE	N
- Other than Government-owned	N	N	N	N	N	N	N	N	N	N	N
11. Laundry	N	N	N	N	N	N	P	P	P	P	N

P = Permitted by Right Use  
 N = Not Permitted  
 SE = Permitted as a Special Exception Use (approved by Board of Zoning Appeals)  
 \* = See additional standards for this use in Section 5.8.

# ZONING DISTRICTS

USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
<b>5.2.e. INDUSTRIAL USES (Cont.)</b>											
12. Manufacture or processing of the following:											
a) Apparel and Textiles (other than as a home occupation)	N	N	N	N	N	N	P	P	P	P	N
b) Asphalt, Concrete or Cement, actual manufacture of	N	N	N	N	N	N	N	N	N	P	N
c) Bituminous Products, other than listed separately	N	N	N	N	N	N	N	N	P	P	N
d) Ceramic, leather, clay and pottery products (other than custom crafts)	N	N	N	N	N	N	P	P	P	P	N
e) Concrete, Gypsum or Plaster Products	N	N	N	N	N	N	N	N	P	P	N
f) Chemicals - Bulk manufacture or bulk processing of highly hazardous or chemical products	N	N	N	N	N	N	N	N	N	SE	N
- other chemical products	N	N	N	N	N	N	N	N	SE	SE	N
g) Electrical and electronic products or precision instruments	N	N	N	N	N	N	P	P	P	P	N
h) Fabricated metal products	N	N	N	N	N	N	N	N	P	P	N
i) Food or beverage products, other than uses listed separately	N	N	N	N	N	N	P	P	P	P	N
j) Glass and glass products	N	N	N	N	N	N	N	N	P	P	N
k) Manufactured or Modular Housing	N	N	N	N	N	N	N	N	P	P	N
l) Paints, Enamels, Varnishes, Soaps, Detergents	N	N	N	N	N	N	N	N	P	P	N
m) Paper and Paper Products	N	N	N	N	N	N	N	N	P	P	N
n) Pharmaceuticals	N	N	N	N	N	N	N	N	P	P	N
o) Plastics, polymers, resins or vinyls	N	N	N	N	N	N	N	N	P	P	N
p) Primary Metal Products	N	N	N	N	N	N	N	N	SE	P	N
q) Rubber and Rubber Products	N	N	N	N	N	N	N	N	P	P	N
r) Seafood packing and processing	N	N	N	N	N	SE	SE	P	P	P	N
s) Stone monuments, provided that a use involving power driven tools shall be setback a minimum of 200 feet from any dwelling, school, place of worship or day care center.	N	N	N	N	N	N	N	P	P	P	N



P = Permitted by Right Use  
 SE = Permitted as a Special Exception Use (approved by Board of Zoning Appeals)  
 \* = See additional standards for this use in Section 5.8.

N = Not Permitted

#### ZONING DISTRICTS

USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
<b>5.2.e. INDUSTRIAL USES (Cont.)</b>											
12. Manufacturing or processing of the following:											
t) Transportation Equipment	N	N	N	N	N	N	N	N	P	P	N
u) Wood Products and Furniture (other than custom crafts)	N	N	N	N	N	N	P	P	P	P	N
13. Mineral Extraction meeting Section 5.8.f (other than oil or gas drilling)	SE	N	N	N	N	N	N	SE	SE	SE	N
14. Oil or Gas Drilling, provided the drill sites are setback a minimum of 200 feet from a dwelling on another lot	P	P	P	P	P	P	P	P	P	P	P
15. Packaging	N	N	N	N	N	N	P	P	P	P	P
16. Petroleum Refining	N	N	N	N	N	N	N	N	N	SE	N
17. Printing, publishing and binding	N	N	N	N	N	N	P	P	P	P	N
18. Recycling use involving industrial processing (see also under Commercial Uses)	N	N	N	N	N	N	N	P	P	P	P
19. Research and testing laboratories	N	N	N	N	N	N	N	SE	P	P	N
20. Sawmill, portable, of a temporary nature, not to exceed 6 months duration on a lot	P	P	P	P	P	P	P	P	P	P	P
21. Sawmill or planning mill, which shall have a minimum setback of 1,250 feet from any school, place of worship, day care center or dwelling on another lot, provided that such setback may be reduced to 200 feet if within an enclosed building and if the applicant proves to the Zoning Inspector that appropriate noise-reduction measures will be used.	P	P	N	N	N	N	SE	P	P	P	N
22. Self-Storage Development	N	N	N	N	N	N	SE	P	P	P	N
23. Slaughterhouse or Stockyard, which shall have a 500 feet minimum setback from any dwelling, school, place of worship, day care center or residential district.	N	N	N	N	N	N	N	N	N	SE	N

