

CALVERT COUNTY LAND FOR SALE

LUSBY VILLAS @ LUSBY TOWN CENTER Approved Multi-family Land - 276 Units





11770 LUSBY PKWY | LUSBY, MD 20657

PROPERTY OVERVIEW

- Approved for 276 multi family units
- CSPR- 318111 approved in March 2021
- SD-142770 approved in May 2024
- Approved site plan vest through September 2027
- Owner has obtained all necessary TDR's at \$4500/per (to be reimbursed at settlement)
- All sewer EDU's have been allocated for project. Partial payment of \$496,800 has been paid to Calvert County Dept of Public Works (to be reimbursed at settlement).
- Architectural Review package approved by Calvert Co July 2024
- Water and Sewer Category 3
- Project is within a Priority Funding Area
- Copies of all approved and stamped plans available

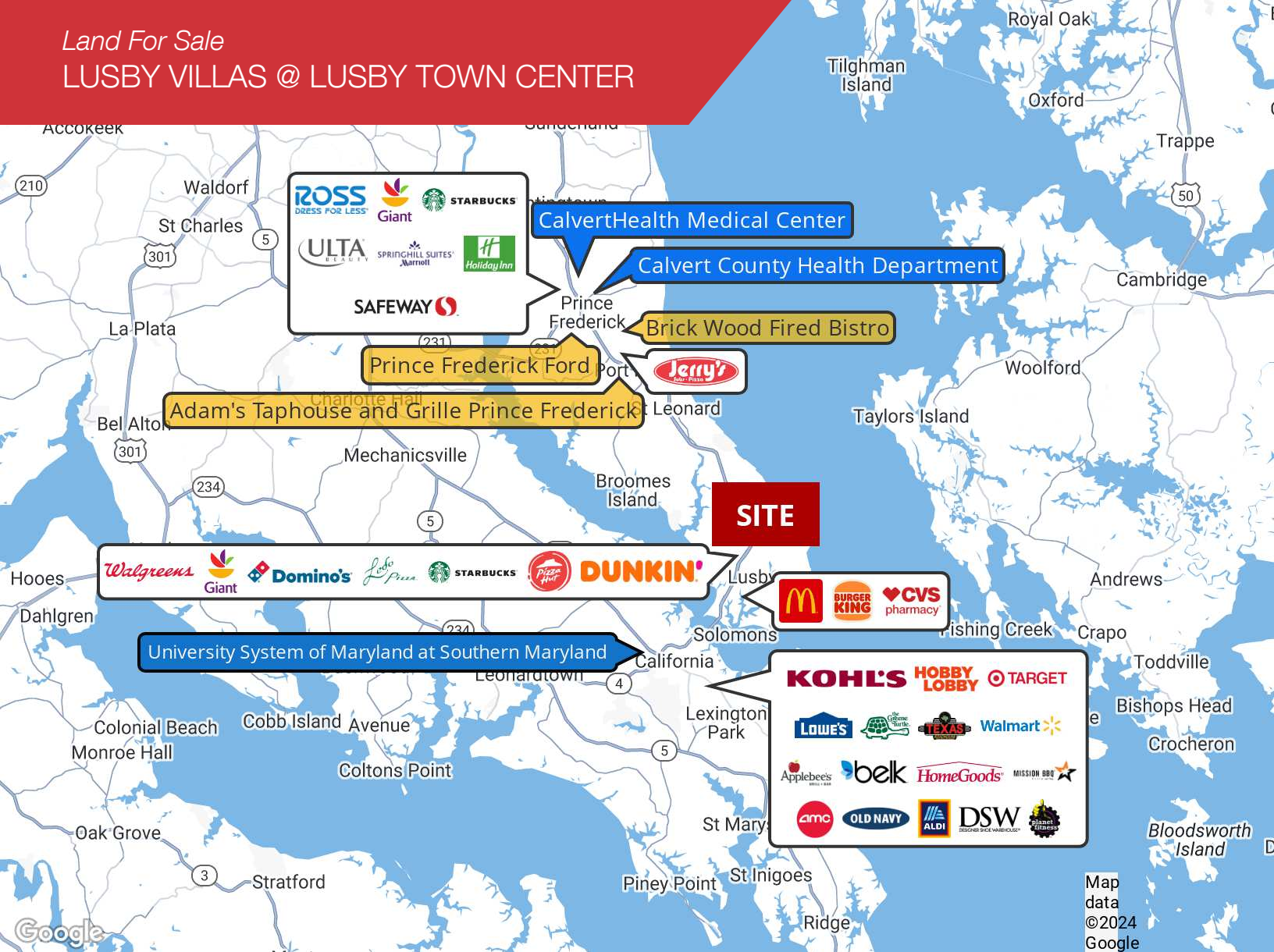
Top Major Employers and Approx. Number of Employees

- Calvert County Public Schools - 2,271
- Calvert County Government - 1,360
- Calvert Health Medical Center - 1,183
- Calvert Cliffs Nuclear Power Plan - 660

Nearby Employment Centers

- Cove Point Berkshire Hathaway LNG Facility - 2.7 mi
- Calvert Cliffs Clean Energy Center - 6.7 mi
- PAX River Naval Air Base Gate 1 - 12.1 mi
- Prince Frederick - 15.8 mi
- Waldorf - 38 mi

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DEMOGRAPHICS



POPULATION



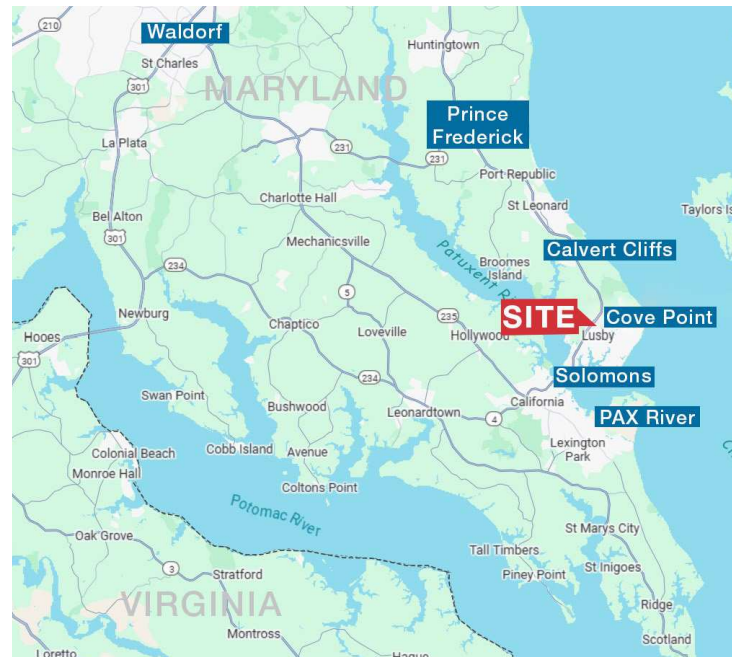
HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	3,349	1,249	\$116,424
3 Miles	18,726	6,948	\$145,707
5 Miles	24,740	9,179	\$153,005

Demographics data derived from AlphaMap



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