

FOR SALE

\$799,000

Residential Infill Development Land, Westminster, MD

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COMMERCIAL REAL ESTATE



Ideal Residential Infill Project

This assemblage of nine residential parcels located on the north end of Westminster has the possibility of yielding as many as 44 mixed use residential dwelling units. Highly visible with 500 +/- feet of frontage along Baltimore Blvd (MD RTE 140).

Property Details

- Two points of access from City/County Roads
- One block from McDaniel College
- Ideal location for student housing
- Conveniently near neighborhood shopping, parks and downtown Westminster
- Development Stage: Draft Concept Plan only

PRESENTING

Location: Within the block of MD RTE 140, Pennsylvania and Sullivan Avenues, Westminster, Maryland 21157

Legal: Tax Map 0039, Parcels 0685, 0227, and 0441

Lot Size: 4.986 +/- acres

Zoning: Westminster City: R-7,500—Specific regulations shall apply in all R-7,500 Residential Zones.

Utilities: Reservation for sewer and water based on 100 gallons per unit/day

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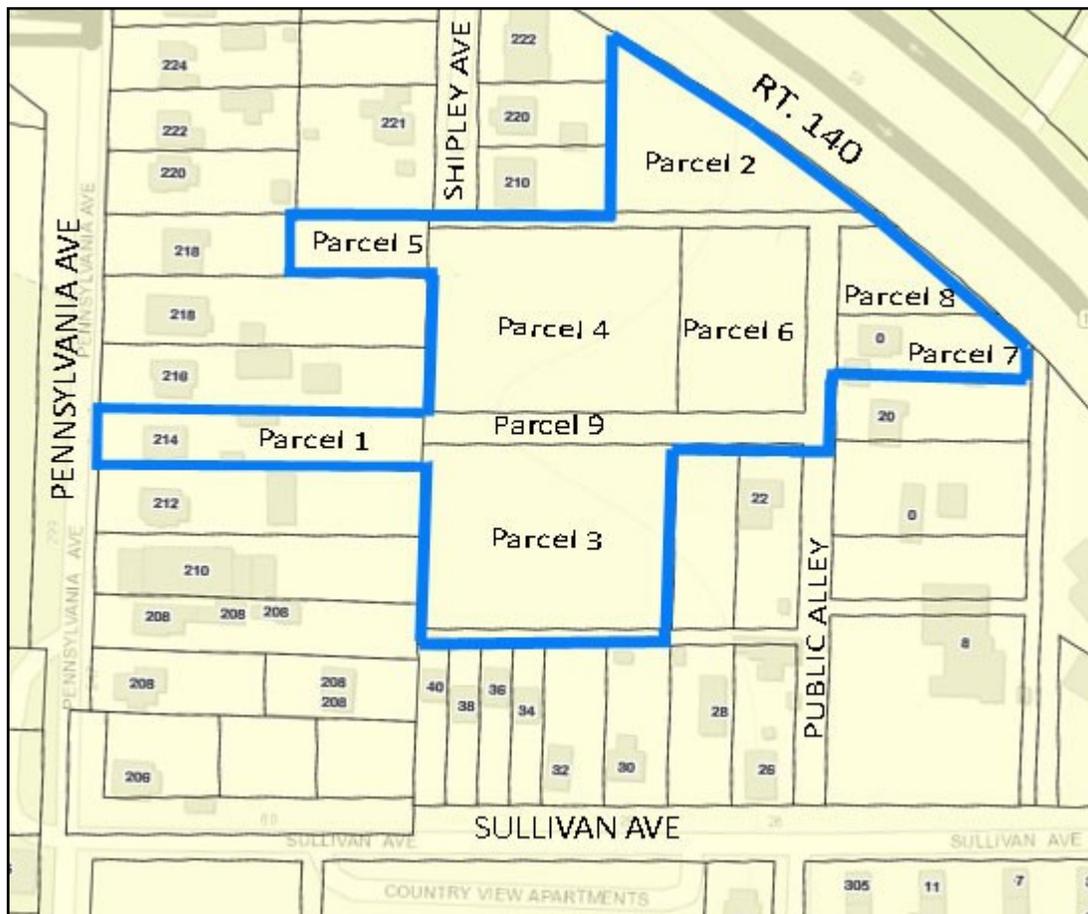
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PARCEL INFORMATION



