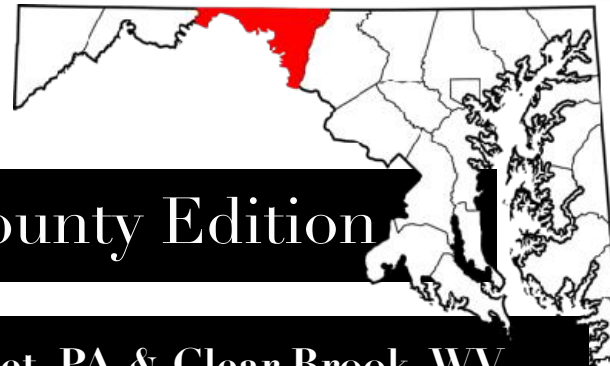
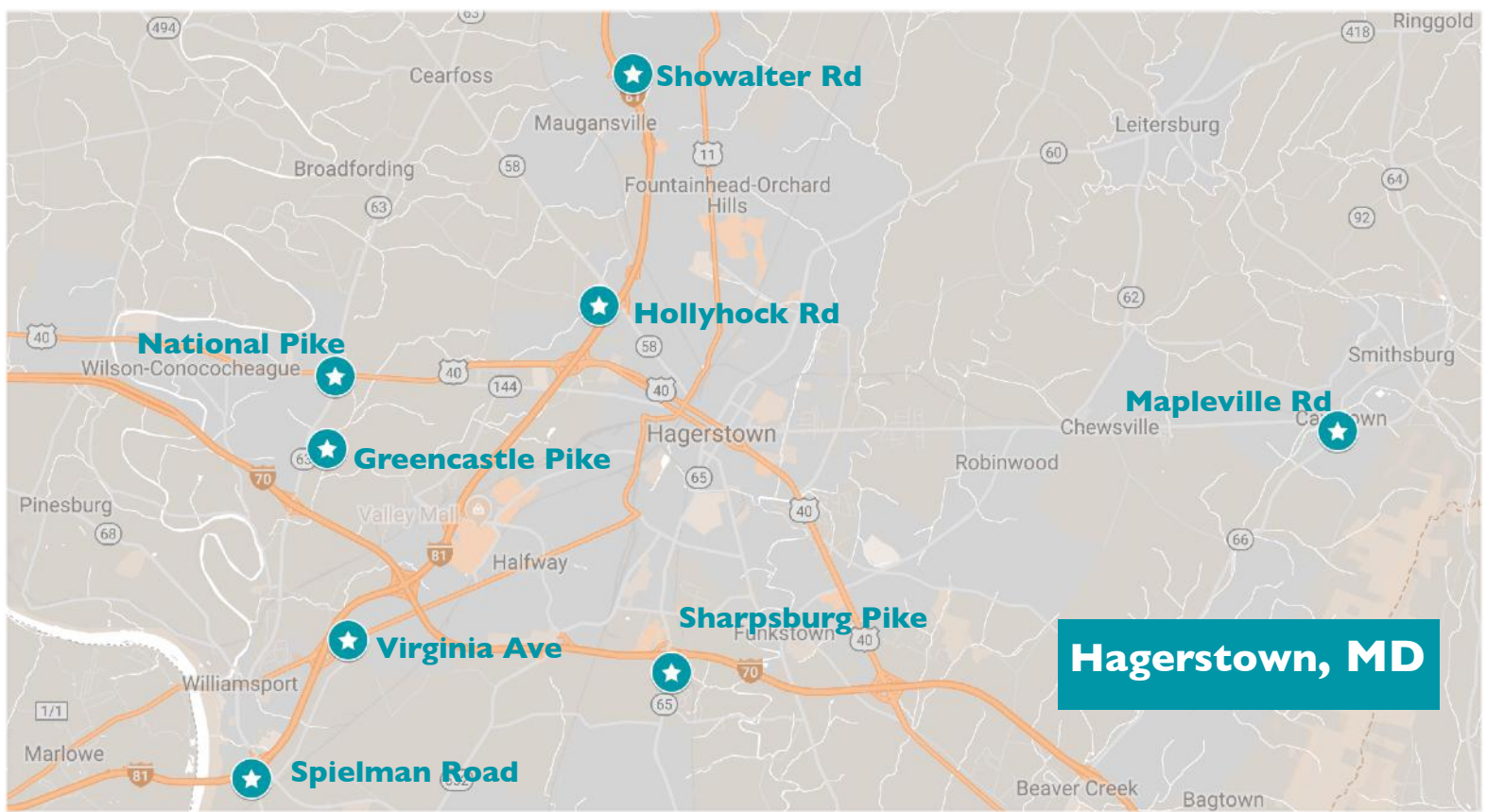


May 20, 2019
ISSUE 6

BOWMAN

CONVENIENCE STORE/TRUCK STOP SNAPSHOT



Washington County Edition

Sites also available in Somerset, PA & Clear Brook, WV



For leasing information:
Rob Ferree 301-223-1090

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SHARPSBURG PIKE

10525 SHARPSBURG PIKE HAGERSTOWN, MD 21740

- 16 Acre site graded with stormwater management immediately off exit 29 on Interstate 70
- Located at the gateway to the Antietam National Battlefield and the Premium Outlets Complex
- Located across from the new Walmart Supercenter development