5-18

Somerset County Zoning Ordinance - January 2001

P = Permitted by Right Use  
 SE = Permitted as a Special Exception Use (approved by Board of Zoning Appeals)  
 \* = See additional standards for this use in Section 5.8.

N = Not Permitted

#### ZONING DISTRICTS

USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
<b>5.2.e. INDUSTRIAL USES (Cont.)</b>											
24. Soil Remediation, Off-Site	N	N	N	N	N	N	N	N	N	SE	N
25. Solid Waste Bulk Incinerator	N	N	N	N	N	N	N	N	N	SE	N
26. Solid Waste Transfer Facility - Government-owned	SE	N	N	N	N	N	SE	SE	SE	SE	N
- Other	N	N	N	N	N	N	SE	SE	SE	SE	N
27. Trucking Terminal	N	N	N	N	N	N	N	N	P	P	N
28. Warehousing or Distribution	N	N	N	N	N	N	N	P	P	P	P
29. Welding	N	N	N	N	N	N	P	P	P	P	N
30. Wholesale Sales	N	N	N	N	N	N	P	P	P	P	P

5-19

Somerset County Zoning Ordinance - January 2001

P = Permitted by Right Use  
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 \* = See additional standards for this use in Section 5.8.

N = Not Permitted

# ZONING DISTRICTS

USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
<u>5.2.f. MISCELLANEOUS USES</u>											
1. Parking Lot as the Principal Use of a Lot	N	N	N	N	N	P	P	P	P	P	P
2. Private and commercial bathing beaches, bath houses, boat landings and wharves, marinas, boat service areas, boat storage and construction yards, and similar uses offering services commonly used for water recreational purposes, subject to the following provisions: (see also Retail Store, listed separately) (a) Such structures and uses shall not be located nearer than 100 feet to any existing summer home, cabin, or residence. (b) The use complies with all other codes, regulations, laws and ordinances, including the establishment of bulkhead lines. (c) The proposed design is satisfactory in regard to such safety features as location of fueling points, fuel storage, the effects on navigation, and the possibilities for water pollution. (d) The use is properly located with respect to access roads and areas of existing and future development. (e) That necessary approval is obtained from the U.S. Army Corps of Engineers.	SE	SE	SE	SE	SE	P	P	P	P	P	P
3. Sewage treatment, centralized facilities, provided such facilities are setback a minimum of 600 feet from any lot occupied by a dwelling, school, place of worship or day care center.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
4. Signs as provided in Sections 6.9, 6.10 and 6.11	P	P	P	P	P	P	P	P	P	P	P
5. Uses that are similar to permitted uses - See Section 7.8.											

P = Permitted by Right Use  
 SE = Permitted as a Special Exception Use (approved by Board of Zoning Appeals)  
 \* = See additional standards for this use in Section 5.8.

N = Not Permitted

# ZONING DISTRICTS

USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
<u>5.2.g. ACCESSORY USES</u>											
1. Accessory Structures or Uses, that are customarily incidental to permitted uses, such as private garages, barns and storage buildings	P	P	P	P	P	P	P	P	P	P	P
2. Antenna, Commercial Communications - See under commercial uses.											
3. Auto Repair - repair of two or more motor vehicles on a residential lot, in addition to motor vehicles owned or leased by the lot's residents or their immediate family (other than as approved as principal use or a home occupation)	N	N	N	N	N	N	N	N	N	N	N
4. Crab Shedding and Crab Pots - see "Fisheries" in Section 5.2.a.											
5. Construction, repair and/or storage of a maximum of two boats or other waterborne craft on a residential lot	P	P	P	P	P	P	P	P	P	P	P
6. Day Care Home, State-Licensed Family	P	P	P	P	P	P	P	P	P	P	N
7. Farm Machinery Repair, in addition to machinery of resident of property	P	N	N	N	N	N	P	P	P	P	P
8. Home Occupation - See provisions of Section 5.8.d, which permits most home occupations by right, but requires special exception approval for certain home occupations	*	*	*	*	*	*	*	*	*	*	*
9. Parking of two or more motor vehicles that do not display State current registration, outside of an enclosed building, on a residential lot of less than 5 acres	N	N	N	N	N	N					
10. Offering for sale of two or more motor vehicles at a time as accessory to a dwelling in a residential district	N	N	N	N	N	N					
11. Stable, Accessory, with a minimum lot area of 2 acres	P	P	P	P	P	P	P	P	P	P	P



