



OFFERING MEMORANDUM

CARSINS RUN

AT EVA MAR

**47.457 ACRE LAND
REDEVELOPMENT
OPPORTUNITY**

**301 N. FOUNTAIN GREEN ROAD
BEL AIR, MARYLAND 21015**



MACKENZIE

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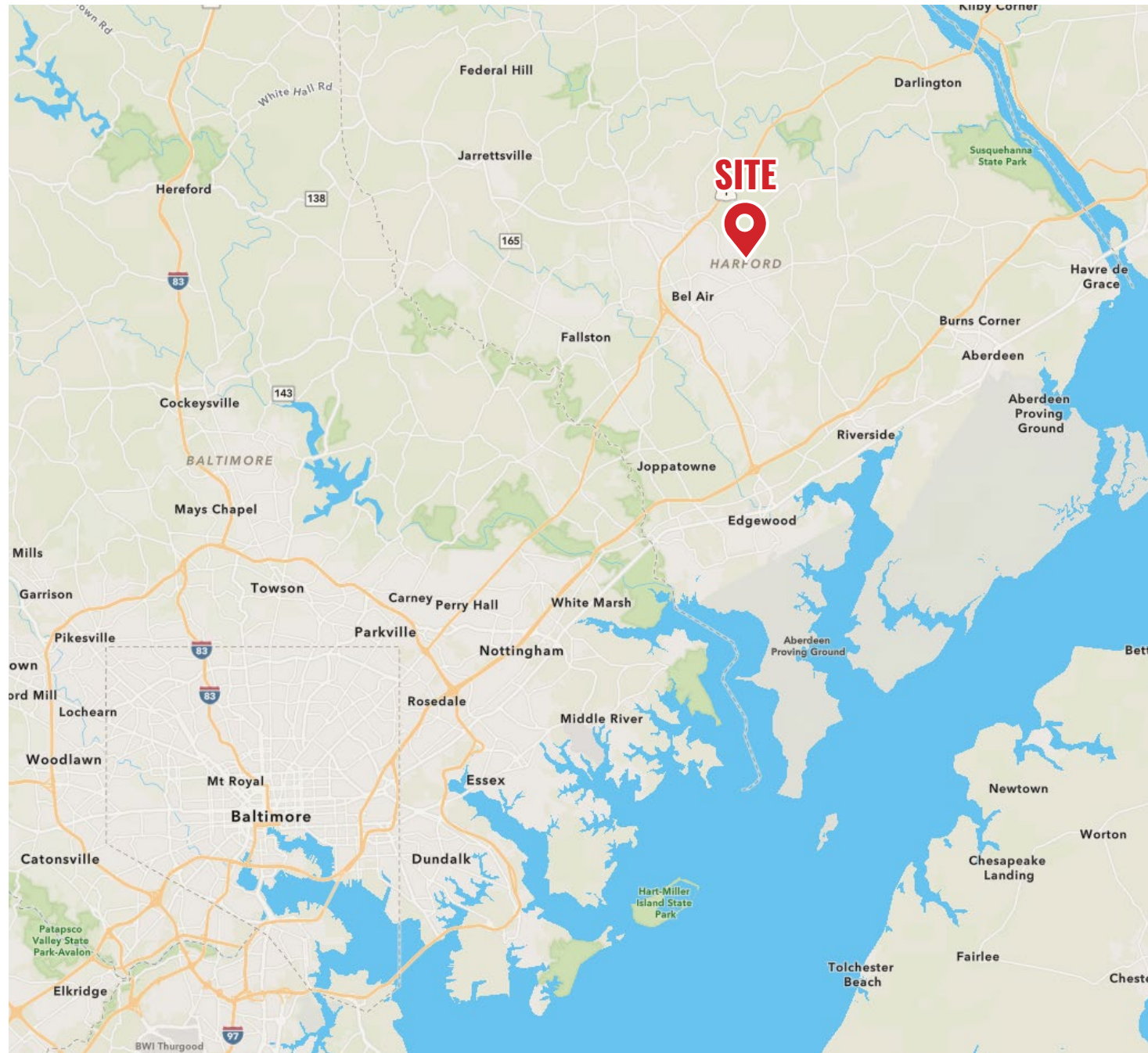
Mackenzie is pleased to market the availability of one of Bel Air's most prominent land development sites remaining in the local market. Known formerly as "Carsins Run at Eva Mar", this 47+ acre parcel currently maintains an approved site plan for 402 units as a CCRC (Continuing Care Retirement Community), has been pre-developed with all utilities in place, and off-site road improvements completed, including the installation of a signalized intersection at Rt. 543 and Eva Mar Blvd. In addition, the commencement of construction had occurred for the 24,887 square foot "Tidewater Manor Home and Activity Center" at the primary entrance into the community. Current zoning is R1 under Harford County, permitting a series of single family lots, or other uses by special exception. The property is only available as one parcel, for sale, with all current improvements and entitlements. **Proposals from qualified Buyers will be accepted on or before August 8, 2022.**