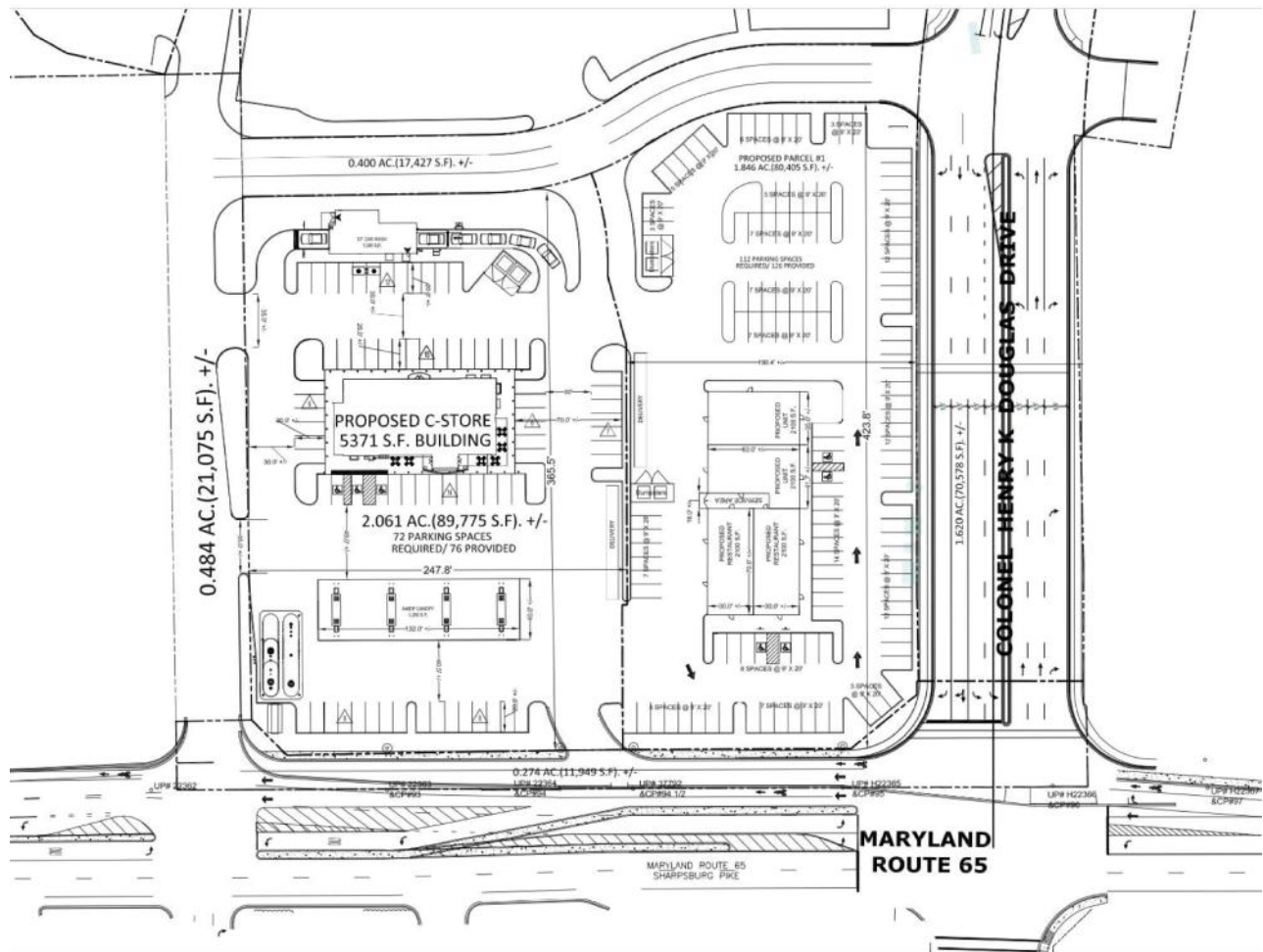
HIGHLIGHTS

- Hagerstown's fastest growing retail and residential area
- Col. Henry K Douglass drive construction has begun with a completion scheduled at the end of 2019
- Site plan approved tenants next to this lot- Aldi and Dunkin Donuts

Traffic Counts:

MD-65- 22,620 VPD

I-70- 62,220 VPD



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GREENCASTLE PIKE

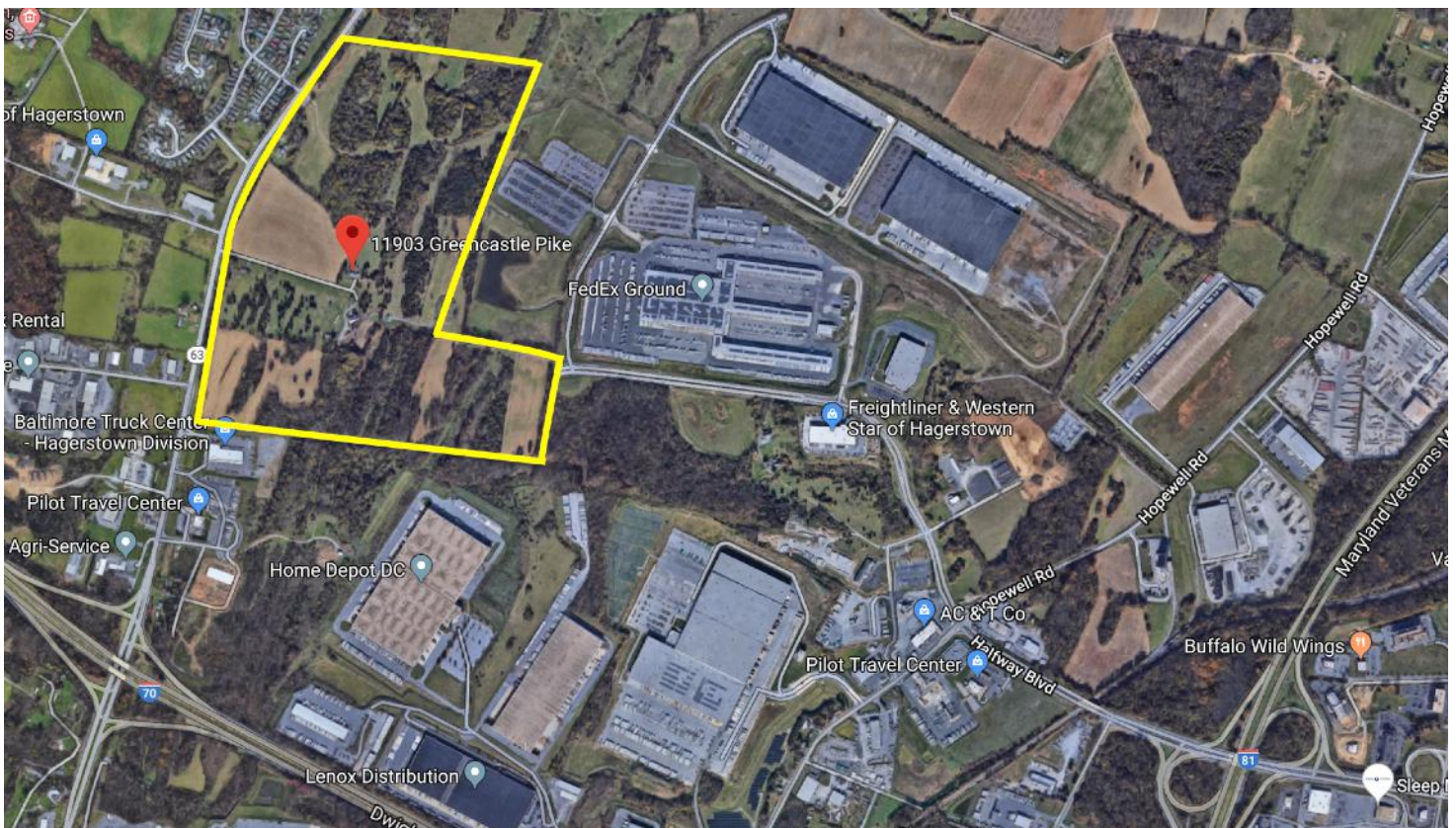
11903 GREENCASTLE PIKE HAGERSTOWN, MD 21740

