

STUDENT HOUSING DEVELOPMENT SITE EXCLUSIVE OFFERING *SHOVEL-READY, FULLY ENTITLED LAND* FOR SALE



706 Washington Avenue | Towson, MD 21204

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ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
32 *Years*
1994-2026



THE OFFERING

A prime development site positioned at the intersection of academic demand and urban momentum – steps from Towson University, one of Maryland’s largest public universities.

**706 Washington Avenue
Towson, MD 21204**

11,399+/- Sq. Ft. Land

SHOVEL-READY*, FULLY – ENTITLED PARCEL
DOWNTOWN CORE LOCATION, ~0.3 MILES TO TOWSON UNIVERSITY
16,000+ UNDERGRADS NEARBY, 67% STUDENTS LIVING OFF-CAMPUS

**Permits needed*



EXTRAORDINARY OPPORTUNITY

This 16-story student housing apartment community project will comprise an estimated 104,698 net rentable area, 142-units and 344 beds with ground and second floor parking.

706 Washington Avenue sits at the core of Downtown Towson, one of Baltimore County’s most active and growing urban nodes. The address places a future development within easy walking distance of Towson’s University’s main campus, surrounded by retail, dining, transit, and civic amenities that today’s student renters demand.

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PROJECT SUMMARY

AMR Commercial, LLC. is pleased to present a land purchase opportunity for student housing development near Towson University in downtown Towson, Maryland.

Varsity Investment Group, a Maryland-based real estate company, is currently offering a shovel-ready land sale for the potential development of a purpose-built student housing project (“Varsity Towson”) located in the heart of downtown Towson, Maryland. The downtown location is attractive to students because of its pedestrian proximity to bars, restaurants and downtown nightlife.

The site is located less than one-half mile from Towson University, which currently enrolls more than 19,677 students. While the university runs eighteen different residence halls, demand for housing is intense. It is estimated that there is only enough university housing for 5,850 Towson students, leaving approximately 11,171 of the 17,021 full-time students seeking off-campus housing, resulting in a capture rate of just 3.6 percent for Varsity Towson.

The downtown Towson, MD site is a single, shovel-ready, fully-entitled parcel with a combined total acreage of 11,399 square feet that fronts Washington Avenue with access from both West Joppa Avenue and Ware Avenue. The 142-unit, 344-bed project will feature 16-stories, with ground and second-floor parking.

The proposed development is designed as a student housing apartment community including modern studio, one, two, four and five-bedroom layouts with full kitchens, full bathrooms and efficient in-suite washers and dryers. Proposed units will range in size from approximately 350 to 1,500 square feet. Community amenities will include secured bike parking, outdoor terraces and courtyards, a community clubhouse, fitness center and study lounges.

The current development timeline is to have the property completed for the 2028-2029 school year.

PROPERTY HIGHLIGHTS

Land	11,399 SF
Residential Core	23,468 SF
Amenity Areas	7,629 SF
Outside Terraces	4,866 SF
Parking (35 Spaces)	14,205 SF
Number of Units	142
Number of Beds	344
Average SF / Unit	737 SF

Varsity Towson is situated in Baltimore County, MD where there are a multitude of tax savings programs for certain types of real estate and locations. As such, the owner will not have to pay county real estate taxes for a period of 15 years, provided the property is constructed to achieve at least a Silver LEED rating or NGBS Green certification. Alternatively, without Silver LEED certification, the developer can secure a 10-year tax abatement from certificate of occupancy. While the owner of Varsity Towson will still have to pay the other real estate taxes for the property, like city and school taxes, the county portion accounts for roughly 87 percent of the annual bill.

ESTIMATED CONSTRUCTION SCHEDULE

Entitlement Completion	Completed
Construction Start	ASAP
Project Completion	Summer 2028

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PROPERTY OVERVIEW

A Strategically Located Site in the Heart of Towson

PROPERTY NAME:	Varsity Towson
ADDRESS:	706 Washington Avenue Towson, MD 21204
PARCEL ID:	09-0920000240
COUNTY:	Baltimore County
COMPLETION:	2028
NUMBER OF UNITS / BEDS:	142 Units / 344 Beds
AVERAGE RENT PER BED:	\$1,093 per Bed
NET RENTABLE AREA (EST.):	104,698 SF
AVERAGE UNIT SIZE:	737 SF
YEAR 1 NOI:	\$3,894,770
NEAREST UNIVERSITY:	Towson University (~0.3 mi)
SUBMARKET:	Downtown Towson Urban Core
TRANSIT ACCESS:	Towson University Bus Line; I-695 & I-83 nearby
ZONING AREA:	Downtown Towson Baltimore County growth priority zone – BMCT



PROJECTED DEVELOPMENT BUDGET SUMMARY

Acquisition Costs

Land Acquisition \$ 45,775 / Unit

Hard Costs

Proposed Hard Costs with Contingency \$ 295,021 / Unit

Soft Costs

Proposed Soft Costs with Contingency \$ 18,718 / Unit

MARKET FUNDAMENTALS

An Undersupplied Student Housing Market

Towson University’s own housing office explicitly directs off-campus and transfer students to seek alternative accommodations due to significant on-campus demand that exceeds supply. This structural shortfall creates a durable, enrollment-backed tenant base for purpose-built student housing within walking distance of campus.

