



Prime 55+
Development
Opportunity

in
Owings Mills, MD

By Noble Group with eXp Realty

TABLE OF CONTENTS

- 04** Property Highlights
- 05** Investment Summary
- 06** Unlock the Potential Benefits
- 08** Adjacent Developments
- 11** Neighborhood Overview



Prime 55+ Development Opportunity

301 & 303 Wyndham Circle, Owings Mills, MD 21117, offers an exceptional opportunity for developers and investors to capitalize on the growing demand for senior housing. With 0.46 acres (20,002 sq ft) zoned DR-10.5 (Density Residential), this site is ready for the development of two 12-unit apartment buildings, each designed with 2-bedroom, 2-bath layouts. Located in an established 55+ community, this project combines proven market demand with long-term growth potential.



301 & 303 Wyndham Circle,
Owings Mills, MD 21117

PROPERTY HIGHLIGHTS

Address: 1301 & 303 Wyndham Circle, Owings Mills, MD 21117

Land area: 0.46 acres (20,002 sq ft)

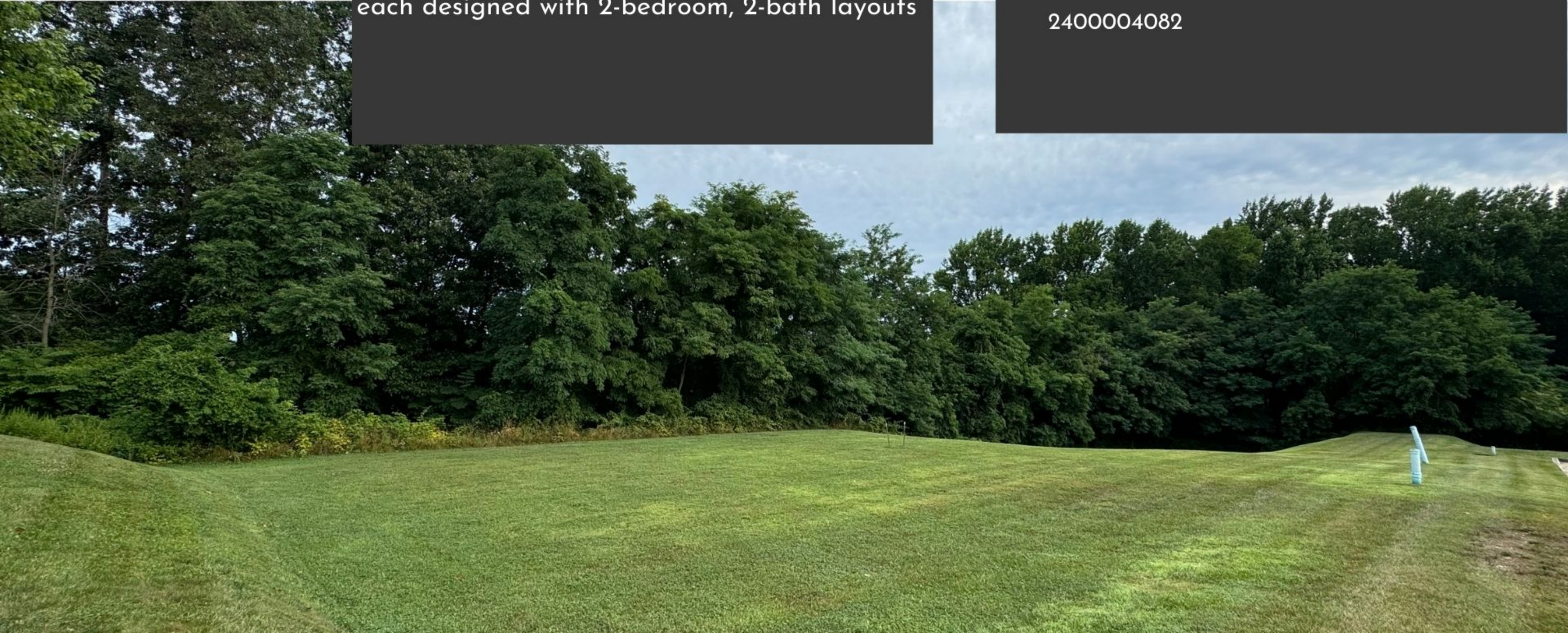
Zoning: DR-10.5 (Density Residential)

