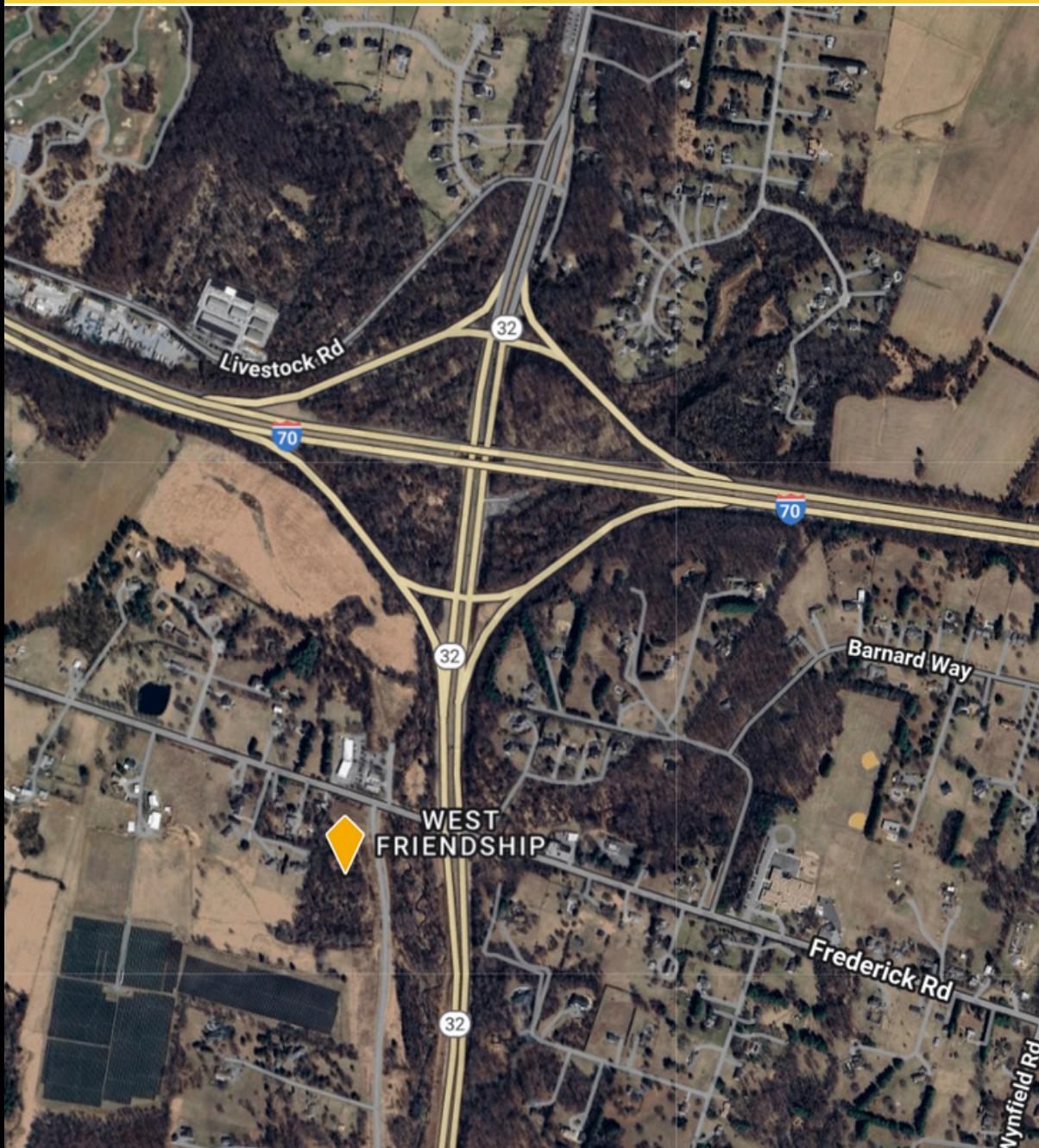


Land for Sale

WEST FRIENDSHIP, MARYLAND

SOLICITING
OFFERS



Suitable for up to
49-beds of **senior**
housing

6.16 ACRES
ZONING: RSI

(Residential: Senior Institutional)

- Rare senior multi-family zoning in Western Howard County
- Site on well and septic
- Immediate access to Route 32 and I-70
- 5 miles to Turf Valley Resort and Waverly Woods Golf Club
- Howard County ranks consistently as the most affluent county in Maryland and among the top 10 in the US.



Howard
County
Fair Grounds



DUNKIN'



12754 Frederick Rd,
West Friendship,
MD 21794

Alpha Ridge
Community Park

Bank of America.