USE	AR	CO	R-1	R-2	R-3	MRC	C-1	C-2 & O-C ***	I-1	I-2	AP **
12. Temporary structures or storage incidental to on-site construction work, provided such are completely removed upon completion or abandonment of the construction work	P	P	P	P	P	P	P	P	P	P	P

Notes for the Table of Uses Permitted in Each Zoning District

\* See additional requirements in Section 5.8.

\*\* See also Section 5.3.

\*\*\* The list of uses permitted in the O-C district shall only apply if they will be within a development approved under Section 5.5. Otherwise, the use regulations of the underlying district shall apply. See Section 5.5.

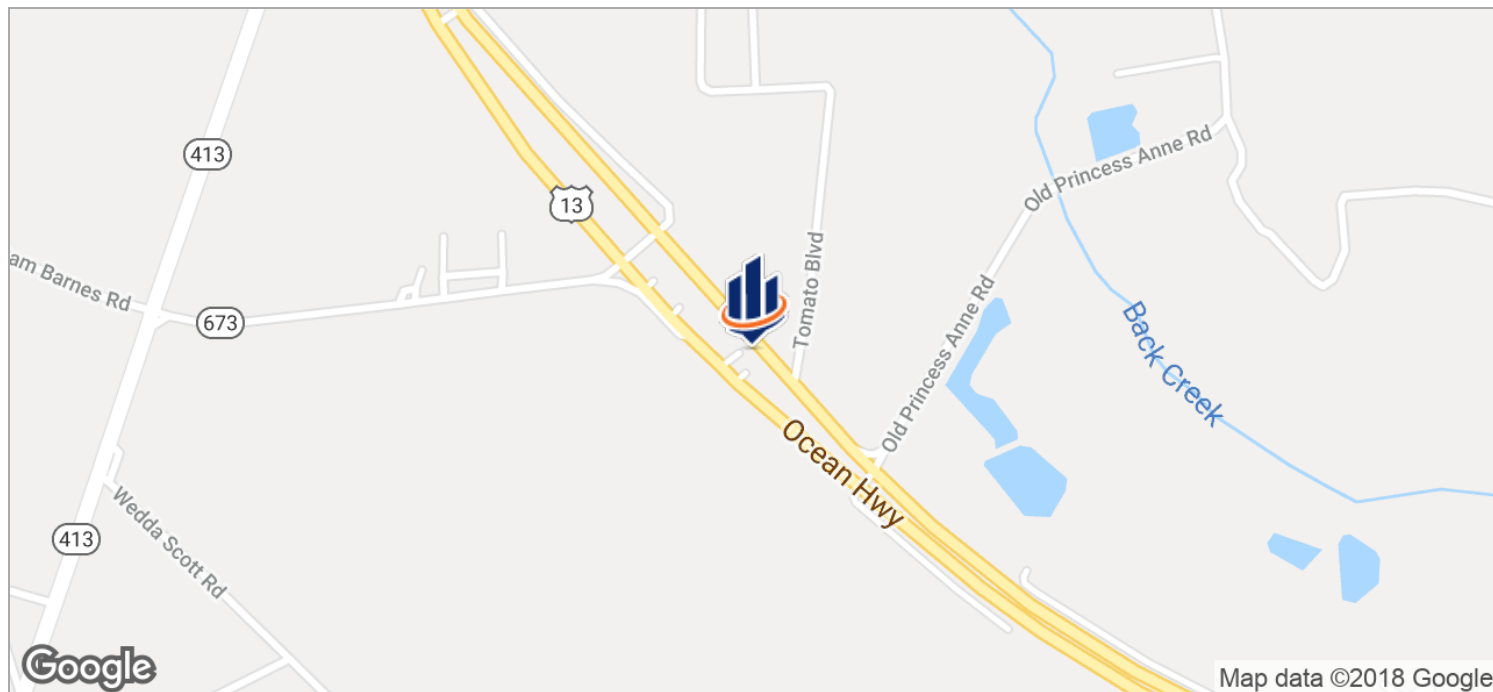
- 5.3 Additional Requirements in the "AP" Airport District. The following uses are expressly prohibited in the AP District:
- Manufacturing establishments or other uses which produce smoke interfering with the safe use of the airport.
  - Rifle ranges and private landing fields which would interfere with the health, safety and general welfare of the public in the use of the airport.
  - All uses or structures which would emit or discharge smoke, gasses and odors that would or may interfere with the health, safety and general welfare of the public in the use of the airport.
  - Any uses which would create electrical, magnetic or other interference with radio communication between the airport and aircraft, making it difficult for flyers to distinguish between airport lights and others, resulting in glare in the eyes of the flyers using the airport, impair visibility in the vicinity of the airport, or otherwise endangering the landing, take off or maneuvering of aircraft.
- Notwithstanding any other provisions of this ordinance, no building, structure, tree or any object of natural growth shall be erected, altered, allowed to grow, or be maintained to a height in excess of the height of the approach, horizontal or transitional surfaces above such districts.