Type: two 12-unit apartment buildings. each designed with 2-bedroom, 2-bath layouts

2 Lots:

.2429AC PHASE 4 301 WYNDHAM CIR WS
WYNDHAM COMMON with Parcel ID:
2400004083

.2163AC PHASE 3 303 WYNDHAM CIR WS
WYNDHAM COMMON with Parcel ID:
2400004082



Unlock the Potential: Benefits for Developers and Investors

- Strategic Location
- Market-Driven Demand
- Accessibility and Convenience
- Value-Add Potential
- Unmatched Development Potential

INVESTMENT SUMMARY



55+ COMMUNITY



GROWTH POTENTIAL



STABILITY



PREDICTABILITY

Unlock the Potential Benefits for Developers and Investors

Strategic Location

Positioned in Wyndham Commons, an exclusive and private 55+ community, the property offers residents a serene living environment while maintaining proximity to essential amenities.

Market-Driven Demand

The senior housing market is experiencing a surge in demand, creating an opportunity to deliver high-value, community-focused developments. Similar projects in the area, including six completed 12-unit buildings, have demonstrated strong returns.

Accessibility and Convenience

Centrally located near shopping at Foundry Row, medical facilities, retail, recreation, hotels, and dining options, with direct access to major highways for an easy commute.

Unlock the Potential Benefits for Developers and Investors

Value-Add Potential

Leverage potential tax benefits, grants, and development incentives to enhance ROI and reduce upfront costs.

Unmatched Development Potential

This site offers a rare chance to create a sustainable, community-oriented development that addresses gaps in senior-friendly housing. With flexible seller financing available, this opportunity minimizes barriers to entry, allowing you to focus on delivering a project that meets market needs and drives long-term returns.

Position Yourself for Success

The 55+ housing market is poised for sustained growth, with increasing demand for well-located, senior-focused communities. Take advantage of this exclusive opportunity to deliver a development that meets this demand, captures market share, and maximizes profitability.

Adjacent Developments

Similar projects in the area, including six completed 12-unit buildings, have demonstrated strong returns.

high-growth area



ARE YOU
READY FOR a
**CASH
FLOWING
INVESTMENT?**



Neighboring Pics





301 & 303 Wyndham Circle,
Owings Mills, MD 21117

Neighborhood Overview

Owings Mills, MD, is a dynamic suburban community in Baltimore County, known for its strategic location, thriving economy, and evolving residential landscape. As a key commercial and residential hub, Owings Mills blends modern conveniences with suburban charm, making it a sought-after destination for businesses and homeowners alike.

Home to major corporate headquarters, including T. Rowe Price, and a growing network of retail and dining options, Owings Mills continues to attract professionals and entrepreneurs. The revitalized Metro Centre serves as a focal point for mixed-use development, offering luxury apartments, office spaces, and entertainment venues, all seamlessly connected by the Baltimore Metro SubwayLink for easy access to downtown Baltimore.

Beyond its economic appeal, Owings Mills boasts a vibrant residential market, featuring everything from stylish townhomes to expansive single-family estates. The area is rich in recreational amenities, with outdoor havens like Soldiers Delight Natural Environment Area and Northwest Regional Park providing residents with scenic trails and green spaces.

With ongoing infrastructure enhancements and new developments on the rise, Owings Mills presents prime opportunities for investors. Whether drawn by its business-friendly environment, commuter accessibility, or expanding lifestyle amenities, Owings Mills stands as a premier destination shaping the future of Baltimore County.

301 & 303 Wyndham Circle,
Owings Mills, MD 21117



LET'S TALK ABOUT YOUR
INVESTMENT!

For more information or to
schedule a tour, please contact us
today.



NOBLEGROUP | exp[®]
REALTY

Serif Soydan, Ph.D.

REALTOR[®]- VA, DC, MD, Noble Group with Exp Realty

Address: 800 Maine Ave SW, Suite 200, Washington, DC, 20024

Office: 866-825-7169 Ext 370

Direct: (312) 330-7300

301 & 303 Wyndham Circle,
Owings Mills, MD 21117

