



FOR **SALE**

# THREE I-R LOTS TOTALING 26.18 ACRES ±

MAGNA WAY & TECH CT | WESTMINSTER, MARYLAND 21157



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Great location with close proximity to Carroll County Regional Airport
- The IR zoning district allows a wide range of light industrial and business uses, including manufacturing and assembly, processing and packaging, etc.

LOT A (MAGNA WAY):	2.01 ACRES $\pm$ CAN BUILD UP TO 30,000 SF BUILDING RECORDED, GRADED, READY TO BUILD WITH STORM WATER IN PLACE
LOT C (MAGNA WAY):	3.65 ACRES $\pm$ CAN BUILD UP TO 38,750 SF BUILDING RECORDED, GRADED, READY TO BUILD WITH STORM WATER IN PLACE
TECH CT LOT:	20.52 ACRES $\pm$ PROPOSED TO BUILD UP TO 250,000 SF
ZONING:	I-R
SALE PRICE:	LOT A: \$1,005,000 LOT C: \$1,733,750 TECH CT: \$4,000,000



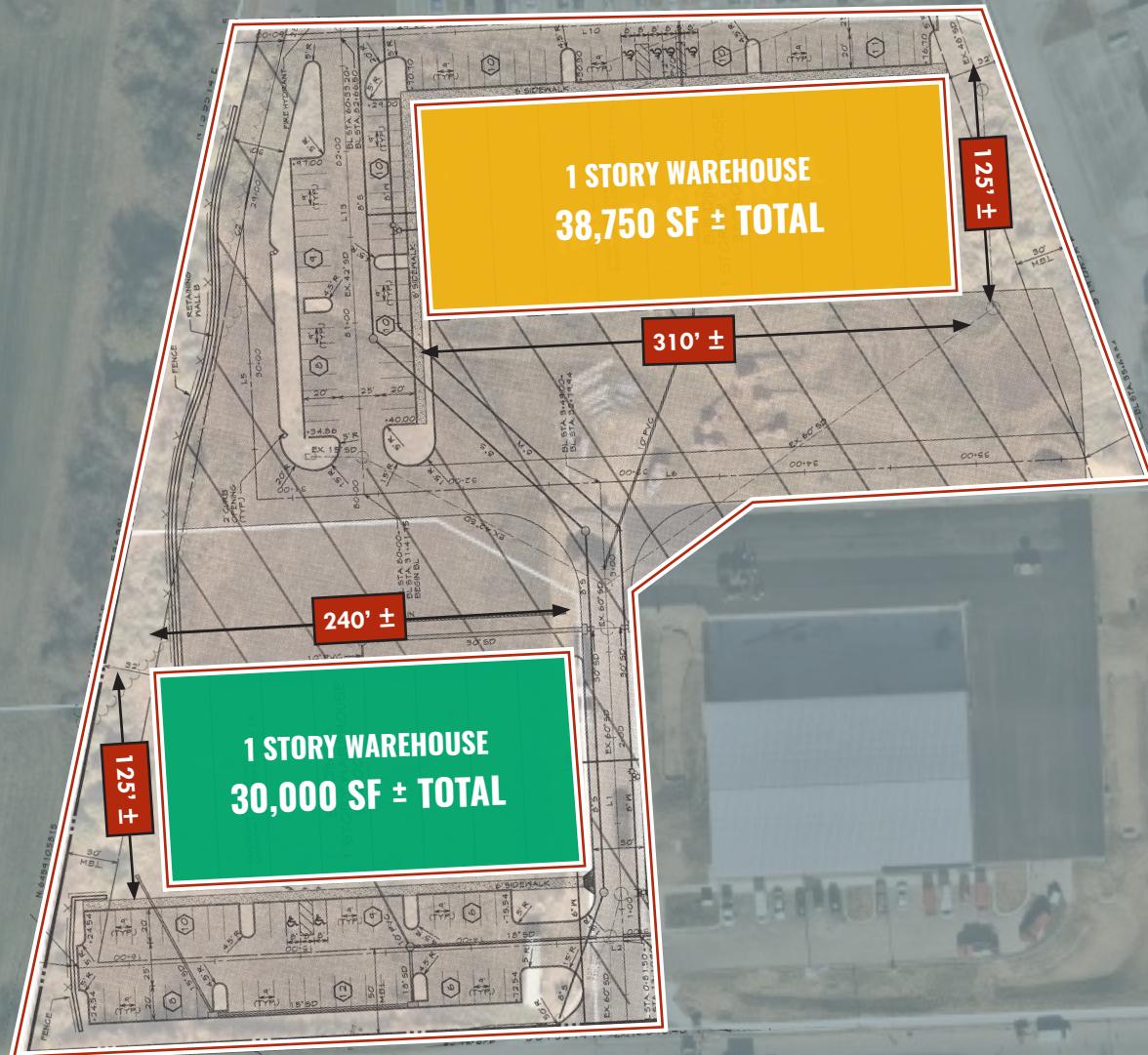
# TECH CT: PROPOSED BUILD 1



# TECH CT: PROPOSED BUILD 2



# LOTS A & C: PROPOSED BUILD



# LOCAL AERIAL



# TRADE AREA

## DRIVING DISTANCE TO:



14.2 MILES  
20 MIN. DRIVE



1.8 MILES  
6 MIN. DRIVE



23.3 MILES  
31 MIN. DRIVE



39.6 MILES  
50 MIN. DRIVE



43 MILES  
1 HR. 10 MIN. DRIVE  
(FAIRFIELD  
MARINE TERMINAL)

FREDERICK, MD

35.1 MILES  
50 MIN.

BALTIMORE, MD

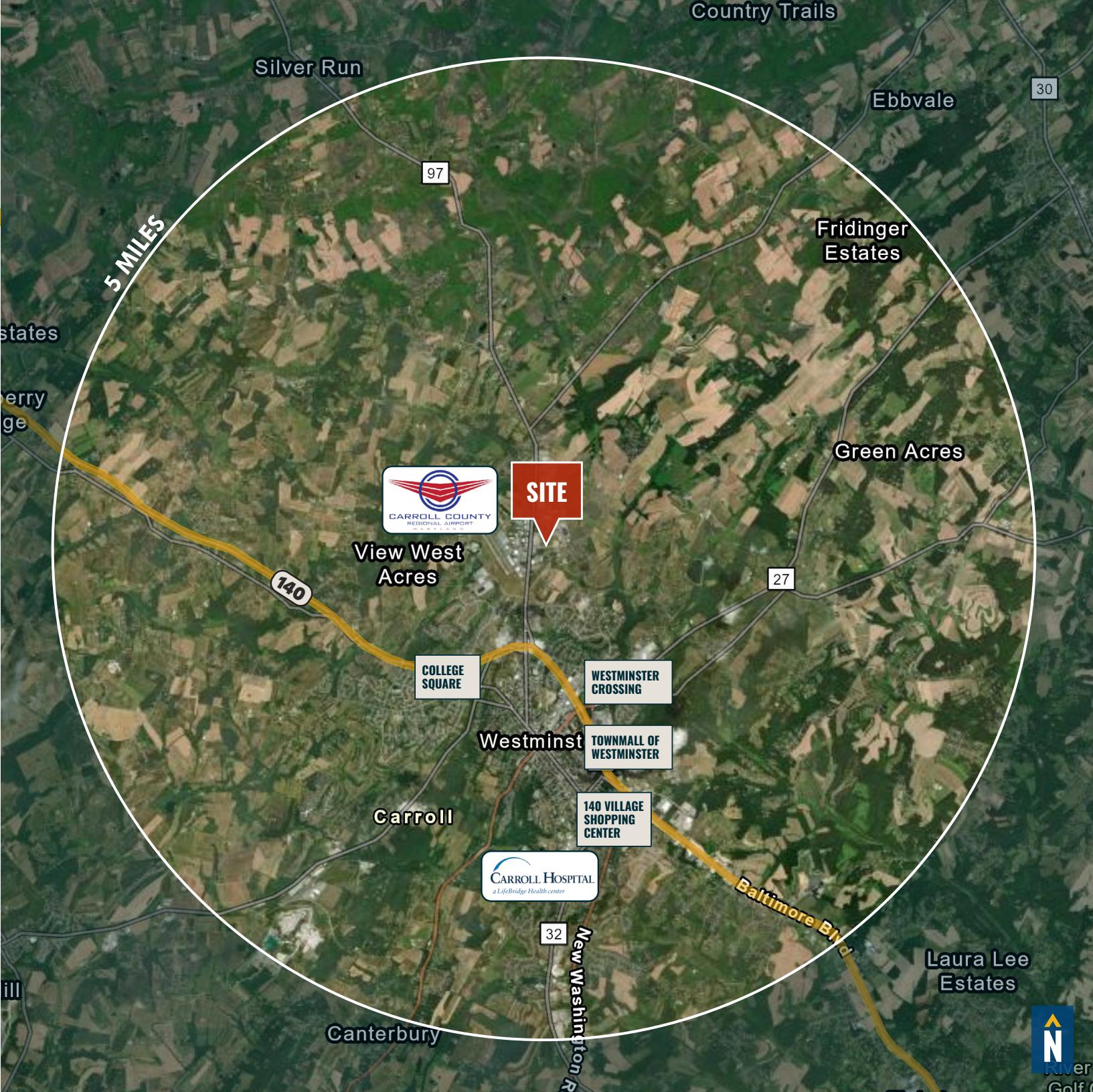
38.0 MILES  
50 MIN.

