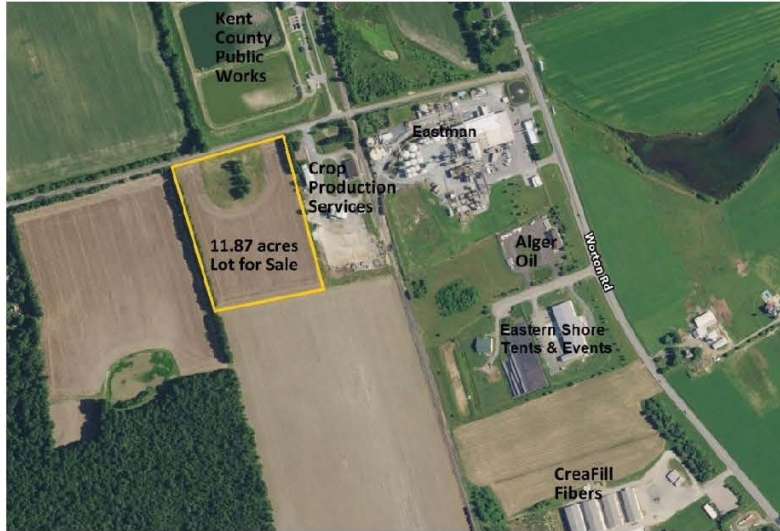


**For Sale**  
**11.87 acres Prime Industrial Land**  
Chinquapin Road, Worton, MD 21678  
**\$780,000**

**The  
Flynn  
Company**



**Location:**

Positioned next to the Worton Business Park, this property is approximately 4 miles to Chestertown, MD, 27 miles to Middletown, DE, and 45 miles to Easton, MD or the Chesapeake Bay Bridge.

The property has 599 ft. on the Chinquapin (County) Road. It's approximately 300 ft from the Maryland-Delaware Rail Line & less than one mile to MD Rt. 297 (Worton Rd.).

**Description:**

- 11.87 acres in one parcel
- Industrial Zoning
- Public water & sewer hook ups available
- Electric and broadband utility hook ups available
- Close to rail transport
- Lot is tilled with grain crops on annual lease
- \$50 annual property taxes, subject to ag transfer tax
- Possible subdivision, based on use

The industrial district is intended to provide for a range of industrial uses which are environmentally sound, sustainable, and compatible with adjacent uses. Light manufacturing and support businesses are encouraged.

State and County business and financial incentives are available.

**Zoning: Industrial District**

**Permitted Uses:**

- Manufacture, processing, fabrication, and assembly of products
- Research & development businesses
- Distribution centers and warehousing, less than 75,000 SF
- Agriculture: including horticulture, hydroponics, truck farming & nurseries
- Manufacture of concrete & ceramics, sawmills, lumberyards
- Vocational trade & training schools
- Blacksmith, welding and machine shops
- Boat building and repair
- Truck terminals

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