

FOR SALE
COMMERCIAL LAND

I-95 @
EXIT 85
ROUTE 22
(ABERDEEN THROUGHWAY)
.....
ABERDEEN, MD



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC



34-ACRE DEVELOPMENT OPPORTUNITY

- LOT SIZE**
34.19 Acres (22 Acres usable ±)
- ZONING**
B-3 (Highway Commercial)
- TRAFFIC COUNT**
87,421 AADT (I-95)
- SALE PRICE**
TBD
- HIGHLIGHTS**
 - ▶ 34.19 Acres of undeveloped land in the heart of Aberdeen
 - ▶ Superior visibility on I-95
 - ▶ Potential access from Beards Hill Road (with easement)

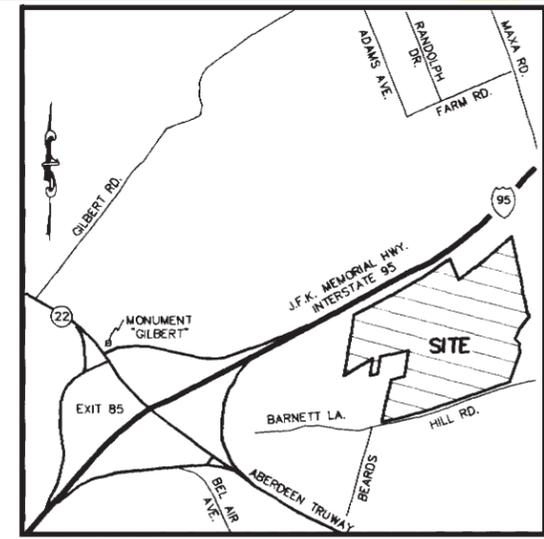
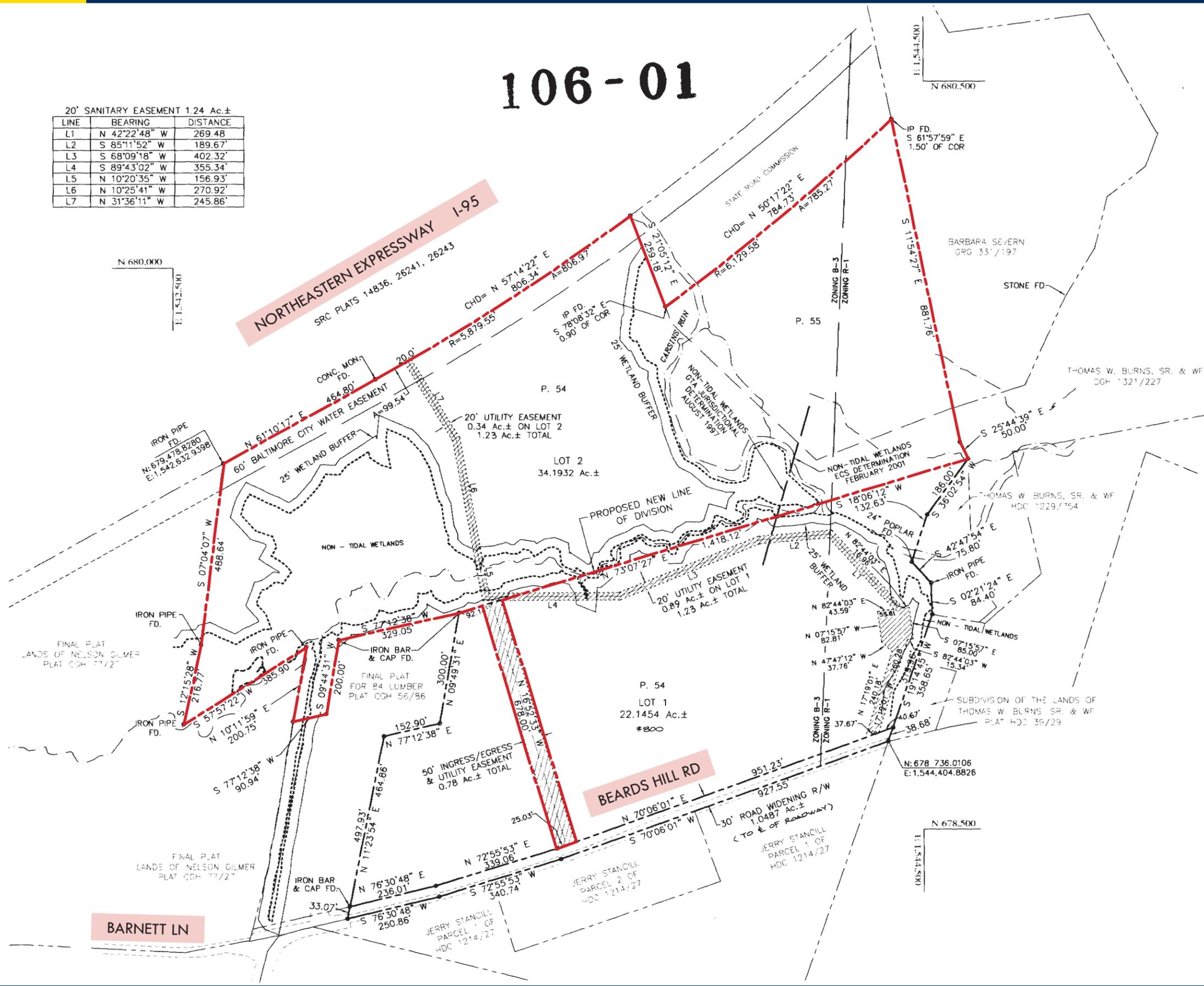