WASHINGTON, DC

70.5 MILES  
1 HR. 50 MIN.

PHILADELPHIA, PA

132 MILES  
2 HR. 40 MIN.



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## TOTAL POPULATION



1,010

23,814

44,005

## DAYTIME POPULATION



2,938

28,608

48,303

## AVERAGE HOUSEHOLD INCOME



\$154,149

\$120,105

\$122,805

## NUMBER OF HOUSEHOLDS



370

8,380

16,508

## MEDIAN AGE

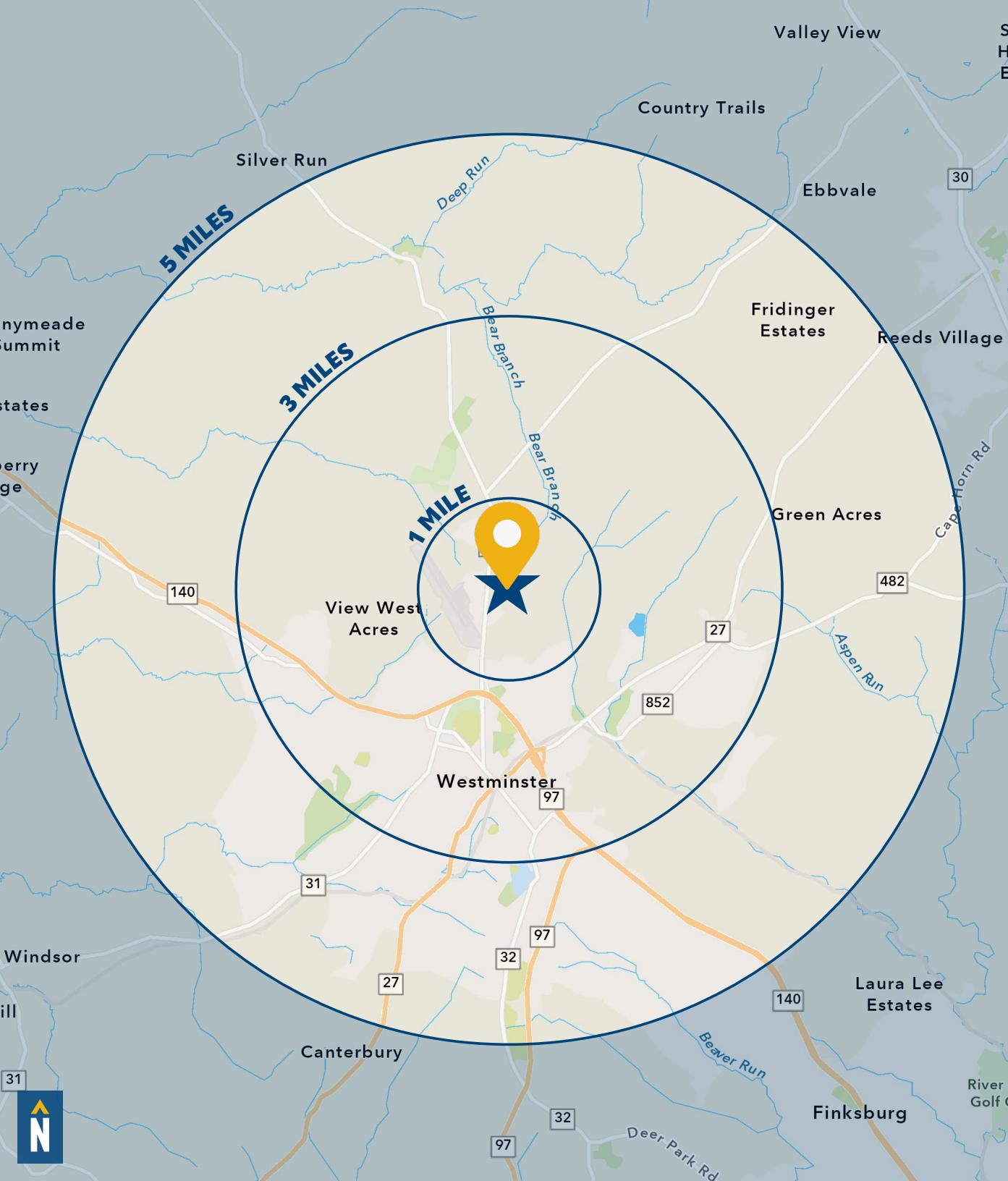


41.0

37.7

41.0

FULL DEMOS REPORT



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