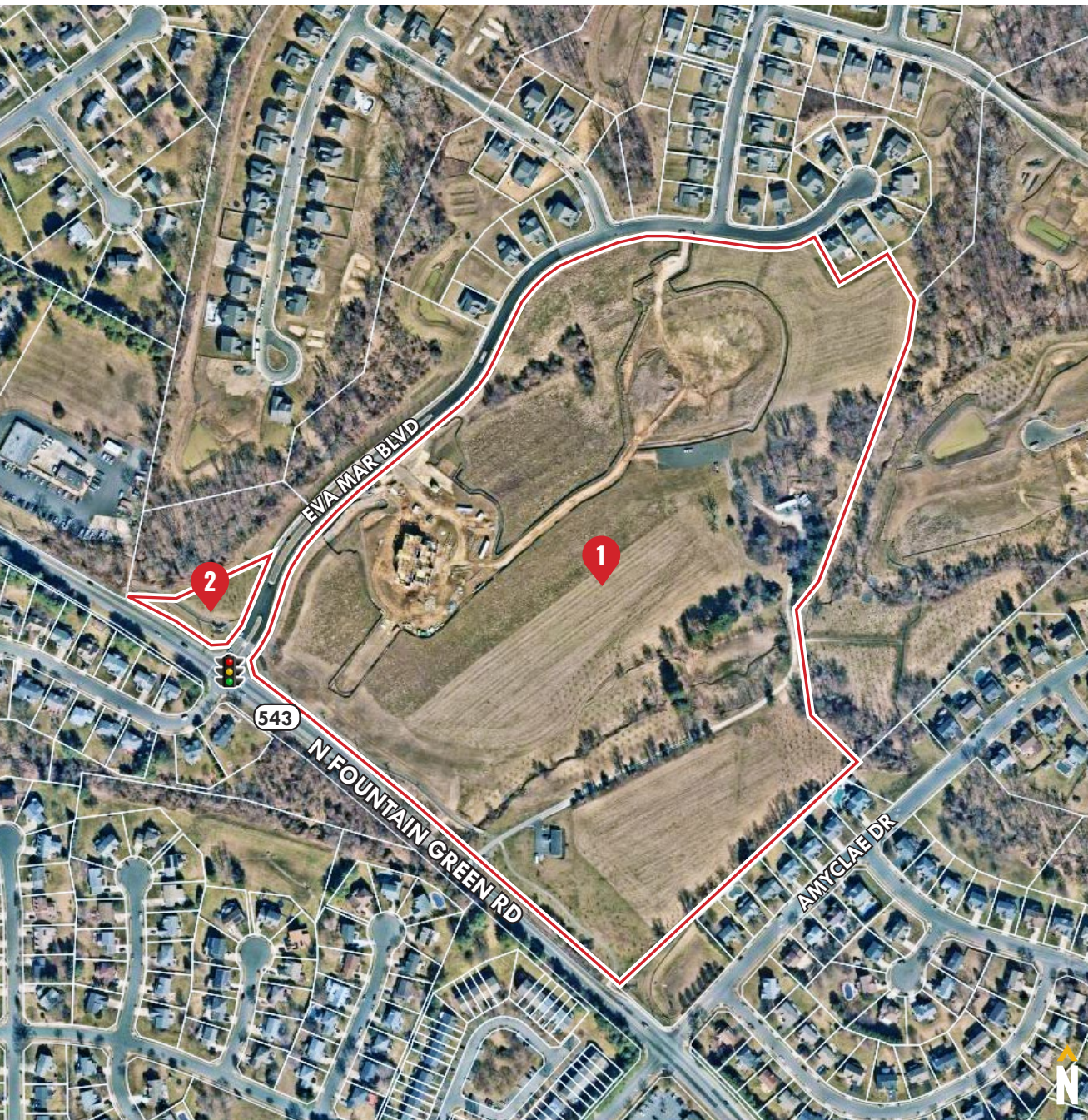


301 N. Fountain Green Road is located just north of Route 543's intersection with E. Churchville Road (Route 22), in the center of Harford County, Maryland. The 47 acre \pm subject property is situated just 10 minutes off of I-95, making it an ideal location for commutes to Baltimore, Washington D.C. and Wilmington, DE.

