



MARKETING FLYER

MCHENRY HEIGHTS ELEVATED LIVING

Approved Grading And Site-Development Plans;
Individual Building Permits Not Included



MCHENRY HEIGHTS

PYSELL ROAD • MCHENRY, MD 21541

FULLY ENTITLED SITE-DEVELOPMENT OPPORTUNITY



GARRETT COUNTY AIRPORT

 **MCHENRY HEIGHTS**

WISP RESORT

DEEP CREEK LAKE

MCHENRY HEIGHTS

PYSELL ROAD • MCHENRY, MD 21541



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PROPERTY OVERVIEW

MCHENRY HEIGHTS

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SALE PRICE / \$450,000

NUMBER OF APPROVED BUILDINGS / 3

APPROVED GROSS SQUARE FOOTAGE / 9,400 sq ft

NUMBER OF APPROVED PARKING SPACES / 78

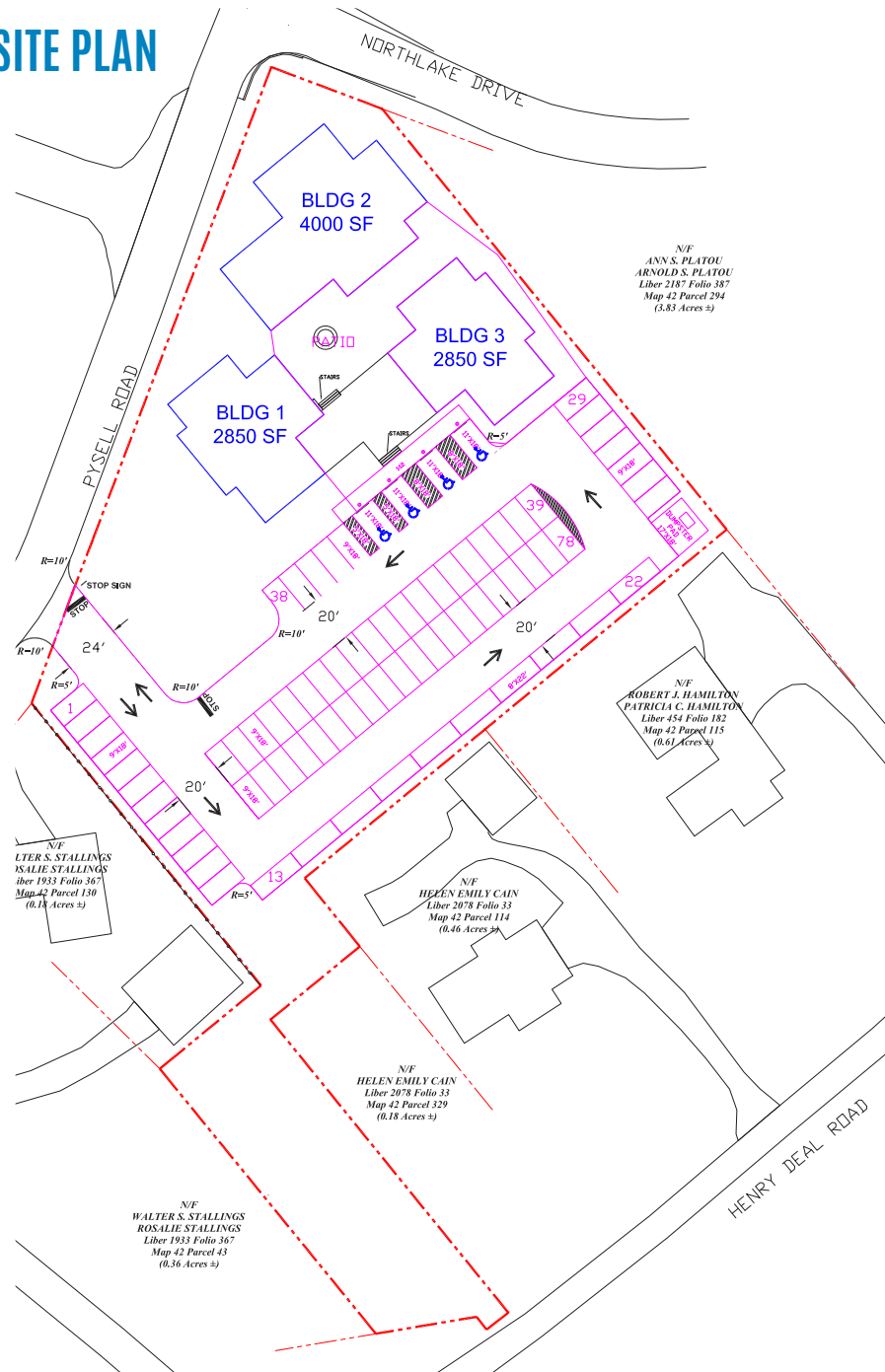
The acquisition of McHenry Heights includes the property, completed site design and engineering, approved development plans, and project-specific intellectual property, providing a buyer with a significant head start toward development.