67%
Share of students living off-campus, representing over 11,000+/- potential renters actively seeking quality housing near campus.

16,361
Total undergraduates enrolled at Towson University as of Fall 2025 — one of Maryland's largest public university enrollments.

LOCATION ANALYSIS

Walkable to Everything Students Need

Washington Avenue occupies one of Towson’s most connected corridors, linking campus-adjacent living with the dining, retail, and lifestyle amenities that drive student leasing decisions. Comparable properties on the same street command a strong rent premium precisely for this walkability.

ACADEMIC & INSTITUTIONAL

Towson University Main Campus	~0.3 mi
Johns Hopkins University	~7 mi
Goucher College	~2 mi
Loyola University Maryland	~4 mi

RETAIL & LIFESTYLE

Towson Town Center	~0.3 mi
York Road Dining & Bars	Walking
Grocery & Market Access	Walking
Coffee Shops & Breweries	Walking

TRANSIT & CONNECTIVITY

TU Campus Bus Line	On-route
I-695 (Baltimore Beltway)	~1 mi
I-83 (Jones Falls Expressway)	~2 mi
Baltimore Penn Station (MARC)	~9 mi

HEALTHCARE & EMPLOYMENT

Greater Baltimore Medical Center	~2 mi
Johns Hopkins Hospital	~8 mi
Downtown Baltimore CBD	~9 mi
Washington, D.C.	~40 mi

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RENTAL MARKET COMPS

A Proven Rent Premium on Washington Avenue

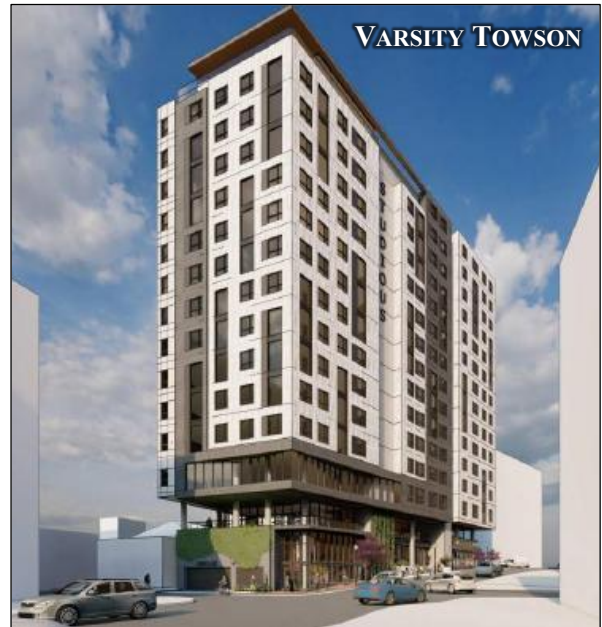
The Washington Avenue corridor has demonstrated strong absorption at competitive price points. Nearby comparable student-oriented properties validate the demand thesis and support underwriting for a new purpose-built community at this address.

PROPERTY	ADDRESS	UNIT TYPES	STARTING RENT
Flats at 703	703 Washington Ave. (steps away)	Studio – 2BR (580 – 1,095 SF)	From \$1,677/month
Towson Market (Studio)	Downtown Towson	Studio	\$1,565/month avg.
Towson Market (1BR)	Downtown Towson	1 Bedroom	\$1,885/month avg.
Towson Market (2BR)	Downtown Towson	2 Bedroom	\$2,160/month avg.
Towson Market (3BR)	Downtown Towson	3 Bedroom	\$2,650/month avg.

Market rent data sourced from Zumper (March 2026). Comp data from publicly available listings. Prospective investors should conduct independent market analysis.



FLATS AT 703



VARSITY TOWSON

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INVESTMENT THESIS

Why 706 Washington Avenue?

- ❖ **Enrollment-backed demand with structural supply gap.** With 16,361 undergrads and only 33% housed on campus, Towson University produces a captive renter cohort that re-releases every year. The university's own housing office actively redirects students to off-campus alternatives, making quality off-campus developments the de facto solution.
- ❖ **Premier address on an established student living corridor.** Washington Avenue is already the street students choose – 703 Washington Avenue operates as a successful boutique luxury apartment community. A new development at 706 inherits the corridor's proven desirability and visibility with zero brand-building required.
- ❖ **Towson's development momentum is accelerating.** Downtown Towson is in active transformation, with high-rise apartments and upscale amenities reshaping the area. Baltimore County's Master Plan 2030 identifies Towson as a priority growth node, supporting zoning flexibility and development incentives for residential density.
- ❖ **Exceptional multi-modal connectivity.** The property is served by Towson University's bus line, positioned minutes from I-695 and I-83, and within a manageable commute to Baltimore's medical corridor, Johns Hopkins, and downtown employment – broadening the tenant base beyond pure undergraduates to grad students, nurses, and young professionals.
- ❖ **Strong rent-per-bed underwriting environment.** With comparable 1 BRs averaging \$1,885/month and studios at \$1,565/month in the immediate area, the submarket supports per-bed rents that validate purpose-built development economics. A student-configured product (4BR/4BA, furnished) can achieve significantly higher per-bed yields than traditional multifamily.