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Parcel #	Description	Acreage (More or Less)
1	214 Pennsylvania Avenue, Westminster, MD	0.450
2	Route 140 Westminster, MD	0.730
3	Lots 13-20, Bank Street, Westminster, MD	0.926
4	Lots 25-32, Bank Street, Westminster, MD	0.940
5	Parcel 2, Shipley Avenue (Rear Yard of 218 1/2 Pennsylvania Avenue), Westminster, MD	0.171
6	Lots 33-36, Bank Street, Westminster, MD	0.460
7	Lots 50-51, Bank Street, Westminster, MD	0.230
8	Lots 52-54, Bank Street, Westminster, MD	0.365
9	Abandoned interior alley ways	0.715

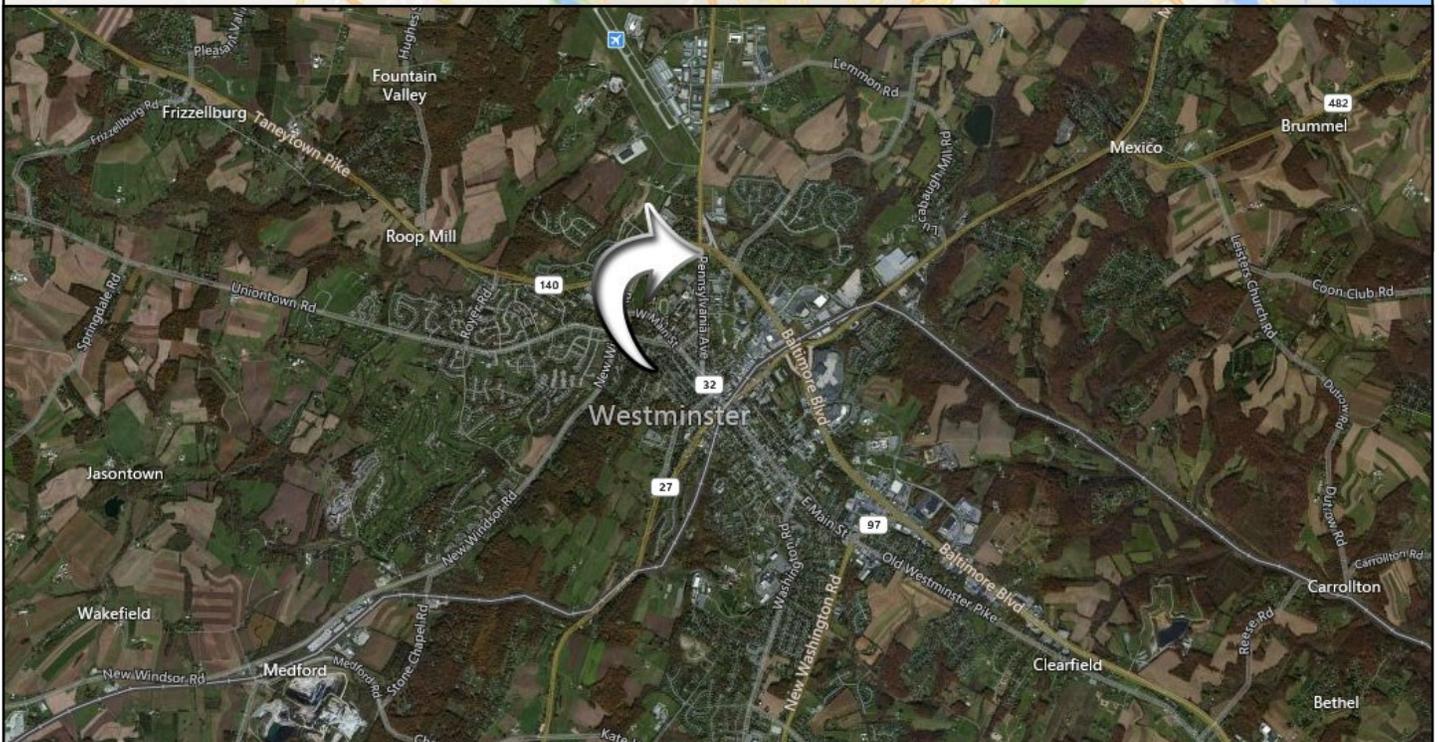
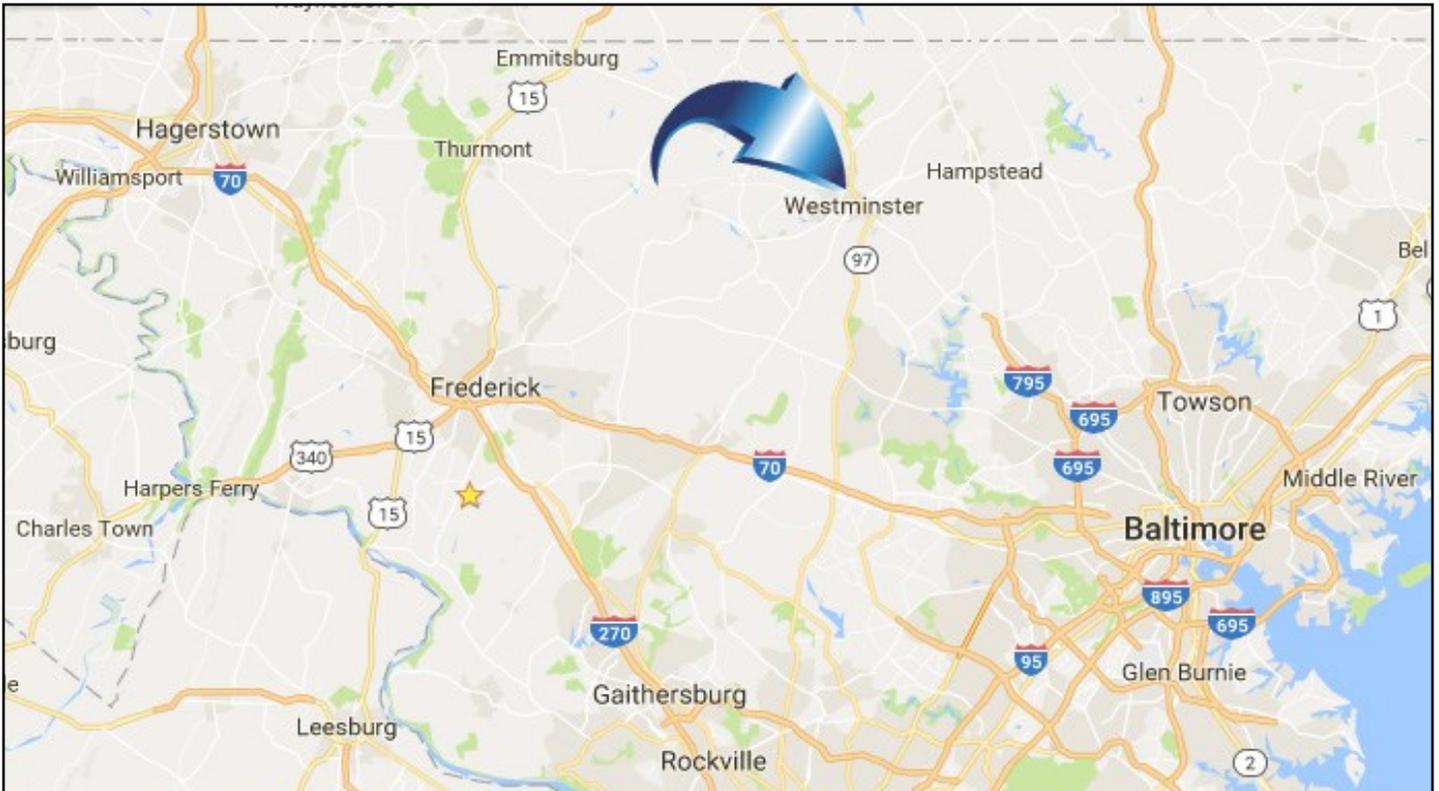


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LOCATION MAP

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ADAPT CONCEPT PLAN



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This concept plan was adapted by MacRo, Ltd. for marketing purposes only from a plan prepared by RTF Associates, Inc., in Westminster, MD in 2015. Since that plan was developed, additional parcels have been acquired by the seller. These parcels are shown on this modified version as an entrance road through 214 Pennsylvania Ave (Parcel 1) and additional parking in the rear of 218 Pennsylvania Ave (Parcel 5). This is only one of many possible unit variations for the property.

