

FOR SALE

Baltimore County, MD

LAND: REDEVELOPMENT OPPORTUNITY

3721 CENTURY AVENUE & 2637 TULIP AVENUE | HALETHORPE, MARYLAND 21227

AVAILABLE

5.34 Acres Total ±

2637 TULIP AVENUE

2.74 Acres ±
RE Taxes: \$3,940.83 (2021-2022)

3721 CENTURY AVENUE

2.6 Acres ±
RE Taxes: \$3,618.57 (2021-2022)

ZONING

DR 16 (Density Residential)

SALE PRICE

\$2,000,000

HIGHLIGHTS

- ▶ 5.34 Ac ± of DR 16-zoned land (3 parcels total)
- ▶ Redevelopment potential (see concept plans)
- ▶ Adjacent to Myrtle Ridge community (19 townhomes)
- ▶ Easy access to major highways (I-295, I-695, I-95, I-895)
- ▶ Close proximity to numerous amenities and short drive to MedStar Harbor Hospital



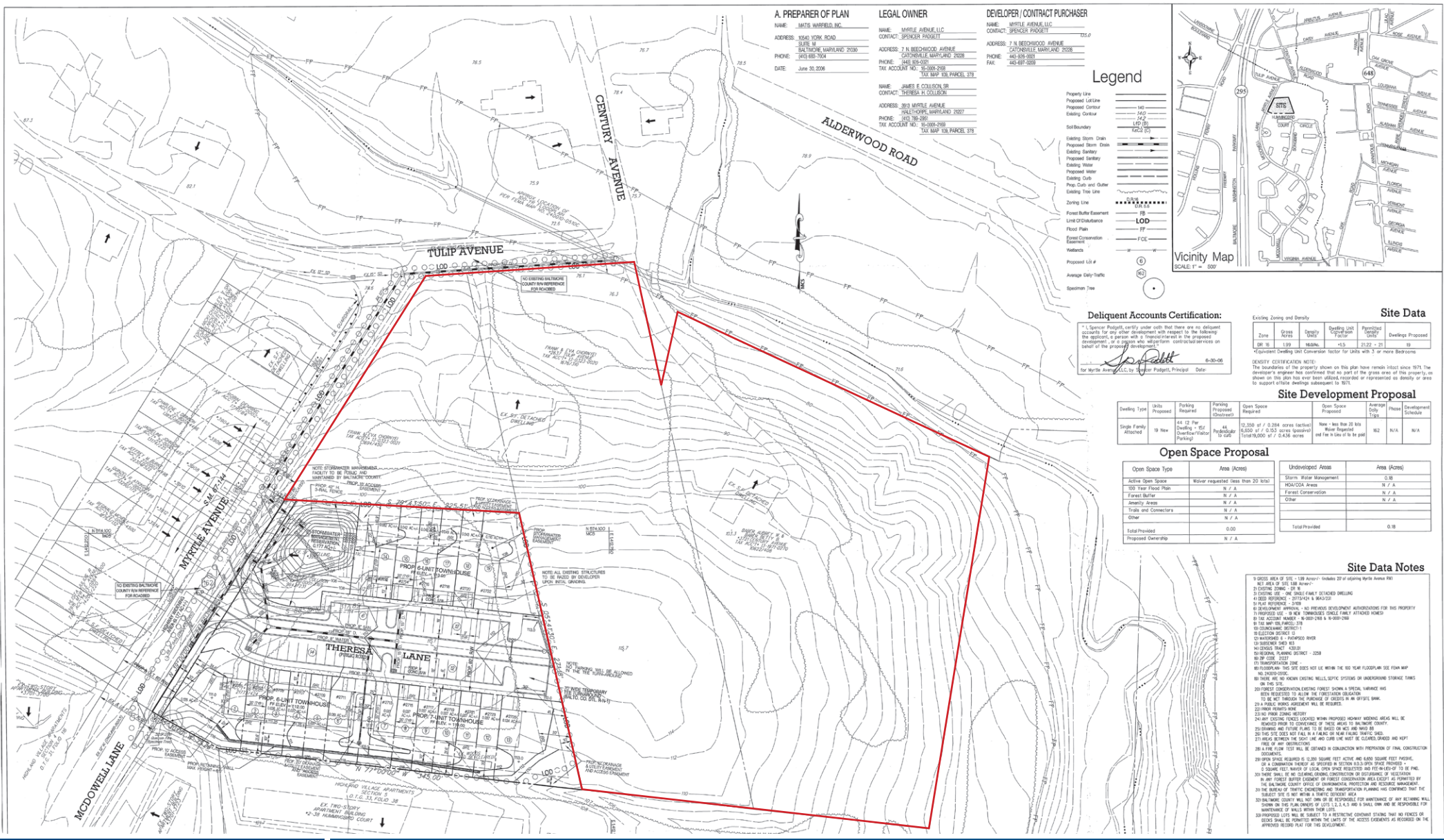
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SURVEY: EXISTING

