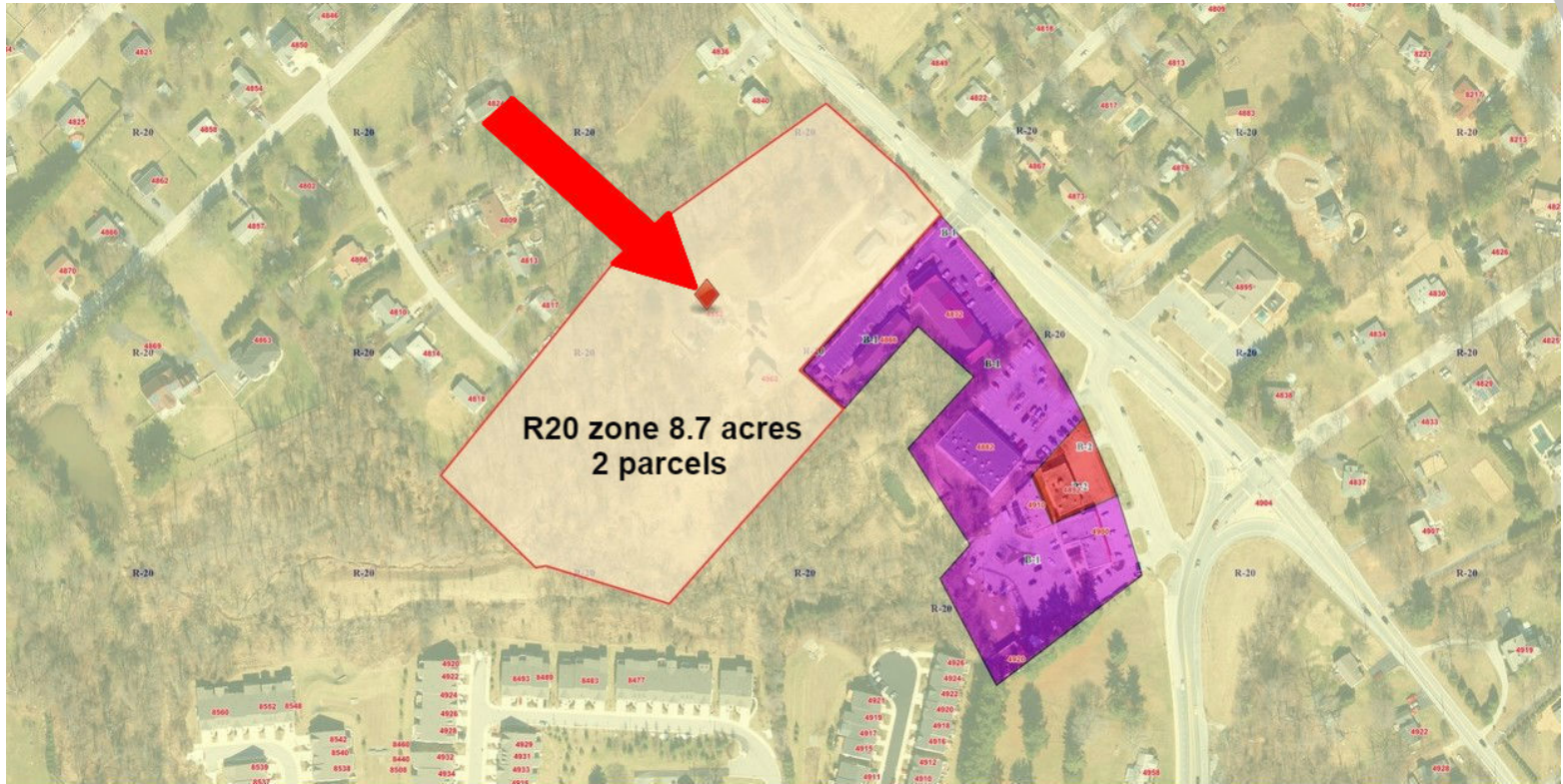


## LAND FOR SALE

# 8.7 ACRES IN ELLICOTT CITY

4852-4862 MONTGOMERY RD, Ellicott City, MD 21043



**SALE PRICE:** \$4,500,000

**PRICE PER ACRE:** \$517,241

**LOT SIZE:** 8.7 Acres

**ZONING:** R20

### PROPERTY OVERVIEW

In Search of Developers! Over 8.7 Acres known as 4852 & 4862 Montgomery Road in Ellicott City.

