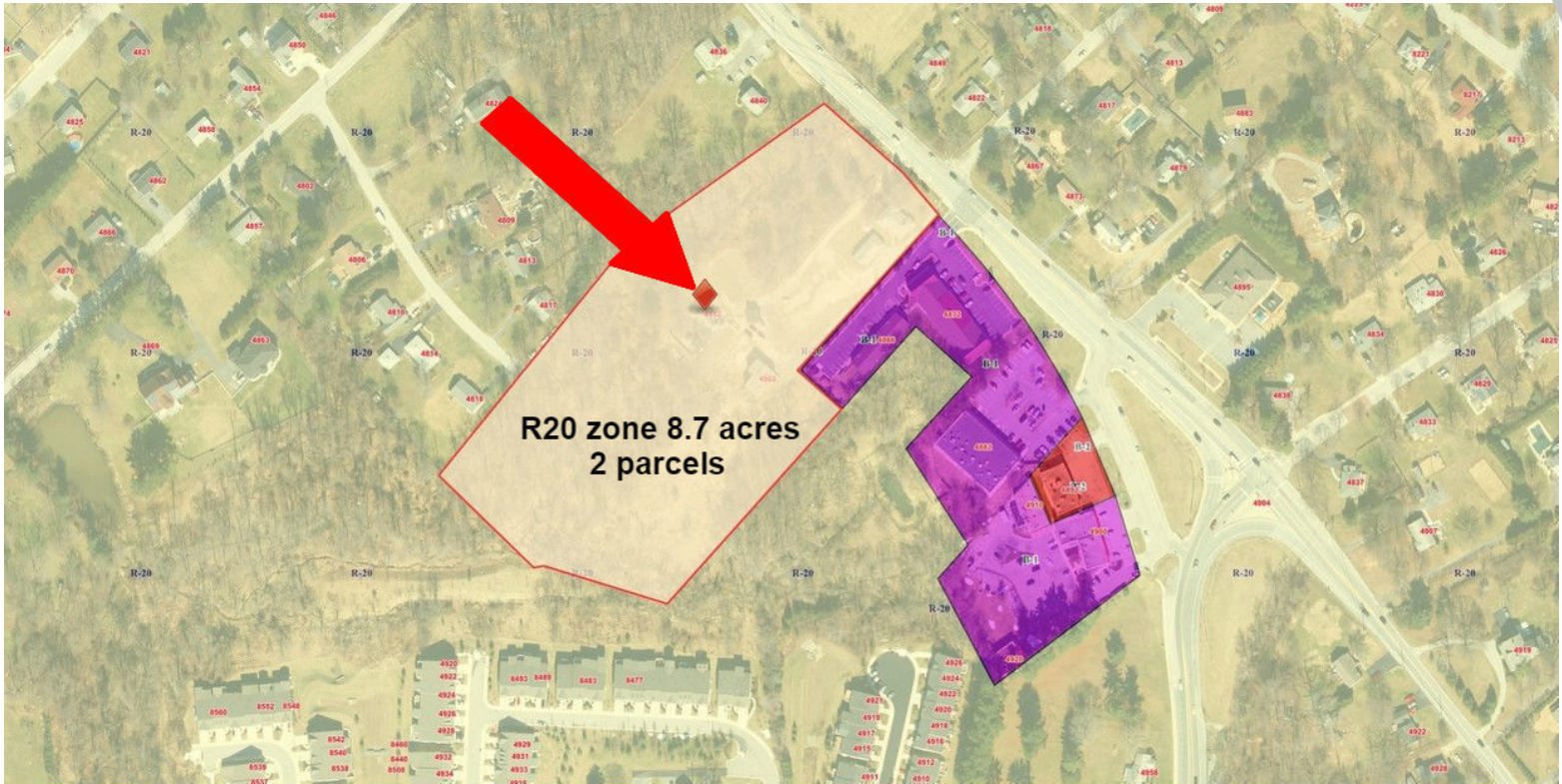


## LAND FOR SALE

# 8.7 ACRES IN ELLICOTT CITY

4852-4862 MONTGOMERY RD, Ellicott City, MD 21043



<b>SALE PRICE:</b>	\$4,500,000
<b>PRICE PER ACRE:</b>	\$517,241
<b>LOT SIZE:</b>	8.7 Acres
<b>ZONING:</b>	R20