301 N. Fountain Green Road is just a 7 minute drive northeast of the heart of Downtown Bel Air, as well as the town's retail/commercial corridor. The site is also located within close proximity to suburban retail centers such as Amyclae Center (Walgreens, Wawa, Royal Farms, Starbucks), Greenbrier Shopping Center (Safeway, Dollar Tree, CVS) and Campus Hills Shopping Center (AMC Theatre, Food Lion, Ashley Furniture, Dollar General). Additionally, 301 N. Fountain Green Road is located just south of C. Milton Wright High School and a 5 minute drive to Harford Community College and Harford Technical High School to the east.

Immediately adjacent to the site lies Eva Mar Farms, a community of new single family homes by Keystone Custom Homes.



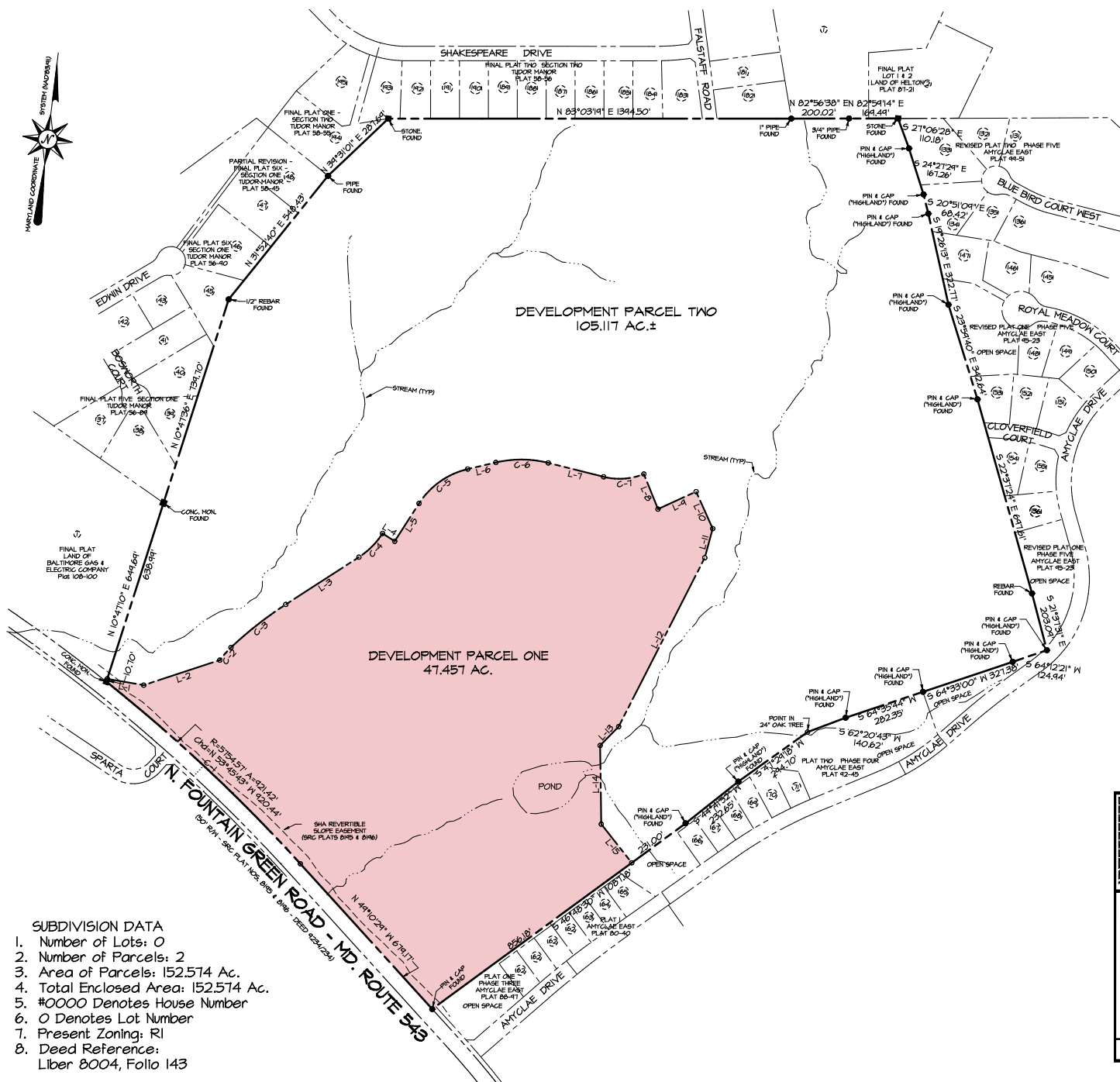


ADDRESS:

1
301 N. FOUNTAIN
GREEN ROAD
BEL AIR, MD 21015

2
EVA MAR
BOULEVARD
BEL AIR, MD 21015

Parcel ID	03-057534	03-399741
Map Grid Parcel	0041 0003E 0131	0041 3E 0131
Lot Size	44.49 Ac ±	0.72 Ac ±
Total Lot Size	47.457 Ac ±	
Zoning	R-1 (Urban Residential District)	
Condition	AS IS with all current improvements and entitlements	
Record Owner	Presbyterian Home of Maryland, Inc.	



CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	9°10'21"	5754.57'	421.42'	N53°45'43"W	420.44'	461.70'
