

FOR SALE

 Cecil County, Maryland

GRAY MOUNT COMMONS

322 E. VILLAGE ROAD | ELKTON, MARYLAND 21921

AVAILABLE

21.27 Acres

ZONING

R-3 (Urban Residential)

Town of Elkton

SALE PRICE

\$5,000,000

HIGHLIGHTS

- ▶ 187 recorded townhouse lots (30'x100' end lots and 20'x100' interior lots)
- ▶ Engineering complete/approved
- ▶ All hook-up fees waived by the Town of Elkton
- ▶ Public water and sewer available
- ▶ Conveniently located in the heart of Elkton
- ▶ Nearby amenities include Aldi, Walmart, Food Lion, Big Lots!, The Home Depot, Safeway, Chick-fil-A, Chili's, Staples, Ashley HomeStore, Wawa, and a variety of other shopping and dining destinations



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PROPOSED SITE PLAN

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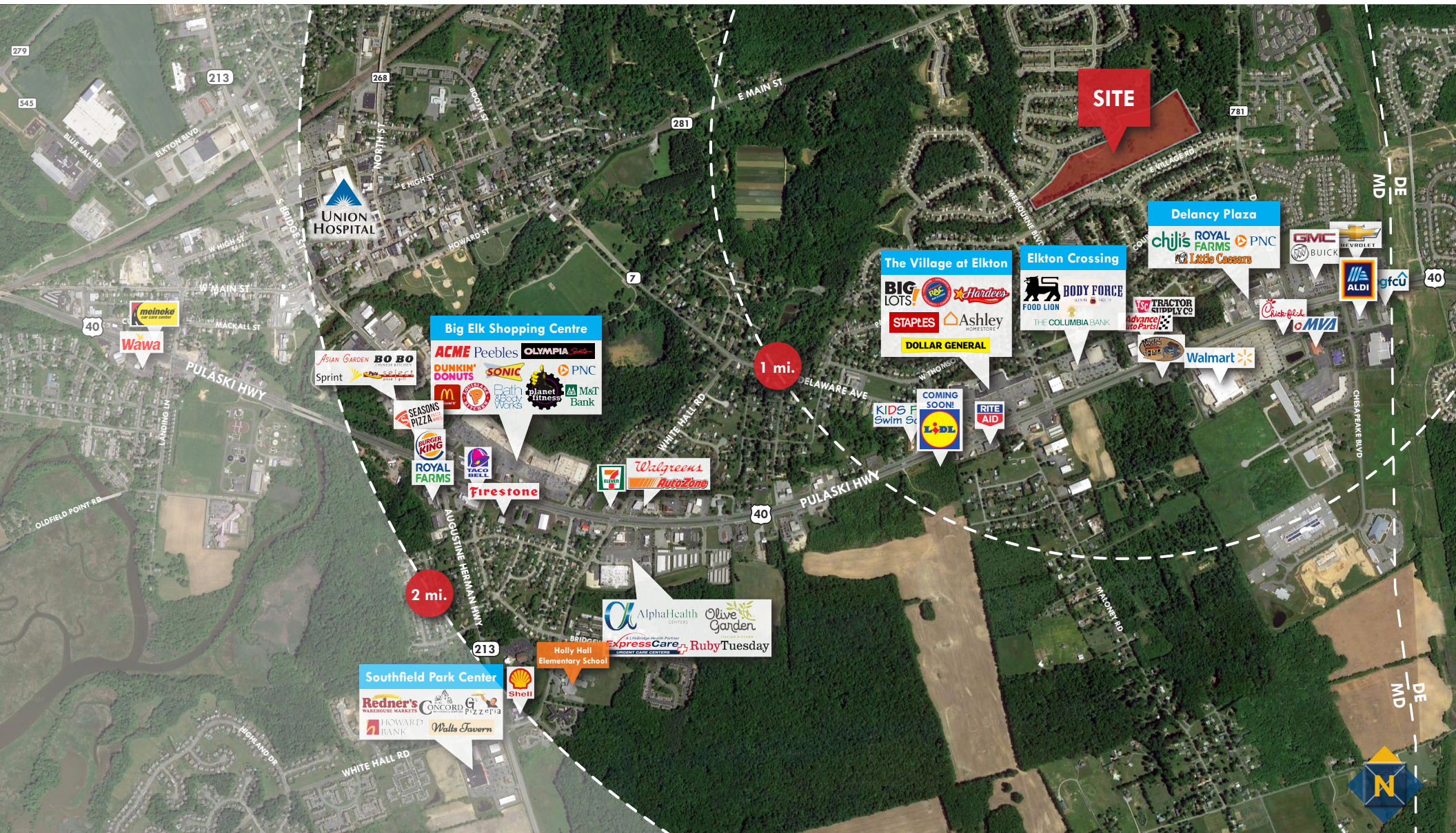


