

\$1,975,000 - 8847 Stephen Decatur Hwy, Ocean City

MLS® #MDWO2018086

\$1,975,000

0 Bedroom, 0.00 Bathroom,
Land on 29.48 Acres

N/A, Ocean City, MD

29.47 ACRES, Prime Location minutes from West Ocean City, many possible uses under the current A-2 Zoning, approximately 745 Feet of road footage on Route 611. Several Conceptual plans have been designed for this site. A preliminary design is available for a Campground / RV Park with a 128 Sites, comprised of 42 Pull Thru RV Sites, 54 Back-in RV Sites, and 32 Park Models, which would require approximately 44 EDUs allocation and approval from Worcester County Planning and Zoning. Currently there is one approved Perk site on the property. Other possible uses would include Boat and RV Storage buildings (no EDUs required), Contractor Shops, Wineries / Brewery, Agritainment facilities, Veterinary Clinics, Commercial Dog Kennels, Residential Subdivision, and many more possibilities, see the Survey and Zoning code in the Document Section. This Property is mostly cleared and has been farmed for the past 30 plus years, it is located a few miles south of the West Ocean City Hub of fine Restaurants and Sunset Marina. Additionally, the Ocean City Airport and Assateague Island are close by for your convenience. Property has been fully surveyed and a wetland Delineation has been completed, showing mostly uplands. All Potential uses should be verified through the Worcester County Planning and Zoning Offices. No Conservation easements exist on the property. This property is a great opportunity in highly desirable location.



Essential Information

MLS® #	MDWO2018086
Price	\$1,975,000
Bathrooms	0.00
Acres	29.48
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	8847 Stephen Decatur Hwy
Area	West Ocean City (85)
Subdivision	N/A
City	Ocean City
County	WORCESTER-MD
State	MD
Zip Code	21842

Exterior

Lot Description	Cleared
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School Information

District	WORCESTER COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	December 21st, 2023
Days on Market	677
Zoning	A-2

Listing Details

Listing Office	Berkshire Hathaway HomeServices PenFed Realty-WOC
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Listing information last updated on October 27th, 2025 at 8:30pm EDT