Positioned in the heart of the Deep Creek Lake market, McHenry Heights is a fully entitled commercial/mixed use development opportunity featuring substantial parking, and immediate access to the area's primary tourism and commercial corridor.

**Approved Grading And Site-Development Plans;
Individual Building Permits Not Included**



SITE PLAN



THE PURCHASE INCLUDES:



- McHenry Heights property
- Approved site layout for three commercial buildings totaling approximately 9,400 (+/-) square feet
- Approved parking layout featuring ~78 spaces
- Completed civil engineering and site design
- Approved grading, erosion and sediment control, and stormwater-management plans
- Completed entrance permits
- Existing architectural concepts and building plans
- Project renderings and other marketing materials
- McHenry Heights domain name
- Other transferable intellectual property developed specifically for the project
- Completed entitlement and development work bringing the property to its current stage

DEVELOPMENT READINESS & BUYER CONSIDERATIONS:

- The approved Stormwater and Grading plans position a buyer to proceed promptly with site improvements after acquisition is complete
- The purchase price does not include construction of site improvements or buildings
- Building plans must be revised to reflect the buyer's intended uses
- Separate building permits must be obtained for each structure
- Building plan revisions and permit applications can occur concurrently with sitework
- Building permits are separate and independent from the grading permit

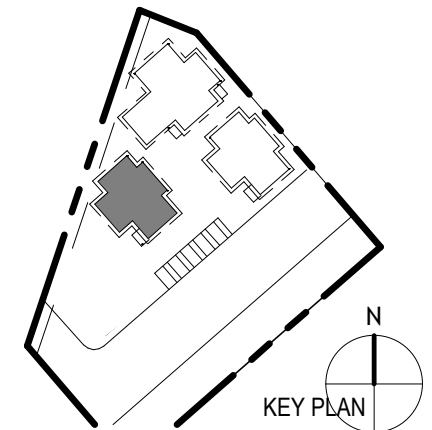
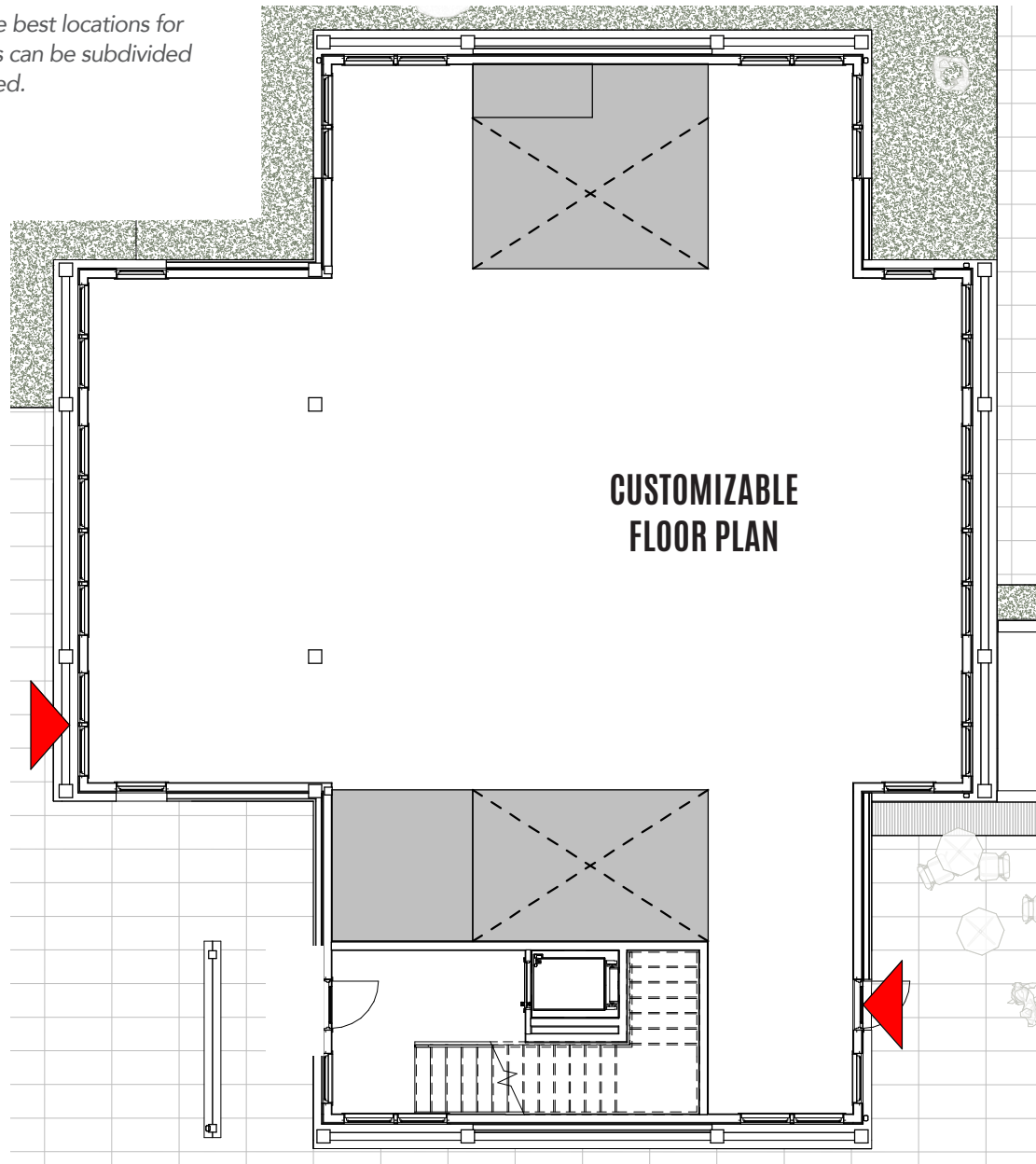


