

FOR SALE

Cecil County, Maryland

NORTHWOODS RESIDENTIAL DEVELOPMENT

NORTHWOODS BOULEVARD & PEPPERTREE CIRCLE | NORTH EAST, MARYLAND 21901

AVAILABLE

21 Acres

ZONING

UR (Urbanized Residential District)

SALE PRICE

- ▶ \$1,600,000 - Approved Lots
- ▶ \$1,000,000 - As-Is (with Substantial Engineering)

HIGHLIGHTS

- ▶ 64-68 single family lots
- ▶ Reduced county impact fees
- ▶ Public water and sewer available
- ▶ Conveniently located in the center of Cecil County
- ▶ 2 miles from Cecil College
- ▶ Nearby amenities include Walmart, Food Lion, Lowe's Home Improvement, Dollar General, Dunkin' Donuts, Walgreens, Wendy's, Waffle House and more shopping and dining destinations



SINGLE FAMILY HOMES - CONCEPTUAL



NORTH EAST STATION



LOWE'S HOME IMPROVEMENT



CECIL COLLEGE



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Cecil County, Maryland

PROPOSED SITE PLAN

NORTHWOODS | NORTHWOODS BOULEVARD & PEPPERTREE CIRCLE | NORTH EAST, MARYLAND 21901

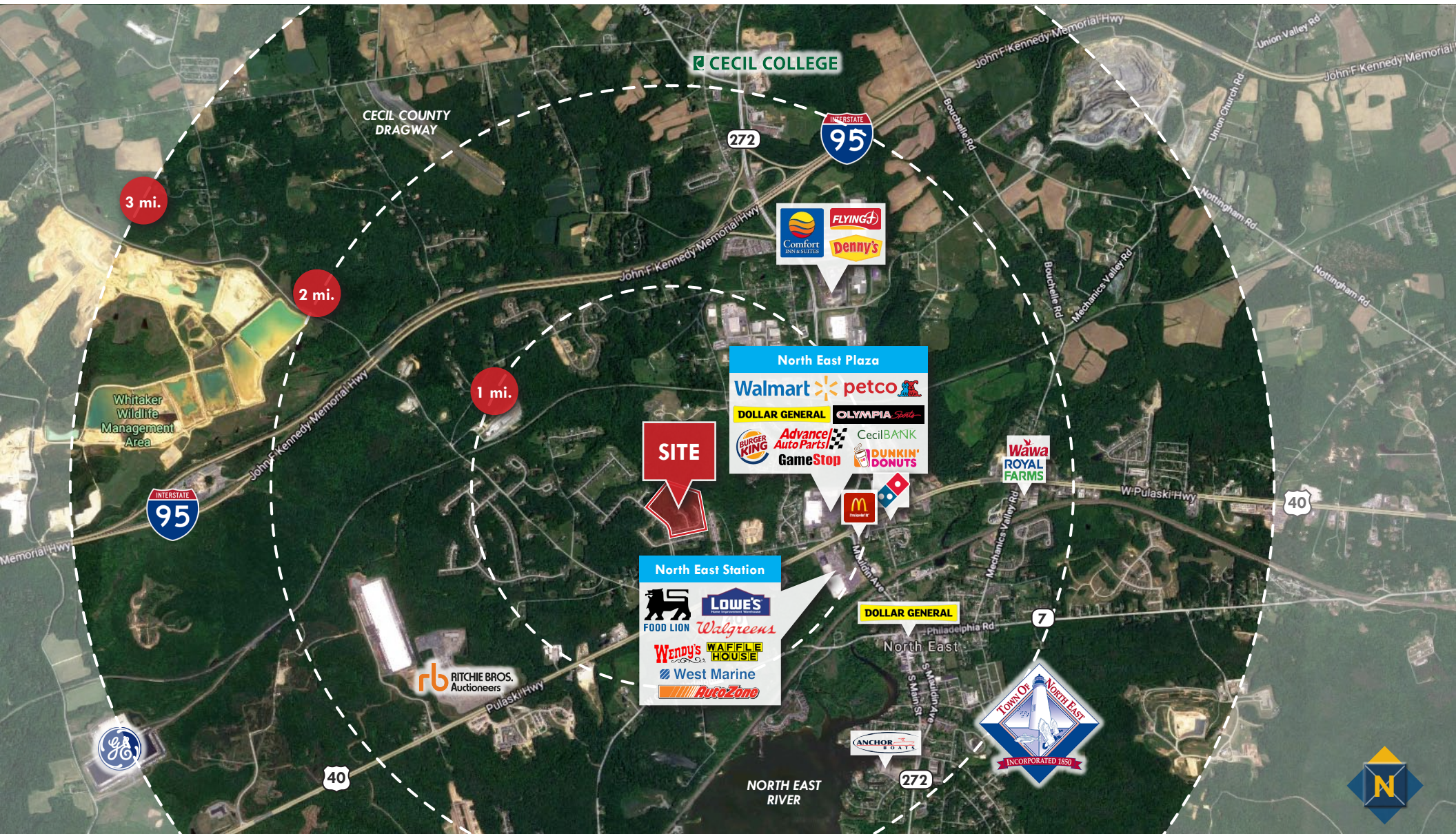


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NORTH EAST TRADE AREA

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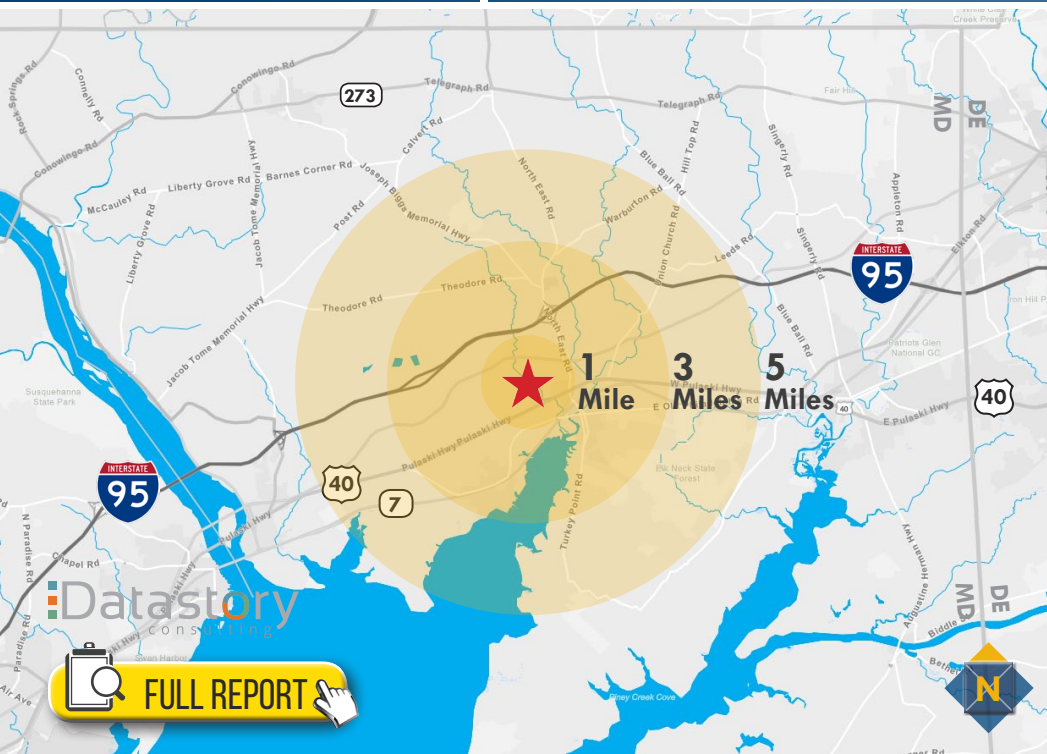


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LOCATION / DEMOGRAPHICS

NORTHWOODS | NORTHWOODS BOULEVARD & PEPPERTREE CIRCLE | NORTH EAST, MARYLAND 21901



Datastory
CONSULTING

FULL REPORT