    - See definitions of such terms in Section 16.
- 5.4 BT Business and Technology Corridor District.
- Purposes - This District is to provide for the location of businesses, research and cultural facilities compatible with, and directly related to university services and programs. Measures are to be taken to ensure that the landscaping and site design are in keeping with: 1) a gateway to a university campus and 2) any traffic access limitations of the new access road.
  - Principal Uses - Only the following principal uses shall be permitted by right within the BT District.
    - Catering establishment and/or Banquet facility
    - Community center or Library
    - Live theater, Movie theater or Dinner theater, but with any Adult Use being prohibited
    - Membership club
    - Motel or Hotel
    - Museum or Art gallery
    - Offices, Banks and Other Financial institutions
    - Places of worship
    - Public buildings of an administrative or cultural type
    - Restaurant
    - U.S. Postal facility
    - Visitor center or Tourism information Center
    - Research and testing center, not including bulk manufacturing nor uses needing special exception approval
  - Accessory Uses - The following accessory uses shall be permitted by right within the BT District, in addition to accessory uses that are customarily incidental to allowed principal uses.
    - Day care center as an accessory use within a principal building, utilizing a floor area equal to a maximum of 20 percent of the building footprint of the principal building.
    - Veterinary clinic or Animal hospital as an accessory use within a Research Center
    - Retail stores as an accessory use within a principal building, utilizing a total maximum of 20 percent of the total building floor area of the principal building.



FOR LEASE | LAND

# GROUND LEASE

8976 Ocean Highway, Westover, MD 21871



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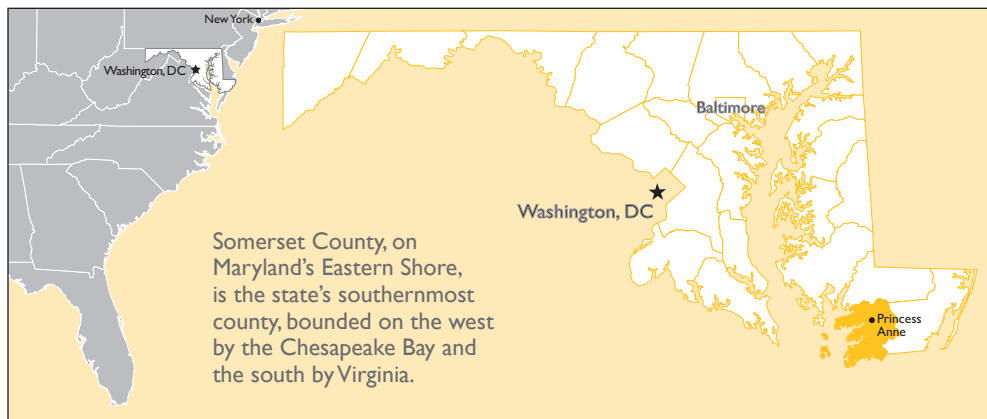