COMING SOON- I-81 DIRECT ACCESS AT EXIT 5

- Prime 6.5 -12.8 acre corner site with proposed traffic signal
- Halfway Blvd. Extended is funded and under design
- Current Traffic Counts:
I-81 (Exit 5) 77,341 VPD
I-70 (Exit 24) 40,701 VPD
MD-63 10,015 VPD
- Zoned Highway Interchange
- Area has a high concentration of large distribution operations. High level of truck traffic

HIGHLIGHTS

- County with Bowman support has funding to extend Halfway Blvd. to Greencastle Pike (MD 63) scheduled to start late 2019 providing direct access to I-81 w existing access to I-70
- Projected VPD upon completion of Halfway Blvd. Extended
Halfway Blvd- 10,960 VPD
MD 63- 21,010 VPD
- Site plan approval estimated at 9-12 months from notice to proceed
- Overall Development Concept Plan and C-Store concept attached

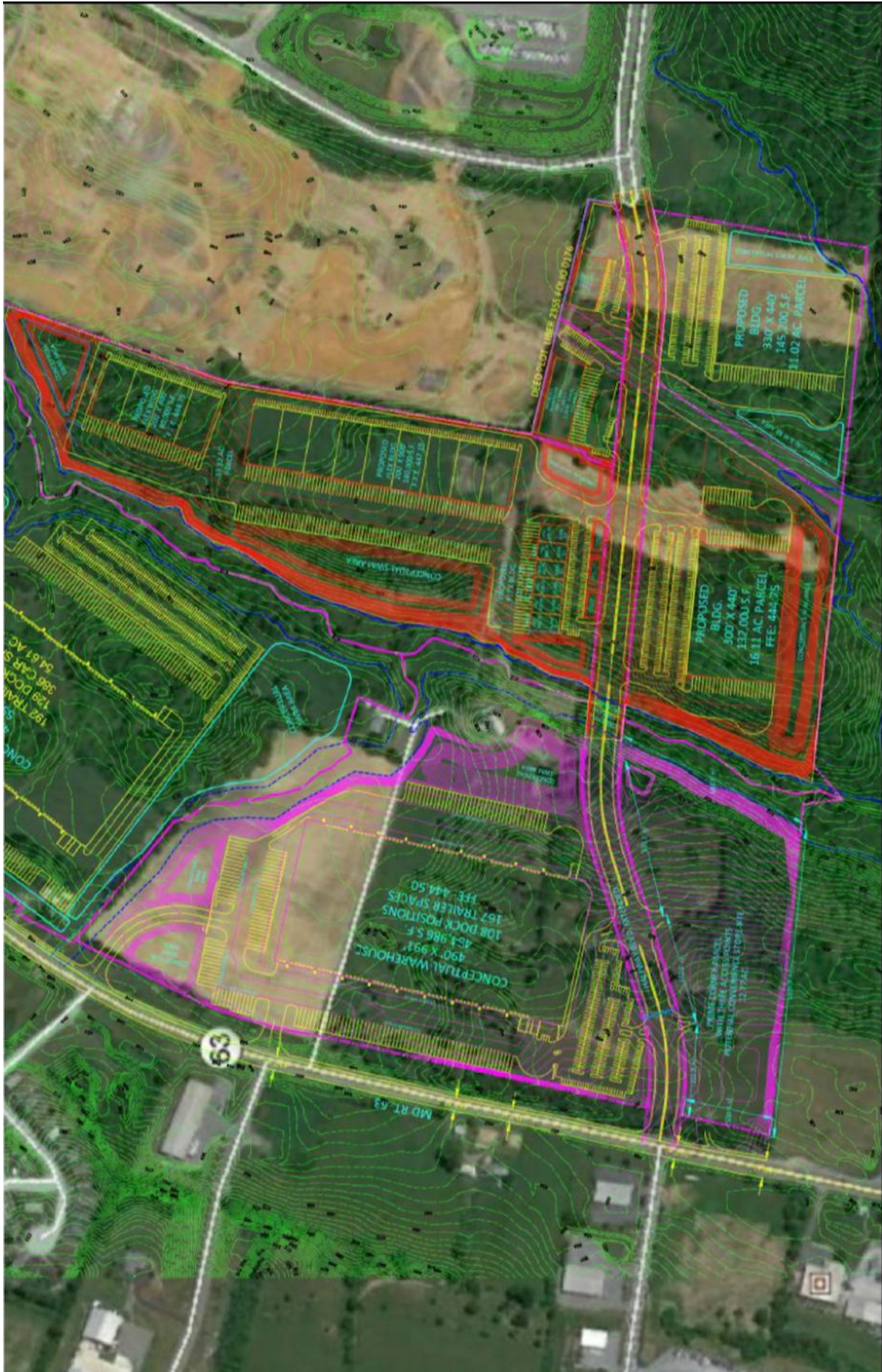


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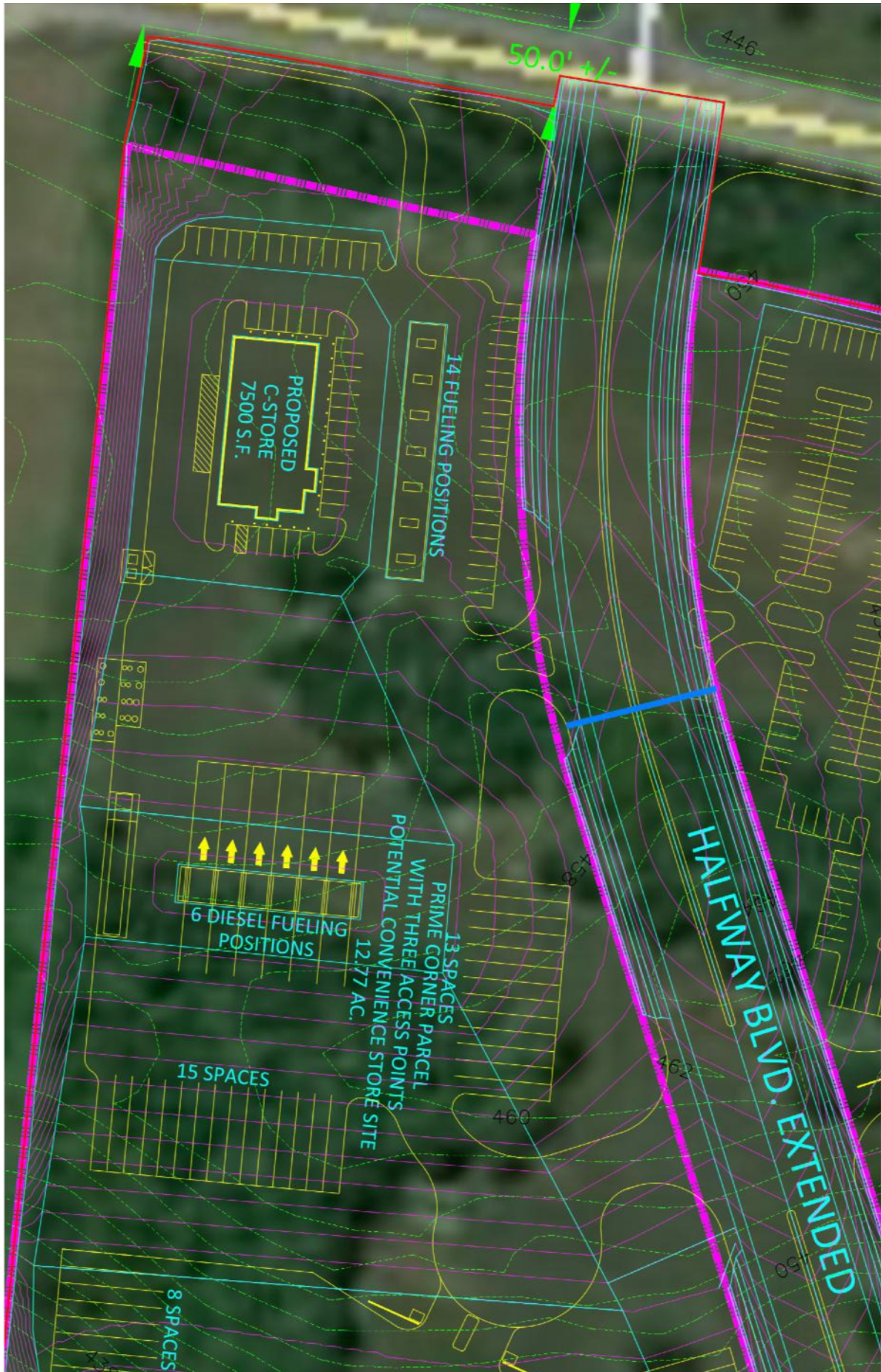
301-223-1090

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OVERALL DEVELOPMENT CONCEPT PLAN



C-STORE CONCEPT PLAN



VIRGINIA AVE COMMERCIAL PARCEL

16432 VIRGINIA AVE HAGERSTOWN, MD 21740

- Traffic Counts: 62,351 VPD (I-81) and 15,630 VPD (US-11)
- 0.75AC up to 2.72AC parcel available
- Busy commercial corner adjacent to Interstate ramp
- Zoned highway interchange
- Entrances off of Brookmeade Rd and Virginia Ave will be permissible

HIGHLIGHTS

- **Access Break approved along Virginia Ave**
- Traffic light approved when merited
- Site Plan approval estimated at 9 months from notice to proceed
- **C-Store Concept Attached**

