



SCHOOLHOUSE OVERLOOK

SCHOOLHOUSE ROAD | SYKESVILLE, MARYLAND 21784

FOR
SALE

5 LOTS
ON **16.42**
ACRES



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

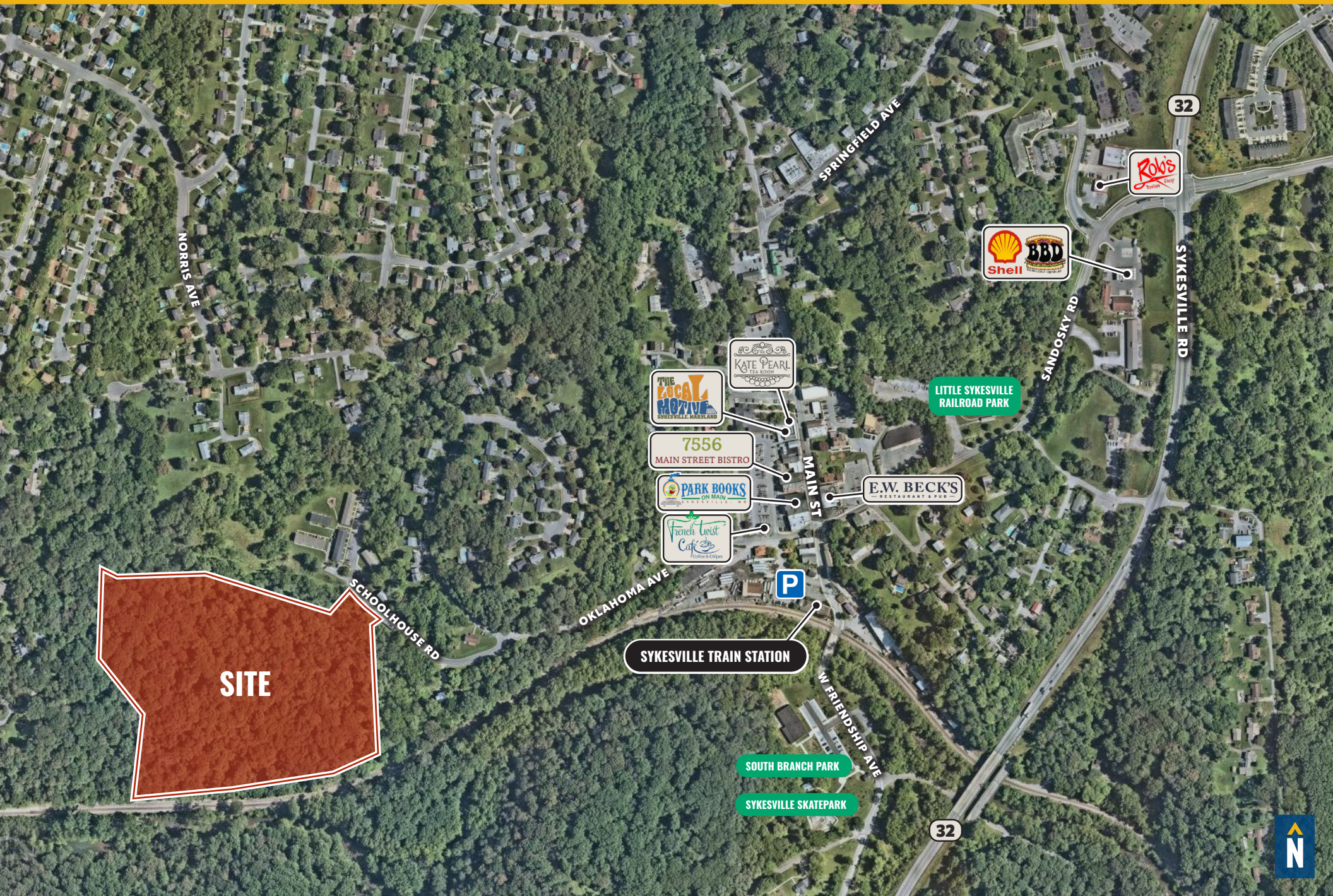
HIGHLIGHTS:

- New residential development with preliminary approval for five (5) separate lots
- Final approval anticipated January 2026
- Secluded and private/partially wooded setting
- Easy access to the town of Sykesville & Rt. 32
- Close proximity to I-70 and the Howard County/ Carroll County line
- Public sewer and well