# Brief Economic Facts

## SOMERSET COUNTY, MARYLAND

Somerset County on Maryland's Eastern Shore is bounded by the Chesapeake Bay to the west and Virginia to the south, and is the state's southernmost county. It is located approximately 100 miles from the Baltimore/Washington, Wilmington/Philadelphia, and Norfolk/Hampton Roads metro areas. Crisfield and Princess Anne are the major business and industrial centers. Somerset's 420 businesses employ 3,650 workers; major employers include Sysco Eastern Maryland, Handy International, Mountaire Farms, PNC, Rubberset, Eastern Correctional Institute and the University of Maryland Eastern Shore.

Somerset is a major seafood processor and poultry producer, and provides a rich agricultural harvest. Princess Anne is the county seat and home of the University of Maryland Eastern Shore, which offers a doctoral program in marine, estuarine and environmental sciences. The county has Enterprise Zones in Crisfield and Princess Anne. In addition, Somerset participates



in the One Maryland Program, which offers significant tax credits for capital investments that create jobs. Plans for a hotel conference center are moving forward along with the future development of an industrial park in the city of Crisfield. The Economic Development Commission is working to assist in the commercial development of the Crisfield waterfront and to attract aerospace industry, natural gas, wind, solar, energy projects and broadband to the county.

### LOCATION

Driving distance from Princess Anne:	Miles	Kilometers
Atlanta, Georgia	681	1,097
Baltimore, Maryland	114	184
Boston, Massachusetts	442	712
Chicago, Illinois	805	1,296
New York, New York	232	373
Philadelphia, Pennsylvania	143	230
Pittsburgh, Pennsylvania	336	540
Richmond, Virginia	202	325
Washington, DC	126	203

### CLIMATE AND GEOGRAPHY<sup>1</sup>

Yearly Precipitation (inches)	44.8
Yearly Snowfall (inches)	8.0
Summer Temperature (°F)	74.5
Winter Temperature (°F)	38.0
Days Below Freezing	102.0
Land Area (square miles)	338.4
Water Area (square miles)	35.9
Shoreline (miles)	1,106
Elevation (feet)	sea level to 46

### POPULATION<sup>2,3</sup>

	Somerset County Households	Somerset County Population	Lower Eastern Shore*	Maryland
2000	8,361	24,747	155,934	5,296,486
2010	8,788	26,470	176,657	5,773,552
2020**	9,075	27,750	193,050	6,224,550

\*Somerset, Wicomico and Worcester counties

\*\*Projections

Selected places population (2010): Princess Anne 3,290; Crisfield 2,726; Eden 823; Mount Vernon 779

### POPULATION DISTRIBUTION<sup>2,3</sup> (2014)

Age	Number	Percent
Under 5	1,343	5.2
5 - 19	4,322	16.7
20 - 44	9,706	37.5
45 - 64	6,543	25.3
65 and over	3,945	15.3
Total	25,859	100.0
Median age		36.6 years

# Brief Economic Facts // SOMERSET COUNTY, MARYLAND

## LABOR AVAILABILITY<sup>3,4,5</sup> (BY PLACE OF RESIDENCE)

Civilian Labor Force (2015 avg. - prelim.)	County	Labor Mkt. Area*
Total civilian labor force	9,613	86,205
Employment	8,810	79,224
Unemployment	802	6,981
Unemployment rate	8.3%	8.1%
Residents commuting outside the county to work (2010-2014)	Number 3,601	Percent 44.6%
Employment in selected occupations (2010-2014)		
Management, business, science and arts	2,233	27.2%
Service	1,969	24.0%
Sales and office	2,135	26.0%
Production, transp. and material moving	1,052	12.8%

