

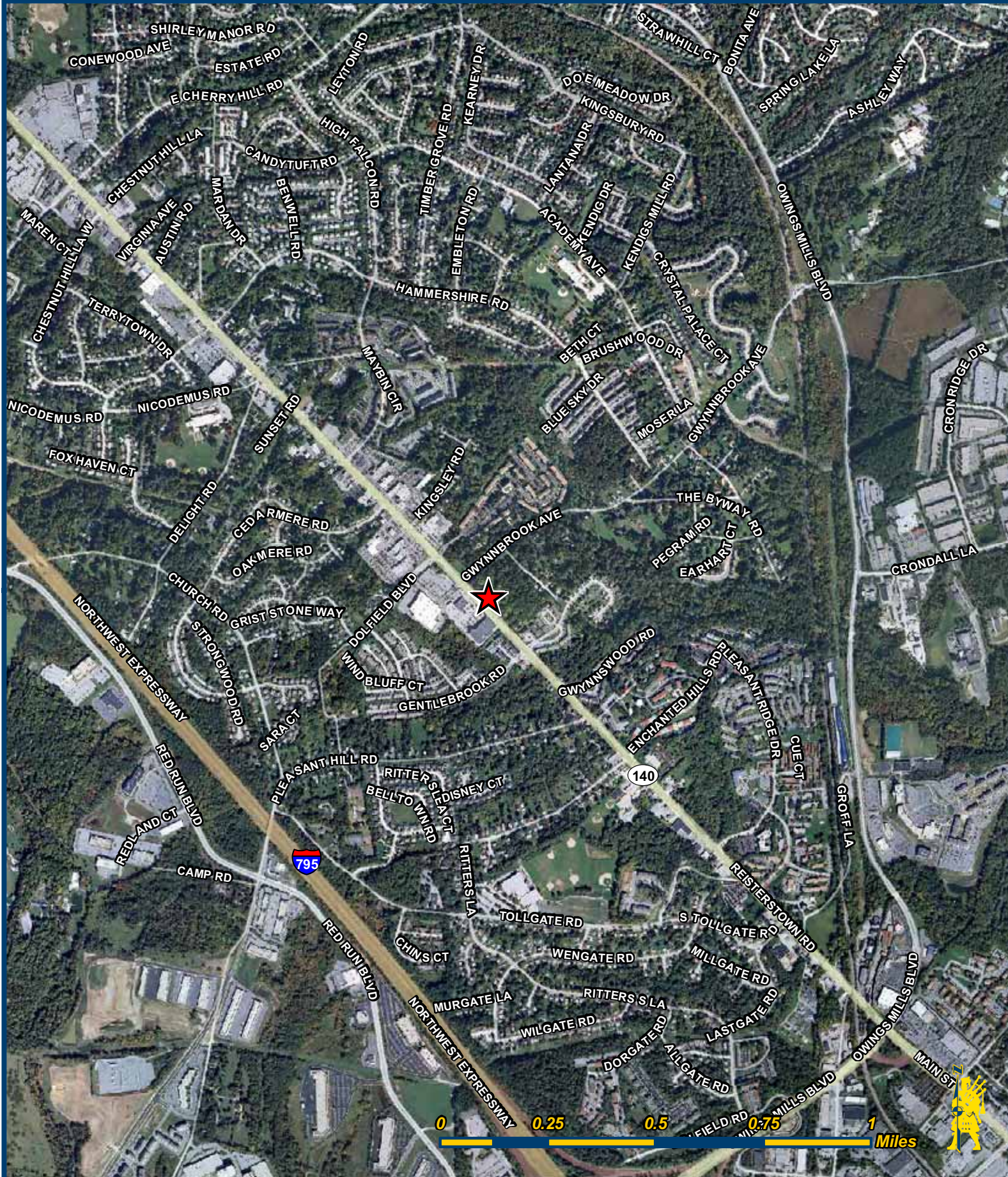
**FOR SALE**  
**8.9 ACRES**  
**REISTERSTOWN ROAD AND GWYNNBROOK AVENUE**  
**OWINGS MILLS, MARYLAND 21117**