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INTERIOR HIGHLIGHTS

- Studio, 1, 2, 4 & 5 Bedroom Floorplans with Full Bed/Bath Parity
- Controlled Electronic Access
- Quartz Kitchen Countertops with Stainless Steel Appliances, Tile Backsplash and Specialty Cabinetry
- In-Unit Washer & Dryer
- Hardwood-Style Flooring Throughout
- SMART TV Mounted in Living Area
- Designer Bathrooms



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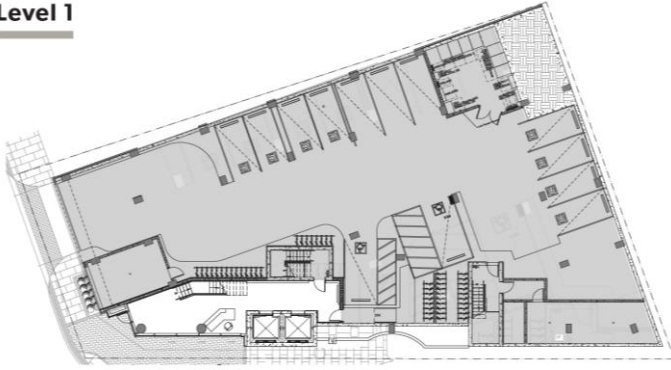
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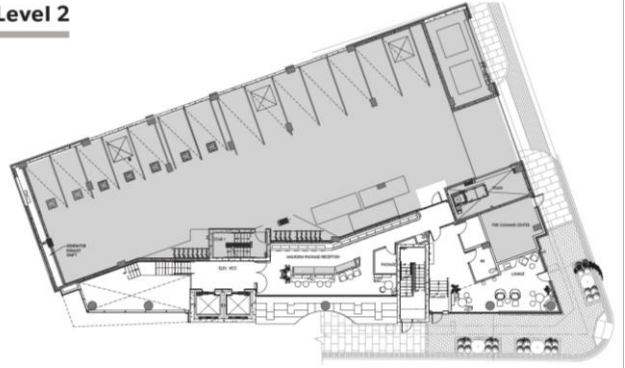


FLOOR PLANS

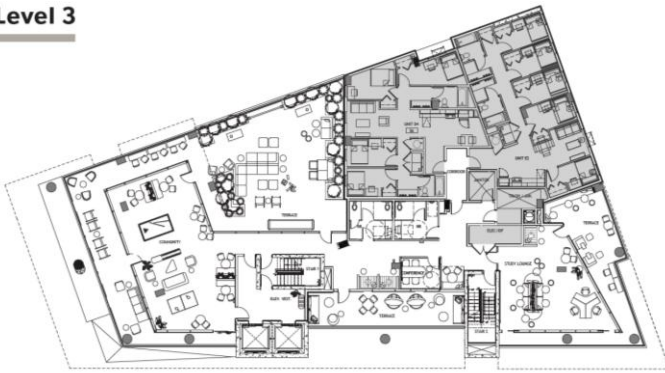
Level 1



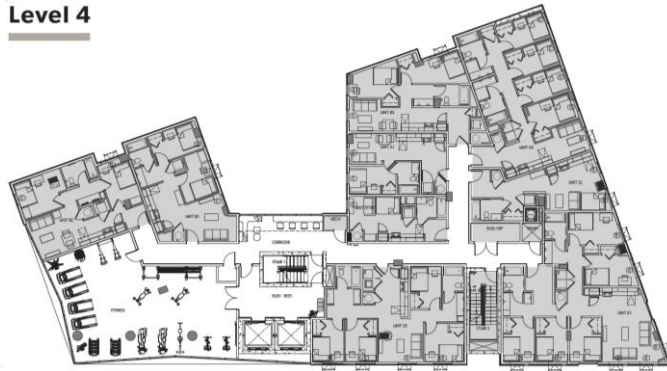
Level 2



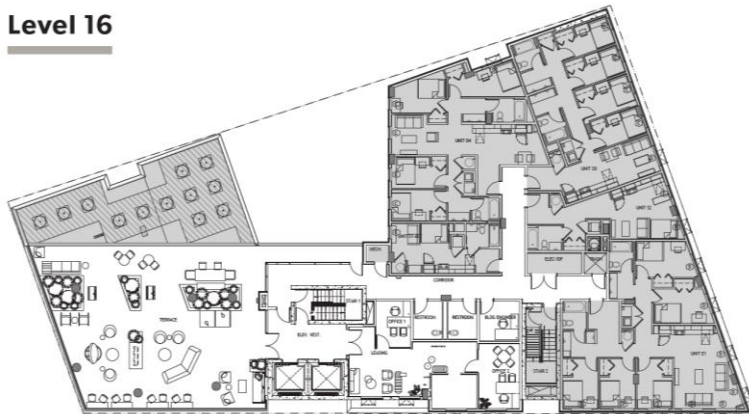
Level 3



Level 4



Level 16



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PROJECTED DEVELOPMENT BUDGET

