

# TIDEWATER INN

EASTON, MARYLAND



Executive Summary



# A Once-in-a-Generation Opportunity to Own a Defining Piece of American History

Jones Lang LaSalle Americas, Inc. ("JLL"), a licensed real estate broker, is pleased to offer, on an exclusive basis, the fee-simple ownership of the Tidewater Inn and Tidewater House (referred to as the "Asset," "Hotel," "Property.")

Built in 1948 and located in the heart of Easton, Maryland, this irreplaceable historic landmark stands as Easton's only upscale, full-service hotel and is one of the most storied drive-to destination properties on the East Coast. A rarity in today's investment market, this unique 89-key property has been impeccably maintained, combining historic grandeur and charm with modern hospitality standards in one of the region's most charming downtown destinations.

The Tidewater Inn sits as the epicenter of Easton's historic district on Maryland's Eastern Shore. Recognized among America's Top 10 Best Small Towns by Travel + Leisure, Easton draws from over 20 million residents within a two-hour drive including Washington DC, Philadelphia, Baltimore, and nearby Annapolis. Despite its historical significance, Tidewater Inn has been meticulously maintained to exceptional standards with limited near-term capital requirements. The Property features state of the art amenities including the full-service Terrasse Spa, acclaimed Hunters' Tavern destination restaurant, and versatile event spaces from executive boardrooms to the grand Gold Ballroom, which regularly accommodates over 350+ guests for weddings, corporate functions, and other social gatherings.

This rare independent acquisition opportunity is unencumbered by brand, management, or union restrictions, providing a new owner maximum flexibility and full operational control from day one. The Tidewater Inn presents multiple avenues for value creation through strategic operational improvements, potential brand affiliation, targeted renovations, specialty suite conversions, and enhanced spa and food and beverage programming. Combining rich heritage with proven performance, the asset offers investors a chance to own an iconic, cash-flowing piece of American history with meaningful outperformance potential and enduring appeal.