106-01

20' SANITARY EASEMENT 1.24 Ac.±

LINE	BEARING	DISTANCE
L1	N 42°22'48" W	269.48
L2	S 85°11'52" W	189.67
L3	S 68°09'18" W	402.32
L4	S 89°43'02" W	355.34
L5	N 10°20'35" W	156.93
L6	N 10°25'41" W	270.92
L7	N 31°36'11" W	245.86

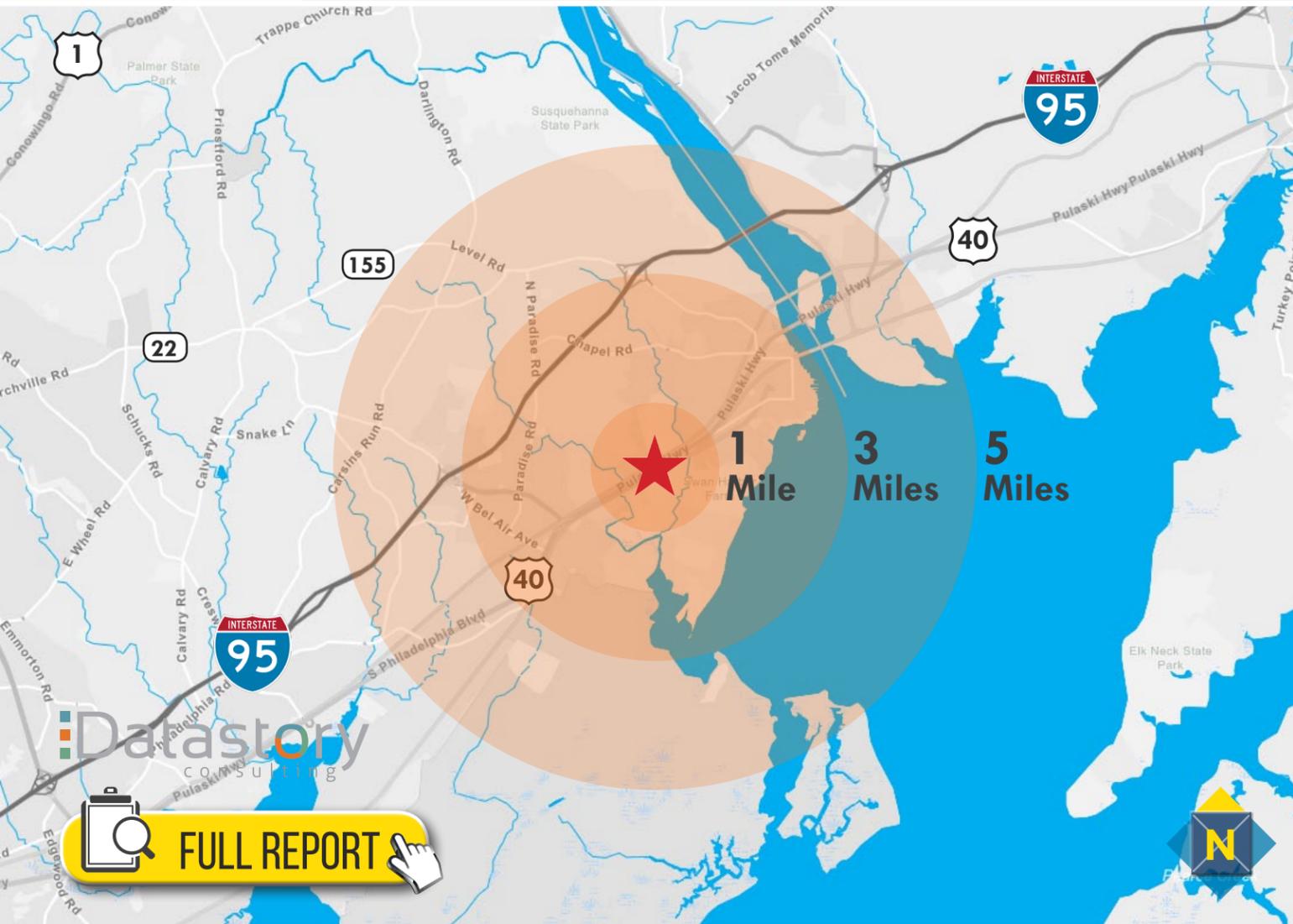
GRID NORTH
MARYLAND COORDINATE SYSTEM (NAD 83/91)
MONUMENT "GILBERT" PID JV6277



LOCATION MAP
N.T.S.
ADC MAP 23, GRID K10 & MAP 24, GRID A10

GENERAL NOTES

- TOTAL ACREAGE ON THIS PLAT: 57.3873 Ac.±
A) LOT 1 22.1454 Ac.±
B) LOT 2 34.1932 Ac.±
C) BEARDS HILL RD. WIDENING 1.0487 Ac.±
- PRESENT ZONING: B-3 (HIGHWAY COMMERCIAL DISTRICT)
R-1 (LOW DENSITY RESIDENTIAL DISTRICT)
- DEED REFERENCES: CGH HDC 1214/27, CGH 1360/869, -P.54
HDC 933/992 & HDC 942/256 -P.55
- #000 DENOTES STREET ADDRESS
- PUBLIC WATER AND SEWER WILL BE AVAILABLE
- TAX MAP NUMBER 200, 201 & 202
- PARCEL NUMBER 54 & 55
- THE PURPOSE OF THIS PLAT IS TO COMBINE PARCELS 54 & 55 INTO 1 (ONE) TRACT AND TO SUBDIVIDE INTO 2 (TWO) LOTS.
- WETLAND DELINEATION SHOWN HEREON IS A RESULT OF A SURVEY PROVIDED BY MORRIS & RICHIE ASSOCIATES, INC. AND WAS DELINEATED IN AUGUST 1997, AND A SECOND DELINEATION WAS PERFORMED BY E.C.S. IN FEBRUARY 2001.



RESIDENTIAL POPULATION 4,679 1 MILE 23,978 3 MILES 49,098 5 MILES	NUMBER OF HOUSEHOLDS 1,879 1 MILE 9,209 3 MILES 18,477 5 MILES	AVERAGE HH SIZE 2.49 1 MILE 2.59 3 MILES 2.59 5 MILES	MEDIAN AGE 42.2 1 MILE 40.5 3 MILES 39.3 5 MILES
AVERAGE HH INCOME \$76,034 1 MILE \$78,746 3 MILES \$83,305 5 MILES	EDUCATION (COLLEGE+) 59.1% 1 MILE 58.1% 3 MILES 59.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.5% 1 MILE 93.9% 3 MILES 93.9% 5 MILES	DAYTIME POPULATION 5,327 1 MILE 24,816 3 MILES 50,007 5 MILES