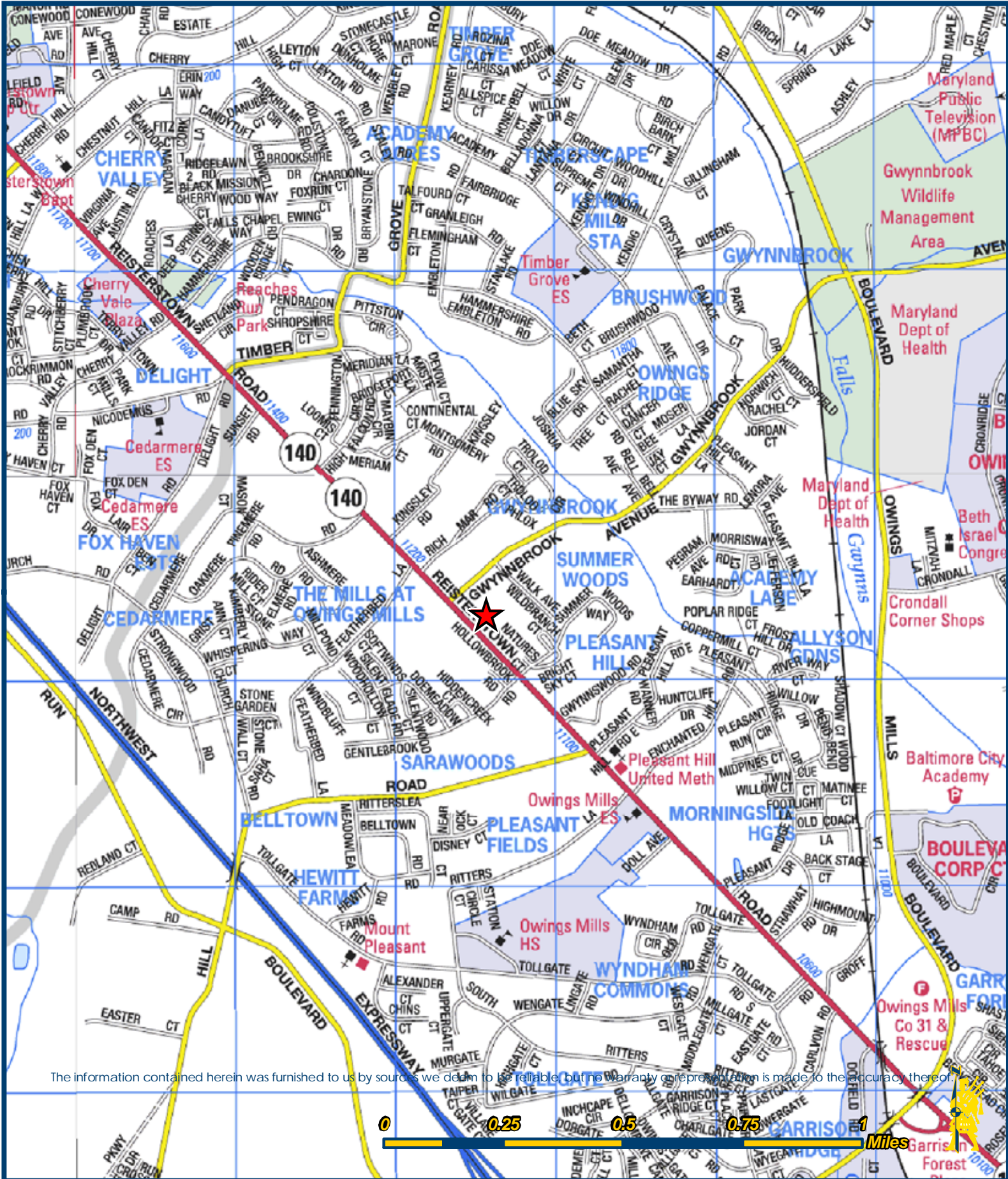
- PROPERTY DESCRIPTION:** 8.9 acres located in the 11000 block of Reisterstown Road between Gwynnbrook Avenue and Bright Sky Court in the Owings Mills section of Baltimore County. It is shown on the Maryland Department of Assessments and Taxation, Baltimore County Tax Map 58 Grid 8, Parcels 117, 118, 119, 120, and 126. It is recorded in the Land Records of Baltimore County, Maryland and described in deeds recorded under Liber 14528/171, Liber 5457/895, Liber 5413/221, and Liber 6509/517. The property is square in shape and is at the crest of a hill from which it falls away. It is mostly wooded.
- ZONING:** The property is zoned OR-2 which is a Baltimore County classification allowing for office or residential use.
- UTILITIES:** Public sewer and water serve the property. Natural gas and electric is provided by the Baltimore Gas and Electric Company.
- ANNUAL REAL ESTATE TAXES:** 2009-2010 - \$12,406.88
- COMMENTS:** This property has excellent visibility and location along Reisterstown Road in Owings Mills. It is immediately across from Target and Shoppers Food as well as a number of other retailers and service providers. It is minutes to I-795, Reisterstown and Owings Mills New Town. The mix of surrounding residential and commercial properties as well as the convenient location and outstanding visibility make this a prime opportunity for apartments, senior housing or office development.