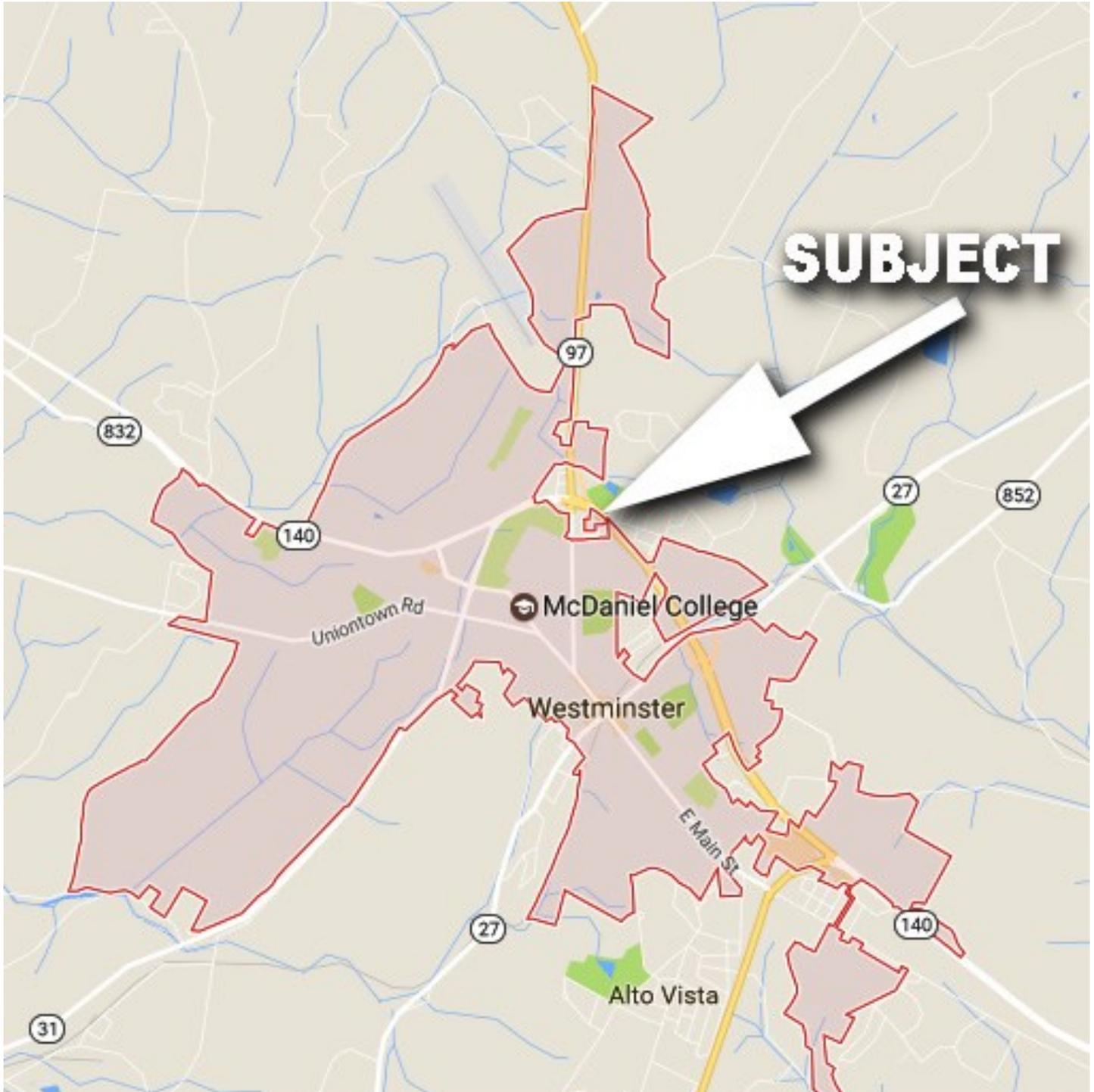
A larger and more legible PDF version of the above plan is available online on the property page of this offering at <http://macrocommercialrealestate.com/properties/ideal-residential-infill-project/> While RTF has expressed interest in developing additional professional versions of a plan for this project, they have yet been engaged to do so, please direct all inquiries directly to Rocky Mackintosh, President, MacRo, Ltd. at rocky@macro ltd.com or (301) 748-5655.

