

BEAGLIN CROSSING



Salisbury's Destination Business Park

- ◇ Conveniently Located on the Eastside of Salisbury.
- ◇ Easy Access to US 50 and the US 13 Bypass.
- ◇ Fronting on Three Main Thoroughfares:
 - * US 50
 - * Beaglin Park Drive Extension- 7 Lanes
(a.k.a the Northeast Collector Road)
 - * State Highway 346 (Old Ocean City Road)
- ◇ Retail, Office, & Commercial Locations Available with Strong Frontage, Access and Visibility.
- ◇ Interior lots have a Classic Streetscape Design.
- ◇ Stormwater Management is Handled in Common Facilities for More Efficient Use of Each Lot.
- ◇ Utilities are Located at the Property Line of Each Lot.
- ◇ Unique Planned Development District Zoning Allows for Many Commercial Uses.
- ◇ Call Today to take Advantage of Construction Pricing!



RINNIER
DEVELOPMENT COMPANY

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BROKERAGE - PROPERTY MANAGEMENT - DEVELOPMENT

All Information is deemed reliable but not guaranteed. Prospective purchasers should verify the information to their own satisfaction

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Location, Location, Location

Beaglin Crossing is in the *Heart* of Salisbury's rapid eastside development boom. Multiple large residential and commercial projects are planned and underway on the North, East, and South of Beaglin Crossing. Conservative estimates show that within a mile of the Beaglin Crossing over 1,200 residential units and well over 100,000 square feet of commercial space are planned for development. Beaglin Crossing is uniquely positioned in the center of this growth, with great visibility and access on the 7-lane Beaglin Park Drive extension (also known as the Northeast Collector Road). Beaglin Park Drive is a major artery for vehicular traffic. This thoroughfare is an interior collector road designed to handle the majority of the traffic that travels in a north / south direction on the east side of Salisbury. The development is also prominently located and has high visibility along both US. Route 50 and Maryland Route 346 (Old Ocean City Road).

Salisbury's Only Planned Development District Zoning

Beaglin Crossing is a unique Planned Development District covered by its own zoning that permits a variety of retail, professional, office, restaurant, medical, and other uses. This special zoning allows tremendous flexibility in potential uses while assuring the aesthetics of the development.

Great Investment Potential

Many businesses and professionals have realized the tremendous investment advantage of owning their business location rather than leasing. Many real estate developers from out of the area have realized the growth potential of the Salisbury area and have made investments in local projects. The location, visibility, access, and prominence of Beaglin Crossing may make this a suitable investment opportunity for you or your business.

Pre-Construction Pricing

Lot pricing is discounted during the construction of the new Beaglin Park Drive extension. Pricing is subject to change without notice.

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About Salisbury, Maryland



Distances to major US cities (in miles):

- Baltimore, MD - 120
- Washington, DC - 120
- Norfolk, VA - 130
- Philadelphia, PA - 120
- New York, NY - 250