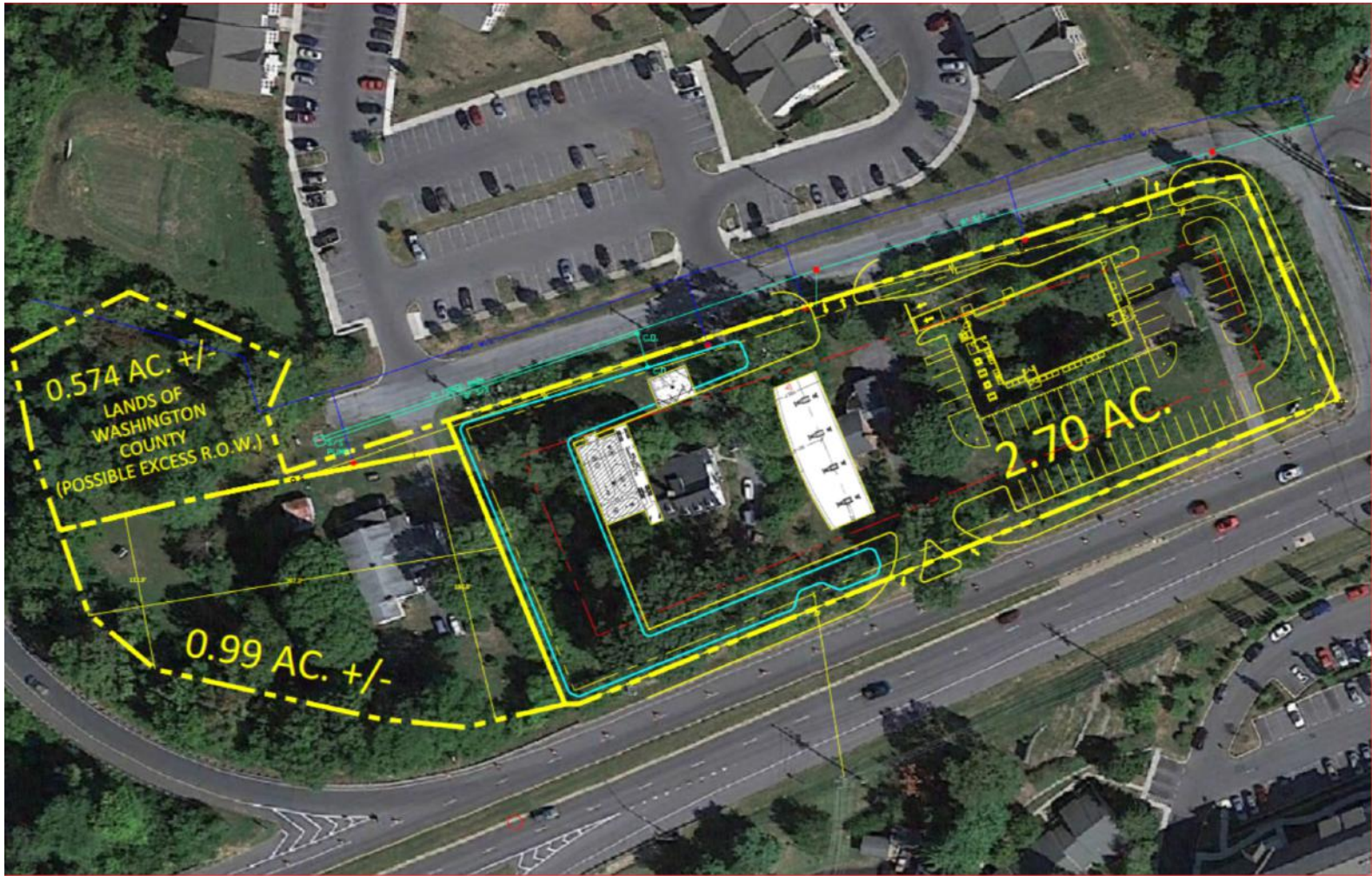


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C-STORE CONCEPT PLAN



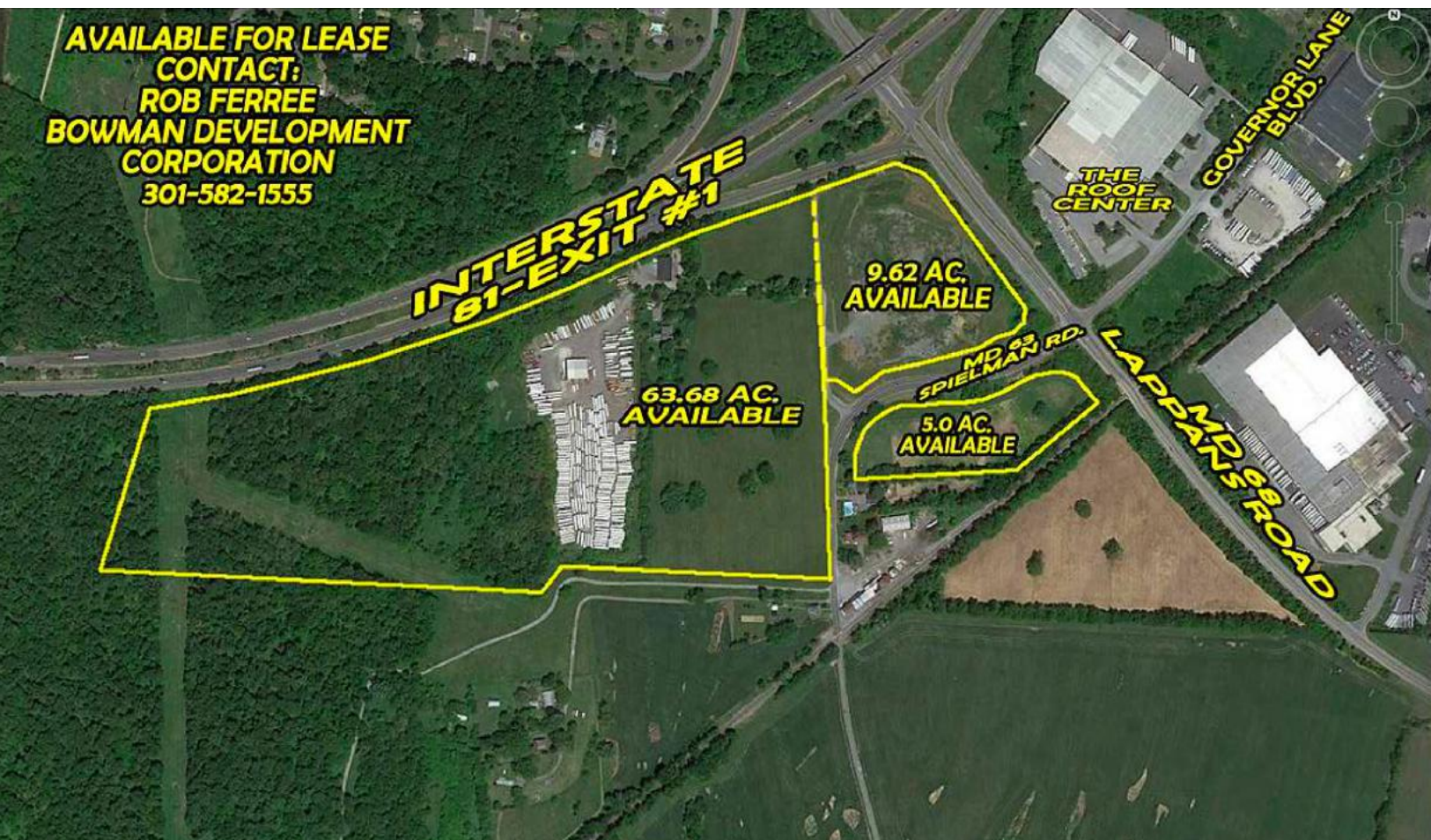
SPIELMAN ROAD COMMERCIAL PARCEL

15935 SPIELMAN RD. WILLIAMSPORT, MD 21795

- Traffic Counts- 11,649 VPD (MD-68), 3,917 VPD (MD-63) and 63,712 VPD (I-81)
- 0.75AC up to 78.3AC parcel available
- Proposed busy commercial corner adjacent to Interstate 81 ramp
- Zoned Highway Interchange
- Existing commercial entrance off of MD63 exits

HIGHLIGHTS

- Site Plan for C-Store Approved
- Interstate 81 expansion from 4 lane interstate to 6 lane Interstate approved and construction is underway
- C-Store Concept Attached