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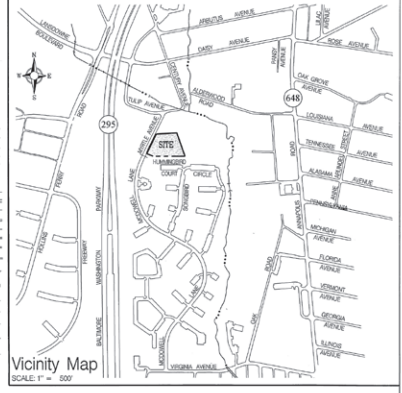
A. PREPARER OF PLAN
 NAME: MATIS WAREFIELD, INC.
 ADDRESS: 10340 YORK ROAD
 SUITE 110
 BALTIMORE, MARYLAND 21286
 PHONE: 443-881-7004
 FAX: 443-881-7000
 DATE: June 20, 2008

LEGAL OWNER
 NAME: MORTLE AVENUE, LLC
 CONTACT: SPENCER PUGLISI
 ADDRESS: 7 N BEECHWOOD AVENUE
 CATONSVILLE, MARYLAND 21028
 PHONE: 443-876-2920
 TAX ACCOUNT NO.: 16-2008-298
 TAX MAP 108 PARCEL 978

DEVELOPER / CONTRACT PURCHASER
 NAME: MORTLE AVENUE, LLC
 CONTACT: SPENCER PUGLISI
 ADDRESS: 7 N BEECHWOOD AVENUE
 CATONSVILLE, MARYLAND 21028
 PHONE: 443-876-2920
 FAX: 443-876-2988

Legend

- Property Line
- Proposed Lot Line
- Proposed Corner
- Existing Contour
- Soil Boundary
- Existing Storm Drain
- Proposed Storm Drain
- Existing Sewer
- Proposed Sewer
- Existing Water
- Proposed Water
- Prop. Gas and Other
- Existing Tree Line
- Zoning Line
- Forest Buffer Easement
- Line of Discontinuance
- Flood Risk
- Forest Conservation
- Wetland
- Proposed LIR #
- Average Daily Traffic
- Specimen Tree



Delinquent Accounts Certification:

I, Spencer Puglisi, certify under oath that there are no delinquent accounts for any other development with respect to the following property, a person with a responsibility in the proposed development, or a person who will perform construction services on behalf of the proposed development.

Spencer Puglisi
 For Myrtle Avenue, LLC, the Spencer Puglisi, Principal Date: 6/30/08

Site Data

Zone	Gross Acres	Density	Residing Unit Capabilities	Permitted Density	Dwellings Proposed
UR 10	1.99	36.64	+15	21.22 - 21	19

Residing Unit Conversion Factor for Units with 3+ or more Bedrooms

Open Space Proposal

Dwelling Type	Units Proposed	Parking Required	Parking Proposed (On-site)	Open Space Required	Open Space Proposed	Average Daily Traffic	Phase	Development Schedule
Single Family Attached	19 New	44-52 Per Dwelling + 10% Overflow/Visitor (Parking)	44	12,350 sq ft of 0.264 acres (actual) 6,500 sq ft of 0.150 acres (proposed) Total: 6,850 sq ft of 0.156 acres	None - less than 20 lots and less than 1/4 acre	N/A	N/A	N/A

Site Development Proposal

Open Space Type	Area (Acres)	Undeveloped Areas	Area (Acres)
Active Open Space	Wolver requested (less than 20 lots)	Storm Water Management	0.18
100 Year Flood Plain	N / A	POCA/COA Areas	N / A
Forest Buffer	N / A	Forest Conservation	N / A
Aesthetic Areas	N / A	Other	N / A
Trails and Connectors	N / A		
Other	N / A	Total Provided	0.18
Total Provided	0.00	Proposed Overall	N / A

