



11670 Carroll Clark Road

209 acres in the Rt. 301 Growth Corridor
(Subdivision Possible)



Price: \$2,825,000

**Strategically located between
the major industrial hubs of
Philadelphia and Baltimore.**

Distances:

New Rt. 301 Expressway – 8 miles
Middletown, DE – 12 miles
Chestertown, MD – 15 miles
Wilmington, DE – 38 miles
Philadelphia, PA - 65 miles
Baltimore, MD – 82 miles
Washington, DC – 90 miles



Contact: Cindy Genther; O: 410-639-4003; C: 443-480-1953; E: cgenther@flynnco.com



Property Description

The Flynn Company is pleased to present for sale the Henlyn Farms property located in Kent County. The property contains approximately 209 acres bordered by Rt. 301 to the west and Carroll Clark Rd to the south. There is a small area of wetlands on the northern edge of the property. The property is zoned Employment Center and is located in Kent County's Rt. 301 Growth Corridor.

Employment Center zoning permitted uses include: manufacturing, R&D, data and distribution centers and warehousing, agriculture (including horticulture, hydroponics, nurseries, etc), vocational trade and training schools, truck terminals and utility scale solar. This zoning is similar to industrial zoning. The property may be sub-dividable; minimum lot size is 20 acres. State incentives for data centers are being considered by the Maryland Assembly.

Existing improvements on the eastern edge of the property include an older farmhouse, numerous outbuildings and a 1.2 acre pond. Approximately 100 acres are currently tilled. The balance is wooded. Current leases on the property are for ag use, hunting and a cell tower.

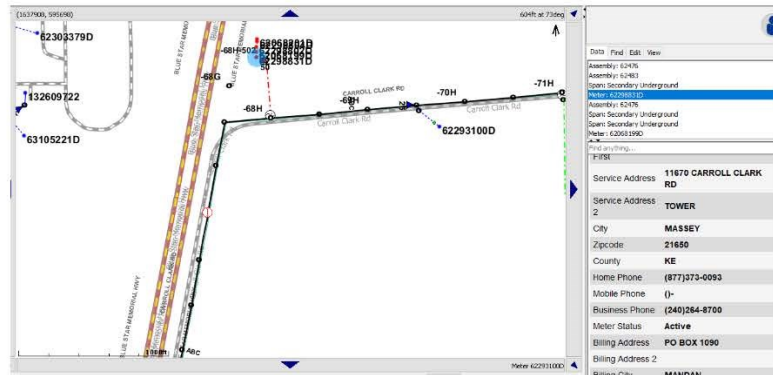
SITE SUMMARY	3285 Newark
Land Size	± 209.36
Topography	Relatively flat
Lot Dimensions	Irregular in shape
Road Frontage	~ 2,560 ft on Rt. 301 ~ 4,300 ft on Carroll Clark Road
Zoning	Employment Center
Tax Parcel	1501004662





Utilities

Electric Supply: The property is served by Choptank Electric with 3-Phase 7.2KV overhead distribution lines on site.
Choptank Contact:
Kris Amsel, 410-479-8676
KrisA@CoptankElectric.coop



Fiber Optics: Kent County installed a fiber backbone throughout the county in 2018. This 144 count backbone runs along Galena Road less than 0.5 mile from the property. Fiber also runs along Carroll Clark Road to the cell tower located along the Rt. 301 edge of the property.

Kent Fiber Optics Systems Contact: Judy Morgan, 757-470-9298,

Sales@KentFos.com

Water & Sewer: There are two existing wells on the property; one eight inch (600 gallons/minute), one four inch (at least 100 GPM tested). There are approved perc sites on the property, near the existing structures. Industrial-grade sand mound and spray irrigation options are also possible, depending on use.