Gross SF	Net SF	No. of Units	No. of Beds
155,972 SF	136,901 SF	142 Units	344 Beds

	\$ Budget	\$ GSF	\$ NSF	\$ Unit	\$ Bed	% of Total
ACQUISITION COSTS						
TOTAL ACQUISITION COSTS:	\$6,500,000	\$41.67	\$47.48	\$45,775	\$18,895	11.60%
HARD COSTS						
Construction Contract - Building	\$38,993,000	\$250.00	\$284.83	\$274,598.59	\$113,351.74	68.0%
FFE & Gym Equipment	\$600,000	\$3.85	\$4.38	\$4,225.35	\$1,744.19	1.0%
Unit Furniture	\$355,000					
Low Voltage	\$300,000	\$1.92	\$2.19	\$2,112.68	\$872.09	0.5%
Owner's HC Contingency	\$2,000,000	\$12.82	\$14.61	\$14,084.51	\$5,813.95	3.5%
TOTAL CONSTRUCTION COSTS:	\$42,248,000	\$268.59	\$306.01	\$295,021.13	\$121,782.00	73.7%
SOFT COSTS						
Architecture	\$250,000	\$1.60	\$1.83	\$1,761	\$727	0.4%
Finish Schedule & Code Review/Design Consultants	\$170,000	\$1.09	\$1.24	\$1,197	\$494	0.3%
Legal & Accounting	\$150,000	\$0.96	\$1.10	\$1,056	\$436	0.3%
Development Fees and Costs	\$1,000,000	\$6.41	\$7.30	\$7,042	\$2,907	1.7%
Permits & Fees (Est.)	\$538,000	\$3.45	\$3.93	\$3,789	\$1,564	0.9%
Project Overhead	\$250,000	\$1.60	\$1.83	\$1,761	\$727	0.4%
Contingency	\$250,000	\$1.60	\$1.83	\$1,761	\$727	0.4%
TOTAL SOFT COSTS:	\$2,608,000	\$16.71	\$19.06	\$18,367	\$7,582	4.5%
Financing - Capitalized Interest & Financing Fees	\$4,500,000	\$28.85	\$32.87	\$31,690	\$13,081	7.80%
TOTAL PROJECT COSTS:	\$55,856,000	\$367.73	\$418.96	\$403,915	\$166,733	100%

FINANCIAL SUMMARY

PROPERTY DESCRIPTION	
Property	Varsity Towson
Property Address	706 Washington Avenue, Towson, MD
Number of Units	142 Units
Number of Beds	344 Beds
Net Rentable Area	104,698 SF
Year Built	2028

ANALYSIS TIMING	
Start of Analysis	Aug-27
End of First Year of Analysis	Jul-28
End of Analysis	Jul-37
Analysis Period	10 Years

PROPERTY OPERATING PARAMETERS	
Current Weighted-Average Market Rent per Unit**	\$2,648 Unit
Current Weighted-Average Market Rent per Bed**	\$1,093 Bed
Current Weighted-Average GPR per Unit**	\$2,648 Unit
Current Weighted-Average GPR per Bed**	\$1,093 Bed
Year 1 Operating Expenses per Unit	\$7,190 Unit
Year 1 Operating Expenses per Bed	\$2,968 Bed
Year 1 Operating Expenses per SF	\$9.75 SF
Year 1 Income Loss ***	3.50%
10 Year Average Income Loss ***	3.50%

MONTHLY RENT ROLL REPORT	
Leasing Period Start Date	August 15, 2028
Gross Potential Rent	\$376,050

Notes:

** Current Weighted-Average Market Rent & GPR based on 100% occupancy

*** Income Loss figure is calculated as a percentage of GPR and includes Vacancy & Collection Allowance, Model Apartments, Employee Apartment Discounts & Concessions