RESIDENTIAL POPULATION 3,573 1 MILE 14,952 3 MILES 24,749 5 MILES	NUMBER OF HOUSEHOLDS 1,170 1 MILE 5,694 3 MILES 9,246 5 MILES	AVERAGE HH SIZE 3.03 1 MILE 2.62 3 MILES 2.67 5 MILES	MEDIAN AGE 35.5 1 MILE 38.2 3 MILES 39.9 5 MILES
AVERAGE HH INCOME \$82,205 1 MILE \$74,331 3 MILES \$80,109 5 MILES	EDUCATION (COLLEGE+) 58.7% 1 MILE 49.7% 3 MILES 50.0% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 92.7% 1 MILE 92.9% 3 MILES 93.6% 5 MILES	DAYTIME POPULATION 3,388 1 MILE 12,960 3 MILES 20,399 5 MILES

33%
MIDDLEBURG
2 MILES

These conservative, family-oriented consumers are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones, prefer to buy American & travel in the US.

2.73
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

[LEARN MORE](#)

2.43
AVERAGE HH SIZE

46.3
MEDIAN AGE

\$53,000
MEDIAN HH INCOME

20%
THE GREAT OUTDOORS
2 MILES

These consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are active gardeners and partial to homegrown and home-cooked meals. They are cost-conscious.

[LEARN MORE](#)

2.43
AVERAGE HH SIZE

46.3
MEDIAN AGE

\$53,000
MEDIAN HH INCOME

18%
FRONT PORCHES
2 MILES

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.

[LEARN MORE](#)

2.55
AVERAGE HH SIZE

34.2
MEDIAN AGE

\$39,000
MEDIAN HH INCOME

13%
DOWN THE ROAD
2 MILES

These younger, diverse communities are made up of family-oriented, outgoing consumers who value their traditions. They put a premium on convenience rather than health and nutrition.

[LEARN MORE](#)

2.76
AVERAGE HH SIZE

35.0
MEDIAN AGE

\$38,700
MEDIAN HH INCOME