C-2	10°18'23"	325.00'	58.46'	N84°31°31"E	58.38'	24.31'
C-3	10°28'45"	1322.00'	241.71'	N44°55'11"E	241.45'	121.23'
C-4	24°21'11"	275.00'	116.84'	N31°58'58"E	116.01'	54.34'
C-5	44°03'35"	275.00'	211.47'	N47°50'10"E	206.30'	111.21'
C-6	21°18'33"	384.20'	103.12'	N83°31'14"E	181.39'	43.33'
C-7	36°05'53"	225.00'	141.76'	N74°07'13"E	134.42'	73.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S81°02'48"E	127.85'
L-2	N64°51'52"E	271.09'
L-3	N50°04'34"E	301.10'
L-4	S64°11'37"E	50.00'
L-5	N25°48'23"E	155.60'
L-6	N64°51'58"E	100.00'
L-7	S82°44'30"E	191.59'
L-8	S28°55'23"E	130.85'
L-9	N58°21'32"E	145.16'
L-10	S31°04'18"E	140.44'
L-11	S08°18'43"W	104.46'
L-12	S20°04'04"W	656.22'
L-13	S31°35'44"W	91.26'
L-14	S04°45'56"E	272.24'
L-15	S45°13'40"E	170.21'

The information shown hereon may be superseded
by a subsequent or amended plat



3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-9000
Fax: 410-515-9002

EYA MAR

EUGENE R. PROBST AND JOHN L. PROBST, AS TRUSTEES
FOR THE EUGENE R. PROBST REVOCABLE TRUST

1127 PILGRIM'S PATHWAY
PEACH BOTTOM, PENNSYLVANIA 17563

SCALE: 1"=250'	DATE: 8/27/15	DRAWN BY: EFK	REVIEW BY:	JOB NO: 1807T
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ZONING: R1

Urban Residential District

[with a special exception for a CCRC (Continuing Care Retirement Community) of 452 units]