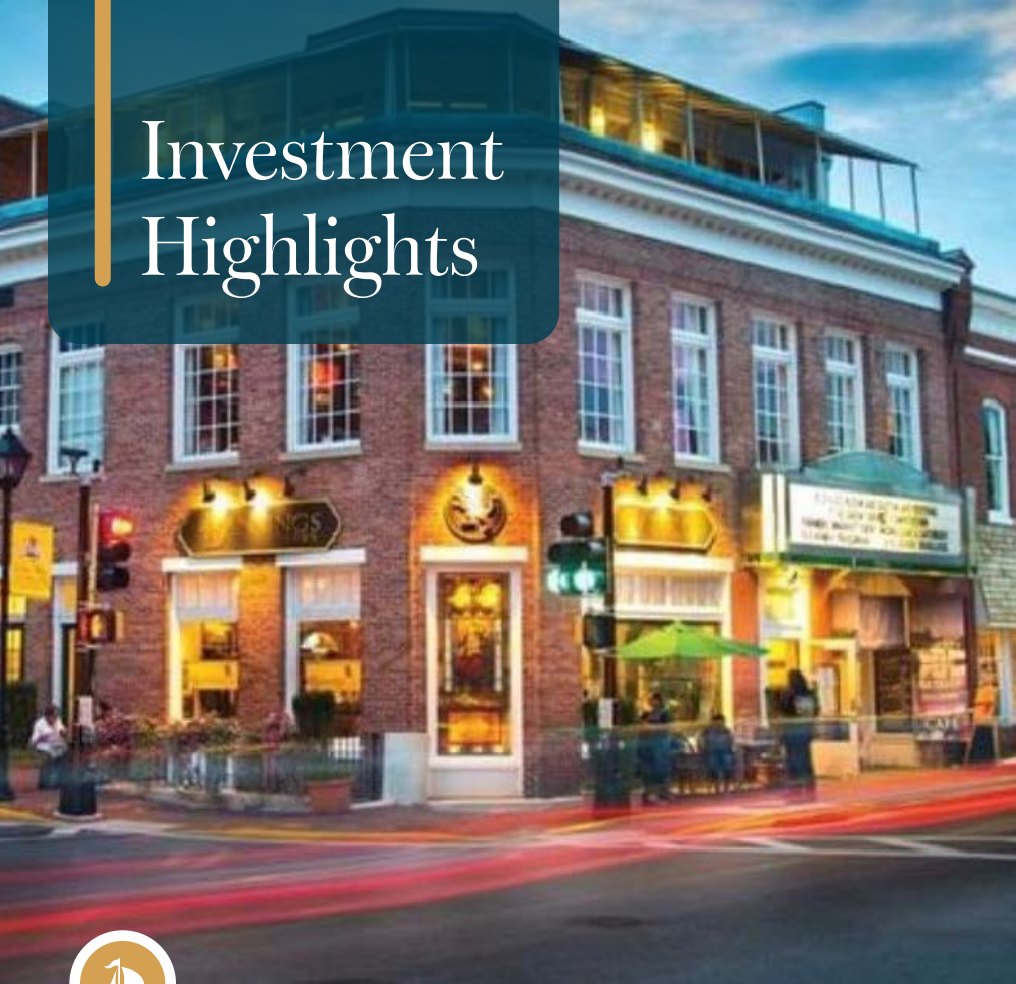
# Property Overview

<b>Address</b>	<i>Tidewater Inn:</i> 101 E Dover Street <i>Tidewater House and Carriage House:</i> 202 E Dover St
<b>City, State and Zip Code</b>	Easton, Maryland 21601
<b>Market</b>	Easton
<b>Total Keys</b>	Tidewater Inn- 83 Tidewater House- 6
<b>Class</b>	Luxury
<b>Interest Conveyed</b>	Fee-Simple
<b>Land acreage (acres)</b>	1.95
<b>Number of buildings</b>	Three (3)
<b>Number of floors</b>	<i>Main building:</i> four-story with basement level <i>Tidewater House:</i> three-story with basement level <i>Carriage House:</i> one-story
<b>Year built</b>	<i>Tidewater Inn:</i> 1948 <i>Tidewater House:</i> 1874
<b>Gross building area (SF)</b>	<i>Tidewater Inn:</i> 65,836 <i>Tidewater House:</i> 9,106 <i>Carriage House:</i> 1,765
<b>Meeting Space (SF)</b>	~10,000