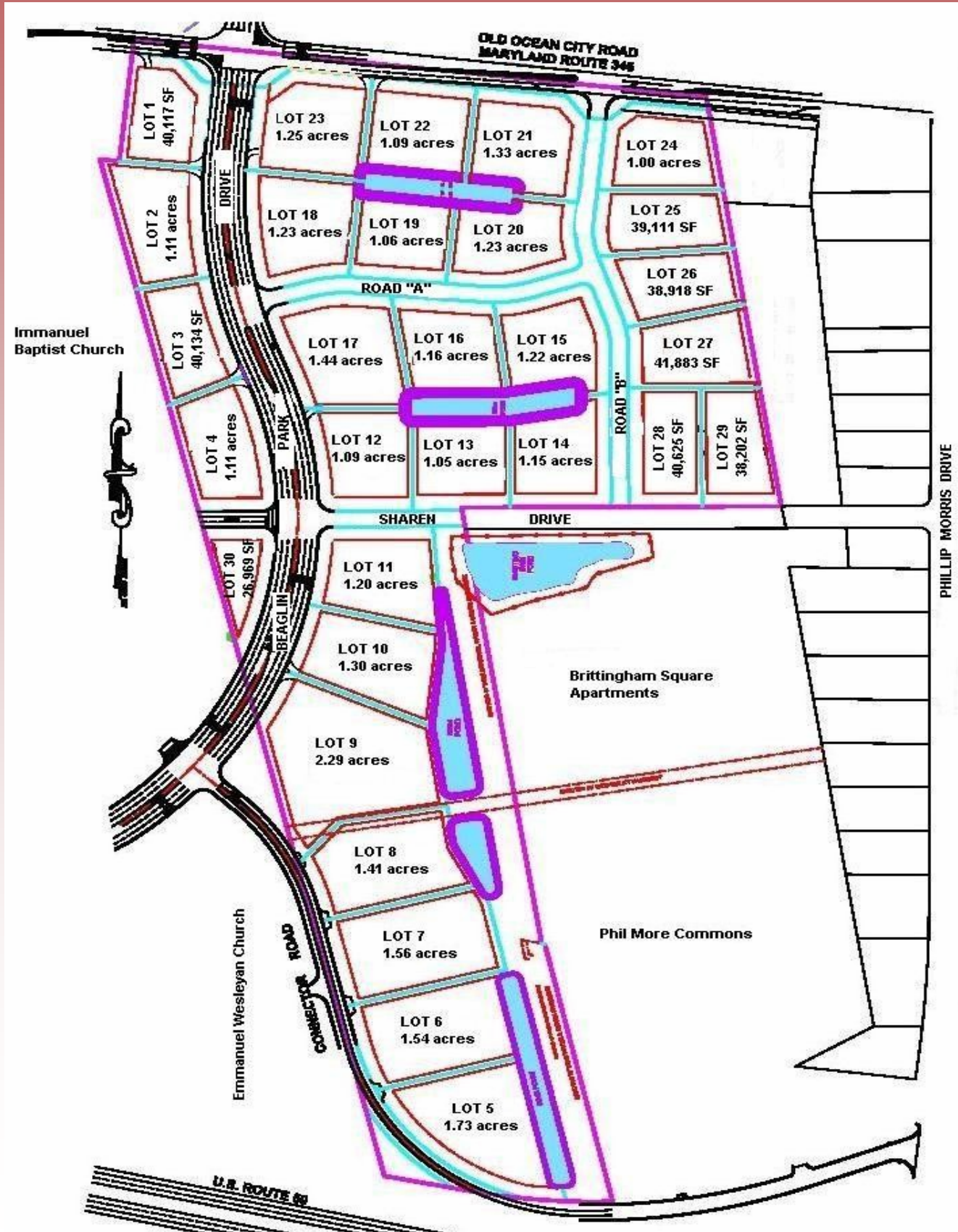
Wicomico County and Salisbury are located in the heart of the Delmarva Peninsula. The Peninsula gets its name due to the fact that it is made up of portions of three states: Delaware, Maryland and Virginia.

The peninsula is bisected by two major highways, US 50 and US13. Following US 50 West, it is only two hours to Baltimore, I-95, and Washington, DC. Following US13 North, it is two hours to Philadelphia, PA; To the South, two-and-a-half hours to Norfolk, VA.

Salisbury is the county seat of Wicomico County and is located in one of the nation's richest vacation regions. The county offers a variety of higher education learning centers including: the Fulton School of Liberal Arts, Franklin P. Perdue School of Business, Seidel School of Education and Professional Studies, Henson School of Science, The University of Maryland Eastern Shore and Salisbury University.

For more information on Salisbury, MD please visit www.salisburymd.com or www.swed.org.

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Lot #

Pricing

1	\$400,000
2	\$350,000
3	\$325,000
4	\$425,000
5	\$550,000
6	\$410,000
7	\$410,000
8	\$405,000
9	\$570,000
10	\$350,000
11	\$450,000
12	\$435,000
13	\$290,000
14	\$360,000
15	\$360,000
16	\$290,000
17	\$435,000
18	\$435,000
19	\$325,000
20	\$350,000
21	\$425,000
22	\$295,000
23	\$495,000
24	\$350,000
25	\$280,000
26	\$280,000
27	\$280,000
28	\$290,000
29	\$250,000
30	\$290,000

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