For additional information, contact:  
John F. Harrington – 410/494-4863 or [jharrington@mackenziecommercial.com](mailto:jharrington@mackenziecommercial.com)

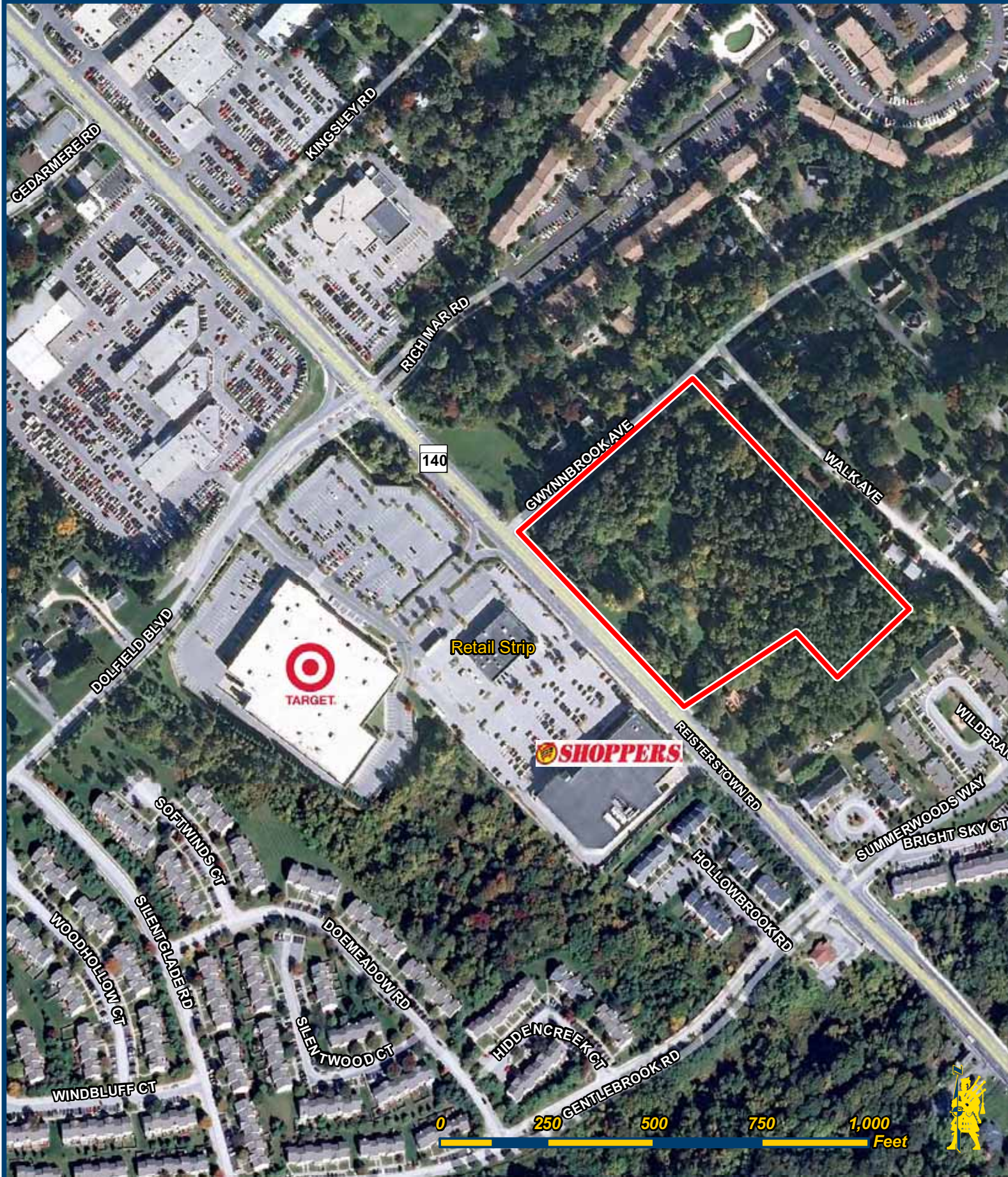
{7/1/10}

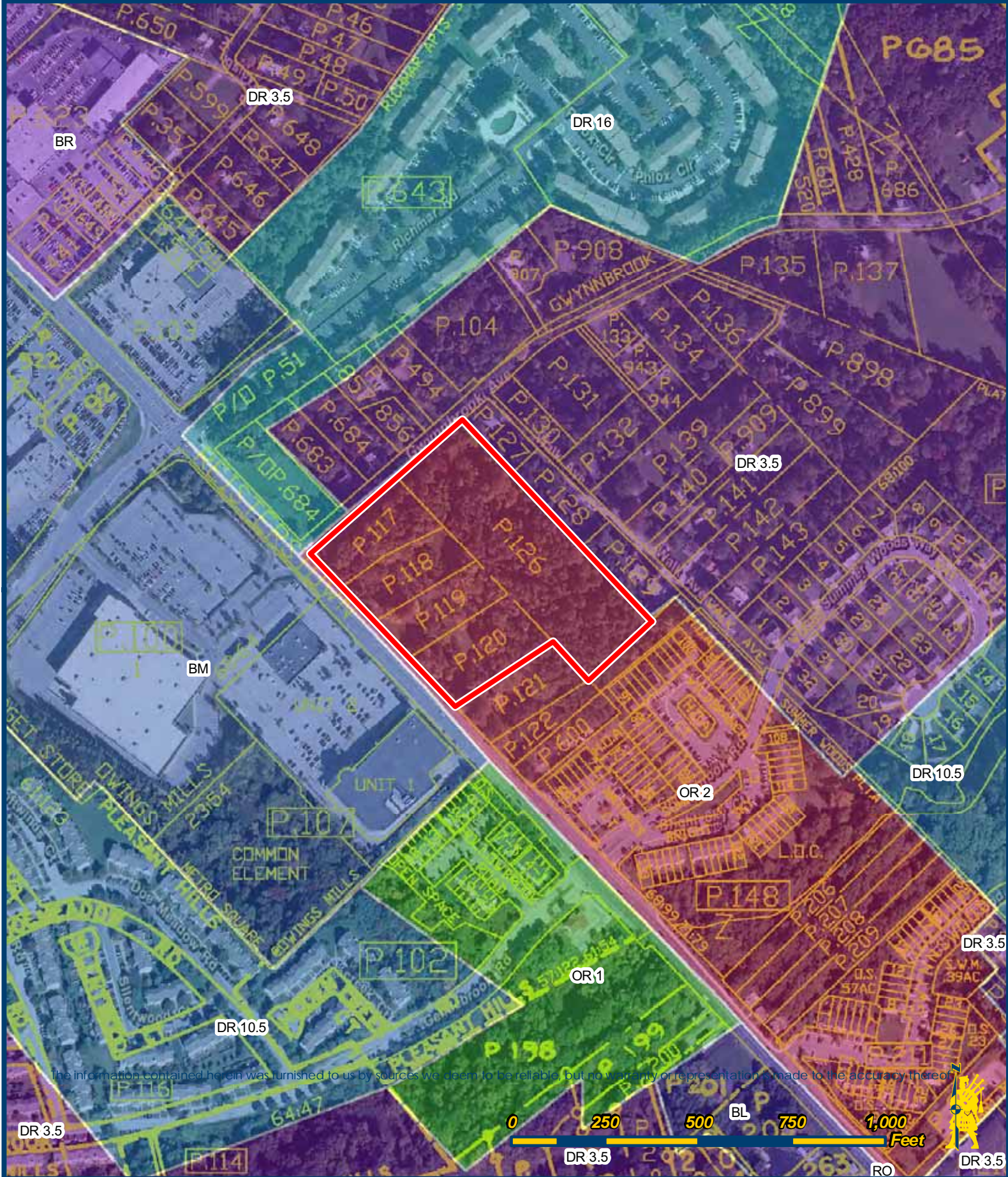
All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and all such information is submitted subject to errors, omissions, or changes in conditions, prior sale, lease or withdrawal without notice. All information should be verified to the satisfaction of the person relying thereon.





The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof.





	Maryland Department of Assessments and Taxation <b>BALTIMORE COUNTY</b> Real Property Data Search (2007 vw2.3d)	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a>
---	---	---

**Account Identifier:** District - 04 **Account Number -** 0423002350

Owner Information			
-------------------	--	--	--

<b>Owner Name:</b>	JOSEPH WILDER FAMILY LLC	<b>Use:</b>	RESIDENTIAL
		<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	11409 PATRIOT LN POTOMAC MD 20854-3749	<b>Deed Reference:</b>	1) /14528/ 171 2)

Location & Structure Information	
----------------------------------	--

<b>Premises Address</b>	<b>Legal Description</b>
11137 REISTERSTOWN RD	1.105 AC ES 11137 REISTERSTOWN RD SE COR GWYNNBROOK AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
58	8	117						1	Plat Ref:

<b>Special Tax Areas</b>	<b>Town</b> Ad Valorem <b>Tax Class</b>
--------------------------	---

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.10 AC	04

Stories	Basement	Type	Exterior

Value Information				
-------------------	--	--	--	--

	Base Value	Value			Phase-in Assessments	
		As Of	As Of	As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010		
Land	83,320	75,700				
Improvements:	0	0				
<b>Total:</b>	<b>83,320</b>	<b>75,700</b>	<b>83,320</b>	<b>75,700</b>		
Preferential Land:	0	0	0	0		


Transfer Information			
----------------------	--	--	--

<b>Seller:</b> WILDER JOSEPH	<b>Date:</b> 06/15/2000	<b>Price:</b> \$0	
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> /14528/ 171	<b>Deed2:</b>	
<b>Seller:</b> GIANFORTE FREDERICK W	<b>Date:</b> 06/23/1988	<b>Price:</b> \$50,000	
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> / 7897/ 607	<b>Deed2:</b>	
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>	
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>	

Exemption Information			
-----------------------	--	--	--

<b>Partial Exempt Assessments</b>	<b>Class</b>	07/01/2009	07/01/2010
<b>County</b>	000	0	0
<b>State</b>	000	0	0
<b>Municipal</b>	000	0	0

<b>Tax Exempt:</b> NO	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	* NONE *

	<b>Maryland Department of Assessments and Taxation</b> <b>BALTIMORE COUNTY</b> Real Property Data Search (2007 vw2.3d)	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a>
---	--	---

**Account Identifier:** District - 04 **Account Number -** 0416035075

Owner Information
-------------------

<b>Owner Name:</b>	JOSEPH WILDER FAMILY LLC	<b>Use:</b>	RESIDENTIAL
		<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	11409 PATRIOT LN POTOMAC MD 20854-3749	<b>Deed Reference:</b>	1) /14528/ 171 2)

Location & Structure Information
----------------------------------

<b>Premises Address</b>	<b>Legal Description</b>
11133 REISTERSTOWN RD	1.04 AC NES 11133 REISTERSTOWN RD 100 S GWYNNBROOK AVENUE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
58	8	118						1	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built	Enclosed Area
0000	1.04 AC
County Use	04

Stories	Basement	Type	Exterior

Value Information
-------------------

	Base Value	Value		
		Phase-in Assessments		
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	105,440	95,400		
Improvements:	0	0		
<b>Total:</b>	<b>105,440</b>	<b>95,400</b>	<b>105,440</b>	<b>95,400</b>
Preferential Land:	0	0	0	0


Transfer Information
----------------------

<b>Seller:</b> WILDER JOSEPH	<b>Date:</b> 06/15/2000	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> /14528/ 171	<b>Deed2:</b>
<b>Seller:</b> PHILLIPS ROBY A	<b>Date:</b> 02/02/1987	<b>Price:</b> \$75,000
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> / 7468/ 561	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information
-----------------------

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

<b>Tax Exempt:</b> NO	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	* NONE *

	<b>Maryland Department of Assessments and Taxation</b> <b>BALTIMORE COUNTY</b> Real Property Data Search (2007 vw2.3d)	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a>
---	--	---

**Account Identifier:** District - 04 Account Number - 0408055770

Owner Information			
-------------------	--	--	--

<b>Owner Name:</b>	WILDER JOSEPH WILDER ROSE TAUBE AARON TAUBE GENIA	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	11409 PATRIOT LN POTOMAC MD 20854-3749	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	1) / 5457/ 895 2)

Location & Structure Information			
----------------------------------	--	--	--

<b>Premises Address</b>	<b>Legal Description</b>
11131 REISTERSTOWN RD OWINGS MILLS 21117	LT NES REISTERSTOWN  255 S GWYNNBROOK AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
58	8	119						1	Plat Ref:

<b>Special Tax Areas</b>	Town Ad Valorem Tax Class
--------------------------	---------------------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.00 AC	04

Stories	Basement	Type	Exterior

Value Information				
-------------------	--	--	--	--

	Base Value	Value		
		As Of	Phase-in Assessments	
		01/01/2010	07/01/2009	07/01/2010
Land	105,000	95,000		
Improvements:	0	0		
<b>Total:</b>	<b>105,000</b>	<b>95,000</b>	<b>105,000</b>	<b>95,000</b>
Preferential Land:	0	0	0	0