<b>Brand/Management</b>	Unencumbered
<b>F&amp;B Outlets</b>	Hunters' Tavern

## Other Amenities

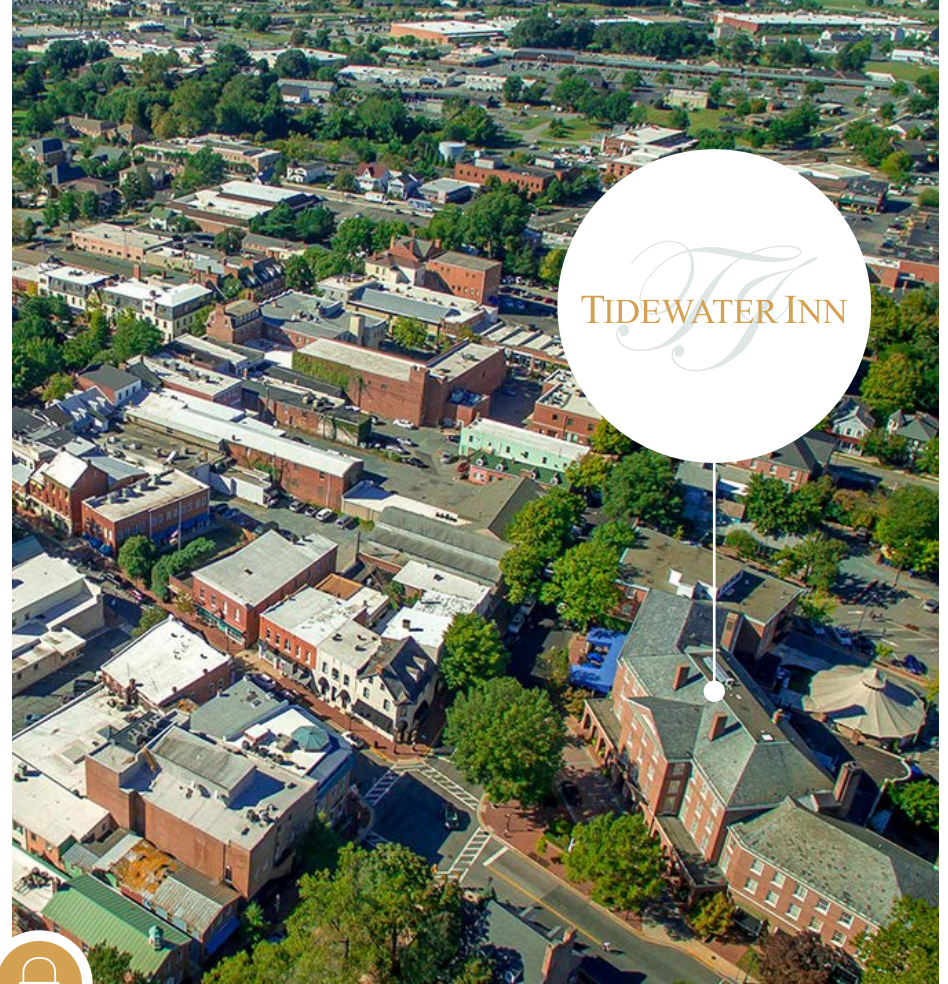
- Hunters' Tavern – Upscale tavern-style restaurant
- Terrasse Spa – Full-service luxury spa featuring four treatment rooms with plans to become a more health and relaxation destination
- Fitness Center – Open daily from 5:00 AM to 9:00 PM
- Complimentary hotel bicycles for guests
- On-site parking
- Complimentary passes to the nearby YMCA
- Seven unique meeting rooms ideal for board meetings, executive retreats, incentive travel and large corporate events
- Full-service catering for weddings, special events, and corporate meetings with customized menus
- Pet-friendly accommodations upon request
- Daily housekeeping services
- Complimentary Wi-Fi in meeting rooms, public spaces, and guest rooms

