

\$800,000 - 10307 Racetrack Rd, Berlin

MLS® #MDWO2033578

\$800,000

0 Bedroom, 0.00 Bathroom,
Land on 2.67 Acres

N/A, Berlin, MD

Prime Commercial Opportunity on MD Rt-589

Located on the well-traveled corridor of Racetrack Road (MD Rt-589), this 2.6+ acre commercially zoned parcel offers exceptional visibility, access, and flexibility for a variety of business uses. With over 2.6 acres of land and direct frontage along one of the region's key connector roads, this property is ideal for those seeking a central location with strong growth potential.

An existing 2023 survey and delineation are already on file, streamlining due diligence for future development. Whether you're planning for storage facilities, light industrial operations, office space, contractor use, distribution, a showroom, or a combination of uses, this property offers the layout and zoning to support it.

The location provides convenient access to Ocean City, Berlin, and both the Rt 113 and Rt 50 corridors, making it an optimal hub for service-based businesses, logistics, or regional operations. Commercial land of this size and caliber rarely becomes available in this high-demand corridor.

10307 Racetrack Rd represents a unique chance to establish or expand your business in one of Worcester County's most strategic commercial zones.



*Worcester County's new comprehensive plan includes bringing both Water and Sewer to this location. Final vote by the Commissioners is still required, but GMB has already completed the Extension Evaluation & Proposal.

Essential Information

MLS® #	MDWO2033578
Price	\$800,000
Bathrooms	0.00
Acres	2.67
Type	Land
Sub-Type	Land
Status	Active Under Contract

Community Information

Address	10307 Racetrack Rd
Area	Worcester East of Rt-113
Subdivision	N/A
City	Berlin
County	WORCESTER-MD
State	MD
Zip Code	21811

Amenities

Utilities	Cable TV Available, Electric Available, Phone Available
-----------	---

School Information

District	WORCESTER COUNTY PUBLIC SCHOOLS
----------	---------------------------------

Additional Information

Date Listed	October 24th, 2025
Days on Market	19
Zoning	C2

Listing Details

Listing Office	Keller Williams Realty Delmarva
----------------	---------------------------------

relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Northrop Realty participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Northrop Realty are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on November 18th, 2025 at 2:46pm EST