DUNKIN'



weis



DISTANCE TO:

COLUMBIA TOWN CENTER	8 MILES
DOWNTOWN BALTIMORE	18 MILES
FREDERICK	25 MILES

BWI AIRPORT	18 MILES
JOHN'S HOPKINS, HOWARD COUNTY MEDICAL CENTER	8 MILES

DEMOGRAPHICS	<u>5 MILE</u>	<u>10 MILE</u>
2024 POPULATION	39,670	281,118
2024 65+ POPULATION	8,149	53,796
EST. MEDIAN HH INCOME	\$165,718	\$130,073
EST. MEDIAN HH VALUE	\$743,940	\$551,447



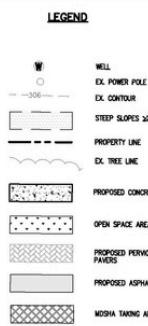
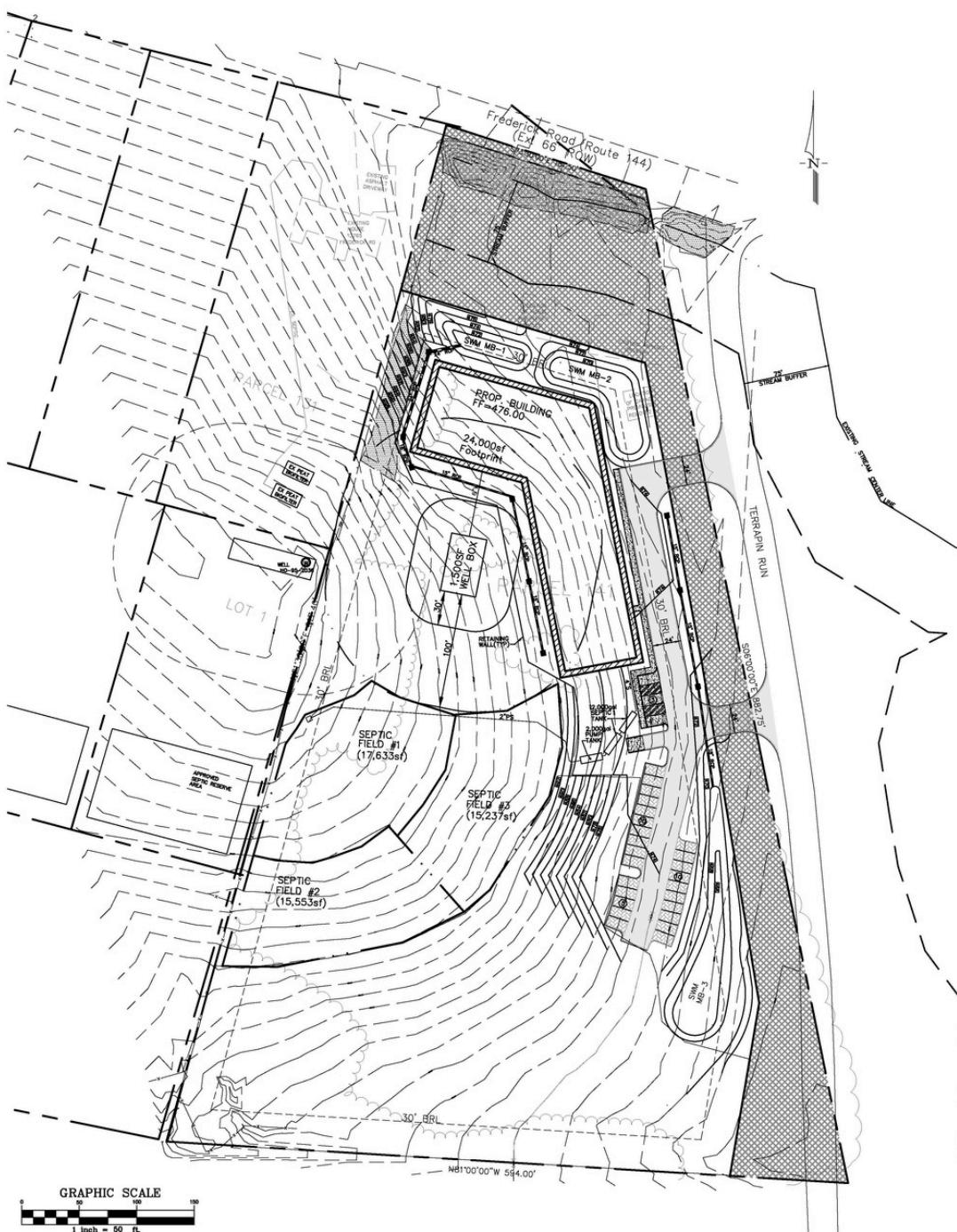
MIKE KALINOCK

443-253-0714

MIKE.KALINOCK@JPBPARTNERS.COM

JPB

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. SITE PLANS AND OTHER GRAPHIC REPRESENTATIONS OF THIS PROPERTY HAVE BEEN REDUCED AND REPRODUCED AND ARE NOT NECESSARILY TO SCALE. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE.



CMS Associates LLC

- PROPOSED 2 STORY BUILDING
- UP TO 49 BEDS WITH AVERAGE OF 500 SQ FT PER UNIT
- 28 PARKING SPACES PROVIDED (MEETS CODE)

12745 FREDERICK ROAD
CONCEPT SITE LAYOUT - MEMORY CARE USE

CONCEPT SITE | AYOUTH-MEMORY CARE USE
12,431 REDESIGN, 12

IN NO.:
ALE: 1#
E: 0
EET 1
E NO: 1