

# SALE

31 TOWNHOUSE UNITS

6.8 ACRES

# RENTAL TOWNHOUSE REDEVELOPMENT

Lot 1 Watkins Place, Cascade, MD 21719 | \$1,900,000



Rare opportunity to acquire 31 Townhouse/Duplex units (27 existing, 4 potential) on 6.81 acre parcel for redevelopment. Property consists of 3 Duplexes, 4 Four-Unit Townhouses, 1 Five-Unit Townhouse, 1 Four-Unit Slab Foundation. Property was formerly housing at Fort Ritchie. A site wide redevelopment of Fort Ritchie is underway ([www.ritchierivival.com](http://www.ritchierivival.com)). The existing businesses already open as a part of the redevelopment include Meritus Primary Care, JRJ Manufacturing, Harshman Automotive, Greenhouse Cafe, Mountain Top Ice Cream Shop and more. Water/Sewer is with Washington County, requires meter installation, and may be eligible for a fee waiver. Gas is propane currently with AC&T. Electricity is under construction to connect with Potomac Edison. Similar adjacent housing parcel was recently redeveloped into rentals and is 100% leased (Whistling Ridge).

## PROPERTY HIGHLIGHTS

- » Zoning: Special Economic Development (Washington County)
- » 31 Townhouse/Duplex Units (27 Existing 4 Potential)
- » 6.81± acres
- » Utilities on site

*All information contained herein is deemed reliable, but not guaranteed.*



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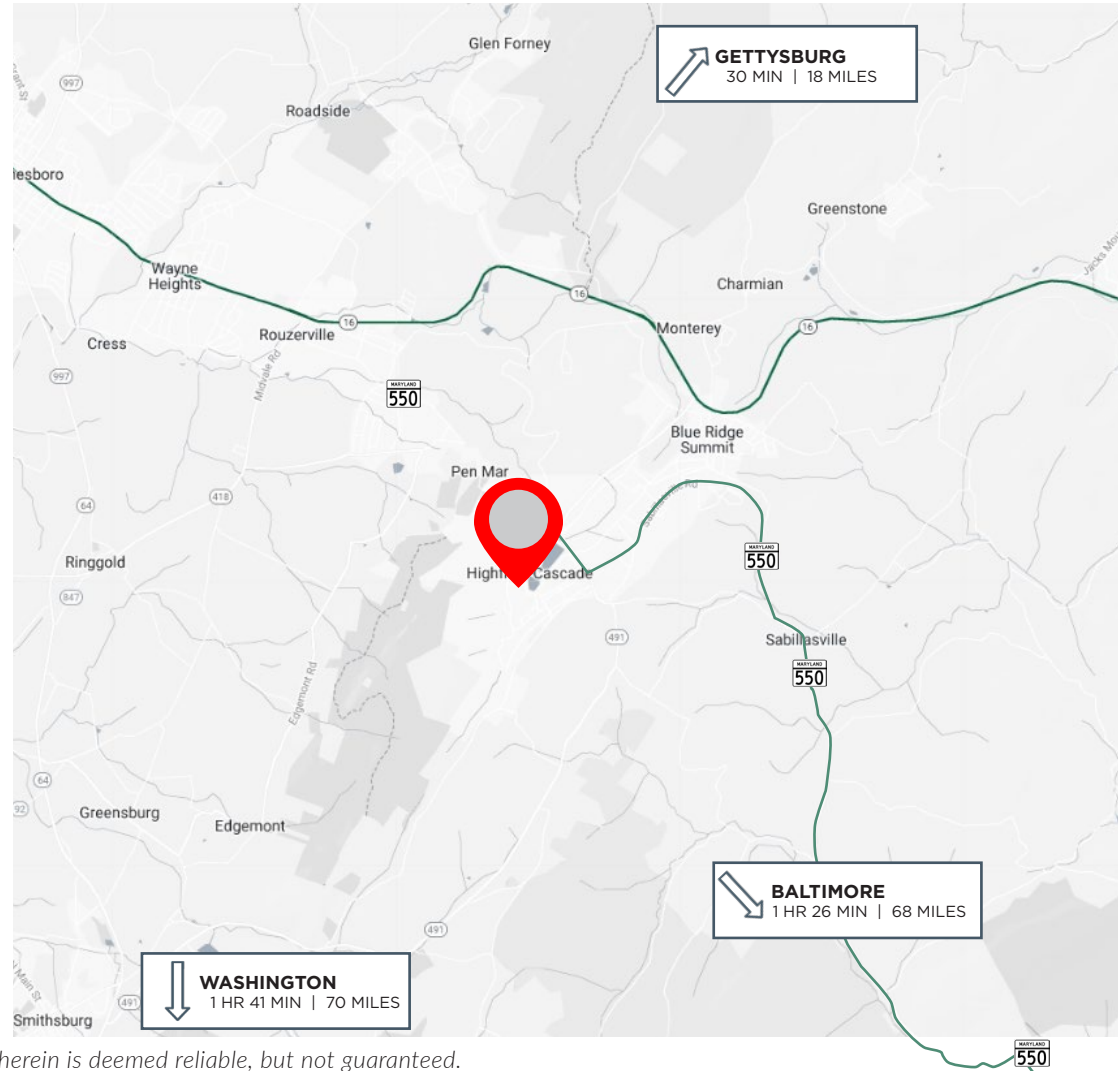
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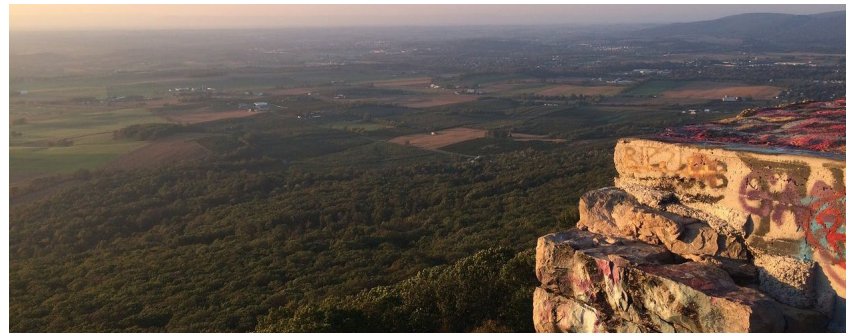
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Cascade, Maryland, is a vibrant and charming unincorporated community nestled in the picturesque Catoctin Mountains. Brimming with activities and attractions, Cascade offers an exciting escape from the hustle and bustle of urban life. The community is surrounded by lush forests, rolling hills, and nearby state parks, creating a haven for outdoor enthusiasts.