\* Somerset, Wicomico and Worcester counties

## MAJOR EMPLOYERS<sup>6,7</sup> (2015)

Employer	Product/Service	Employment
University of Maryland Eastern Shore (UMES)	Higher education	993
Sysco Eastern Maryland	Food products distribution	700
Somerset Community Svcs.	Services for the disabled	425
McCready Health	Medical services	300
Aurora Sr. Living of Manokin	Nursing care	175
Rubberset	Paint brushes	146
Southern Connection Seafood*	Seafood processing, distribution	120
Three Lower Counties Community Services	Medical services	105
McDonald's	Restaurants	91
Austin Cox Mechanical	Plumbing, HVAC contractor	85
Food Lion	Groceries	75
Agricultural Research Svc.	Regulation of agr. marketing	68
Eastern Shore Drywall	Drywall, insulation contract.	60
Tidewater Express	Trucking services	55
Handy International*	Seafood processing	50
Metompinkin Bay Oyster*	Seafood processing, distrib.	50
Mountaire Farms	Chicken hatchery	50
Northrop Grumman	Engineering services	35
Hardee's	Restaurant	30
PNC Financial Services Grp.	Banking services	30
U.S. Coast Guard**	Mariner assistance	26
Peaky's Restaurant	Restaurant	25
Atlantic Tractor	Farm and garden machinery	22

Excludes post offices, state and local governments; includes higher education

\*Includes seasonal workers

\*\*Employee counts for federal and military facilities exclude contractors to the extent possible; embedded contractors may be included

## EMPLOYMENT<sup>4</sup> (2014, BY PLACE OF WORK)

Industry	Estab-lishments	Annual Avg. Empl.	Emp. %	Avg. Wkly. Wage
Federal government	12	45	0.7	\$894
State government	10	1,876	28.9	1,017
Local government	20	928	14.3	800
Private sector	422	3,652	56.2	695
Natural resources and mining	14	200	3.1	683
Construction	67	305	4.7	691
Manufacturing	14	189	2.9	1,162
Trade, transportation and utilities	116	1,030	15.8	792
Information	5	22	0.3	631
Financial activities	29	192	3.0	676
Professional and business services	46	211	3.2	814
Education and health services	56	1,044	16.1	673
Leisure and hospitality	42	357	5.5	243
Other services	33	102	1.6	494
Total	464	6,501	100.0	804

Includes civilian employment only

## HOURLY WAGE RATES<sup>4</sup> (2015)

Selected Occupations	Median	Entry	Experienced
Accountants	\$24.25	\$16.00	\$31.50
Bookkeeping/accounting clerks	16.00	12.00	19.00
Computer user support specialists	20.25	14.25	25.25
Customer service representatives	13.50	10.00	17.50
Electronics engineering technicians	36.75	20.25	40.75
Freight, stock and material movers, hand	12.25	9.50	17.75
Industrial truck operators	14.75	9.00	16.50
Inspectors, testers, sorters	13.75	9.25	19.75
Maintenance workers, machinery	16.00	12.00	19.25
Network administrators	31.75	17.00	39.75
Packaging and filling machine operators	9.25	8.25	10.50
Packers and packagers, hand	9.75	8.25	11.00
Secretaries	14.75	10.50	18.00
Shipping/receiving clerks	13.00	9.75	14.75
Team assemblers	13.50	9.75	16.75
Telemarketers	11.50	8.50	14.25

Wages are an estimate of what workers might expect to receive on the Lower Eastern Shore (Somerset, Wicomico and Worcester counties) and may vary by industry, employer and locality



# Brief Economic Facts // SOMERSET COUNTY, MARYLAND

## SCHOOLS AND COLLEGES<sup>3,8</sup>

### Educational Attainment - age 25 & over (2010-2014)

High school graduate or higher	79.0%
Bachelor's degree or higher	15.1%

### Public Schools

Number: 4 elementary; 2 middle/combined; 2 high
Enrollment: 2,908 (Sept. 2015)
Cost per pupil: \$13,637 (2012-2013)
Students per teacher: 13.1 (Oct. 2014)
High school career / tech enrollment: 274 (2015)
High school graduates: 170 (July 2014)

### Nonpublic Schools

Number: 2 (Sept. 2015)
------------------------

Higher Education	Enrollment ('15)	Degrees ('14)
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### 4-year institution

University of Maryland Eastern Shore	4,465	754
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Wor-Wic Community College in neighboring Wicomico County offers coursework throughout the Lower Eastern Shore.