### PROPERTY OVERVIEW

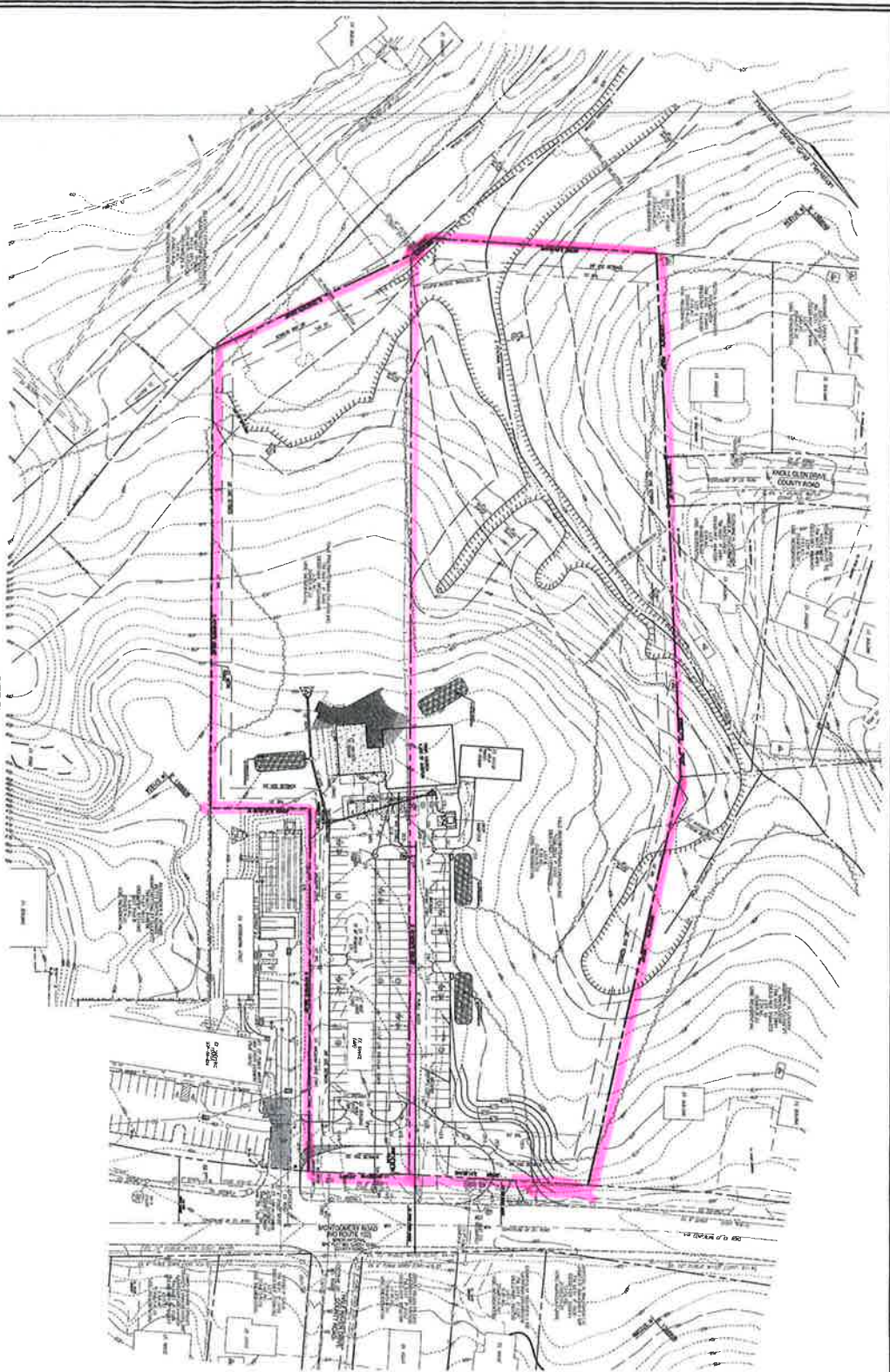
In Search of Developers! Over 8.7 Acres known as 4852 & 4862 Montgomery Road in Ellicott City.

### PROPERTY FEATURES

- Adjacent to B1/B2 neighborhood strip.
- Close to hard corner.
- Ideal for rezoning to higher density or commercial zone.
- Compatible Uses: Assisted Living, Senior Housing.
- Approved for religious facility use.
- Traffic Count: 17,371 VPD (2016)

**KW COMMERCIAL**  
6250 Old Dobbin Lane,  
Suite 140  
Columbia, MD 21045

**HELEN DELLHEIM, ESQ.**  
Managing Director, Win Commercial Group  
O: 410.312.0000  
C: 410.258.4136  
helen@wincommercial.com  
MD #579141 - DC #SP200200625  
Keller Williams Realty Centre 410-312-0000



SITE PLAN  
SCALE 1"=50'



VICINITY MAP  
SCALE 1"=2000'  
NOT TO BE CONSIDERED PART OF THE PLAN

- LEGEND**
- 10' WIDE SIDEWALK
  - 15' WIDE SIDEWALK
  - 20' WIDE SIDEWALK
  - 25' WIDE SIDEWALK
  - 30' WIDE SIDEWALK
  - 35' WIDE SIDEWALK
  - 40' WIDE SIDEWALK
  - 45' WIDE SIDEWALK
  - 50' WIDE SIDEWALK
  - 55' WIDE SIDEWALK
  - 60' WIDE SIDEWALK
  - 65' WIDE SIDEWALK
  - 70' WIDE SIDEWALK
  - 75' WIDE SIDEWALK
  - 80' WIDE SIDEWALK
  - 85' WIDE SIDEWALK
  - 90' WIDE SIDEWALK
  - 95' WIDE SIDEWALK
  - 100' WIDE SIDEWALK
  - 105' WIDE SIDEWALK
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  - 990' WIDE SIDEWALK
  - 995' WIDE SIDEWALK
  - 1000' WIDE SIDEWALK