Adventure awaits at Cascade's numerous hiking trails, where you can immerse yourself in nature and take in breathtaking mountain views. The area is perfect for fishing, birdwatching, and picnicking, ensuring there's always something to do for nature lovers. For history buffs, Cascade's proximity to the former Fort Ritchie, a decommissioned military base, offers a fascinating glimpse into its significant role during World War II and the Cold War. The remnants of its military history can still be explored today, adding an intriguing historical layer to your visit.

The community spirit in Cascade is palpable, with locals taking pride in their rich heritage and natural surroundings. The town hosts various events and festivals throughout the year, fostering a lively atmosphere and a strong sense of camaraderie among residents and visitors. You'll find charming local shops, cozy cafes, and delightful eateries, all contributing to the town's unique character.

Whether you're hiking through scenic trails, exploring historical sites, or enjoying the local culture, Cascade, Maryland, promises a dynamic and memorable experience. Come discover all that this captivating community has to offer and create unforgettable memories in the heart of the Catoctin Mountains.



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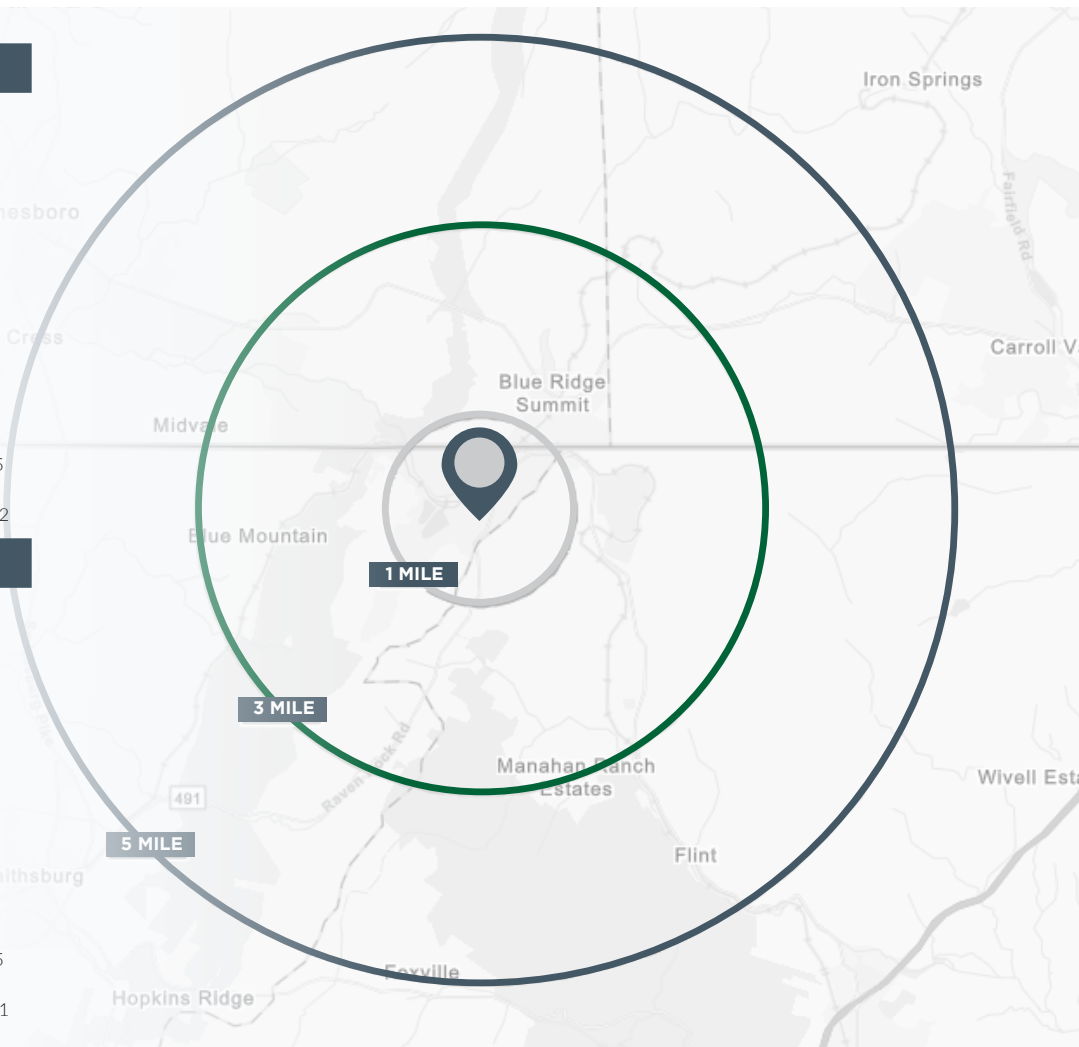
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2023 Summary	1 MILE	3 MILE	5 MILE
Population	1,051	6,294	16,206
Households	428	2,582	6,589
Families	290	1,778	4,676
Average HH Size	2.45	2.42	2.44
Owner Occupied Housing Units	341	2,123	5,622
Renter Occupied Housing Units	87	459	967
Median Age	37.9	43.9	45.8
Median HH Income	\$70,011	\$70,355	\$77,035
Average HH Income	\$93,102	\$100,286	\$105,702
2028 Summary	1 MILE	3 MILE	5 MILE
Population	1,032	6,265	16,296
Households	425	2,604	6,709
Families	288	1,790	4,755
Average HH Size	2.42	2.39	2.41
Owner Occupied Housing Units	342	2,159	5,765
Renter Occupied Housing Units	83	444	944
Median Age	39.2	44.4	46.1
Median HH Income	\$77,409	\$80,539	\$88,005
Average HH Income	\$106,421	\$116,542	\$121,721



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