

Land for Sale

WEST FRIENDSHIP, MARYLAND

SOLICITING
OFFERS



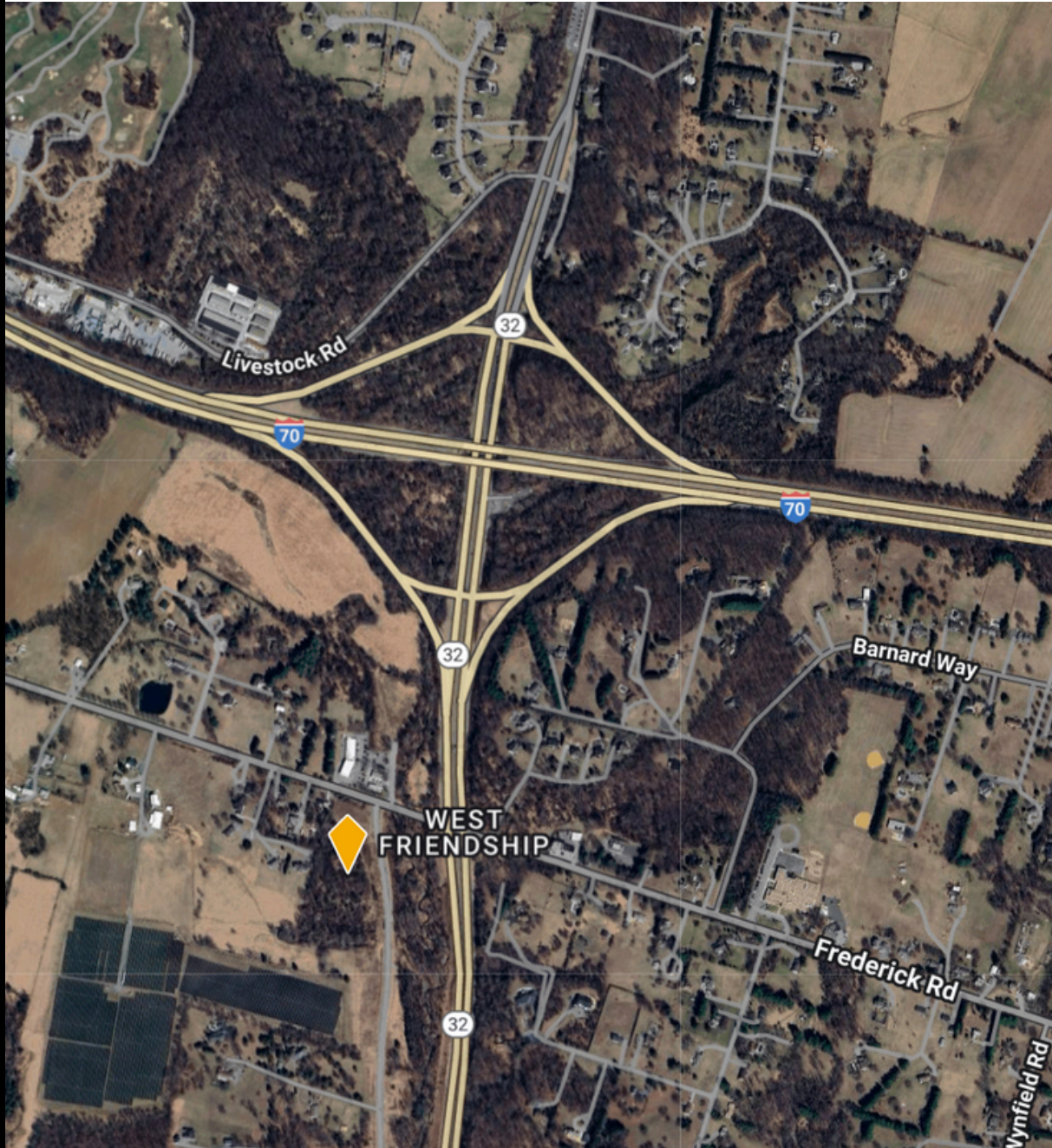
Suitable for up to
49-beds of **senior
housing**

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.





