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Seller and Patterson-Woods, expressly reserve the right at their sole discretion to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.
Chesapeake Village
Chesapeake Village is a potential residential development situated off of Saint Augustine Road (342) in Chesapeake City, Maryland. It consists of 52 proposed town and single family homes in a Traditional neighborhood Development (TND) zone. Any final layout and design would require approval of Chesapeake City.

Excellent Location
Located on the C & D canal, Chesapeake City is home to many popular restaurants, bed and breakfasts, and local artisan shops. An escape from the hustle and bustle of surrounding areas, yet minutes to major highways and other destination.

Investor Opportunity
With the increasing cost of beach homes, Chesapeake Village provides a reasonable alternative to those seeking a lifestyle near the water. Chesapeake Village is a walkable development with access to shopping, quaint shops, casual restaurants, fine dining, waterfront activities, a sheltered harbor and access to local attractions.

<table>
<thead>
<tr>
<th>Property Summary</th>
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<tbody>
<tr>
<td>Acreage: 15.301 total +/-</td>
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<tr>
<td>Number of Lots: 52</td>
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<tr>
<td>28 townhomes</td>
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<tr>
<td>24 single family homes</td>
</tr>
<tr>
<td>Total Price: $995,000</td>
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<tr>
<td>Price per Lot: $19,135.00</td>
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<tr>
<td>Utilities: Power – Delmarva DP&amp;L</td>
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<tr>
<td>Sewer – Town of Chesapeake City</td>
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<td>Water – Town of Chesapeake</td>
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<td>Data – Verizon / Atlantic Broadband</td>
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Site Plan (Possible Layout)
28 Townhomes
24 Single Family Homes

Walkway Right to Access Chesapeake City

Right of Way to Access 2nd Street
Subdivision Plats

Chesapeake Village

Available

Sold

Sold
Neighborhood Rendering – Townhomes & Single Family Homes
Community Rendering – Townhomes, Single Family Homes & Apartment Buildings

Chesapeake Village

SOLD

SOLD

CHESAPEAKE VILLAGE

A COMMUNITY OF CHESAPEAKE CITY, MARYLAND
Within town of Chesapeake City

Chesapeake Inn
Bayard House
Schaefer’s Canal House
Chesapeake City Overview

Chesapeake City is an historic town located in Cecil County, Maryland, along the C&D canal. The town contains several historic homes dating back to the 1800’s, charming bed and breakfasts, quaint retailers featuring local craftsmen, restaurants, and historical landmarks and museums. It is within walking and biking distance to the approved homes in Chesapeake Village.

Access

Maryland Route 213 (Augustine Herman Highway) runs through the city as well as crosses the canal. It is about a 12 minute drive from DE 301 and a 13 minute drive to Route 40.

Local Culture

There is a vibrant art community in Chesapeake City, with several artisan shops located throughout the town. There are many well-known restaurants that attract locals and tourists alike to their coastal cuisine and atmosphere. Home of the famous “Canal Day” events, Chesapeake City keeps water and boaters at the heart of their community.

Recreation

Chesapeake City has several marinas those looking to dock a boat as they travel on the canal. There are also hiking trails, parks, and other outdoor activities in the area.

Education

Chesapeake City is part of the Cecil County Public School system. There are three schools in the town – Chesapeake City Elementary School, Bohemia Manor Middle School, and Bohemia Manor High School. There is also library nearby located on Maryland Route 13.
Area Map

Services
- Chesapeake City Fire Department
- Dockside Dental
- Eagles Nest Gas
- Family Medical Care Associates
- PNC Bank
- USPS

Education
- Chesapeake City Elementary School
- Bohemia Manor High School
- Bohemia Manor Middle School

Dining
- The Bayard House
- Bohemia Café & Bakery
- Canal Creamery & Sweet Shoppe
- Chesapeake Inn & Marina
- Prime 225
- Maria’s Italian Pizza
- Schaefer’s Canal House
- Tap Room

Shopping
- Back Creek General Store
- Belle Connell’s Emporium
- Black Swan Antiques
- Canal Lock Antique
- Chick’s
- Evy + Ro
- Kevin Quinlan Photography
- Lighthouse Gifts & Framing
- My Jewelry Place
- Neil’s Artwork
- A New Leaf Garden Accessories
- Old Gray Mare Gift Shoppe
- Vulcan’s Rest Fibers

Points of Interest
- Bethel Bridge Lighthouse
- C&D Canal Museum
- Chateau Bu-De Winery & Vineyard
- Chesapeake City Town Hall
- S. Chesapeake City Historic District

Recreation
- Boat Ramp
- Canal Trail
- Chesapeake City Park
- Chesapeake City Tours
- Chesapeake City Inn & Marina
- Pell Gardens Park

Lodging
- Blue Max Inn
- Doc Smithers B&B
- Inn at the Canal
- Old Wharf Cottage
- Shipwatch Inn

Places of Worship
- St. Rose’s Roman Catholic Church
- First Presbyterian Church
- Bethel AME Church
- Good Shepherd Episcopal Church
- Trinity United Methodist Church
- St. Basil’s Ukranian Catholic Church
Developer Profiles

Dirt Balance – Positive (Based upon Site Ops Software Analysis)

Chesapeake City Connection fees per lot: $15,000 per residential unit (EDU)
$9,000 sewer / $6,000 water

Original development had applied for and obtained many permits, but the buyer will have to renew permits and obtain final approval for subdivision of the lots and development from the Town of Chesapeake City.

Current owner has right of way access for bike/pedestrian access to Chesapeake City and 2nd Street (near Chesapeake Inn)

MDOT (SHA) – Highway permit has expired but can be renewed. (No traffic study was required)

Stormwater permit – Cecil County, MD

Original engineer (CNA) – can be used to accelerate approvals.