

FOR SALE

Harford County, Maryland

CHURCHVILLE RD RESIDENTIAL DEVELOPMENT

955 SABLEWOOD ROAD | BEL AIR, MARYLAND 21014

AVAILABLE

3 Usable Acres on 12.75 Acres
(Allowing for 24 townhome lots)

ZONING

R4 (Urban Residential District)

SALE PRICE

\$1,350,000

HIGHLIGHTS

- ▶ 3 usable acres (12.75 acres total)
- ▶ Prime location at the intersection of E. Churchville Road (Rt. 22) and Brierhill Drive
- ▶ Less than 1/4 mile from Greenbrier Shopping Center (Safeway, Dollar Tree, CVS, Walgreens, Applebee's Bar + Grill, Verizon and more)
- ▶ Easy access to MD Routes 1, 24, 924, and 543
- ▶ Nearby parks include Bynum Run Park, Rockfield Park, Bel Air Park and Aquila Scott Park



FOR SALE



Harford County, Maryland

BIRDSEYE

955 SABLEWOOD ROAD | BEL AIR, MARYLAND 21014

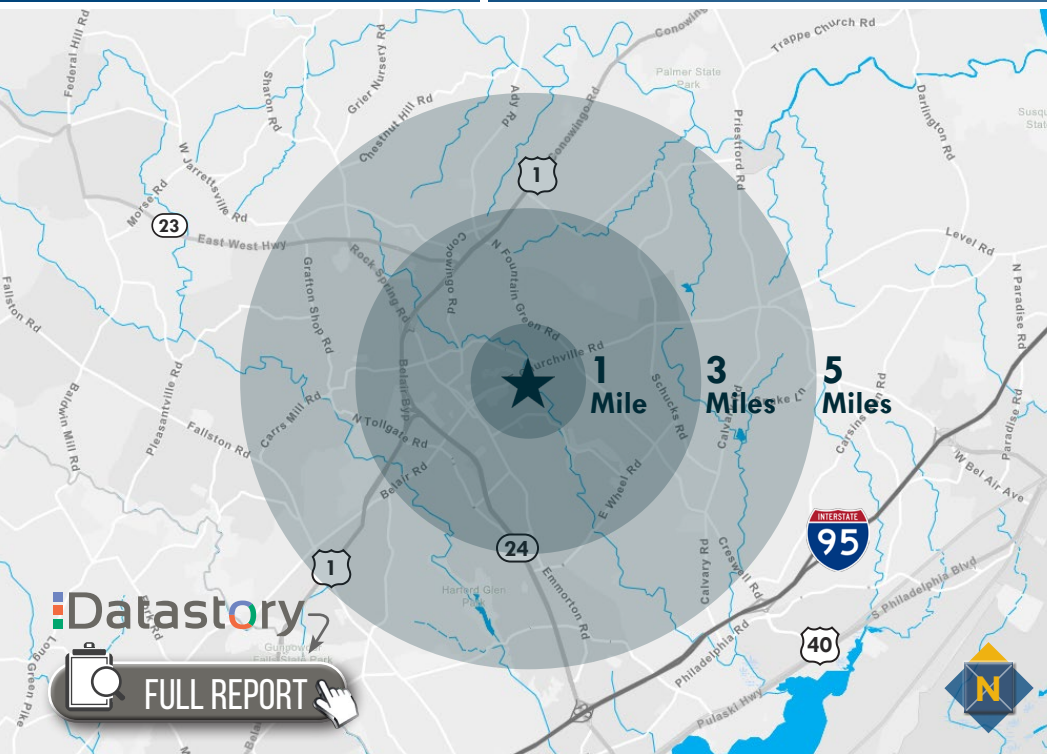


FOR SALE

Harford County, Maryland

LOCATION / DEMOGRAPHICS

955 SABLEWOOD ROAD | BEL AIR, MARYLAND 21014



RESIDENTIAL POPULATION 13,013 (1 Mile) 60,630 (3 Miles) 108,597 (5 Miles)	NUMBER OF HOUSEHOLDS 5,077 (1 Mile) 22,720 (3 Miles) 39,765 (5 Miles)	AVERAGE HH SIZE 2.53 (1 Mile) 2.62 (3 Miles) 2.70 (5 Miles)	MEDIAN AGE 40.6 (1 Mile) 42.0 (3 Miles) 41.3 (5 Miles)
AVERAGE HH INCOME \$102,284 (1 Mile) \$115,351 (3 Miles) \$118,470 (5 Miles)	EDUCATION (COLLEGE+) 74.1% (1 Mile) 73.3% (3 Miles) 72.8% (5 Miles)	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.5% (1 Mile) 96.9% (3 Miles) 96.9% (5 Miles)	DAYTIME POPULATION 11,311 (1 Mile) 62,139 (3 Miles) 99,631 (5 Miles)

22% OLD AND NEWCOMERS
2 MILES

[LEARN MORE](#)

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.12
AVERAGE HH SIZE

39.4
MEDIAN AGE

\$44,900
MEDIAN HH INCOME

15% PROFESSIONAL PRIDE
2 MILES

[LEARN MORE](#)

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

12% GOLDEN YEARS
2 MILES

[LEARN MORE](#)

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

7% IN STYLE
2 MILES

[LEARN MORE](#)

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

2.35
AVERAGE HH SIZE

42.0
MEDIAN AGE

\$73,000
MEDIAN HH INCOME