DISTANCE TO:			
COLUMBIA TOWN CENTER	8 MILES	BWI AIRPORT	18 MILES
DOWNTOWN BALTIMORE	18 MILES	JOHN'S HOPKINS, HOWARD	8 MILES
FREDERICK	25 MILES	COUNTY MEDICAL CENTER	

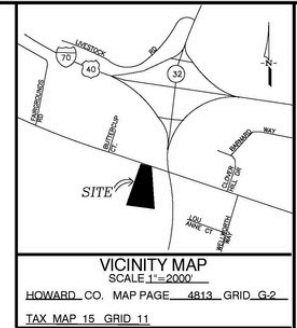
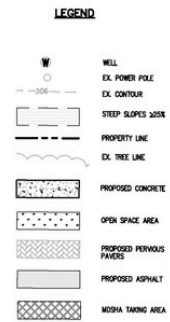
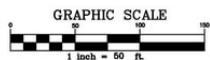
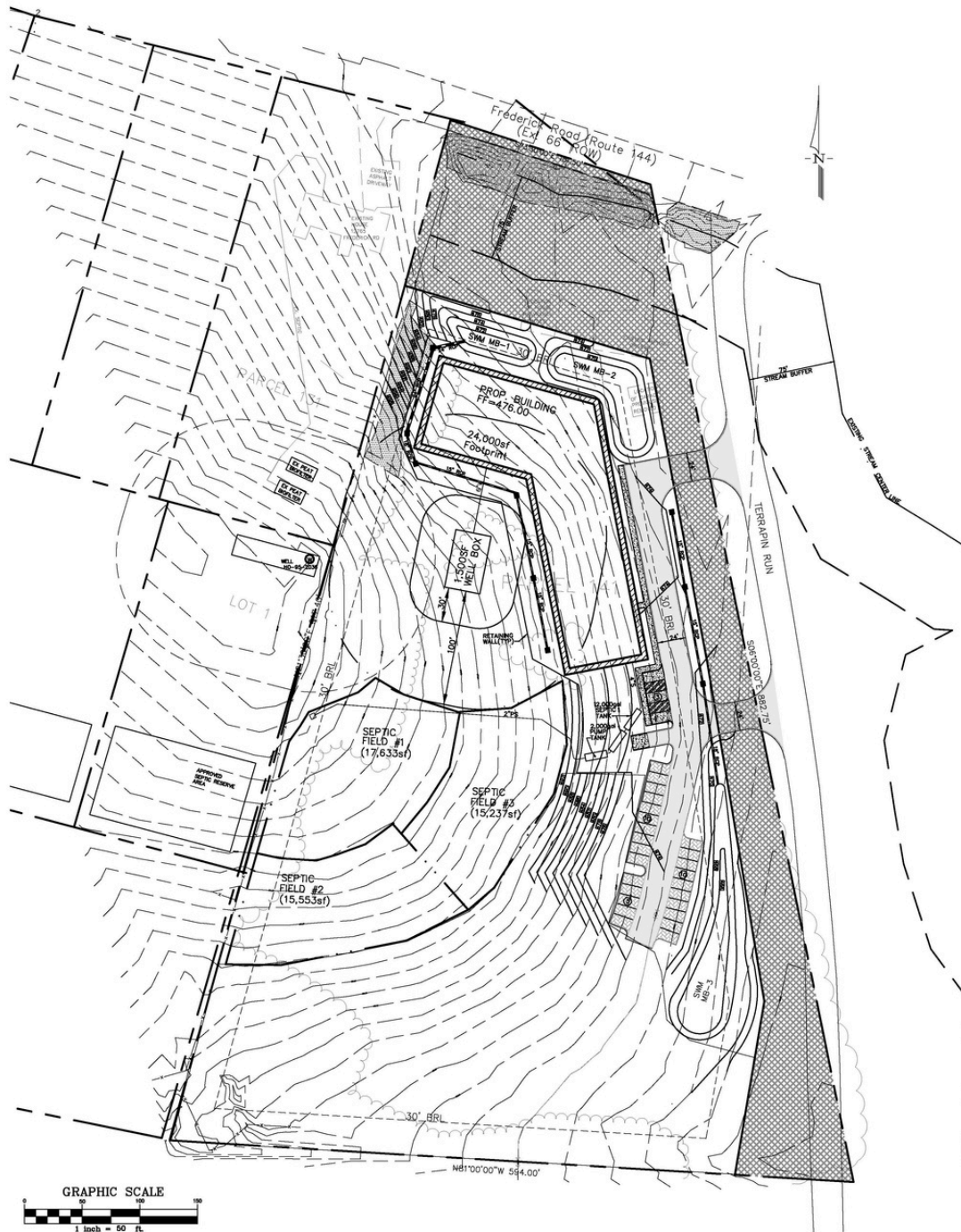
DEMOGRAPHICS	5 MILE	10 MILE
2024 POPULATION	39,670	281,118
2024 65+ POPULATION	8,149	53,796
EST. MEDIAN HH INCOME	\$165,718	\$130,073
EST. MEDIAN HH VALUE	\$743,940	\$551,447



MIKE KALINOCK
443-253-0714
MIKE.KALINOCK@JPBPARTNERS.COM



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