UNIT MIX SUMMARY

Unit Type	No. of Units	No. of Beds	Rentable Square Feet	Total Rentable Sq. Ft.	Aug-2028 Market Rent / Unit	Aug-2028 Market Rent / Bed	Aug-2028 Market Rent / SF	Aug-2028 Total Market Rent Potential
Studio	40 Units	40 Beds	350 SF	14,000 SF	\$1,500	\$1,500	\$4.29/SF	\$60,000
One Bedroom	14 Units	14 Beds	487 SF	6,818 SF	\$1,800	\$1,800	\$3.70/SF	\$25,200
Two Bedroom	38 Units	76 Beds	660 SF	25,080 SF	\$2,350	\$1,175	\$3.56/SF	\$89,300
Four Bedroom	36 Units	144 Beds	1,050 SF	37,800 SF	\$3,800	\$950	\$3.62/SF	\$136,800
Five Bedroom	14 Units	70 Beds	1,500 SF	21,000 SF	\$4,625	\$925	\$3.08/SF	\$64,750
Total/Wtd. Averages	142 Units	344 Beds	737 SF	104,698 SF	\$2,648.24	\$1,093.17	\$3.59/SF	\$376,050

YEAR ONE PRO FORMA

	Annual Total	Per Unit	Per Bed	Per SF
INCOME				
Gross Potential Rent	\$4,512,600	\$31,779	\$13,118	\$43.10
Other Income	\$561,125	\$3,952	\$1,631	\$5.36
Gross Potential Income	\$5,073,725	\$35,731	\$14,749	\$48.46
Vacancy / Bad Debt / Concessions (3.50%)	(\$157,941)	(\$1,112.26)	(\$459.13)	(\$1.51)
Effective Gross Income	\$4,915,784	\$34,618.74	\$14,289.87	\$46.95
EXPENSES				
Real Estate Taxes	\$55,140	\$388	\$160	\$0.53
Insurance	\$99,400	\$700	\$289	\$0.95
Utilities	\$213,000	\$1,500	\$619	\$2.03
Contract Services	\$35,500	\$250	\$103	\$0.34
Repairs & Maintenance / Turnover	\$35,500	\$250	\$103	\$0.34
Marketing & Promotion	\$56,800	\$400	\$165	\$0.54
Payroll & Benefits	\$255,600	\$1,800	\$743	\$2.44
General & Administrative	\$71,000	\$500	\$206	\$0.68
Management Fee (3.00%)	\$147,474	\$1,039	\$429	\$1.41
Replacement & Reserves	\$51,600	\$363	\$150	\$0.49
Total Expenses	\$1,021,014	\$7,190	\$2,967	\$9.75
NET OPERATING INCOME	\$3,894,770	\$27,428.74	\$11,322.87	\$37.20

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10-YEAR CASH FLOW

Fiscal Year Ending:	1 (Jul-2028)	2 (Jul-2029)	3 (Jul-2030)	4 (Jul-2031)	5 (Jul-2032)	6 (Jul-2033)	7 (Jul-2034)	8 (Jul-2035)	9 (Jul-2036)	10 (Jul-2037)
INCOME GROWTH RATES										
Market Rent (Academic Year - Starting '27/'28)	0.00%	5.00%	5.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Other Income	-	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Vacancy Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

INCOME										
GROSS POTENTIAL RENT	\$4,512,600	\$4,738,230	\$4,975,142	\$5,174,147	\$5,329,372	\$5,489,253	\$5,653,930	\$5,823,548	\$5,998,255	\$6,178,202
OTHER INCOME										
Utility Reimbursement Fee (\$750)	\$250,260	\$257,768	\$265,501	\$273,466	\$281,670	\$290,120	\$298,824	\$307,788	\$317,022	\$326,533
Admin Fee (\$75)	\$17,518	\$18,044	\$18,585	\$19,143	\$19,717	\$20,308	\$20,918	\$21,545	\$22,192	\$22,857
Amenity Fee (\$100)	\$23,358	\$24,058	\$24,780	\$25,523	\$26,289	\$27,078	\$27,890	\$28,727	\$29,589	\$30,476
Residential Parking (25 Spaces @ \$300/Space)	\$90,000	\$92,700	\$95,481	\$98,345	\$101,296	\$104,335	\$107,465	\$110,689	\$114,009	\$117,430
Hassle Free Fee (Damages) (\$375)	\$87,591	\$90,219	\$92,925	\$95,713	\$98,584	\$101,542	\$104,588	\$107,726	\$110,958	\$114,286
Application Fee (\$75)	\$17,518	\$18,044	\$18,585	\$19,143	\$19,717	\$20,308	\$20,918	\$21,545	\$22,192	\$22,857
Pet Fee (\$25/Month)	\$20,640	\$21,259	\$21,897	\$22,554	\$23,231	\$23,927	\$24,645	\$25,385	\$26,146	\$26,931
Pet Deposit (\$100)	\$6,880	\$7,086	\$7,299	\$7,518	\$7,744	\$7,976	\$8,215	\$8,462	\$8,715	\$8,977
Late Fee	\$22,360	\$23,031	\$23,722	\$24,433	\$25,166	\$25,921	\$26,699	\$27,500	\$28,325	\$29,175
Miscellaneous Income	\$25,000	\$25,750	\$26,523	\$27,318	\$28,138	\$28,982	\$29,851	\$30,747	\$31,669	\$32,619
Total Other Income	\$561,125	\$577,959	\$595,298	\$613,156	\$631,552	\$650,497	\$670,013	\$690,114	\$710,817	\$732,141
GROSS POTENTIAL INCOME	\$5,073,725	\$5,316,189	\$5,570,440	\$5,787,303	\$5,960,924	\$6,139,750	\$6,323,943	\$6,513,662	\$6,709,072	\$6,910,343
Physical Vacancy (Annual Average)	(\$135,378)	(\$142,147)	(\$149,254)	(\$155,224)	(\$159,881)	(\$164,678)	(\$169,618)	(\$174,706)	(\$179,948)	(\$185,346)
Bad Debt	(\$11,282)	(\$11,846)	(\$12,438)	(\$12,935)	(\$13,323)	(\$13,723)	(\$14,135)	(\$14,559)	(\$14,996)	(\$15,446)
Models/Employee Rent Credit	(\$11,282)	(\$11,846)	(\$12,438)	(\$12,935)	(\$13,323)	(\$13,723)	(\$14,135)	(\$14,559)	(\$14,996)	(\$15,446)
Concessions *	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS INCOME	\$4,915,784	\$5,150,351	\$5,396,309	\$5,606,208	\$5,774,395	\$5,947,627	\$6,126,055	\$6,309,837	\$6,499,132	\$6,694,106