### PROPERTY FEATURES

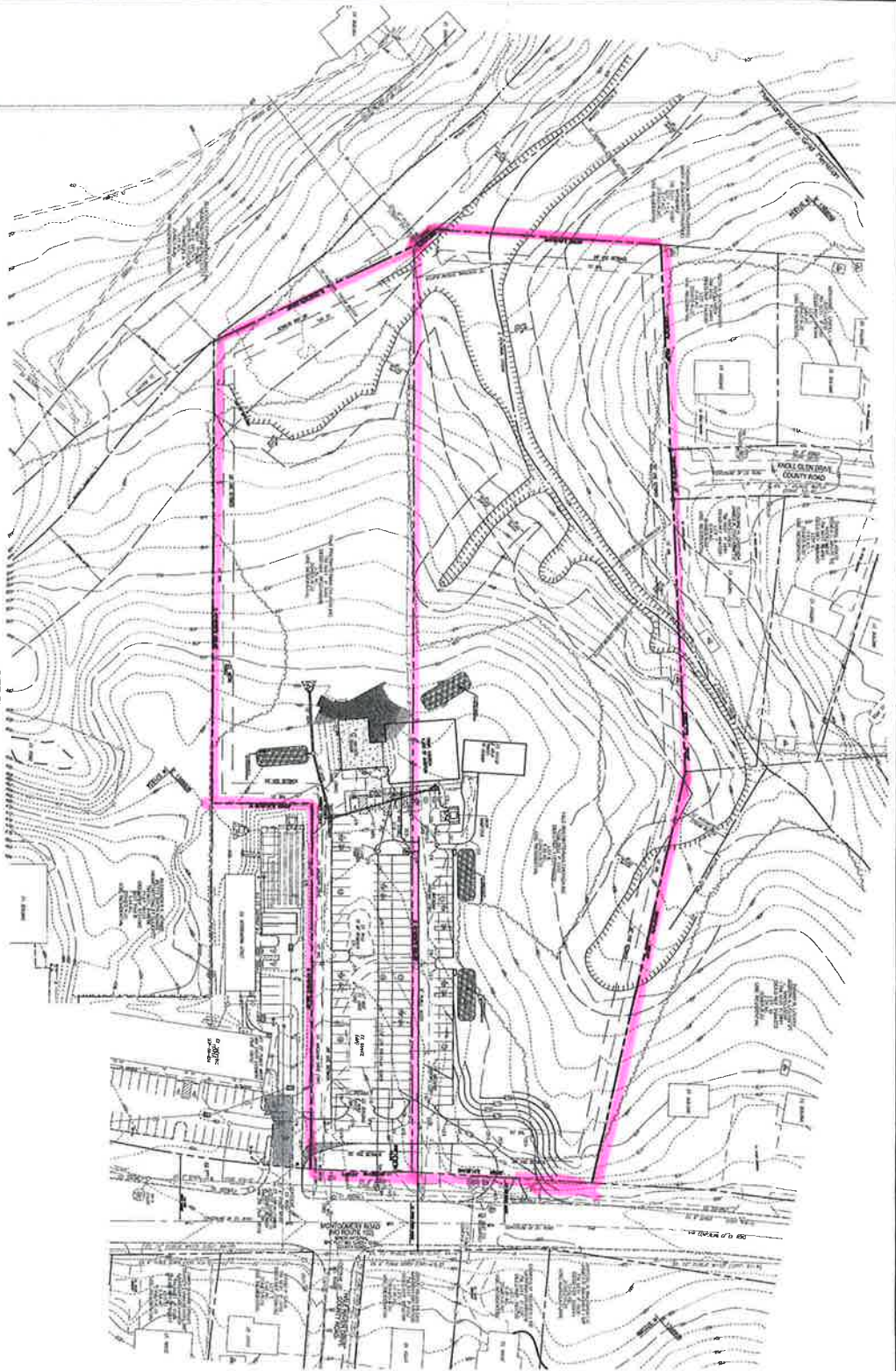
- Adjacent to B1/B2 neighborhood strip.
- Close to hard corner.
- Ideal for rezoning to higher density or commercial zone.
- Compatible Uses: Assisted Living, Senior Housing.
- Approved for religious facility use.
- Traffic Count: 17,371 VPD (2016)

**KW COMMERCIAL**  
6250 Old Dobbin Lane,  
Suite 140  
Columbia, MD 21045

**HELEN DELLHEIM, ESQ.**  
Managing Director, Win Commercial Group  
O: 410.312.0000  
C: 410.258.4136  
helen@wincommercial.com  
MD #579141

Keller Williams Realty Centre 410-312-0000





**LEGEND**

fact-of-the-matter  
negative line

### OF PAVEMENT

CRYSTAL LIGHT 2007  
 CRYSTAL LIGHT 2007

EXPERIMENT 2: FINDING

125065 7115 134

EXISTING CURVE.

Mathematics Teacher

Copyright © 1999

[illegible]

THE UNIVERSITY OF CHICAGO

ACROSS ENLIGHTENMENT

PHOTO 2012 15

501 e) FOREIGN

**THE**

[illegible]

10

202

1

L'OPINION DE LA

## ESRYTERIAN

NEW YORK

## ROBERT

# INNOVATION

COTT CITY, MD 2104

POISON III 37/1994

Defect in \_\_\_\_\_

— **AL. JONES** — **WCVB**

1



**LAND FOR SALE**

## RETAILER MAP

4852-4862 MONTGOMERY RD, Ellicott City, MD 21043



Map data ©2018 Google Imagery ©2018 , Commonwealth of Virginia, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

**KW COMMERCIAL**  
6250 Old Dobbin Lane,  
Suite 140  
Columbia, MD 21045

**HELEN DELLHEIM, ESQ.**  
Managing Director, Win Commercial Group  
O: 410.312.0000  
C: 410.258.4136  
helen@wincommercial.com  
MD #579141  
Keller Williams Realty Centre 410-312-0000

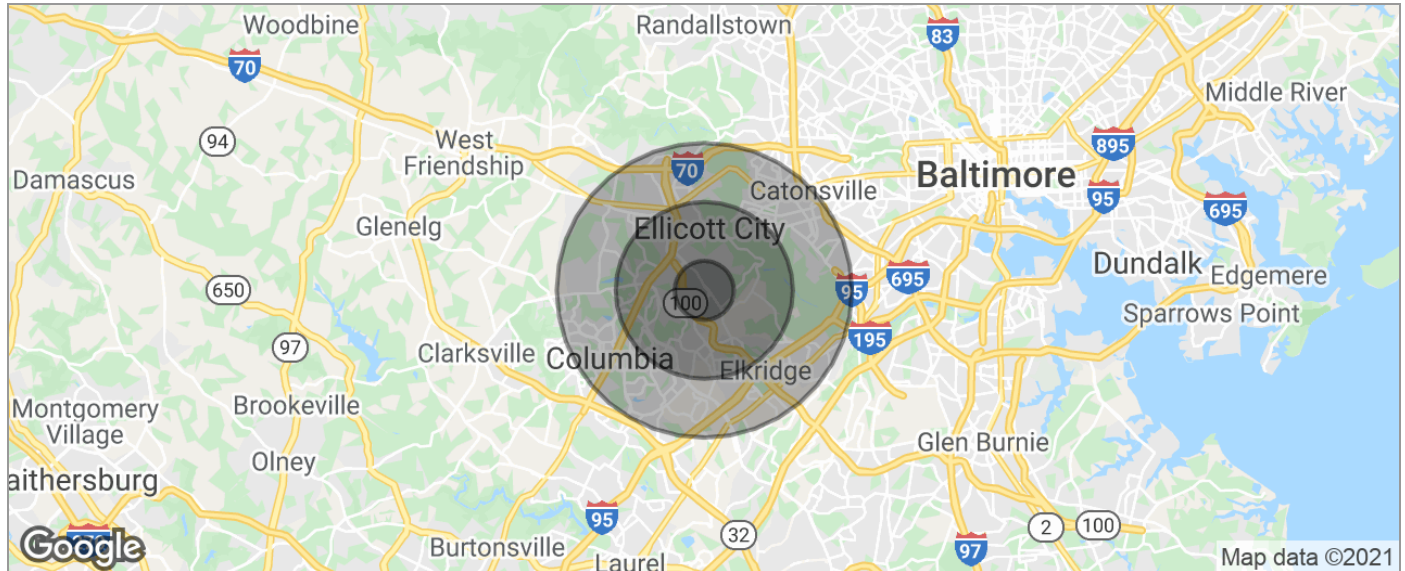
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## LAND FOR SALE

# AVG HHI \$126K

4852-4862 MONTGOMERY RD, Ellicott City, MD 21043



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,033	70,100	195,332
MEDIAN AGE	36.4	37.8	38.0
MEDIAN AGE (MALE)	36.6	37.2	37.4
MEDIAN AGE (FEMALE)	36.5	38.5	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,614	26,611	73,864
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$126,109	\$114,771	\$108,140
AVERAGE HOUSE VALUE	\$547,378	\$471,756	\$440,745
RACE	1 MILE	3 MILES	5 MILES
% WHITE	67.9%	66.0%	63.8%
% BLACK	14.5%	16.5%	18.2%
% ASIAN	13.1%	12.6%	13.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.1%
% OTHER	0.8%	0.9%	1.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.2%	4.9%	5.8%

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
6250 Old Dobbin Lane,  
Suite 140  
Columbia, MD 21045

**HELEN DELLHEIM, ESQ.**  
Managing Director, Win Commercial Group  
O: 410.312.0000  
C: 410.258.4136  
helen@wincommercial.com  
MD #579141

Keller Williams Realty Centre 410-312-0000