Transfer Information			
----------------------	--	--	--

<b>Seller:</b> HIGHWAY REALTY I NC	<b>Date:</b> 06/28/1974	<b>Price:</b> \$35,000	
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> / 5457/ 895	<b>Deed2:</b>	
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>	
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>	
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>	
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>	

Exemption Information			
-----------------------	--	--	--

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

<b>Tax Exempt:</b> NO	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	* NONE *



	Maryland Department of Assessments and Taxation <b>BALTIMORE COUNTY</b> Real Property Data Search (2007 vw2.3d)	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a>
---	---	---

**Account Identifier:** District - 04 Account Number - 0401035200

Owner Information			
-------------------	--	--	--

<b>Owner Name:</b>	WILDER JOSEPH TAUBE AARON	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	11409 PATRIOT LN POTOMAC MD 20854-3749	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	1) / 5413/ 221 2)

Location & Structure Information			
----------------------------------	--	--	--

<b>Premises Address</b>	<b>Legal Description</b>
11127 REISTERSTOWN RD OWINGS MILLS 21117	1.224 AC ES REISTERSTOWN RD 360 S GWYNNBROOK AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
58	8	120						1	Plat Ref:

<b>Special Tax Areas</b>	Town Ad Valorem Tax Class
--------------------------	---------------------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.22 AC	04

Stories	Basement	Type	Exterior

Value Information				
-------------------	--	--	--	--

	Base Value	Value		
		As Of	Phase-in Assessments	
		01/01/2010	07/01/2009	07/01/2010
Land	107,420	97,200		
Improvements:	0	0		
<b>Total:</b>	<b>107,420</b>	<b>97,200</b>	<b>107,420</b>	<b>97,200</b>
Preferential Land:	0	0	0	0


Transfer Information			
----------------------	--	--	--

<b>Seller:</b> ALLARD IRENE G	<b>Date:</b> 12/06/1973	<b>Price:</b> \$33,000
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> / 5413/ 221	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information			
-----------------------	--	--	--

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

<b>Tax Exempt:</b> NO	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	* NONE *

	Maryland Department of Assessments and Taxation <b>BALTIMORE COUNTY</b> Real Property Data Search (2007 vw5.1d)	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a>
---	---	---

**Account Identifier:** District - 04 **Account Number -** 0408080225

Owner Information			
-------------------	--	--	--

<b>Owner Name:</b>	WILDER ROSE TAUBE AARON	<b>Use:</b>	COMMERCIAL
		<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	3300-102 SONIA TRAIL ELLCOTT CITY MD 21043-3576	<b>Deed Reference:</b>	1) / 6509/ 617 2)

Location & Structure Information			
----------------------------------	--	--	--

<b>Premises Address</b>	<b>Legal Description</b>
13 GWYNNBROOK AVE OWINGS MILLS MD 21117	4.17 AC SS GWYNNBROOK AV 500 E REISTERSTOWN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
58	8	126						2	Plat Ref:

**Special Tax Areas**

	<b>Town</b>
	<b>Ad Valorem</b>
	<b>Tax Class</b>

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		4.17 AC	15

Stories	Basement	Type	Exterior

Value Information				
-------------------	--	--	--	--

	Base Value	Value			Phase-in Assessments	
		As Of	As Of	As Of	As Of	
					01/01/2008	07/01/2009
<b>Land</b>	467,200	584,100				
<b>Improvements:</b>	0	0				
<b>Total:</b>	467,200	584,100	545,132	584,100		
<b>Preferential Land:</b>	0	0	0	0		