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WESTMINSTER CITY LIMITS

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DEMOGRAPHICS



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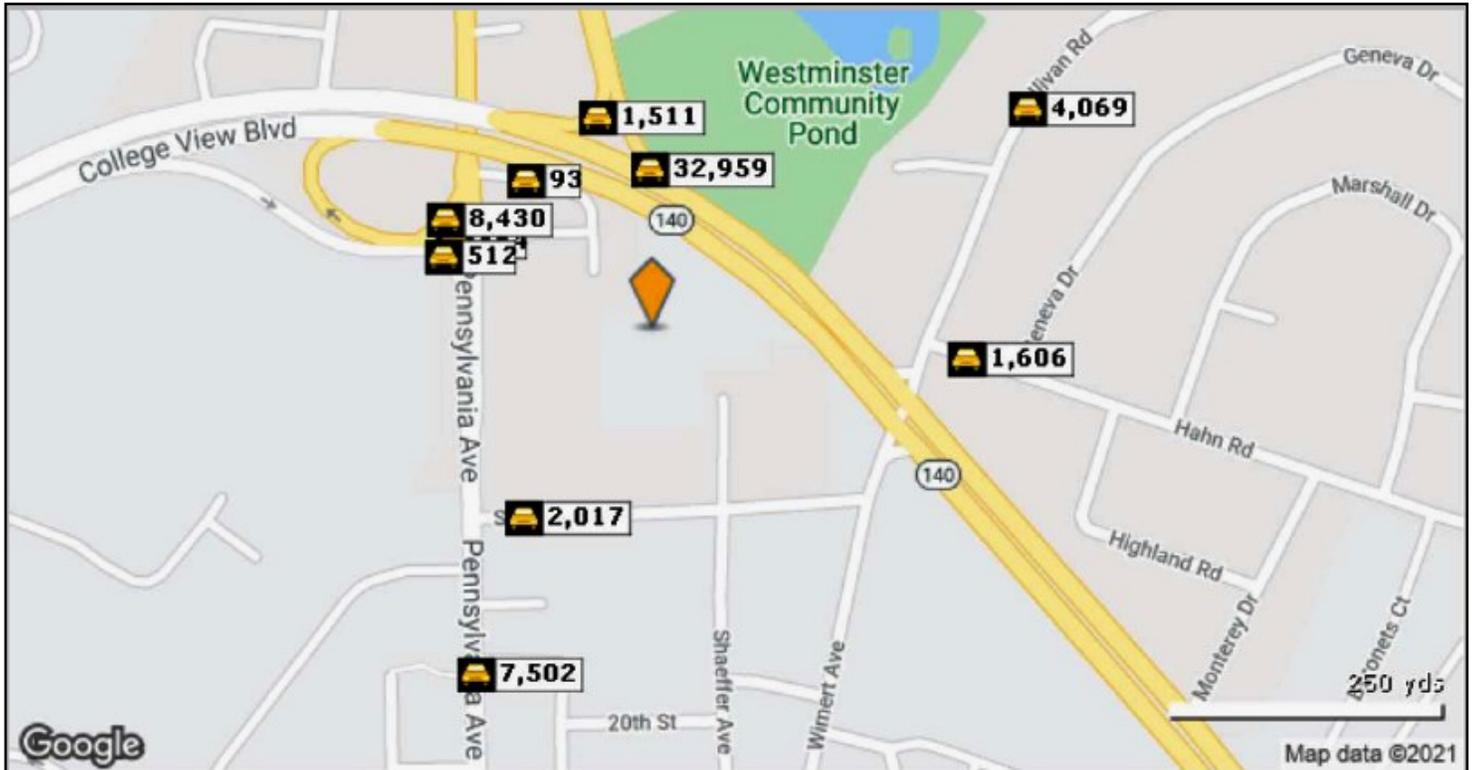
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	8,458		32,138		44,354	
2020 Estimate	8,293		31,647		43,744	
2010 Census	7,806		30,514		42,527	
Growth 2020 - 2025	1.99%		1.55%		1.39%	
Growth 2010 - 2020	6.24%		3.71%		2.86%	
2020 Population by Hispanic Origin	752		2,033		2,299	
2020 Population	8,293		31,647		43,744	
White	7,136	86.05%	27,832	87.95%	39,240	89.70%
Black	614	7.40%	1,954	6.17%	2,203	5.04%
Am. Indian & Alaskan	66	0.80%	137	0.43%	158	0.36%
Asian	238	2.87%	873	2.76%	1,086	2.48%
Hawaiian & Pacific Island	9	0.11%	25	0.08%	33	0.08%
Other	231	2.79%	827	2.61%	1,024	2.34%
U.S. Armed Forces	11		19		22	
Households						
2025 Projection	2,791		12,091		16,512	
2020 Estimate	2,735		11,905		16,282	
2010 Census	2,569		11,493		15,836	
Growth 2020 - 2025	2.05%		1.56%		1.41%	
Growth 2010 - 2020	6.46%		3.58%		2.82%	
Owner Occupied	1,726	63.11%	7,801	65.53%	11,570	71.06%
Renter Occupied	1,009	36.89%	4,104	34.47%	4,712	28.94%
2020 Households by HH Income						
Income: <\$25,000	711	26.00%	2,184	18.34%	2,639	16.21%
Income: \$25,000 - \$50,000	461	16.86%	2,014	16.92%	2,614	16.05%
Income: \$50,000 - \$75,000	365	13.35%	1,753	14.72%	2,327	14.29%
Income: \$75,000 - \$100,000	329	12.03%	1,710	14.36%	2,354	14.46%
Income: \$100,000 - \$125,000	247	9.03%	1,449	12.17%	2,057	12.63%
Income: \$125,000 - \$150,000	165	6.03%	837	7.03%	1,335	8.20%
Income: \$150,000 - \$200,000	256	9.36%	1,093	9.18%	1,688	10.37%
Income: \$200,000+	201	7.35%	866	7.27%	1,268	7.79%
2020 Avg Household Income	\$85,656		\$92,420		\$97,434	
2020 Med Household Income	\$61,758		\$75,029		\$80,958	