LOT SIZE:	16.42 ACRES ± (5 LOTS)
DELIVERY:	JAN. 2026 (EST.)
ZONING:	C (CONSERVATION DISTRICT)
SALE PRICE:	NEGOTIABLE



MARKET AERIAL



SITE

SYKESVILLE TRAIN STATION

SOUTH BRANCH PARK

SYKESVILLE SKATEPARK

LITTLE SYKESVILLE
RAILROAD PARK

E.W. BECK'S
RESTAURANT & PUB

7556
MAIN STREET BISTRO

PARK BOOKS
ON MAIN

French Trist
Cafe
Pastries & Cakes

THE LOCAL
MOTIVE
Sykesville, Maryland

KATE PEARL
The Artisan

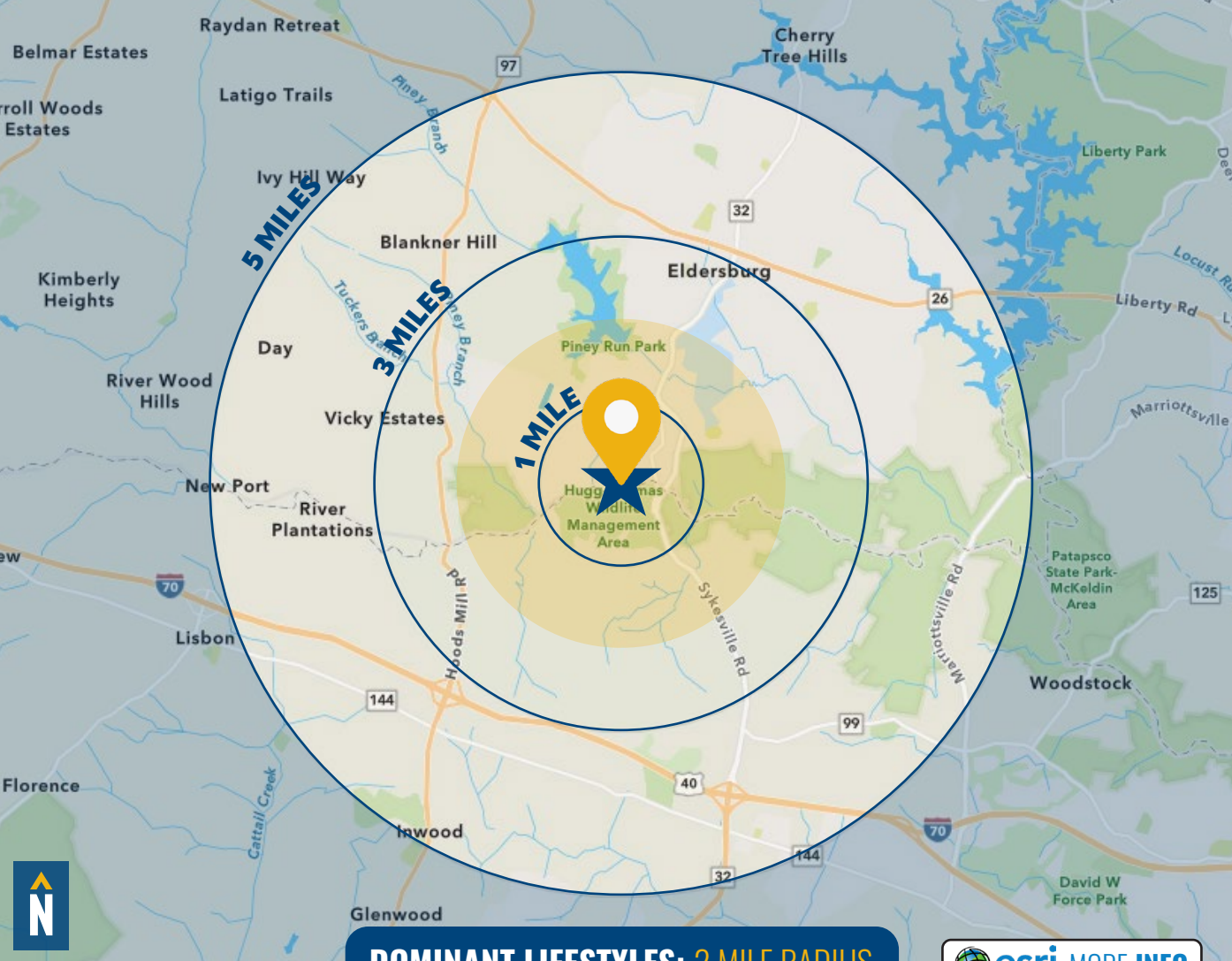
Shell
BBD

Rok's
Pizzeria & Deli

32

32





DOMINANT LIFESTYLES: 2 MILE RADIUS

 **esri** MORE INFO

31%

PROFESSIONAL PRIDE

MEDIAN

AGE: 38.6

HH INCOME: \$187,750



Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

29%

DREAMBELT

MEDIAN

AGE: 41.5

HH INCOME: \$94,802



About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

21%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,230

20,009

46,487

DAYTIME POPULATION



3,224

13,744

37,999

AVERAGE HOUSEHOLD INCOME



\$161,724

\$175,985

\$192,045

NUMBER OF HOUSEHOLDS



1,902

7,709

16,186

MEDIAN AGE



42.8

41.2

42.2

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**

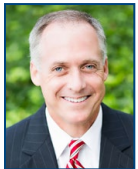


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