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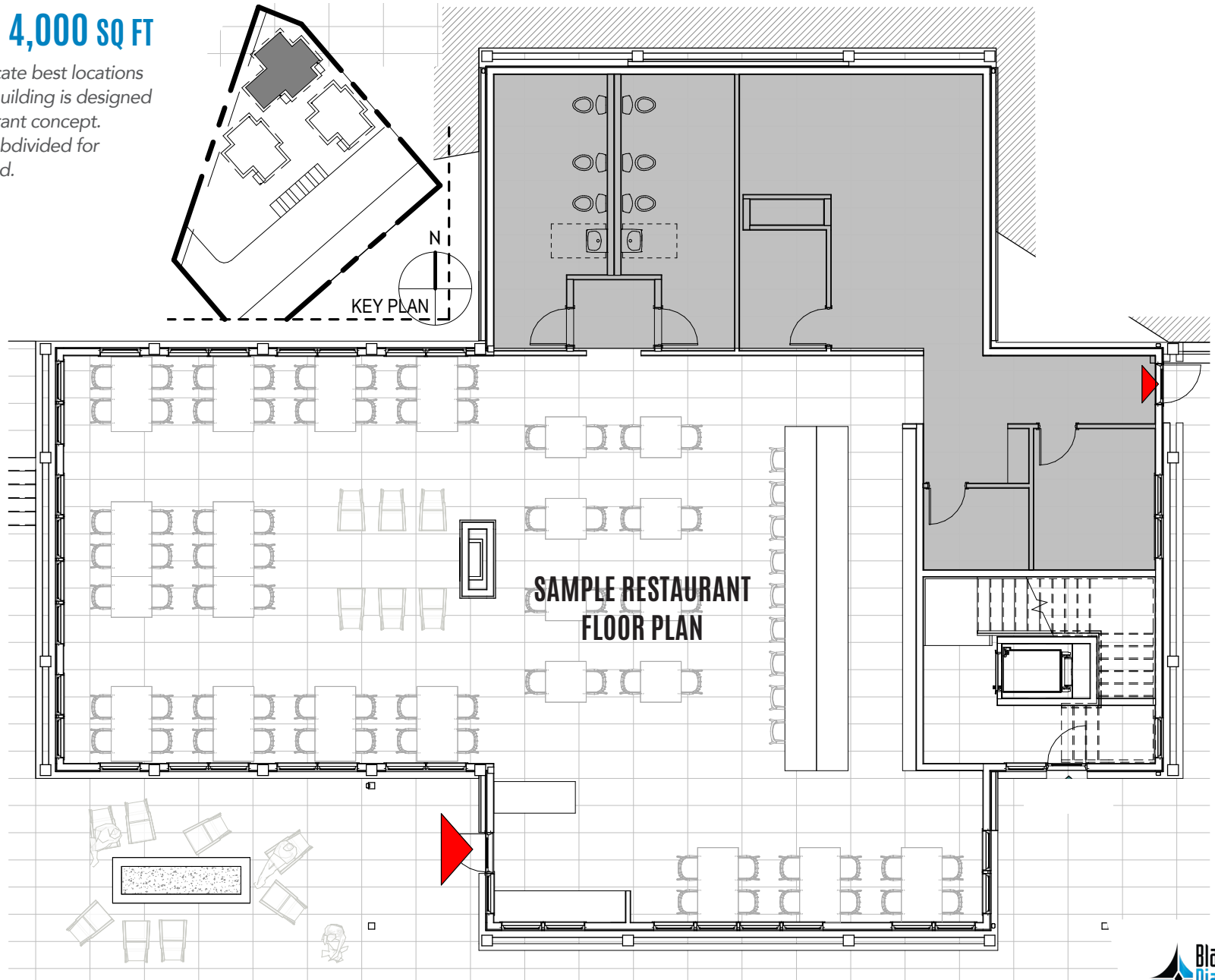
BUILDING 1 | 2,850 sq ft