21% PARKS AND REC
3 MILES

LEARN MORE

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

17% METRO FUSION
3 MILES

LEARN MORE

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.63 AVERAGE HH SIZE
28.8 MEDIAN AGE
\$33,000 MEDIAN HH INCOME

16% PLEASANTVILLE
3 MILES

LEARN MORE

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.86 AVERAGE HH SIZE
41.9 MEDIAN AGE
\$85,000 MEDIAN HH INCOME

13% COMFORTABLE EMPTY NESTERS
3 MILES

LEARN MORE

These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.50 AVERAGE HH SIZE
46.8 MEDIAN AGE
\$68,000 MEDIAN HH INCOME



DRIVE TIMES



DEMOGRAPHICS

Aberdeen, MD

Total Population (2010)	15,019
Total Population (2017)	16,239
White Alone	58.9%
Black Alone	30.6%
American Indian Alone	0.4%
Asian Alone	2.9%
Pacific Islander Alone	0.3%
Some Other Race Alone	1.6%
Two or More Races	5.3%
Total Population (2022)	16,770
Households (2010)	5,819
Households (2017)	6,249
Households (2022)	6,432
Average Household Size (2010)	2.57
Average Household Size (2017)	2.59
Average Household Size (2022)	2.60
Median Household Income (2017)	\$52,815
Median Household Income (2022)	\$55,903
Median Home Value (2017)	\$205,802
Median Home Value (2022)	\$233,954
Per Capita Income (2017)	\$26,918
Per Capita Income (2022)	\$30,215
Median Age (2017)	38.8
0 - 4	7.0%
5 - 9	6.7%
10 - 14	6.8%
15 - 24	13.4%
25 - 34	12.8%
35 - 44	12.1%
45 - 54	16.2%
55 - 64	12.4%
65 - 74	6.8%
75 - 84	4.3%
85 +	1.4%
Median Age (2022)	38.9
Average Household Income (2017)	\$68,761
Average Household Income (2022)	\$77,495
Population 25+ Education (College+) (2017)	53.9%
Civilian Population 16+ in Labor Force (2017)	93.2%