Fiscal Year Ending:	1 (Jul-2028)	2 (Jul-2029)	3 (Jul-2030)	4 (Jul-2031)	5 (Jul-2032)	6 (Jul-2033)	7 (Jul-2034)	8 (Jul-2035)	9 (Jul-2036)	10 (Jul-2037)
EXPENSE GROWTH RATES										
Real Estate Taxes	-	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
General Expenses	-	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Management Fee (% EGI)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

EXPENSES										
Real Estate Taxes	\$440,140	\$448,942	\$457,922	\$467,080	\$476,422	\$485,950	\$495,669	\$505,583	\$515,694	\$526,008
15-Year Tax Abatement	(\$385,000)	(\$392,700)	(\$400,554)	(\$408,565)	(\$416,736)	(\$425,071)	(\$433,573)	(\$442,244)	(\$451,089)	(\$460,111)
Insurance	\$99,400	\$101,885	\$104,432	\$107,043	\$109,719	\$112,462	\$115,274	\$118,155	\$121,109	\$124,137
Utilities	\$213,000	\$218,325	\$223,783	\$229,378	\$235,112	\$240,990	\$247,015	\$253,190	\$259,520	\$266,008
Contract Services/Common Area Expenses	\$35,500	\$36,388	\$37,297	\$38,230	\$39,185	\$40,165	\$41,169	\$42,198	\$43,253	\$44,335
Repairs & Maintenance	\$14,200	\$14,555	\$14,919	\$15,292	\$15,674	\$16,066	\$16,468	\$16,879	\$17,301	\$17,734
Turnover Expense	\$21,300	\$21,833	\$22,378	\$22,938	\$23,511	\$24,099	\$24,701	\$25,319	\$25,952	\$26,601
Marketing & Promotion	\$56,800	\$58,220	\$59,676	\$61,167	\$62,697	\$64,264	\$65,871	\$67,517	\$69,205	\$70,935
On-Site Payroll (Inclusive of Taxes and Insurance)	\$255,600	\$261,990	\$268,540	\$275,253	\$282,135	\$289,188	\$296,418	\$303,828	\$311,424	\$319,209
General & Administrative	\$71,000	\$72,775	\$74,594	\$76,459	\$78,371	\$80,330	\$82,338	\$84,397	\$86,507	\$88,669
Management Fee	\$147,474	\$154,511	\$161,889	\$168,186	\$173,232	\$178,429	\$183,782	\$189,295	\$194,974	\$200,823
Replacement & Reserves	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600
TOTAL EXPENSES	\$1,021,014	\$1,048,324	\$1,076,476	\$1,104,061	\$1,130,922	\$1,168,792	\$1,197,052	\$1,224,037	\$1,255,770	\$1,286,268
NET OPERATING INCOME	\$3,894,770	\$4,102,027	\$4,319,833	\$4,502,147	\$4,643,474	\$4,778,835	\$4,929,004	\$5,083,799	\$5,243,362	\$5,407,837

* Calculated as a Percentage of Gross Potential Rent; *** Calculated as a Percentage of Effective Gross Income

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TOWSON TOWN CENTER

- Aerie
- Aéropostale
- Aldo
- American Eagle
- Anthropologie
- Apple
- AT&T
- Auntie Anne's
- Bath & Body Works
- Burger King
- Champs Sports
- Charleys Philly Steaks
- Chick-Fil-A
- Cinnabon
- Cold Stone Creamery
- Express
- Finish Line
- Gap
- H&M
- Journeys
- Kokee Tea
- Lenscrafters
- Lululemon
- PacSun
- Perfumania
- Pop Mart
- Popeyes
- Pottery Barn
- Rio Juice Bar
- Ruby Thai Kitchen
- Sarku Japan
- Sbarro
- Sephora
- Soma Intimates
- Spencer's Gifts
- Sports City
- Steve Madden
- Sticky Fingerz
- Sunglass Hut
- T-Mobile
- Talbots
- The Children's Place
- The North Face
- Tory Burch
- U.S. Post Office
- Vans
- Victoria's Secret
- Visionworks
- Warby Parker
- Wok a Holic
- Yankee Candle
- Zales
- Zara
- Zumiez
- ...and many more!!