* The Red arrows indicate best locations for Entry Doors. All buildings can be subdivided for multiple users if desired.



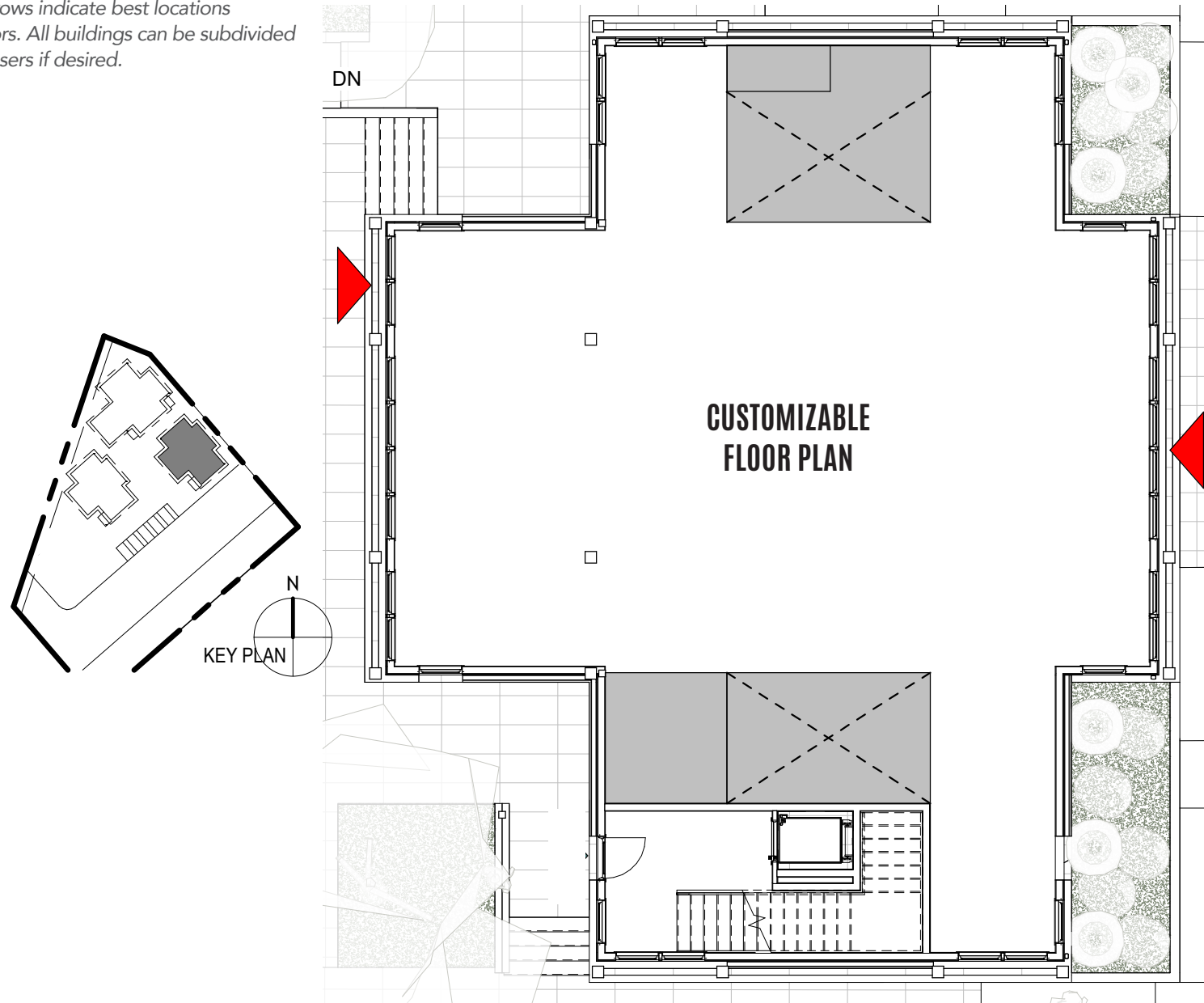
BUILDING 2 | 4,000 sq ft

* The Red arrows indicate best locations for Entry Doors. This building is designed as a full-service restaurant concept. All buildings can be subdivided for multiple users if desired.



BUILDING 3 | 2,850 SQ FT

* The Red arrows indicate best locations for Entry Doors. All buildings can be subdivided for multiple users if desired.



LOCATION OVERVIEW

GARRETT COUNTY

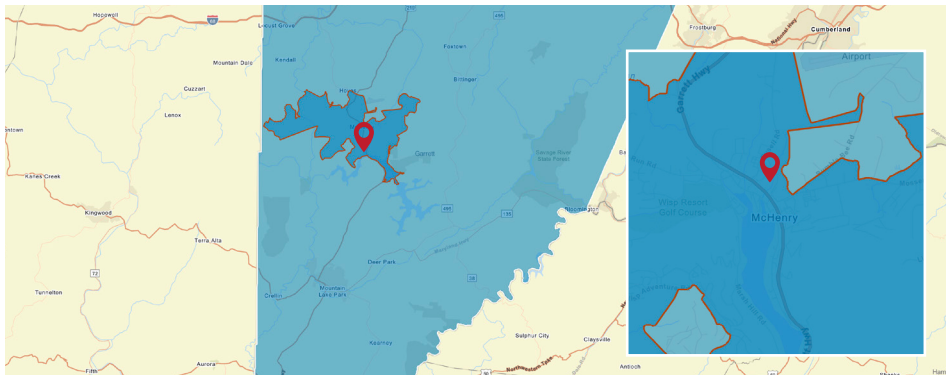
Garrett County is the westernmost county of the U.S. state of Maryland completely within the Appalachian Mountains. Garrett County contains over 76,000 acres of parks, lakes, and publicly accessible forestland. Popular activities in the county include camping, hiking, backpacking, rock climbing, alpine and cross-country skiing, snowmobiling, hunting, ice fishing, fly fishing, whitewater canoeing, kayaking, rafting, boating, swimming, sailing, horseback riding, and water skiing.

Garrett County has a total population of 28,806 and a median household income of \$69,031. Total number of businesses is 928.²

The **City of McHenry** has a total population of 2,765, a median household income of \$64,209 and a median family income of \$105,526. Total households is 1,409 and per capita Income is \$60,807.¹