**SCHEDULE**

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/88
2	FINAL PLAN	11/15/88
3	CONSTRUCTION PERMITS	12/15/88
4	CONSTRUCTION START	01/15/89
5	CONSTRUCTION COMPLETE	03/15/89
6	FINAL INSPECTION	04/15/89
7	CERTIFICATE OF OCCUPANCY	05/15/89

**ATTORNEY**  
 QUINN REYNOLDS  
 100 SOUTH BRIDGE STREET  
 RALEIGH, NC 27601

**QUINER/PETITIONER**  
 YALE PRESBYTERIAN CHURCH  
 100 SOUTH BRIDGE STREET  
 RALEIGH, NC 27601

**SITE DEVELOPMENT LAYOUT PLAN**

**YALE PRESBYTERIAN CHURCH**  
 100 SOUTH BRIDGE STREET  
 RALEIGH, NC 27601

**ROBERT H. VOGEL ENGINEERING, INC.**  
 100 SOUTH BRIDGE STREET  
 RALEIGH, NC 27601  
 PHONE: 771-1234  
 FAX: 771-5678

**STATE OF NORTH CAROLINA**  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 100 SOUTH BRIDGE STREET  
 RALEIGH, NC 27601

DATE: 11/15/88  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 IN CHARGE: [Name]  
 SCALE: AS SHOWN

X 8 1/2" X 11"

# RETAILER MAP

4852-4862 MONTGOMERY RD, Ellicott City, MD 21043



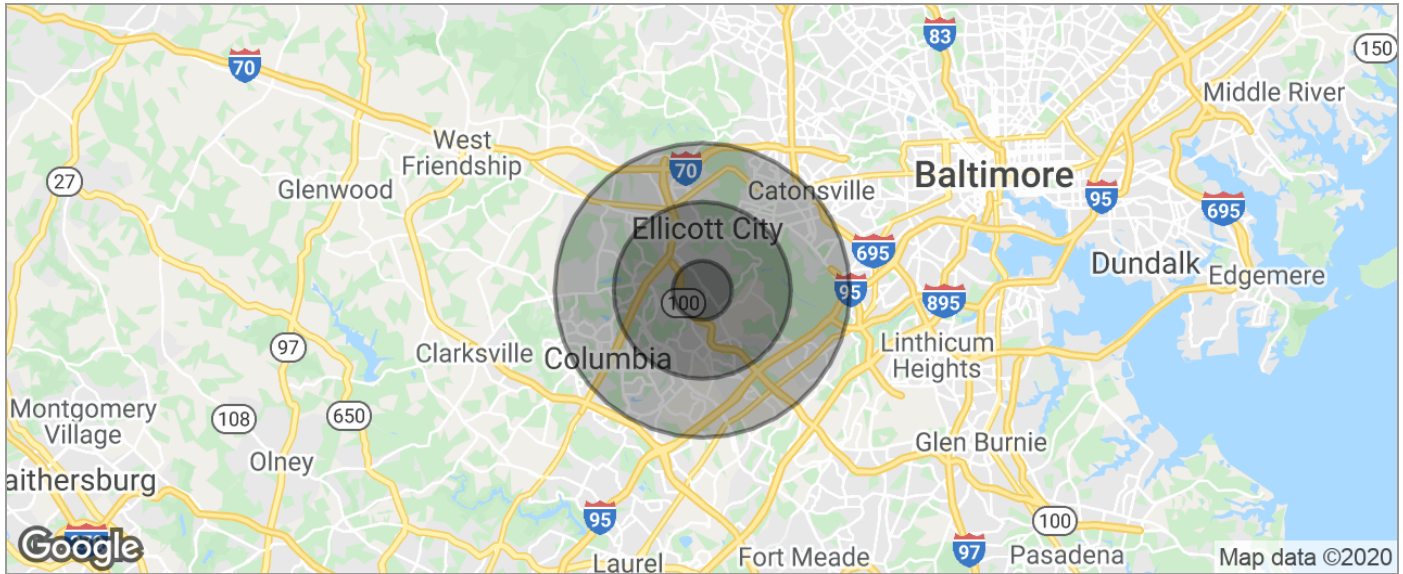
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## LAND FOR SALE

# AVG HHI \$126K

4852-4862 MONTGOMERY RD, Ellicott City, MD 21043



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,033	70,100	195,332
MEDIAN AGE	36.4	37.8	38.0
MEDIAN AGE (MALE)	36.6	37.2	37.4
MEDIAN AGE (FEMALE)	36.5	38.5	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,614	26,611	73,864
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$126,109	\$114,771	\$108,140
AVERAGE HOUSE VALUE	\$547,378	\$471,756	\$440,745
RACE	1 MILE	3 MILES	5 MILES
% WHITE	67.9%	66.0%	63.8%
% BLACK	14.5%	16.5%	18.2%
% ASIAN	13.1%	12.6%	13.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.1%
% OTHER	0.8%	0.9%	1.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.2%	4.9%	5.8%

\* Demographic data derived from 2010 US Census

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