## TAX RATES<sup>9</sup>

	Somerset Co.	Maryland
<b>Corporate Income Tax (2016)</b>	none	8.25%
Base – federal taxable income		
<b>Personal Income Tax (2016)</b>	3.15%	2.0%-5.75%*
Base – federal adjusted gross income		
*Graduated rate peaking at 5.75% on taxable income over \$300,000		
<b>Sales &amp; Use Tax (2016)</b>	none	6.0%
Exempt – sales for resale; manufacturer's purchase of raw materials; manufacturing machinery and equipment; purchases of materials and equipment used in R&D and testing of finished products; purchases of computer programs for reproduction or incorporation into another computer program for resale		
<b>Real Property Tax (FY 16)</b>	\$1.00	\$0.112
Effective rate per \$100 of assessed value		
In an incorporated area, a municipal rate will also apply		
<b>Business Personal Property Tax (FY 16)</b>	\$2.50	none
Rate per \$100 of depreciated value		
Exempt – manufacturing, R&D and warehousing inventory (Upon application to the county, a new or expanding firm may be eligible for a tax credit on manufacturing and R&D machinery, equipment, materials and supplies)		
In an incorporated area, a municipal rate will also apply; municipal exemptions may be available		

### Major Tax Credits Available

One Maryland, Enterprise Zone, Job Creation, R&D, Biotechnology and Cybersecurity Investment

## INCOME<sup>3</sup> (2010-2014)

Distribution	Somerset Co.	Percent Households Maryland	U.S.
Under \$25,000	35.3	15.4	23.2
\$25,000 - \$49,999	26.4	17.9	23.7
\$50,000 - \$74,999	17.5	17.2	17.8
\$75,000 - \$99,999	10.6	13.4	12.2
\$100,000 - \$149,999	6.9	18.1	13.0
\$150,000 - \$199,999	2.4	8.9	5.1
\$200,000 and over	0.9	9.1	5.0
Median household	\$36,716	\$74,149	\$53,482
Average household	\$49,098	\$97,135	\$74,596
Per capita	\$16,471	\$36,670	\$28,555
Total income (millions)	\$417.2	\$209,422	\$8,668,940

## HOUSING<sup>2,3,10</sup>

Occupied Units (2010-2014)	8,498 (64.6% owner occupied)
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Housing Transactions (2014)	Units	Median Selling Price
All arms-length transactions	75	\$128,900
All multiple-listed properties*	175	\$99,933

\*Excludes auctions and FSBO

## BUSINESS AND INDUSTRIAL PROPERTY<sup>6</sup>

**Princess Anne Industrial Park** - Located within the incorporated city limits of the town of Princess Anne is a 65-acre park divided into lots, ranging from approximately three to six acres in size, to give the flexibility to meet the varying needs of industry. The park is conveniently accessible to U.S. Route 13 and to markets north and south with accessible rail alongside the park. Sites are level, cleared and ready for immediate construction. The park is currently being marketed both nationally and internationally.

**Crisfield Industrial Park** - 50-acre industrial park in the city of Crisfield; federal funding for infrastructure has been awarded to further pursue this endeavor. The city recently acquired the Carvel Hall property, consisting of 23 acres and a 70,000 sf building, for inclusion in the industrial park.

Both industrial parks are located within a designated Enterprise Zone, which offers real property tax credits, income tax credits, enhanced job creation tax credits, and priority access to Maryland's financing programs. The parks are fully equipped with water, sewer, utilities and access roads.

**Princess Anne Village and Chase Plaza**, located along Rt. 13 in Princess Anne, offer both commercial and retail space. Units are available for sale or lease.