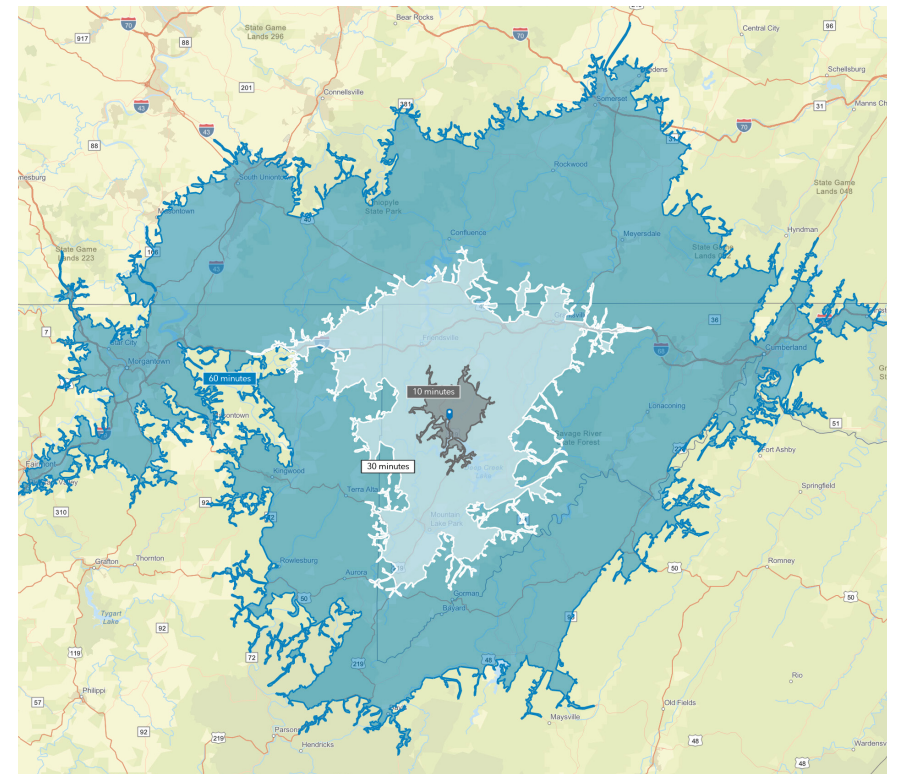
SOURCES

- 1 - Data/map provided by U.S. Census Bureau, 2023 ACS 5-Year Estimates Data Profiles
- 2 - https://data.census.gov/profile/Garrett_County,_Maryland?g=050XX00US24023



Garrett County, MD McHenry City Limits Subject Location

DRIVE TIME



Distance to nearby cities: Friendsville, MD - 12 miles, Oakland, MD - 14 miles, Kingwood, WV - 30 miles, Cumberland, MD - 41 miles, Morgantown, WV - 43 miles, Pittsburgh, PA - 123 miles, Washington D.C. - 174 miles, Baltimore, MD - 180 miles.



The Google Earth image above shows several of the most popular surrounding locations. The subject property at McHenry Heights has been referenced with a yellow star.

- | | |
|---|--|
| ① Market Square: Shop n' Save, Bear Creek Traders, Perkins, Deep Creek Fitness, Tru South | ⑫ Fantasy Valley Golf Course, Greens at Wisp Clubhouse |
| ② Funland | ⑬ Deep Creek Village |
| ③ Garrett College | ⑭ Chalet By The Lake |
| ④ Garrett County Fairground | ⑮ Adventure Sports Center International |
| ⑤ The Lodges at Sunset Village | ⑯ Summit Lodge |
| ⑥ Deep Creek Marina, Lakefront Lodge, Burger King | ⑰ Deep Creek Fun Zone |
| ⑦ The Greene Turtle Sports | ⑱ Monkey Business Adventure Park |
| ⑧ High Mountain Sports Rental | ⑲ Carefree Boat Club Deep Creek Lake |
| ⑨ Home 2 Suites by Hilton | ⑳ Aquatic Center |
| ⑩ Deep Creek Ski and Snowboard Rentals | ㉑ Blue Moon Rising Cabins on Deep Creek Lake |
| ⑪ Wisp Resort | ㉒ Lakewood Resorts |

DEMAND DRIVERS

Deep Creek

Distance to Deep Creek Marina: 0.2 Mile

Distance to Wisp Resort: 0.8 Mile

Carved in the quiet mountains of western Maryland, Deep Creek Lake is a unique **four-season destination**. The mountain climate gives our area four distinct seasons, with plenty of adventure and action for each. Summer days are filled with sunshine and shimmering water as boats and other water-goers glide through the waters. Winter coats the landscape with a brilliant white blanket, providing amazing skiing conditions for Wisp Resort. Explore some of the several state parks in our area, like the beach area on the lake, or gazing at the tallest free-falling waterfall in Maryland. Leave your worries behind you, cross into the mountains, and experience Deep Creek Lake! ¹