For leasing information:
Rob Ferree

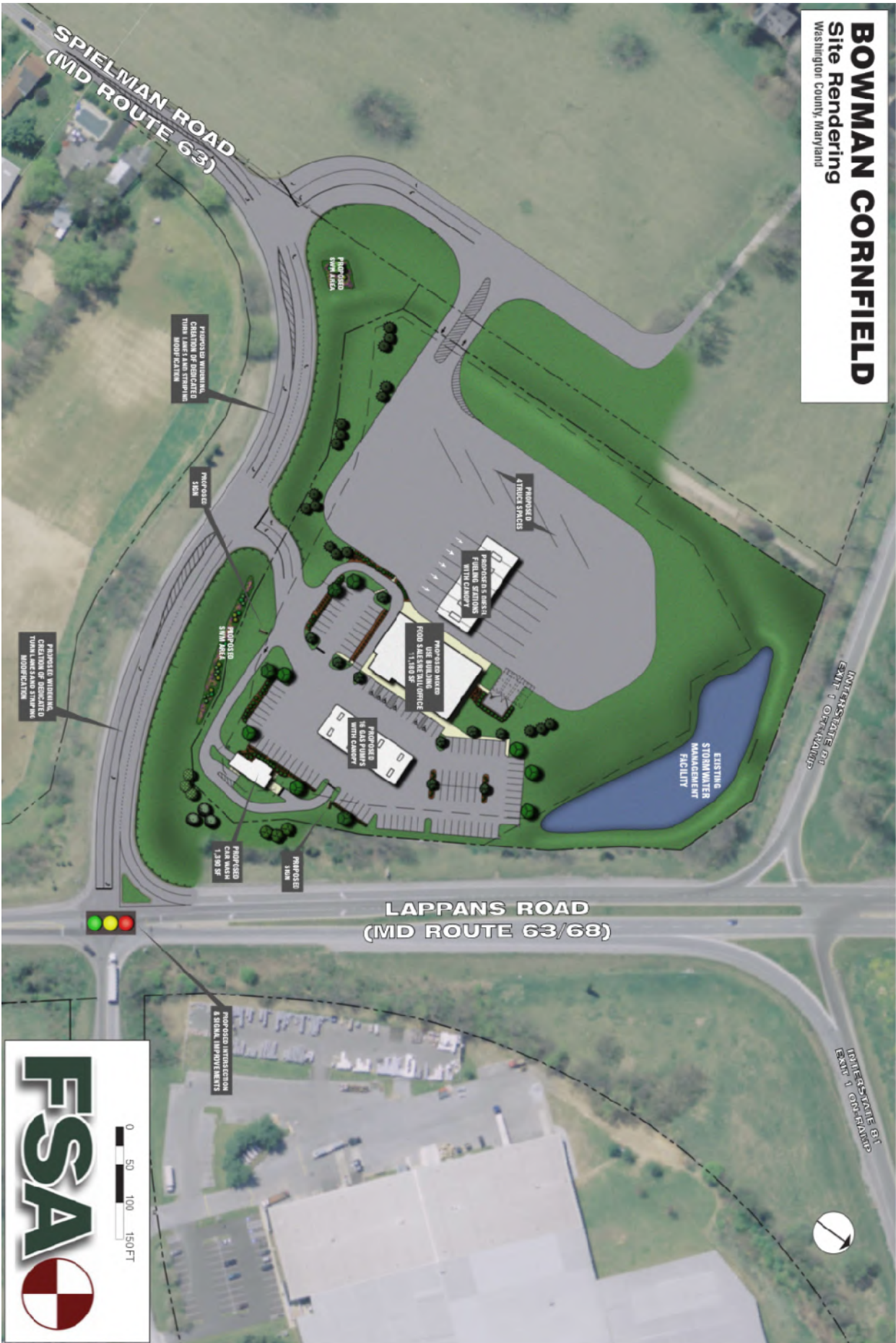
301-223-1090

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C-Store Concept Plan

BOWMAN CORNFIELD

Site Rendering
Washington County, Maryland



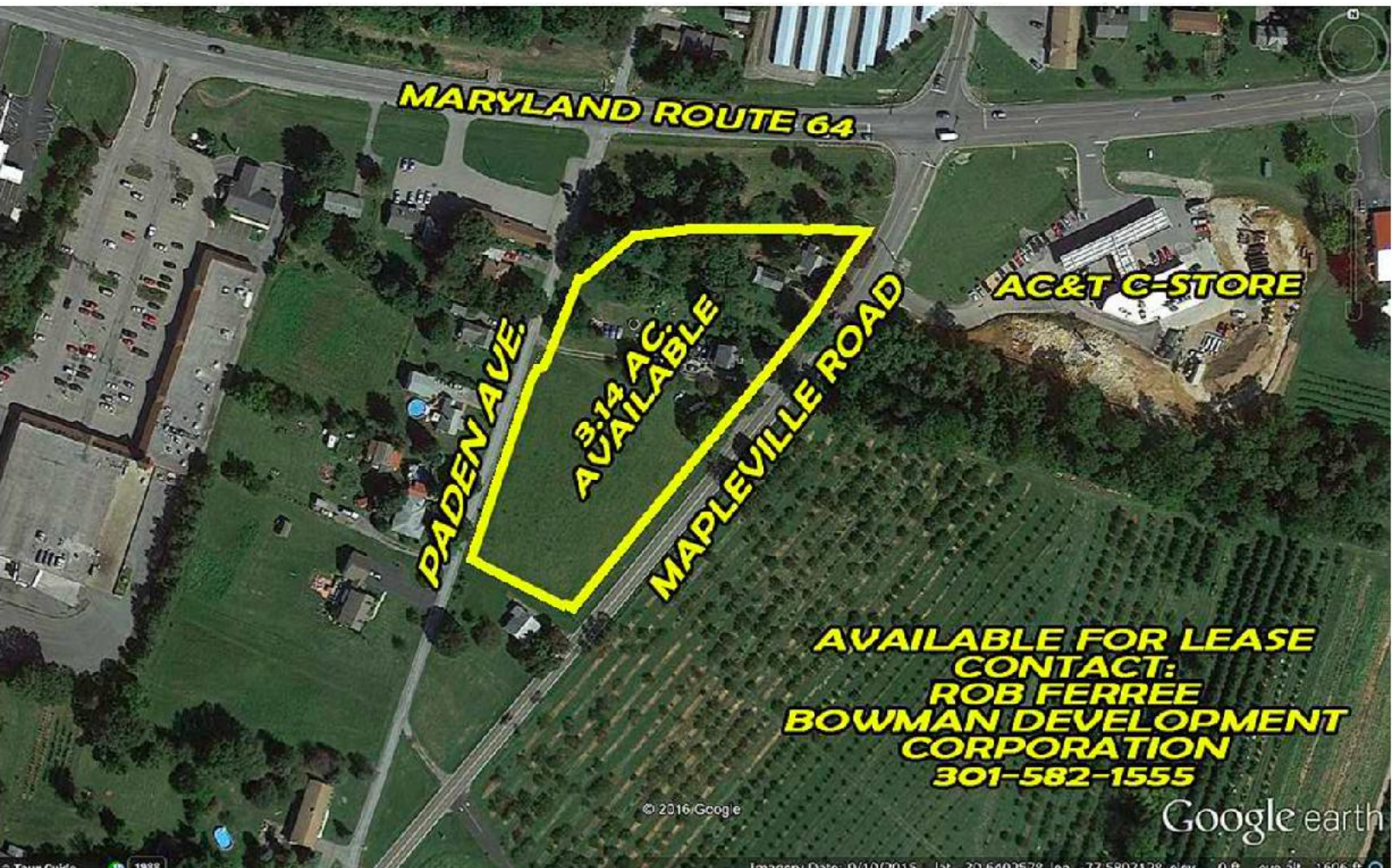
MAPLEVILLE ROAD COMMERCIAL PARCEL

11844 MAPLEVILLE RD. HAGERSTOWN, MD 21740

- Traffic Counts- 13,150 VPD (MD-64) and 9,682 VPD (MD-66)
- From 1AC to 3.14AC Parcels Available
- Corner of major county crossroads
- Zoned Business Local
- Entrances off of Paden Ave and Mapleville Road permissible

HIGHLIGHTS

- Recent rezoning approval of parcel to business local which permits convenience stores and other commercial businesses
- Site Plan approval estimated at 12 months from notice to proceed



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HOLLYHOCK COMMERCIAL PARCEL

18004 HOLLYHOCK RD. HAGERSTOWN, MD 21740

- 0.4 Miles from Interstate Ramp- 61,273 VPD on Interstate 81 and 15,319 VPD Garland Groh Blvd
- Up to 9.61 AC Parcel Available
- First accessible C-Store parcel off interstate
- Zoned Commercial General
- Adjacent to two large retail centers totaling 790,850SF

HIGHLIGHTS

- Approved grading plans ready
- Site Plan approval estimated at 4 months from notice to proceed
- Growing interest in area



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SHOWALTER COMMERCIAL PARCEL

18209 SHOWALTER RD. HAGERSTOWN, MD