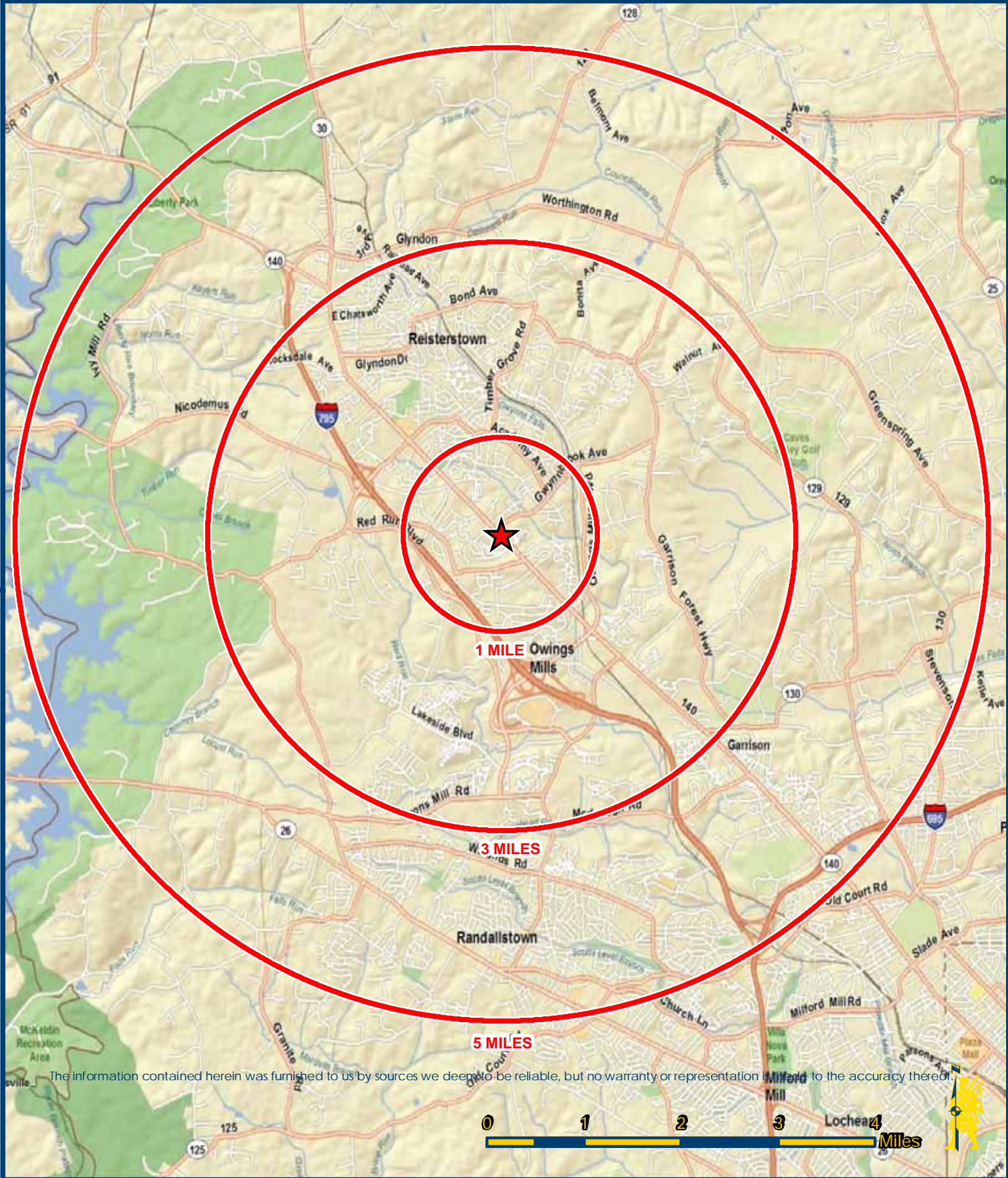
Transfer Information			
----------------------	--	--	--

<b>Seller:</b> HUBBARD MARY A	<b>Date:</b> 04/08/1983	<b>Price:</b> \$78,000
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> / 6509/ 617	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information			
-----------------------	--	--	--

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

<b>Tax Exempt:</b> NO	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	* NONE *



**Wilder Property**  
**4 Gwynnbrook Ave, Owings Mills, MD 21117**  
**Ring: 1, 3, 5 Miles radii**

**Latitude: 39.43418**  
**Longitude: -76.7967**

	1 Mile radius	3 Miles radius	5 Miles radius
<b>2009 Population</b>			
Total Population	15,299	64,146	119,887
Male Population	48.6%	48.2%	47.8%
Female Population	51.4%	51.8%	52.2%
Median Age	32.4	34.8	37.3
<b>2009 Income</b>			
Median HH Income	\$60,465	\$69,867	\$75,138
Per Capita Income	\$27,580	\$33,401	\$36,713
Average HH Income	\$67,120	\$83,577	\$93,259
<b>2009 Households</b>			
Total Households	6,292	25,767	46,786
Average Household Size	2.42	2.46	2.51
<b>2009 Housing</b>			
Owner Occupied Housing Units	44.6%	59.0%	65.4%
Renter Occupied Housing Units	49.4%	36.2%	30.1%
Vacant Housing Units	6.0%	4.8%	4.5%
<b>Population</b>			
1990 Population	10,923	39,504	78,074
2000 Population	13,475	55,451	105,009
2009 Population	15,299	64,146	119,887
2014 Population	15,953	67,821	126,079
1990-2000 Annual Rate	2.12%	3.45%	3.01%
2000-2009 Annual Rate	1.38%	1.59%	1.44%
2009-2014 Annual Rate	0.84%	1.12%	1.01%

In the identified market area, the current year population is 119,887. In 2000, the Census count in the market area was 105,009. The rate of change since 2000 was 1.44 percent annually. The five-year projection for the population in the market area is 126,079, representing a change of 1.01 percent annually from 2009 to 2014. Currently, the population is 47.8 percent male and 52.2 percent female.