Deep Creek Lake and Garrett County are a hub for events and activities. With an outdoor centric mindset, it's the perfect climate and landscape to make the most of the outdoors for each season. Whether it's an outdoor adrenaline rush or an indoor lazy day on your list, Deep Creek Lake and Garrett County are here for endless enjoyment! Activities at Deep Creek include: ²

- Boating
- Fishing
- Hiking
- Skiing, Tubing & Sledding
- Kayaking & Rafting
- Arcades, Mini Golf & Go Karts
- Golf
- Camping
- Zip Lining & Adventure Course
- Biking
- Bowling
- Salons & Spas

SOURCES

¹ - <https://deepcreeklake.com/>

² - <http://deepcreeklake.com/things-to-do-in-deep-creek-md/>



Wisp Resort



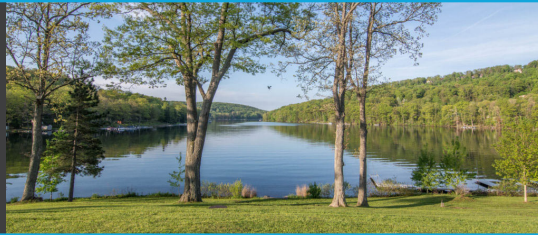
Golf



Deep Creek Lake State Park



SPRING



Shake your cabin fever and head to Deep Creek Lake and experience the colorful beauty of spring in the mountains!

Once the snow starts melting, we all get spring fever here at Deep Creek Lake. It's too warm for skiing, but too cold for lake activities, so it's a fun transition between the two most popular seasons and is often one of the best times to visit.

SUMMER



Experience the incredible beauty of Deep Creek Lake and Garrett County in the summer!

One of the most popular seasons at Deep Creek Lake is summer, and it's easy to see why! With moderate to high temperatures and low humidity, the weather is a refreshing change for most traveling from cities. The relatively dry weather in the summer months means that everyone is spending as much time as possible outside. Luckily, there's so much to do in our area during the summer, rain or shine!

FALL



Deep Creek Lake and Garrett County have been consistently ranked as the #1 place to view fall foliage, and it does not disappoint! Fall generally is a healthy mix of warm days and cool nights that gradually fades into cold temperatures and snow. Most boaters hang on through October, as there are still several days above 70 degrees and the water is still relatively warm from the summer sun.

WINTER



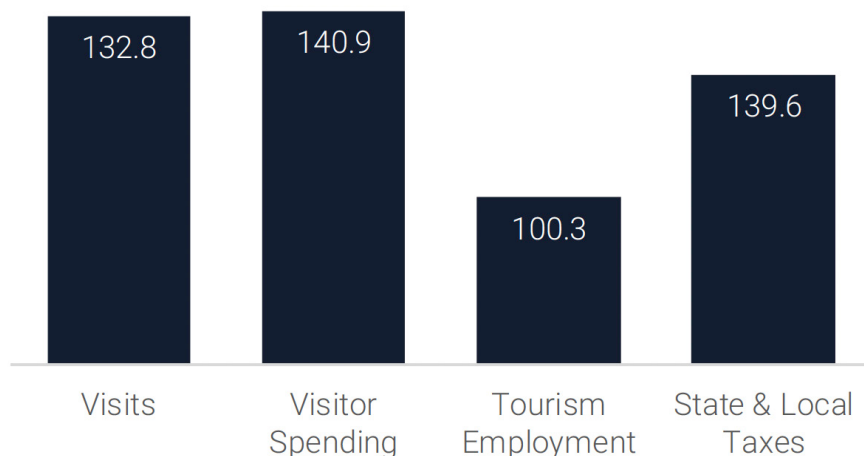
Life in the mountains brings beautiful highs for each season, and winter is no exception, with more than 100 inches of snow falling annually. Winter is a favorite season among locals and visitors. Our home ski resort, Wisp Resort, offers more than 35 trails and has advanced snowmaking technology, providing a perfect blend of natural and man made snow.

GARRETT COUNTY HIGHLIGHTS & VISITOR SPENDING

All key indicators in Garrett County continued to surpass pre-pandemic (2019) levels in 2023.

Garrett County key indicators

Comparison of 2023 with 2019 data, 2019=100



Source: D. K. Shifflet, Tourism Economics

Visitor volume in 2023 in Garrett County surpassed 2019 levels by 33%.