- Interstate frontage- I-81- 55,291 VPD
- 1 AC Parcel to 88 AC Parcel Available
- First Parcel off of the Interstate Ramp zoned Hi-Highway Interchange
- Fully Approved State Highway Entrance Plans
- Traffic Impact Study Approved
- Love's Travel Center NOW OPEN
- Site Approved Entrance Completed

HIGHLIGHTS

- Site plan approval estimated at 6 months from notice to proceed
- Site plan approved for a large 1.2M SF distribution center nearby
- Phase 1 of Crayton Blvd. Extended construction to be completed in 2019
- Large distribution center under construction on adjacent parcel



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HUYETTS

COMMERCIAL PARCEL

16425 NATIONAL PIKE HAGERSTOWN, MD 21740

Full Access off US-40 NOW AVAILABLE

- Traffic Counts US-40- 10,720 VPD, MD 63- 9,824 VPD
- From 1AC to 60.97AC max parcel available
- Corner of major county crossroads
- Zoned Highway Commercial
- Multiple pad positions available, or one large pad
- 2.95 AC Pad Site Available

HIGHLIGHTS

- Site shared with a proposed Dollar General
- 90 Acre industrial commercial development to the north of Huyett's Crossroads has been proposed, signaling potential for future growth in the area
- **Options on adjacent west lots available for potential direct entrance alignment across from Sheetz**
- **Water and Sewer NOW AVAILABLE**



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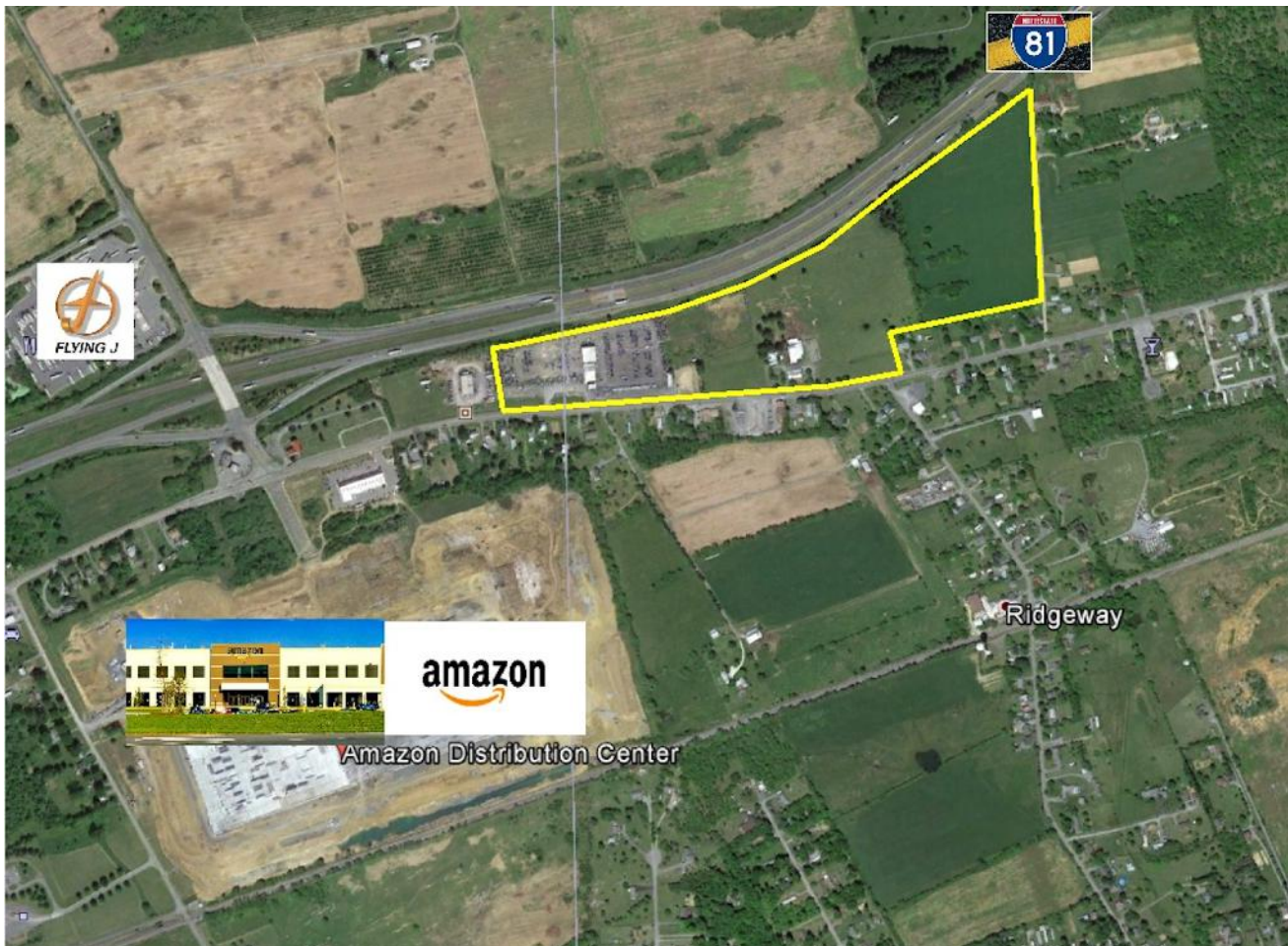
rferree@dm Bowman.com