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TRAFFIC COUNT

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Baltimore Blvd	Pennsylvania Ave	0.10 W	2018	32,959	MPSI	.09
2	Shipley Ave	Pennsylvania Ave	0.03 W	2018	93	MPSI	.10
3	Pennsylvania Ave	Shipley Ave	0.03 N	2018	564	MPSI	.11
4	Pennsylvania Ave	Shipley Ave	0.04 N	2020	512	MPSI	.12
5	Baltimore Blvd	Pennsylvania Ave	0.07 W	2020	1,511	MPSI	.12
6	Sullivan Ave	Pennsylvania Ave	0.03 W	2020	2,017	MPSI	.12
7	Pennsylvania Ave	Shipley Ave	0.02 NE	2020	8,430	MPSI	.12
8	Hahn Rd	Sullivan Rd	0.02 W	2018	1,606	MPSI	.17
9	Pennsylvania Ave	Winters St	0.03 N	2020	7,502	MPSI	.20
10	Sullivan Rd	Hahn Rd	0.13 SW	2018	4,069	MPSI	.23

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ZONING

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Westminster City Zoning – R-7,500 Residential Zone

Specific regulations shall apply in all R-7,500 Residential Zones.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Single-Family Semidetached Dwellings and Accessory Buildings
- Replacement of any Multi-Family Dwelling Existing Prior to July 1, 1999
- Medical and Dental Offices, which were Legal Nonconforming Uses as of July 1, 2003
- Conversion Dwellings
- Public Buildings, Structures and Properties of the Recreational, Cultural, Institutional, Educational, Administrative or Public-Service Type, Including Fire, Ambulance or Rescue Squad
- Housing for Older Persons and Other Customary Accessory Uses and Structures
- Single-Family Detached Dwellings
- Agriculture and Accessory Buildings
- Colleges and Universities
- Day-Care Facilities for not more than Six Children or Elderly Persons
- Boarding (Lodging) or Rooming Houses
- Churches, Convents, Monasteries, Parish Houses and all other Places of Worship
- Home Occupations
- Hospitals and Nursing and Care Homes
- Schools, Including Nursery Schools, Day-Care Facilities for up to Eight Children or Elderly Persons
- Social Clubs, Fraternal Organizations and Community Meeting Halls
- Telecommunications Facilities
- Tourist Homes (Bed/Breakfast)
- And more...

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