Garrett County visitor volume

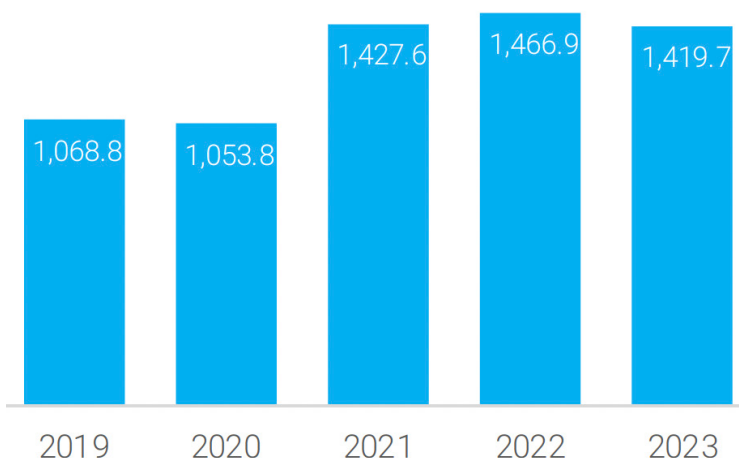
Amounts in thousands of visitors

	2019	2020	2021	2022	2023	Growth	to 2019
Total visitors	1,068.8	1,053.8	1,427.6	1,466.9	1,419.7	-3.2%	132.8%
Day	559.1	468.1	659.5	741.9	748.7	0.9%	133.9%
Overnight	509.7	585.7	768.1	724.9	671.0	-7.4%	131.6%

Source: D. K. Shifflet, Tourism Economics

Garrett County visitor volume

Amounts in thousands of visitors



Source: D. K. Shifflet, Tourism Economics



Visitor spending grew 2% in Garrett County and consolidated post-pandemic gains.

Garrett County visitor spending and annual growth

Amounts in \$ millions, 2023 % change, and % recovered relative to 2019

	2019	2020	2021	2022	2023	2023 Growth	% relative to 2019
Total visitor spending	\$361.7	\$386.7	\$485.5	\$499.6	\$509.7	2.0%	140.9%
Lodging*	\$103.6	\$117.1	\$148.8	\$152.5	\$155.6	2.1%	150.3%
Food & beverage	\$72.1	\$78.7	\$92.1	\$90.8	\$98.6	8.6%	136.7%
Retail	\$40.4	\$47.4	\$52.4	\$54.2	\$56.1	3.6%	139.1%
Recreation	\$68.1	\$71.8	\$94.5	\$98.2	\$101.4	3.2%	149.0%
Transportation**	\$77.5	\$71.8	\$97.6	\$103.9	\$97.9	-5.8%	126.3%

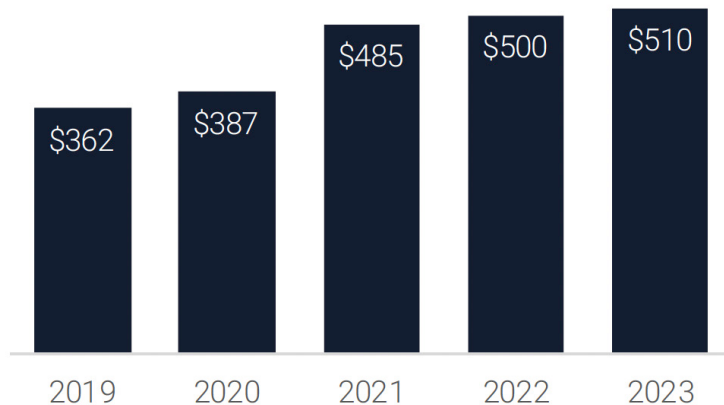
* Lodging includes 2nd home spending

** Transportation includes both ground and air transportation

Source: D. K. Shifflet, Tourism Economics

Garrett County visitor spending

Amounts in \$ millions



Source: D. K. Shifflet, Tourism Economics

Visitor spending by category

% of total spending



Source: D. K. Shifflet, Tourism Economics



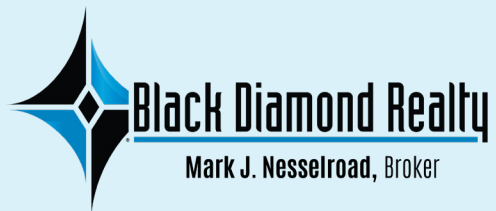
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Aerial View Facing Southwest



SITE HERE

Aerial View Facing Southeast



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