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ELKTON TRADE AREA

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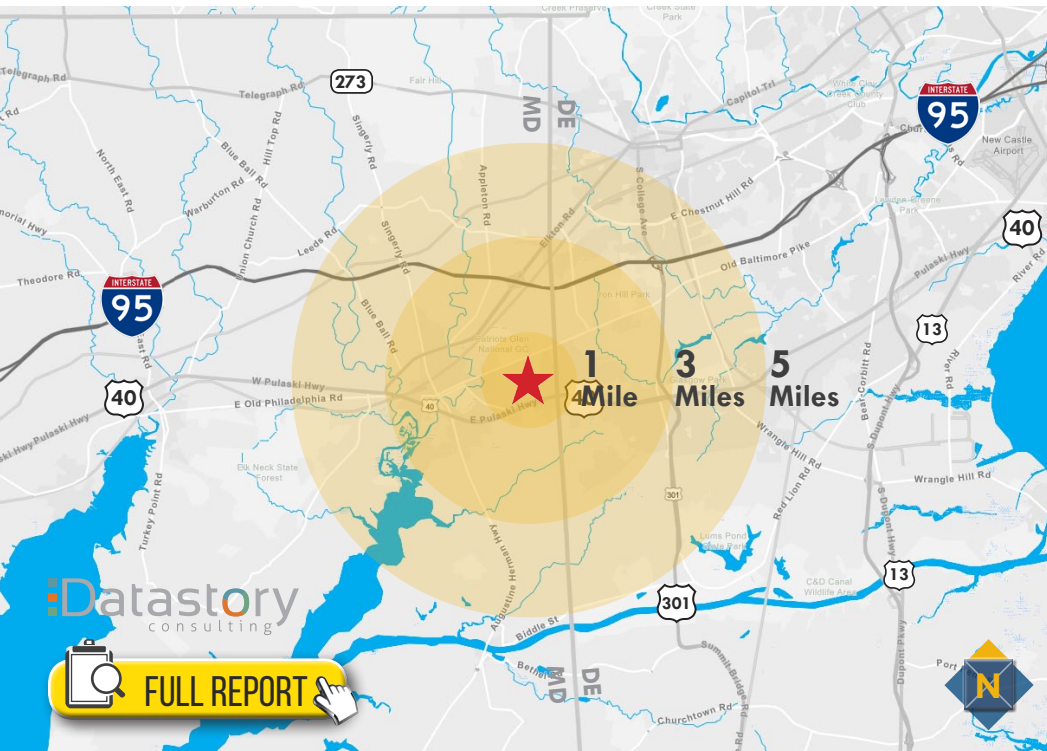


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LOCATION / DEMOGRAPHICS

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Datastory consulting

[FULL REPORT](#)

<p>RESIDENTIAL POPULATION</p> <p>7,047 1 MILE</p> <p>37,349 3 MILES</p> <p>84,374 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>2,476 1 MILE</p> <p>13,698 3 MILES</p> <p>31,186 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>2.83 1 MILE</p> <p>2.68 3 MILES</p> <p>2.68 5 MILES</p>	<p>MEDIAN AGE</p> <p>35.0 1 MILE</p> <p>35.9 3 MILES</p> <p>35.8 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$82,714 1 MILE</p> <p>\$86,206 3 MILES</p> <p>\$86,298 5 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>57.5% 1 MILE</p> <p>58.6% 3 MILES</p> <p>63.5% 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>96.3% 1 MILE</p> <p>95.7% 3 MILES</p> <p>95.3% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>6,207 1 MILE</p> <p>38,948 3 MILES</p> <p>80,843 5 MILES</p>

33%
SOCCER MOMS
2 MILES

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Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.96
AVERAGE HH SIZE

36.6
MEDIAN AGE

\$84,000
MEDIAN HH INCOME

26%
BRIGHT YOUNG PROFESSIONALS
2 MILES

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These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.40
AVERAGE HH SIZE

32.2
MEDIAN AGE

\$50,000
MEDIAN HH INCOME

17%
FRONT PORCHES
2 MILES

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Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.55
AVERAGE HH SIZE

34.2
MEDIAN AGE

\$39,000
MEDIAN HH INCOME

16%
PARKS AND REC
2 MILES

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Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME