

## .35 ACRES ON RANGE ROAD

101 RANGE ROAD, GLEN BURNIE, MD 21061



**ASKING PRICE: \$240,000**

**TOTAL LAND SIZE:** 0.35 Acres

**ZONING:** C-3

### PROPERTY OVERVIEW

Rectangular parcel consisting of 2 separate, adjacent parcels behind the 7-Eleven and directly across Range Road from the Sunset Restaurant. Per deed there are no covenants nor restrictions on record. Public utilities are near the site. Topography is flat with almost no trees. Public transportation. Directly across Greenway Road from the bike trail with surrounding appealing amenities. Nearest cross streets are Aquahart / South Crain and Route 2 / Ritchie Highway.

### PROPERTY HIGHLIGHTS

- 101 Range Rd 60 x 188 approximately 11,500 SqFt (0.26 acre), Parcel ID: 3360-2597-5000 Zoned: C-3
- Range Rd 20 x 188 approximately 3,760 SqFt (0.086 acres), Parcel ID: 3000-9008-2906 Zoned: C-3

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1997 Annapolis Exchange Pkwy  
Annapolis, MD 21401

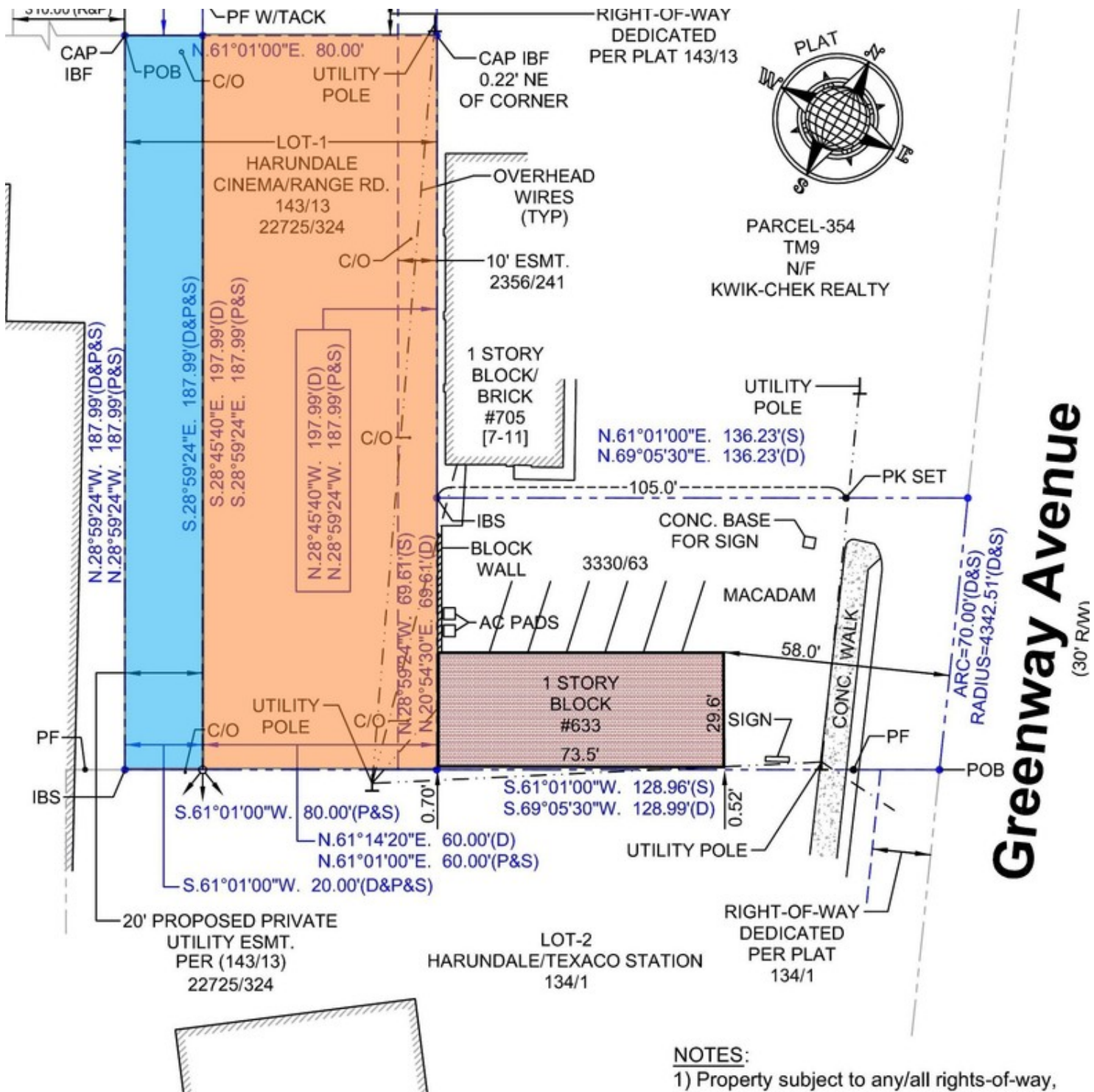
**SUSAN ROSKO-THOMAS**  
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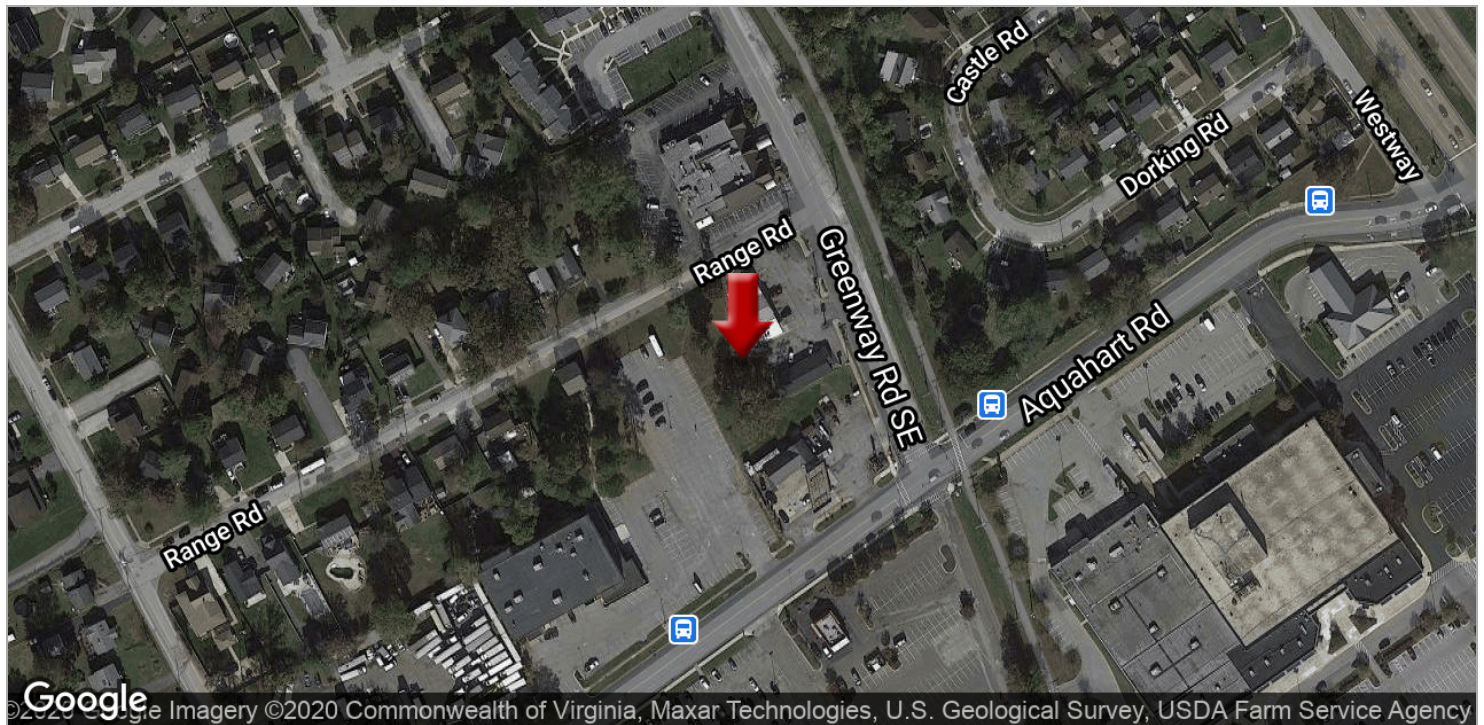
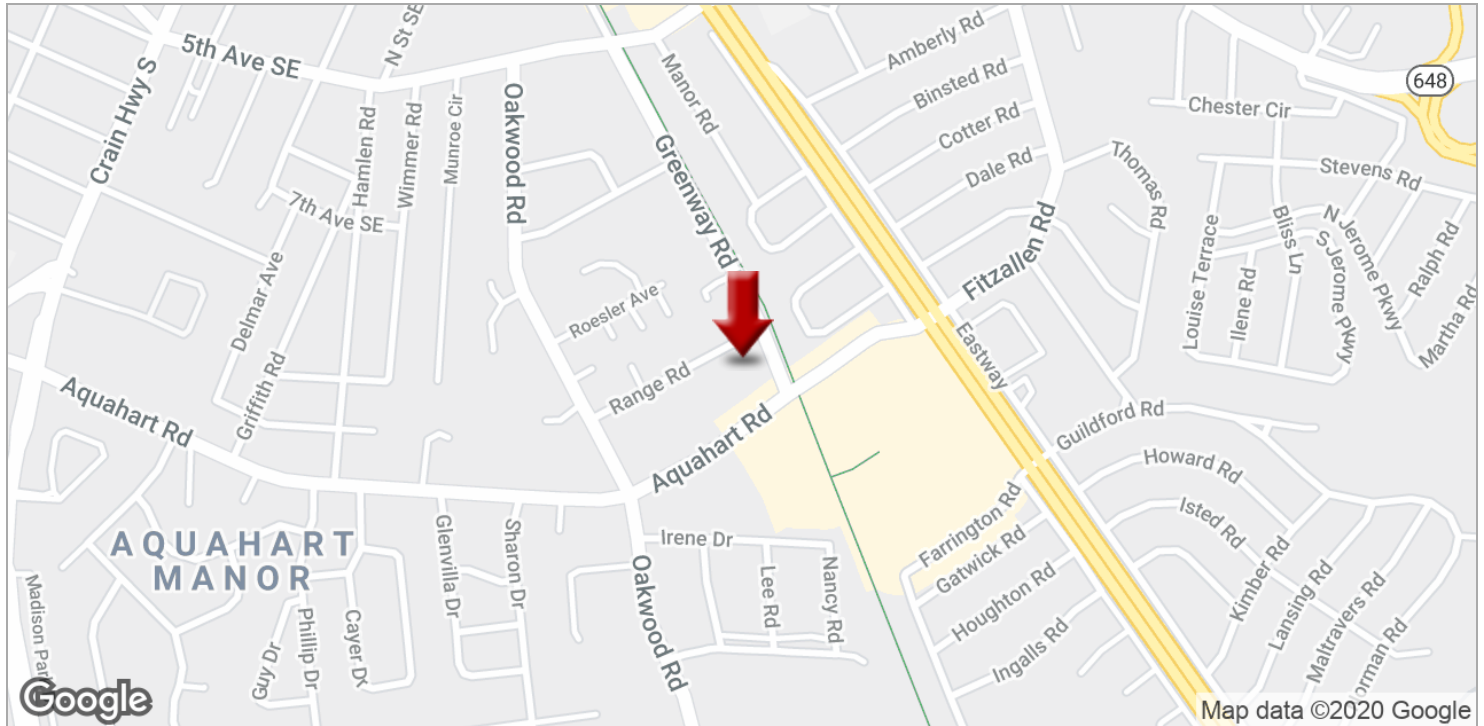
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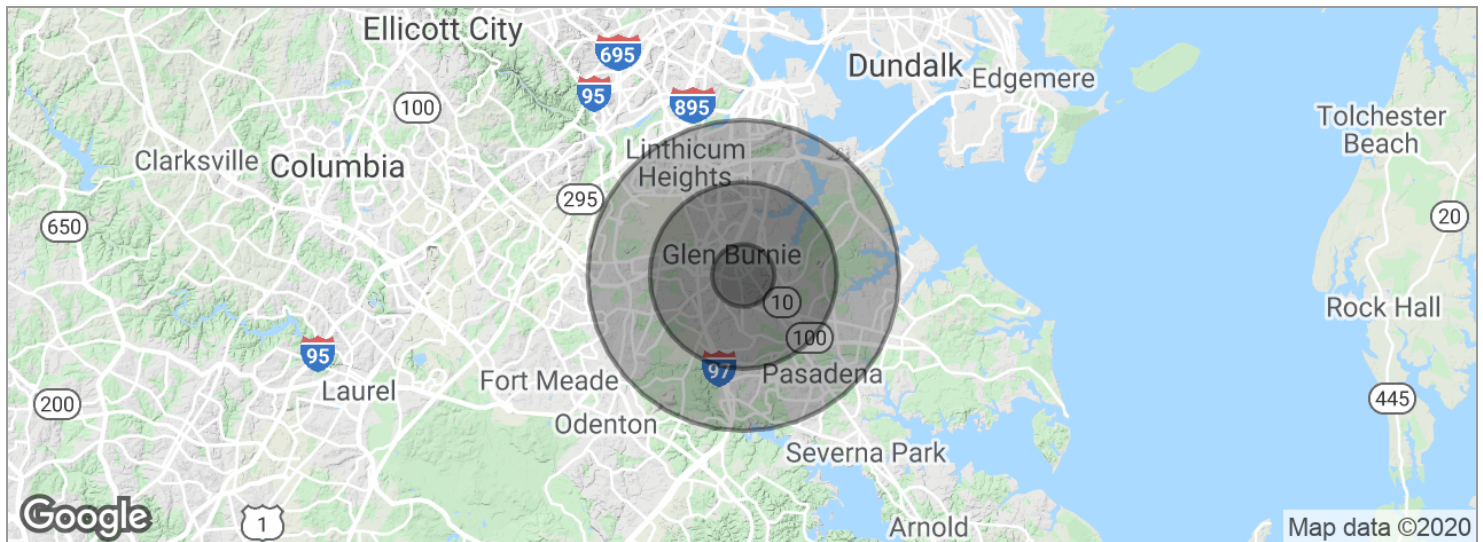
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,261	98,528	172,799
Median age	36.8	36.3	37.6
Median age (male)	35.0	34.5	36.4
Median age (Female)	37.9	38.2	39.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,247	39,081	66,098
# of persons per HH	2.5	2.5	2.6
Average HH income	\$65,523	\$71,393	\$81,906
Average house value	\$281,941	\$305,374	\$349,887

\* Demographic data derived from 2010 US Census

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**PROFESSIONAL BACKGROUND**

Susan Rosko-Thomas has been a pacesetter in real estate sales and investments since 1978. She had owned and operated her own successful Susan Rosko Thomas Personal Touch - ERA Brokerage franchise in the BWI Inner Harbor area for 13-years prior to acquisitioning her 40 agents to CBRB. After over 20-years with Coldwell Banker, Susan went back solo to owning and operating her own brokerage as CRCT, LLC which she continues to operate to this day. She has also aligned herself as-of 2019 with Keller Williams Select Realtors, where she is the Director of Growth to the commercial division.

**Annapolis**

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