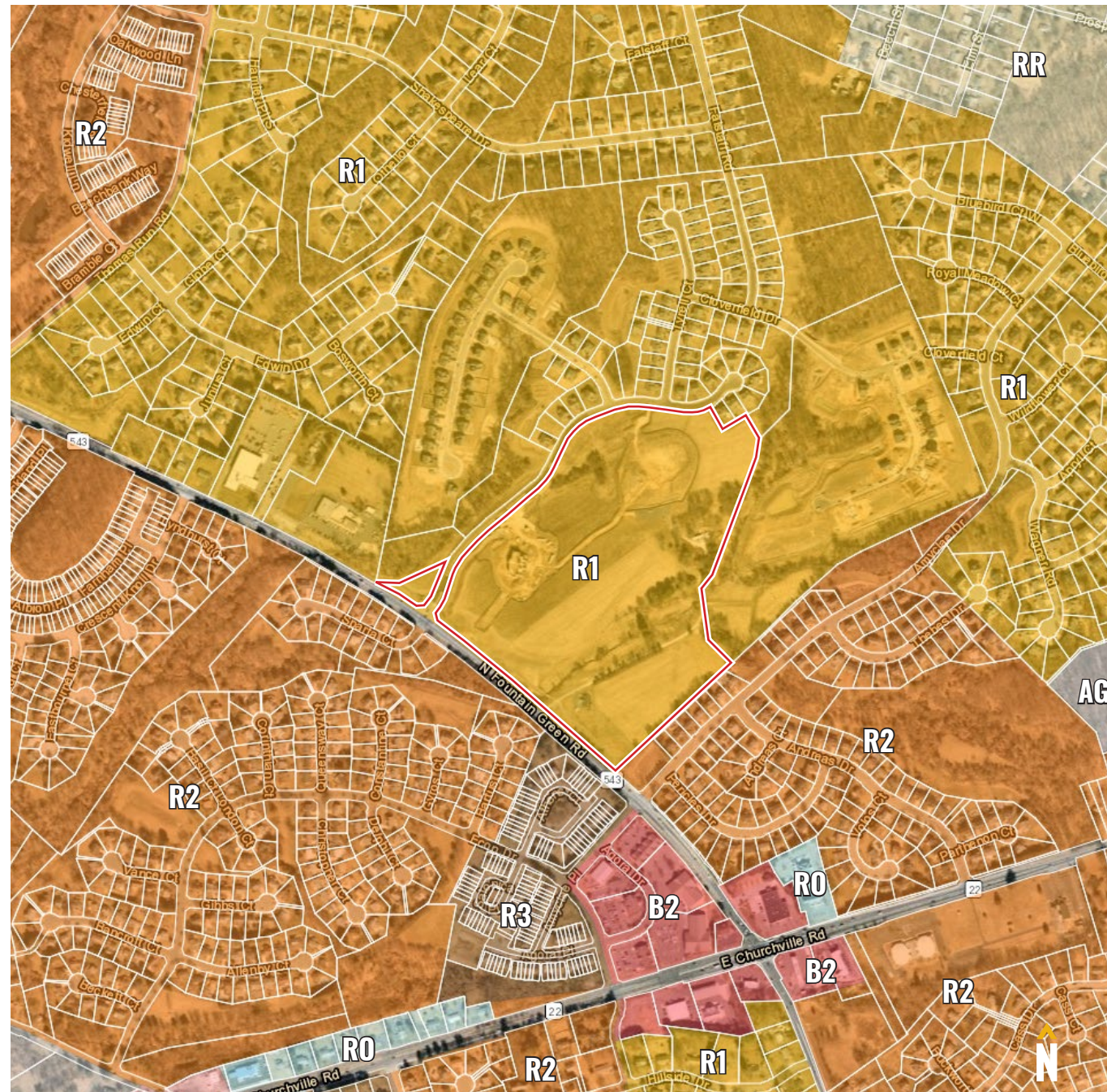
Harford County, MD

R1, R2, R3 and R4 Urban Residential Districts

Purpose: These districts are intended to accommodate urban residential needs by providing for a wide range of densities and building types where public water and sewer are available. Conventional with open space (COS) and planned residential development (PRD) are permitted where open space and environmental features are provided or preserved.

Maximum density by district type and development. The maximum density permitted shall be as follows:

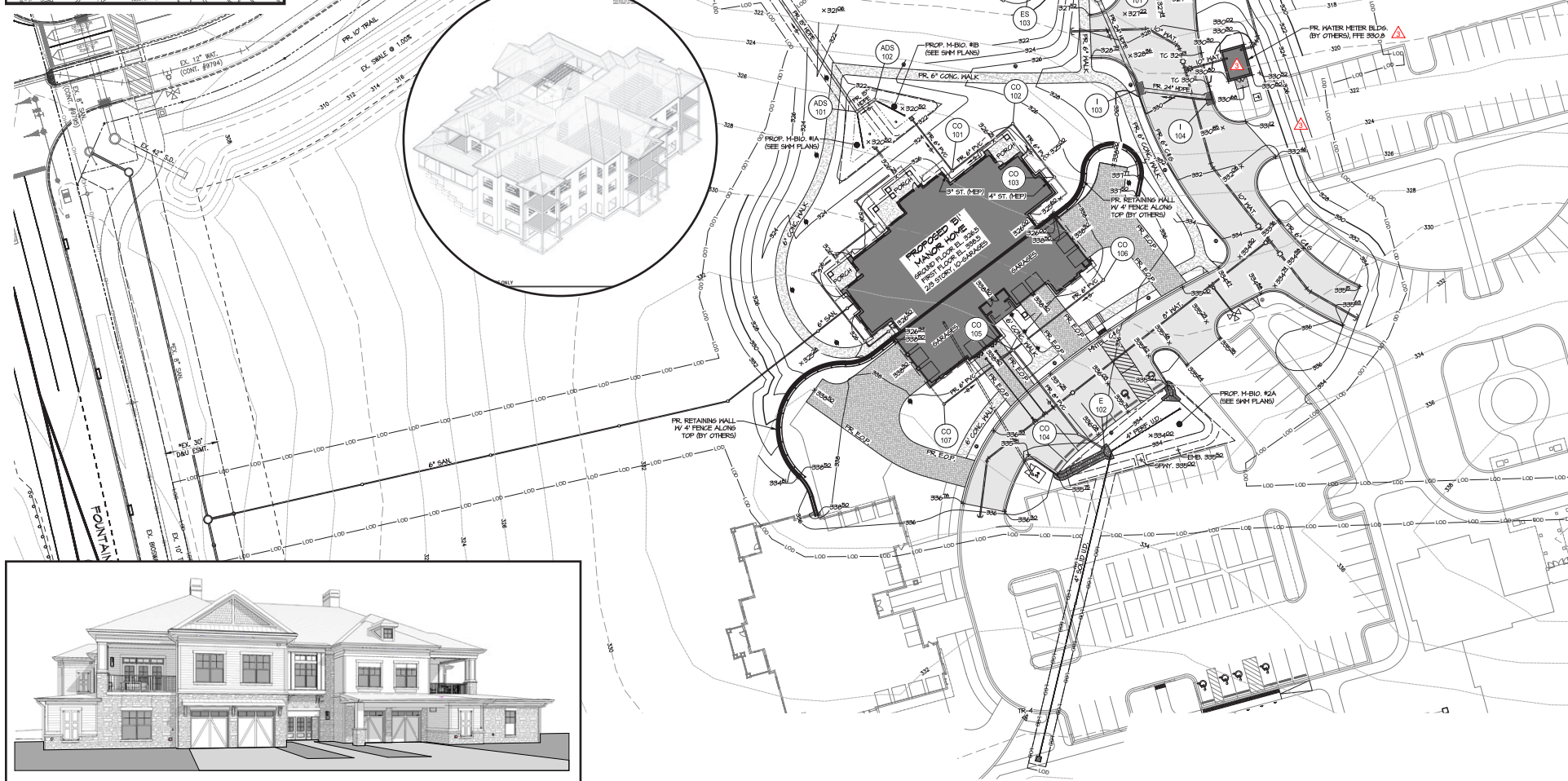
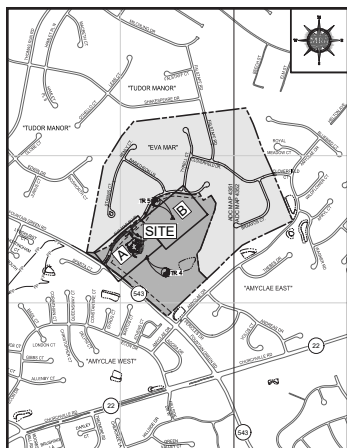
DISTRICT:	R1	R2	R3	R4
Conventional	1.8	3.5	5.0	8.0
COS	2.0	4.5	7.0	10.0
PRD	N/A	N/A	10.0	14.0
Housing for the Elderly	N/A	7	14	14
CCRC	25	25	30	30