# Investment Highlights



## East Coast's Most Charming Downtown

Easton, Maryland has emerged as one of the region's premier executive bedroom communities and drive-to destinations, ranking as a Top 10 Best Small Town in America by Travel + Leisure. The town attracts visitors from across the nation and benefits from 20MM+ residents within a 2-hour drive via DC, Philadelphia, Baltimore, Annapolis, and beyond. Recent culinary investments downtown with Michelin 3-Star-trained staff and significant local infrastructure, including Easton Airport serving as MD's busiest private airstrip, have elevated the destination's sophistication and accessibility for the most discerning of travelers.

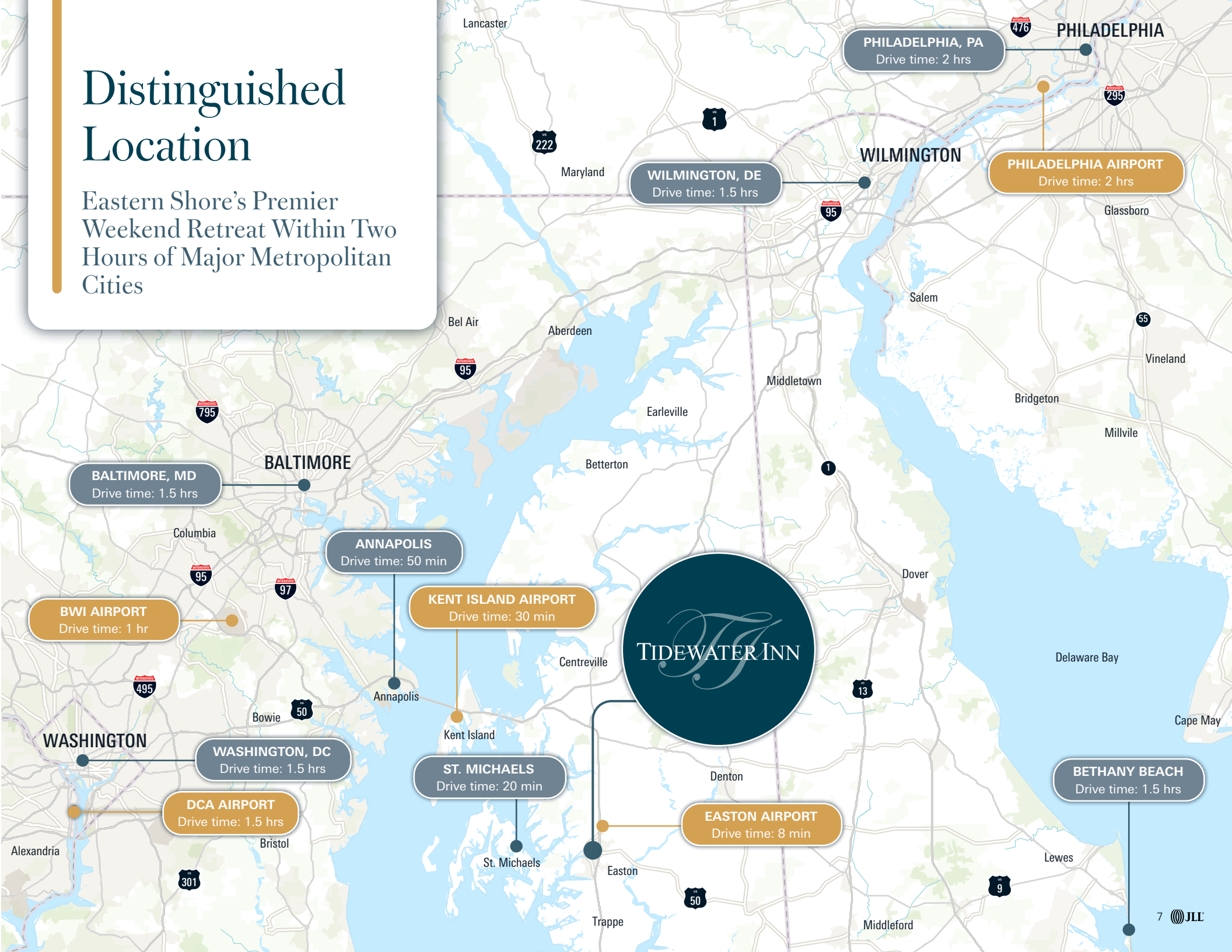


## Substantial Barriers to Entry and Protected Market Position

Formidable barriers to entry protect the asset's market position: the property sits within a Historic Overlay District where any construction, alteration, or demolition requires Historic Preservation Commission approval via certificate of appropriateness before permits can be issued, effectively prohibiting competing development. The property's Opportunity Zone designation delivers compelling tax benefits, while the offering price represents a significant discount to replacement cost—impossible to replicate given the Inn's protected historic status, central location, and market dominance.

# Distinguished Location

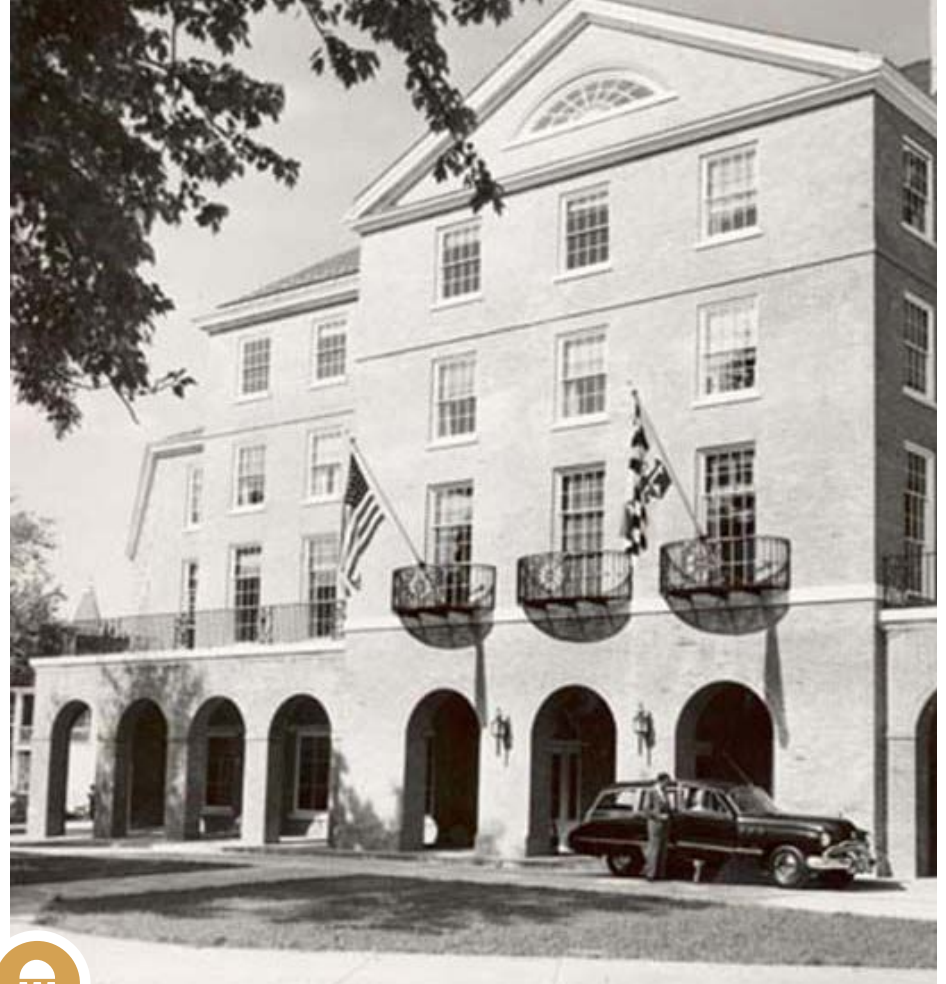
Eastern Shore's Premier Weekend Retreat Within Two Hours of Major Metropolitan Cities





