

# FOR SALE: LAND PARCEL

## ROUTE 40 (E PULASKI HWY), ELKTON, MD 21921

Presented by Patterson-Woods & Associates "The Area's Leading Commercial Broker"



**Asking Price:**  
**\$4,950,000**  
**(\$225,000 per acre)**

- High Visibility on Route 40.
- Approx. 21.927+/- acres.
- Just south of Super Wal-Mart.
- Wetlands delineated at 1.54 acre:
  - Under MDE, not USACE jurisdiction.
- Within City of Elkton limits.
- Approx. 469' frontage on Route 40.
- Boundaries in photos shown for illustration purposes only.



**CORFAC**  
International



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Please contact:

**Phil Hoge** 302-622-3506 [hoge@dca.net](mailto:hoge@dca.net)  
**Greg Ellis** 302-622-3534 [ellis@pattersonwoods.com](mailto:ellis@pattersonwoods.com)

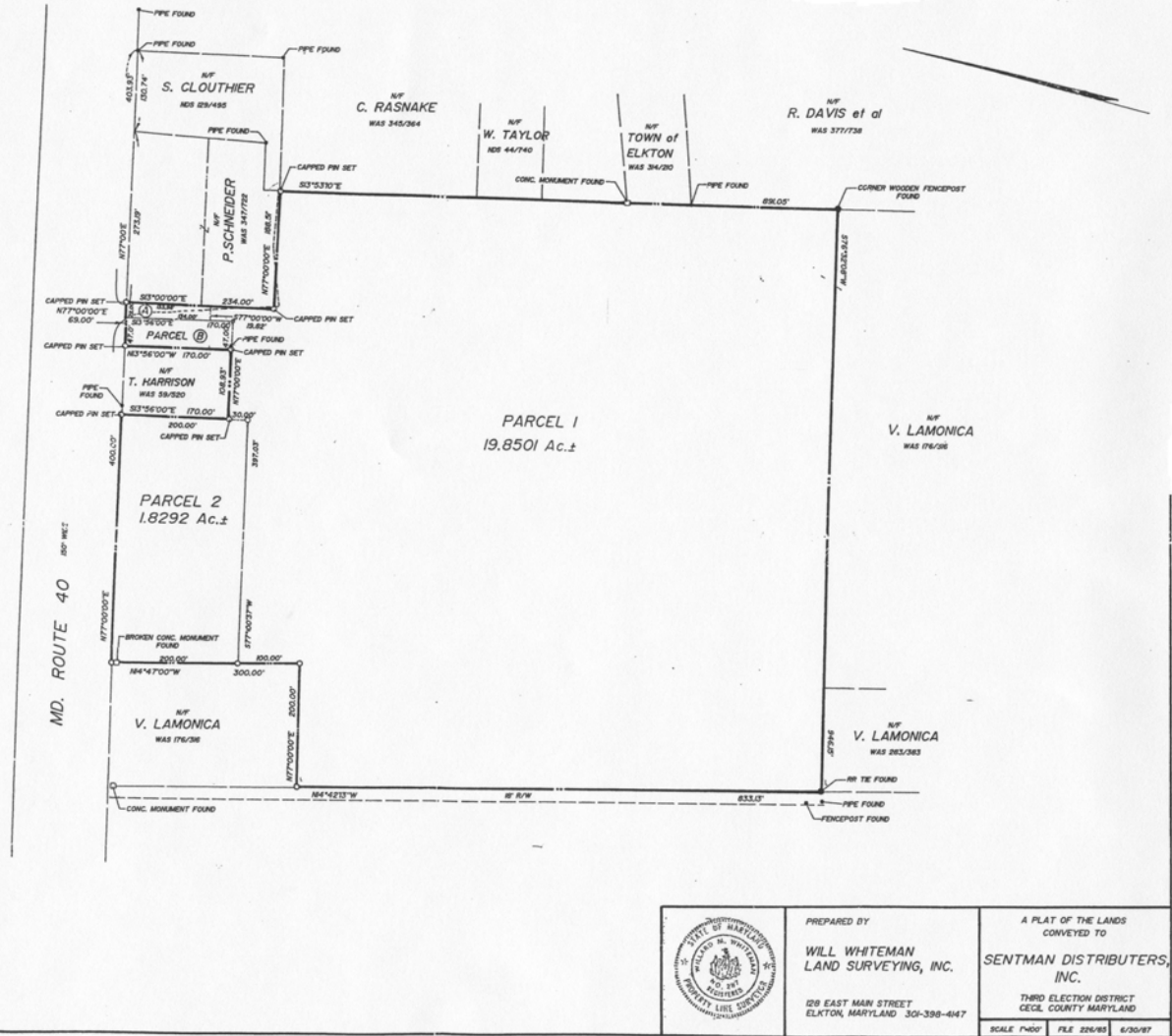
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# Survey

## Tax Map 316 Parcels:

74  
2342  
160  
403

PARCEL ① - 0.0643 Ac.±  
WAS 30/380  
PARCEL ② - 0.854 Ac.±  
RRC 85/241  
PARCELS 1 & 2 - RRC 85/241



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COMMERCIAL PROPERTIES

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