Site Data Notes

- 1) GROSS AREA OF SITE = 1.99 ACRES (includes 20' of existing Myrtle Avenue R/W)
- 2) EXISTING ZONING = UR 10
- 3) EXISTING USE = SINGLE FAMILY DETACHED DWELLING
- 4) DEED REFERENCE = 20752424 & 241212
- 5) DEED REFERENCE = 20752424 & 241212
- 6) DEVELOPER APPROVAL - NO PREVIOUS DEVELOPMENT AUTHORIZATION FOR THIS PROPERTY IS PROVIDED IN THE RECORDS OF BALTIMORE COUNTY ARCHIVE SYSTEM
- 7) TAX ACCOUNT NUMBER - M-2008-298 & M-2009-299
- 8) TAX MAP 108 PARCEL 978
- 9) ELECTION DISTRICT IS 10
- 10) DISTRICT PLANNING DISTRICT - 2520
- 11) DISTRICT PLANNING DISTRICT - 2520
- 12) DISTRICT PLANNING DISTRICT - 2520
- 13) DISTRICT PLANNING DISTRICT - 2520
- 14) DISTRICT PLANNING DISTRICT - 2520
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- 20) DISTRICT PLANNING DISTRICT - 2520
- 21) DISTRICT PLANNING DISTRICT - 2520
- 22) DISTRICT PLANNING DISTRICT - 2520
- 23) DISTRICT PLANNING DISTRICT - 2520
- 24) ANY EXISTING FENCED LOCKED WITH PROPOSED HOVARY HEADING AREAS WILL BE REMOVED PRIOR TO CONSTRUCTION OF THIS AREA TO INCLUDE CONCRETE
- 25) SHEDS AND OTHER PLUMB TO BE DEMOLISHED ON 10/15/08 AND REBUILT BY 11/15/08
- 26) THE EXISTING FENCE WILL BE DEMOLISHED ON 10/15/08 AND REBUILT BY 11/15/08
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CONCEPT 'A': 35 TOWNHOMES

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CONCEPT 'B': 45 TOWNHOMES

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CONCEPT 'C': ASSISTED LIVING FACILITY

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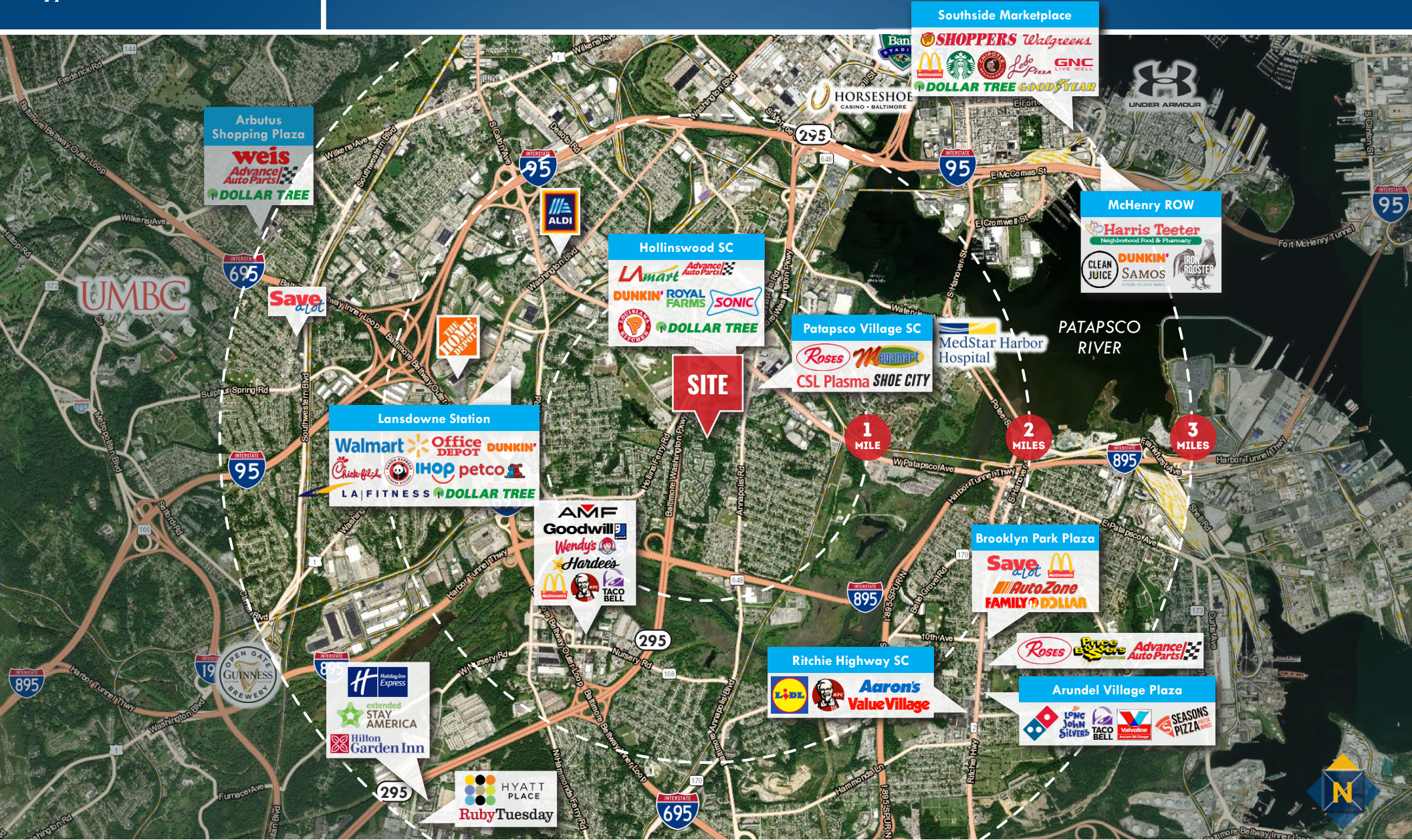