**706 Washington Ave.
Towson, MD 21204**



706 Washington Avenue is an ideal and highly desirable location in a high-demand corridor blocks from Towson Town Center, York Road dining & retail, and transit connections to Baltimore.



Towson Town Center

- ◆ **BALTIMORE COUNTY COURT HOUSE** ◆
- ◆ **THE OROKAWA TOWSON YMCA** ◆
- ◆ **TOWSON LIBRARY** ◆ **OLYMPIC PARK** ◆
- ◆ **TOWSON MANOR PARK** ◆ **HISTORIC EAST TOWSON** ◆

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Towson University Highlights

ENROLLMENT – FALL 2025

Total Enrollment.....	19,677
Undergraduate.....	16,361
Graduate.....	3,316
Enrollment Growth (5 Years).....	(6.0%)
Enrollment Growth (10 Years).....	(14.0%)
Full-Time.....	17,021 (87.0%)
Part-Time.....	2,656 (13.0%)
Male.....	7,339 (37.0%)
Female.....	12,338 (63.0%)

ON-CAMPUS HOUSING

Number of Beds.....	5,850+/-
Student to Bed Ratio.....	33%
Estimated Full-Time Students Living Off-Campus.....	10,962+/-

FIRST TIME FRESHMEN

First Time Freshmen Applicants.....	22,123
First Time Freshmen Admitted.....	16,736 (76.0%)
First Time Freshmen Enrolled.....	3,243 (19.0%)

TUITION (UNDERGRADUATE)

In-State.....	\$12,186
Out-of-State.....	\$32,948
Room & Board.....	\$17,552

ACADEMIC LIFE

Freshmen Retention Rate.....	83.0%
Four-Year Graduation Rate.....	48.0%
Six-Year Graduation Rate.....	73.0%
Student-Faculty Ratio.....	14:1



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Towson Overview

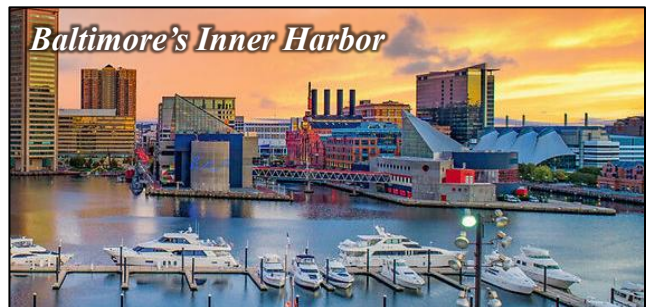
Towson, Maryland, is a vibrant, bustling unincorporated community and the county seat of Baltimore County, offering an urban-suburban mix just north of Baltimore City. With a population of nearly 60,000, it is known as a dynamic college town, major commercial hub, and family-friendly residential area featuring top-tier hospitals, diverse dining, and 27 public parks.

Located just outside Baltimore City, Towson offers easy access to the city and its many popular attractions including the Inner Harbor and Oriole Park at Camden Yards, while maintaining its own distinct, high-energy character. It is highly walkable in the downtown area.

Towson is home to Towson University, the second-largest university in Maryland, which brings a youthful presence and strong cultural scene to the area. As the county seat, it hosts government offices, courts, and Goucher College. Top employers include Greater Baltimore Medical Center (GBMC) and UM St. Joseph Medical Center. The area is anchored by Towson Town Center, one of Maryland's largest malls, along with numerous restaurants, cafes, and specialized shops along York Road. Towson features 27 public parks and proximity to Loch Raven Reservoir for hiking, biking, and outdoor activities.

Towson offers a mix of high-rise condos, apartments, and traditional suburban homes, often attracting professionals, young families, and students.

As of early 2026, the population is estimated to be approximately 59,000, offering a diverse, educated, and professional demographic. Towson balances its role as a bustling commercial and administrative center with established residential neighborhoods, making it a desirable area in the Baltimore metropolitan region.