## Established Institution with Transformational Upside Potential

Long regarded as a cherished hallmark of the Eastern Shore, the Tidewater Inn offers investors a rare opportunity to steward a historic icon while unlocking its next era of growth. Offered free of brand, management, and union encumbrances, the property provides complete operational control and strategic flexibility from day one—allowing new ownership to preserve its independent heritage or reposition it among the premier drive-to luxury destinations on the East Coast. Multiple value-creation avenues exist, including alignment with select soft-brands for global reach, conversion of underutilized areas into premium suites, dynamic pricing strategies, expanded spa and wellness offerings, elevated culinary programming, and targeted sustainability enhancements—each designed to maximize guest appeal, drive revenue, and elevate this storied asset to its full potential.



## Irreplaceable Landmark Steeped in American History

The Tidewater Inn is an irreplaceable American landmark with a lineage tracing back to a colonial-era tavern from 1712. Master-planned and reborn in 1949, it immediately became the social and cultural epicenter of the Eastern Shore, gracing its legendary guest book with icons like Bing Crosby, Elvis Presley, and Elizabeth Taylor. This enduring legacy has cemented its status as the town's most recognizable and beloved hospitality icon and its only full-service upscale hotel. Impeccably restored and meticulously stewarded, the property represents a one-of-a-kind historic trophy asset—a caliber of investment opportunity that almost never reaches the open market.



## Premier Event, Culinary, and Lifestyle Destination

The Tidewater Inn is the Eastern Shore's preeminent gathering place, recognized for its acclaimed Hunters' Tavern, luxurious Terrasse Spa, and unmatched hospitality that attract guests year-round. Its versatile event venues—from cozy boardrooms to the elegant Gold Ballroom accommodating 375+ guests—make it the region's premier destination for weddings, social celebrations, and corporate retreats. With strong in-place cash flow and brand equity across its food, beverage, and event platform, the property offers a compelling opportunity to reimagine and further optimize these offerings into a best-in-class luxury experience.





## Meticulously Maintained, Nationally Recognized Heritage Asset

Listed on the National Register of Historic Places, the Hotel has been meticulously cared for and thoughtfully improved through decades of substantial defensive capital investment. Every enhancement has been executed in harmony with its Federal Revival/Colonial Revival architecture, preserving irreplaceable historic character while ensuring modern operational readiness. Ownership's commitment to proactive stewardship has kept the property in exceptional condition with minimal near-term CapEx needs, offering investors a true turn-key historic trophy that blends authenticity, prestige, and enduring performance, without the spending burdens of other hotels of this vintage and profile.



Carriage House



## The Tidewater House & Carriage House: An Exclusive Private Estate

Less than a block from the Tidewater Inn, sits the Tidewater House and Carriage House. A picturesque mansion built in 1874, the Tidewater House features five stately guest rooms and suites and two distinctive private event venues that blend historic character with refined residential luxury. Ideal for buyouts, bridal parties, and executive gatherings, this self-contained enclave delivers a personalized, high-margin guest experience unique to the market. The Tidewater House ensemble offers investors a rare platform to deepen the property's boutique positioning, expand premium product mix, and capture outsized revenue from exclusive-use group stays and bespoke event demand.





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