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TRADE AREA

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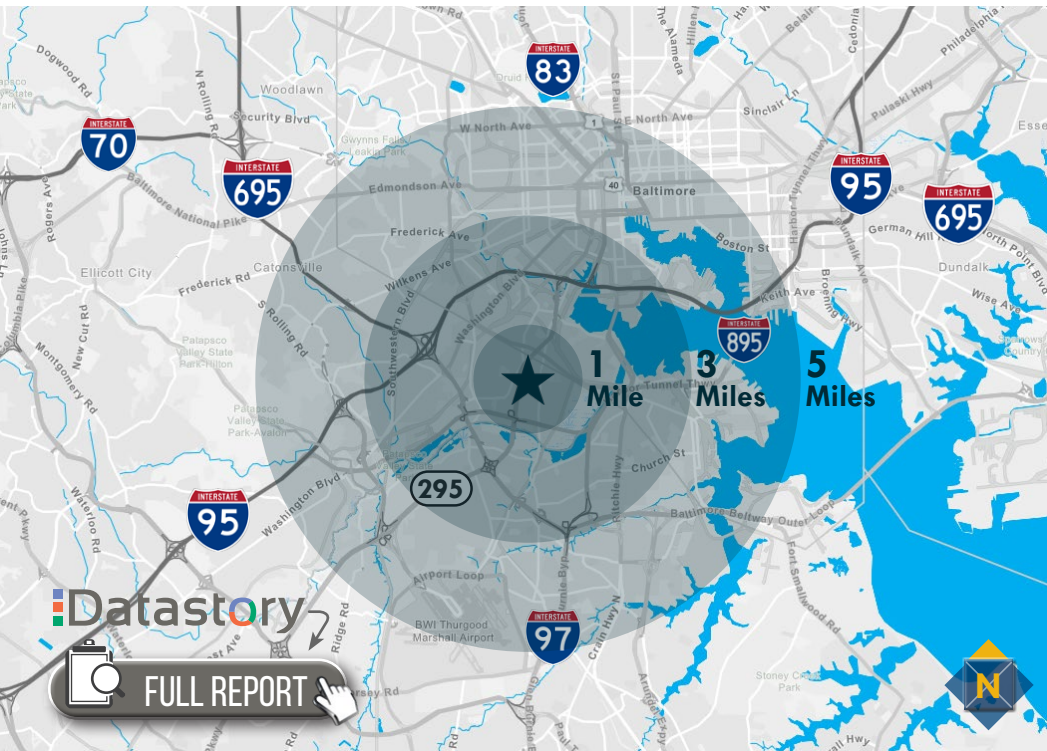


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LOCATION / DEMOGRAPHICS (2021)

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RESIDENTIAL POPULATION

19,766
1 MILE
108,969
3 MILES
354,326
5 MILES

NUMBER OF HOUSEHOLDS

7,061
1 MILE
41,555
3 MILES
143,920
5 MILES

AVERAGE HH SIZE

2.80
1 MILE
2.60
3 MILES
2.36
5 MILES

MEDIAN AGE

33.3
1 MILE
35.9
3 MILES
36.1
5 MILES

AVERAGE HH INCOME

\$60,508
1 MILE
\$79,282
3 MILES
\$84,200
5 MILES

EDUCATION (COLLEGE+)

38.3%
1 MILE
48.3%
3 MILES
55.9%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.4%
1 MILE
91.5%
3 MILES
92.0%
5 MILES

DAYTIME POPULATION

15,680
1 MILE
113,084
3 MILES
425,980
5 MILES

24%

PARKS AND REC

1 MILE

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

LEARN MORE

24%

FRONT PORCHES

1 MILE

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

LEARN MORE

18%

METRO FUSION

1 MILE

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.65
AVERAGE HH SIZE

29.3
MEDIAN AGE

\$35,700
MEDIAN HH INCOME

LEARN MORE

15%

CITY COMMONS

1 MILE

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.67
AVERAGE HH SIZE

28.5
MEDIAN AGE

\$18,300
MEDIAN HH INCOME

LEARN MORE



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