Market Profile Data (2015)	Low	High	Average
<b>Land – cost per acre</b>			
Industrial	\$10,500	\$30,000	\$25,000
<b>Rental Rates – per square foot</b>			
Warehouse / Industrial	\$1.50	\$3.25	\$2.50

# Brief Economic Facts // SOMERSET COUNTY, MARYLAND

## TRANSPORTATION

**Highways:** U.S. 13

**Rail:** Norfolk Southern Railway

**Truck:** 67 local and long-distance trucking establishments are located on the Lower Eastern Shore

**Water:** Served by the Port of Baltimore, 50' channel; a leading U.S. automobile and break-bulk port; seven public terminals including the state-of-the-art Intermodal Container Transfer Facility; also served by Crisfield Harbor, 8'-10' channel

**Air:** Scheduled service available at Salisbury-Ocean City Wicomico Regional Airport, 16 miles from Princess Anne; Crisfield Airport has one 2500' x 75' paved, lighted runway, and one 3350' x 100' grass runway; further improvements are currently planned and/or underway

## RECREATION AND CULTURE

**Parks and Recreation:** Janes Island State Park; Somerset County Recreation and Parks received funding from DNR Open Space program to purchase 45 acres to be used for public playing fields, trails and an indoor recreation facility; organized recreational activities include football, baseball, basketball, softball, racquetball, swimming, dance, volleyball, weight lifting, soccer, biking, karate, yoga, aerobics and after-school programs; an athletic center is also planned for Princess Anne in a cooperative effort between the town and UMES

**Golf:** Great Hope Golf Course, developed in 1995 as the county's first golf course, offers 18 holes on 213 acres

**Water Activities:** 11 county boat ramps; Somers Cove Marina, located in Crisfield, is a state-owned marina with over 455 slips; charter fishing boats and cruise boats departing the City of Crisfield are available

**Attractions:** Crisfield Historical Museum, Ward Brothers Homeplace, Teackle Mansion, Princess Anne Farmers Market, many antique shops and historic buildings and sites

**Events:** Old Princess Anne Days, Princess Anne Street Fest, Christmas in Princess Anne, Crisfield Hard Crab Derby, Skipjack Race of Deal Island, Tawes Annual Crab & Clam Bake, Somerset County Fair, Colonial Christmas Candlelight Tour, Fairmount Academy 1800s Festival, Waterman's Folklife Festival, Pro-Am Fishing Tournament, Daffodil Show, Terrapin Sands Fish Fry, Native American Indian Heritage Festival and Powwow, Softshell Spring Fair, July 4th Festival, J. Millard Tawes Oyster and Bull Roast and Christmas in Crisfield

## UTILITIES

**Electricity:** Delmarva Power, Choptank Electric Cooperative, Inc., and A & N Electric Cooperative; customers of investor-owned utilities and major cooperatives may choose their electric supplier

**Water:** County systems in Crisfield (outside city limit), Princess Anne, Rumbley-Frenchtown, and Upper and Lower Fairmount; municipal system serves city limits of Crisfield

**Sewer:** County systems in Crisfield (outside city limit), Princess Anne, Smith Island, and Upper and Lower Fairmount; municipal system serves city limits of Crisfield

**Telecommunications:** Predominant local carrier is Verizon Maryland; fiber broadband availability through Maryland Broadband Cooperative; fiber optic cable extended from Wallops Island along U.S. Rt. 13

## GOVERNMENT<sup>11</sup>

**County Seat:** Princess Anne

**Government:** Five commissioners elected by district for four-year terms; commissioner form of government limits county legislative power to areas authorized by the General Assembly  
Randy Laird, President, Board of County Commissioners  
410.651.0320

Ralph D. Taylor, County Administrator 410.651.0320

**Website:** [www.somersetmd.us](http://www.somersetmd.us)

**Somerset County Economic Development Commission**

Daniel Thompson, Executive Director

11916 Somerset Avenue, Suite 202

Princess Anne, Maryland 21853

Telephone: 410.651.0500

Email: [edc@somersetmd.us](mailto:edc@somersetmd.us)

[www.somersetcountyedc.org](http://www.somersetcountyedc.org)

### Sources:

- 1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey
- 2 Maryland Department of Planning
- 3 U.S. Bureau of the Census
- 4 Maryland Department of Labor, Licensing and Regulation, Office of Workforce Information and Performance
- 5 U.S. Bureau of Labor Statistics
- 6 Somerset County Economic Development Commission
- 7 Maryland Department of Commerce
- 8 Maryland State Department of Education; Maryland Higher Education Commission
- 9 Maryland State Department of Assessments and Taxation; Comptroller of the Treasury
- 10 Maryland Association of Realtors
- 11 Maryland State Archives





# DISCLAIMER

GROUND LEASE | 1.08 ACRES | WESTOVER, MD

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