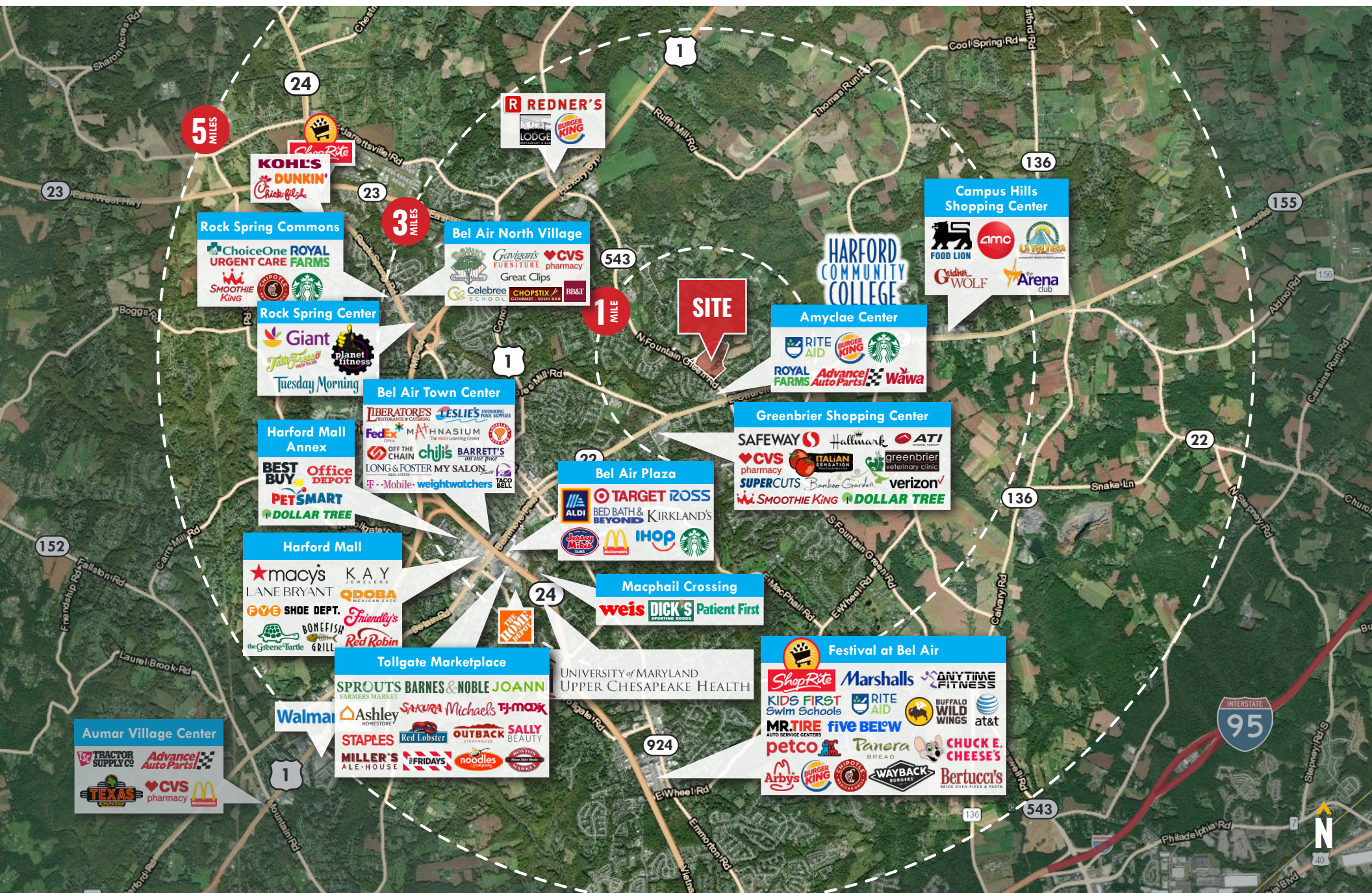


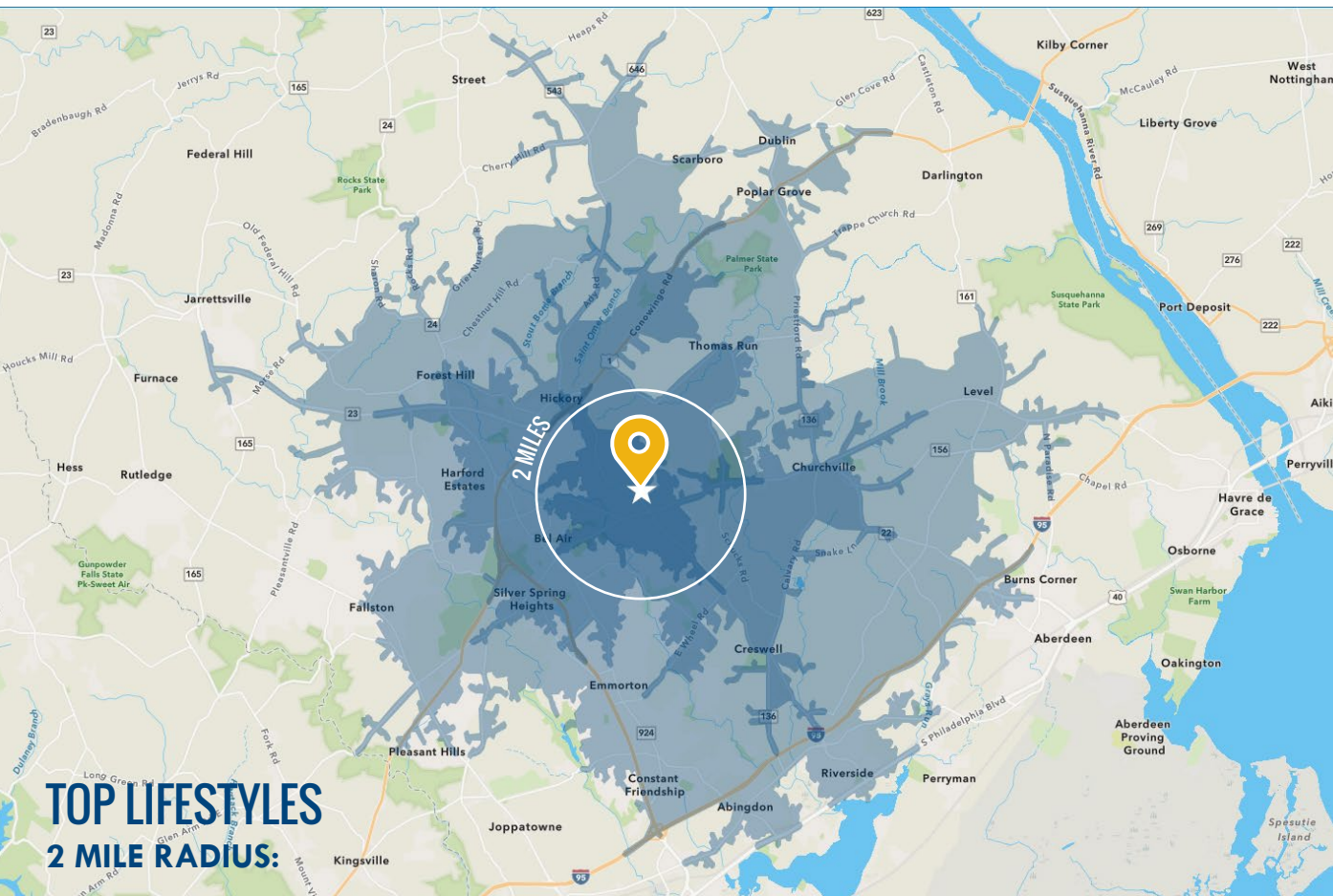




SITE PLAN: TIDEWATER MANOR HOME







26% PROFESSIONAL PRIDE

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.



21% OLD AND NEWCOMERS

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.



10% SAVVY SUBURBANITES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.



9% COMFORTABLE EMPTY NESTERS

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

DRIVE TIME:	5 MIN.	10 MIN.	15 MIN.
RESIDENTIAL POPULATION	19,885	58,646	129,981
DAYTIME POPULATION	16,245	60,632	127,228
NUMBER OF HOUSEHOLDS	7,142	22,257	48,928
AVERAGE HOUSEHOLD SIZE	2.78	2.59	2.63
MEDIAN AGE	39.0	41.7	41.1
AVERAGE HOUSEHOLD INCOME	\$147,379	\$139,020	\$139,852
MEDIAN HOUSEHOLD INCOME	\$110,354	\$104,205	\$104,807
PER CAPITA INCOME	\$53,148	\$52,493	\$52,708
MEDIAN HOME VALUE	\$375,488	\$374,508	\$372,317
EDUCATION (COLLEGE+)	73.4%	71.4%	71.0%
EMPLOYMENT (AGE 16+ IN LABOR FORCE)	96.5%	96.6%	96.4%



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Each party shall conduct its own independent investigation and due diligence.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.



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