CLEAR BROOK WV COMMERCIAL PARCEL

- 48 acre site at exit 323 off I-81 at the Clear Brook, VA/ Bunker Hill WV area, along US 11
- Located on the WV/VA Border. The site is mostly in WV, but has approximately 3.7 acres in VA
- It is across US11 from the new 1M SF Amazon Fulfillment Center which will have over 1,000 employees

HIGHLIGHTS

- Build to Suit options available- very flexible use
- This exit also has a Pilot Travel Center and an Exxon gas station
- Virginia side zoned B-2
- WV Side has open zoning



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SOMERSET, PA

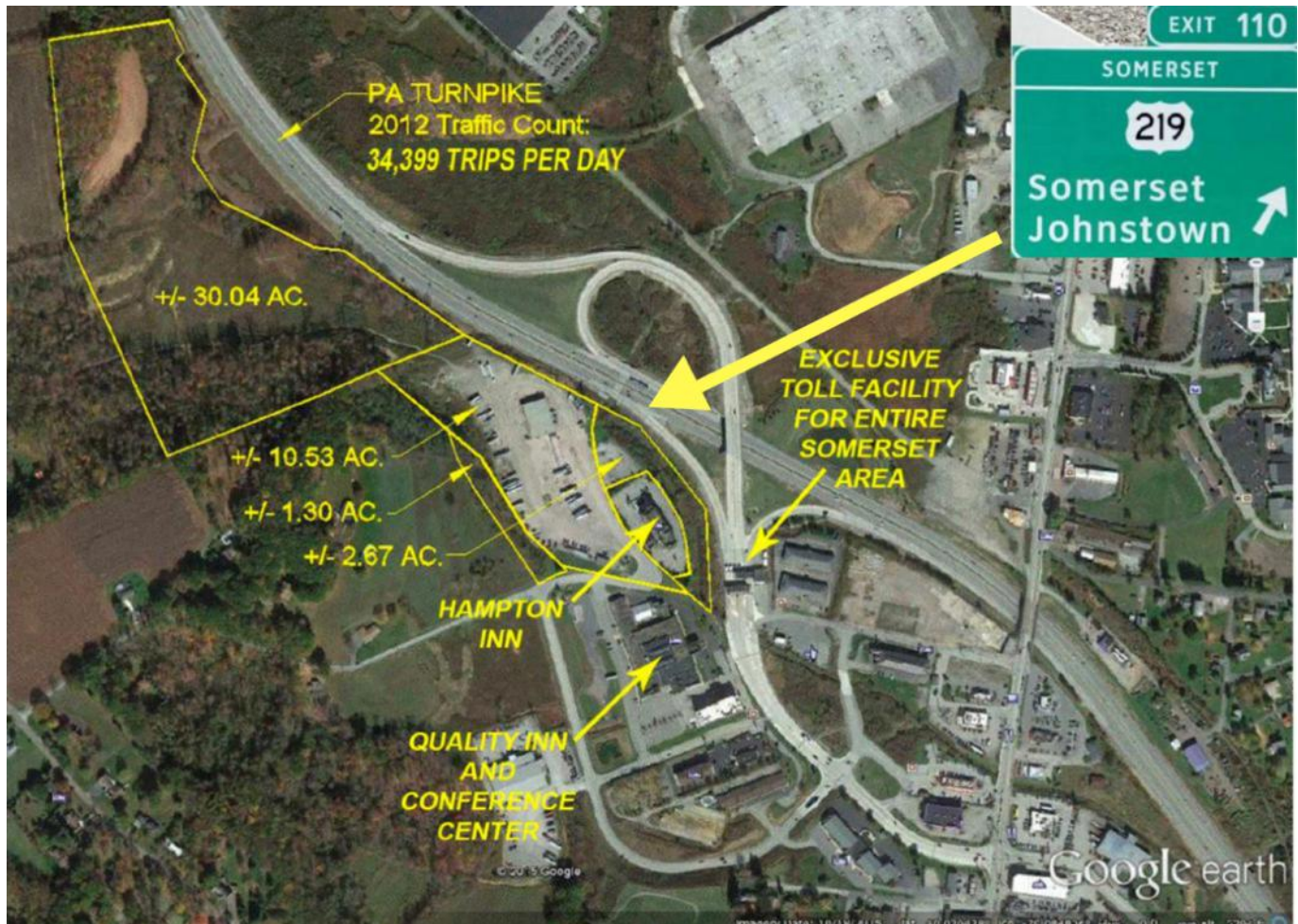
COMMERCIAL PARCEL

318 LAUREL CREST RD. SOMERSET, PA 15501

- Existing popular truck diesel fueling station - with or without existing tractor repair shop
- Only truck stop between Pittsburgh and Breezewood
- 13 hotels within 1 mile of site
- 44 acres available
- Over 2,000 ft of Turnpike frontage
- Build to Suit options available

HIGHLIGHTS

- Location is eligible for Pennsylvania's new Video Gaming Terminals (VGT's) law could produce \$150,000 or more in additional yearly revenue



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