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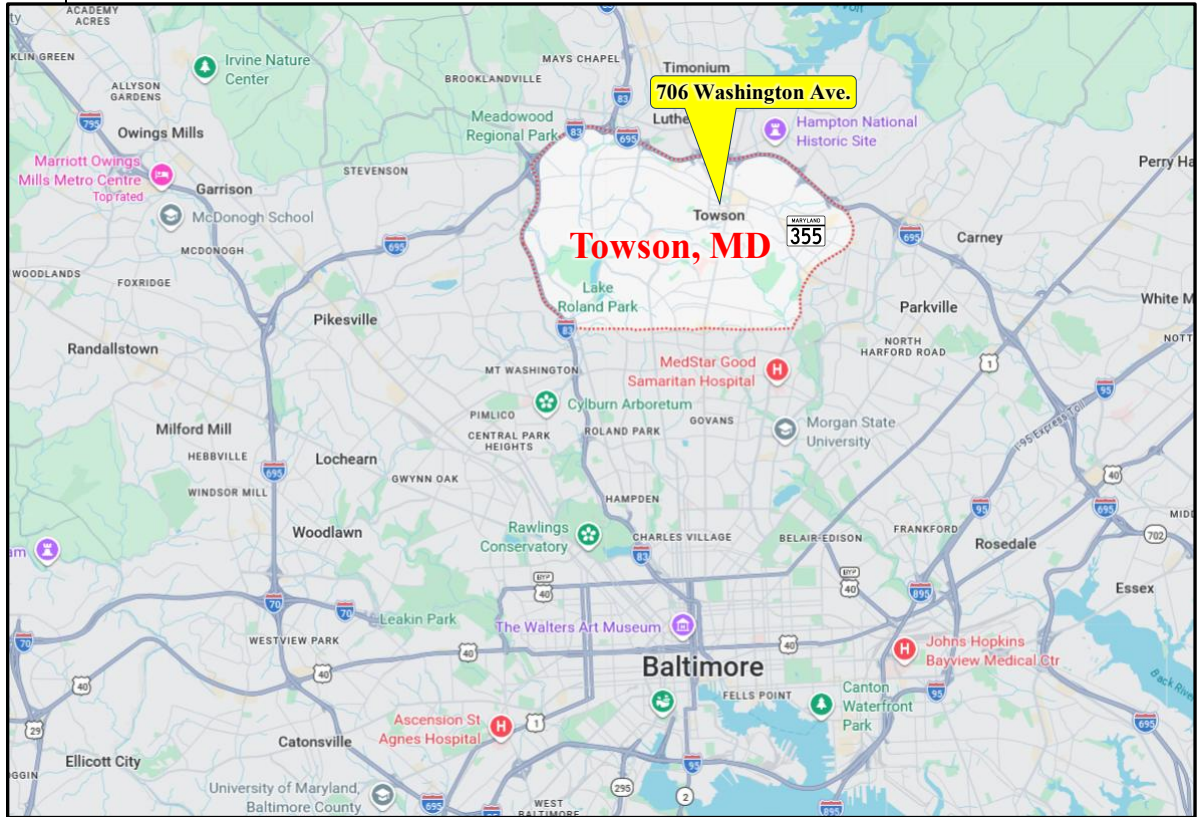


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Celebrating
32 Years
1994-2026



Towson Overview



Towson Town Center



Towson University



SECU Arena



Johnny Unitas Stadium



Towson Farmers' Market



Towsontown Spring Festival



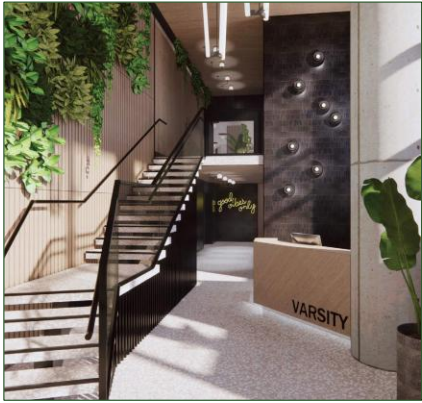
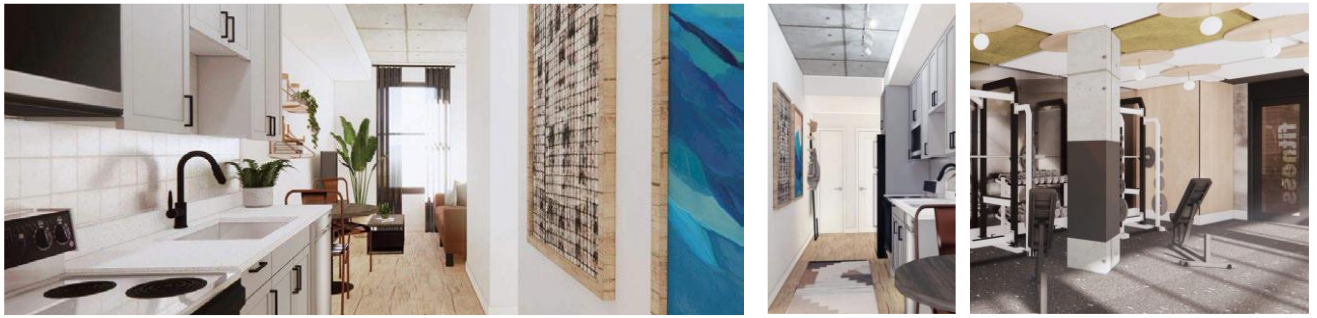
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