	1 Mile radius	3 Miles radius	5 Miles radius
<b>Households</b>			
1990 Households	4,464	14,933	28,814
2000 Households	5,585	21,980	40,595
2009 Households	6,292	25,767	46,786
2014 Households	6,562	27,415	49,469
1990-2000 Annual Rate	2.27%	3.94%	3.49%
2000-2009 Annual Rate	1.3%	1.73%	1.55%
2009-2014 Annual Rate	0.84%	1.25%	1.12%

The household count in this market area has changed from 40,595 in 2000 to 46,786 in the current year, a change of 1.55 percent annually. The five-year projection of households is 49,469, a change of 1.12 percent annually from the current year total. Average household size is currently 2.51, compared to 2.54 in the year 2000. The number of families in the current year is 30,650 in the market area.

### Housing

Currently, 65.4 percent of the 49,007 housing units in the market area are owner occupied; 30.1 percent, renter occupied; and 4.5 percent are vacant. In 2000, there were 42,486 housing units - 66.8 percent owner occupied, 28.8 percent renter occupied and 4.5 percent vacant. The rate of change in housing units since 2000 is 1.56 percent. Median home value in the market area is \$297,513, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 5.88 percent annually to \$395,964. From 2000 to the current year, median home value changed by 8.65 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

**Wilder Property**  
**4 Gwynnbrook Ave, Owings Mills, MD 21117**  
**Ring: 1, 3, 5 Miles radii**

**Latitude: 39.43418**  
**Longitude: -76.7967**

	1 Mile radius	3 Miles radius	5 Miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$32,481	\$38,864	\$44,780
2000 Median HH Income	\$46,151	\$55,068	\$60,085
2009 Median HH Income	\$60,465	\$69,867	\$75,138
2014 Median HH Income	\$64,080	\$74,984	\$76,951
1990-2000 Annual Rate	3.58%	3.55%	2.98%
2000-2009 Annual Rate	2.96%	2.61%	2.45%
2009-2014 Annual Rate	1.17%	1.42%	0.48%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$15,543	\$18,009	\$21,631
2000 Per Capita Income	\$22,420	\$27,164	\$30,224
2009 Per Capita Income	\$27,580	\$33,401	\$36,713
2014 Per Capita Income	\$28,444	\$33,788	\$37,187
1990-2000 Annual Rate	3.73%	4.2%	3.4%
2000-2009 Annual Rate	2.26%	2.26%	2.12%
2009-2014 Annual Rate	0.62%	0.23%	0.26%
<b>Average Household Income</b>			
1990 Average Household Income	\$37,519	\$47,450	\$58,363
2000 Average Household Income	\$53,608	\$67,890	\$77,135
2009 Average HH Income	\$67,120	\$83,577	\$93,259
2014 Average HH Income	\$69,233	\$84,029	\$93,894
1990-2000 Annual Rate	3.63%	3.65%	2.83%
2000-2009 Annual Rate	2.46%	2.27%	2.07%
2009-2014 Annual Rate	0.62%	0.11%	0.14%

#### Households by Income

Current median household income is \$75,138 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$76,951 in five years. In 2000, median household income was \$60,085, compared to \$44,780 in 1990.

Current average household income is \$93,259 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$93,894 in five years. In 2000, average household income was \$77,135, compared to \$58,363 in 1990.

Current per capita income is \$36,713 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$37,187 in five years. In 2000, the per capita income was \$30,224, compared to \$21,631 in 1990.

#### Population by Employment

Total Businesses	290	2,584	4,388
Total Employees	3,317	31,004	47,675

Currently, 92.4 percent of the civilian labor force in the identified market area is employed and 7.6 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 94.7 percent of the civilian labor force, and unemployment will be 5.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 72.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.3 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 78.5 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 11.1 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 10.4 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 80.1 percent of the market area population drove alone to work, and 3.3 percent worked at home. The average travel time to work in 2000 was 30.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

#### Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 7.0 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 18.9 percent were high school graduates only (29.8 percent in the U.S.)
- 7.8 percent had completed an Associate degree (7.2 percent in the U.S.)
- 27.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 19.9 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)