



FOR **SALE**

UNIONTOWN SCHOOL - DEVELOPMENT OPPORTUNITY

3455 UNIONTOWN ROAD | WESTMINSTER, MARYLAND 21158



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Former school building featuring all brick construction situated on 3 acres
- Front portion of the building has been converted to 4 apartment units that are currently leased
- Development/conversion opportunities on the remaining portion of the building
- Abundant parking and private setting
- Located 10 minutes from both Taneytown & Westminster



BUILDING SIZE:

13,906 SF ±

LOT SIZE:

3.02 ACRES ±

YEAR BUILT:

1931

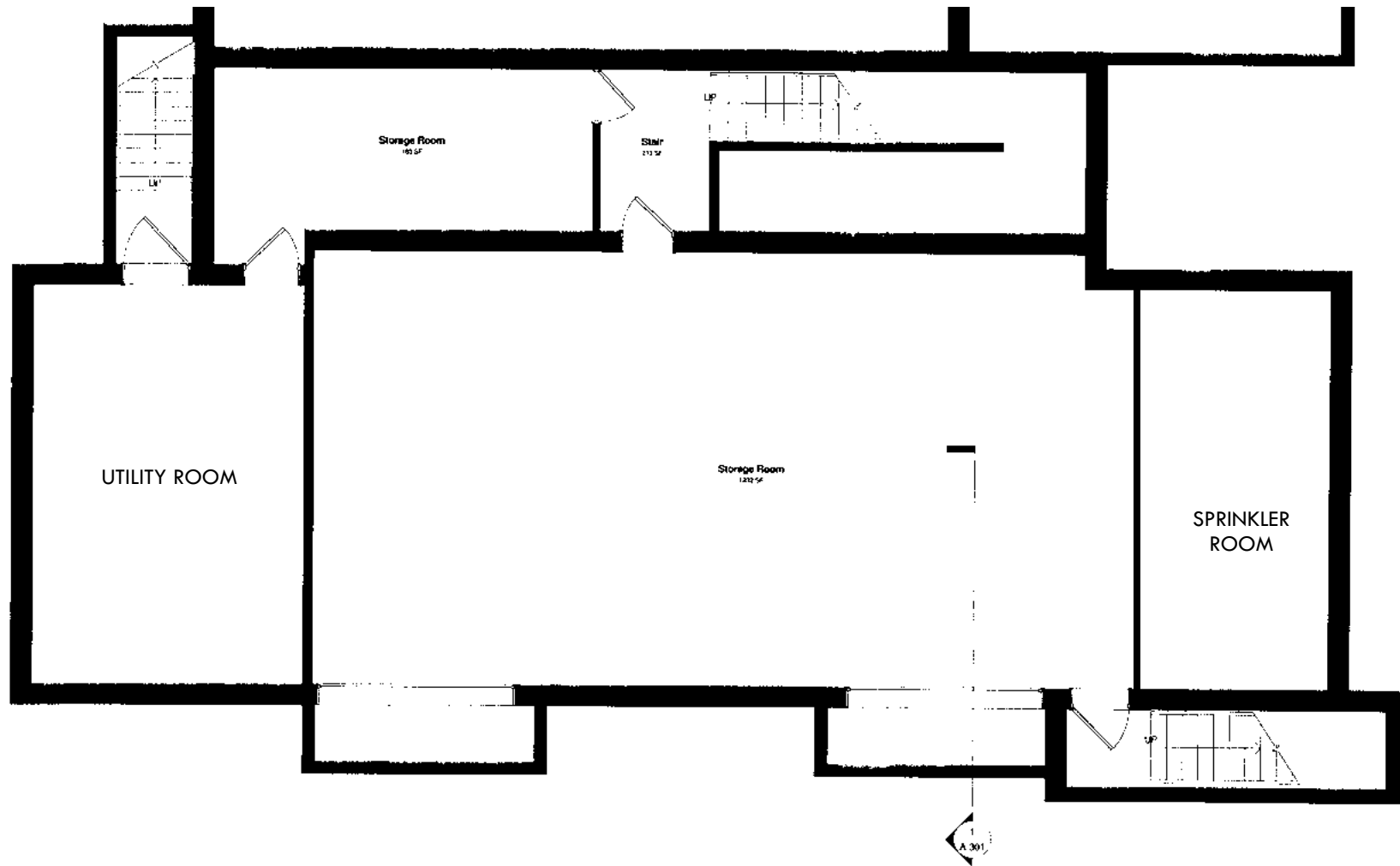
ZONING:

HERITAGE DISTRICT (H)

SALE PRICE:

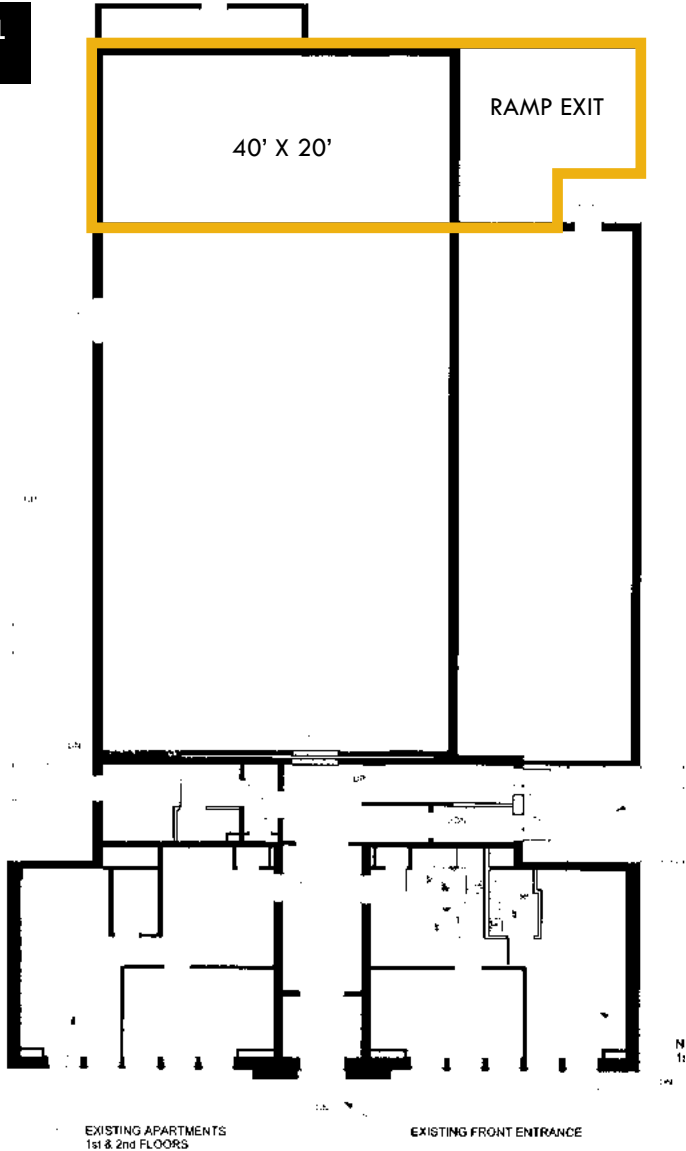
\$950,000

FLOOR PLAN: LOWER LEVEL - FRONT

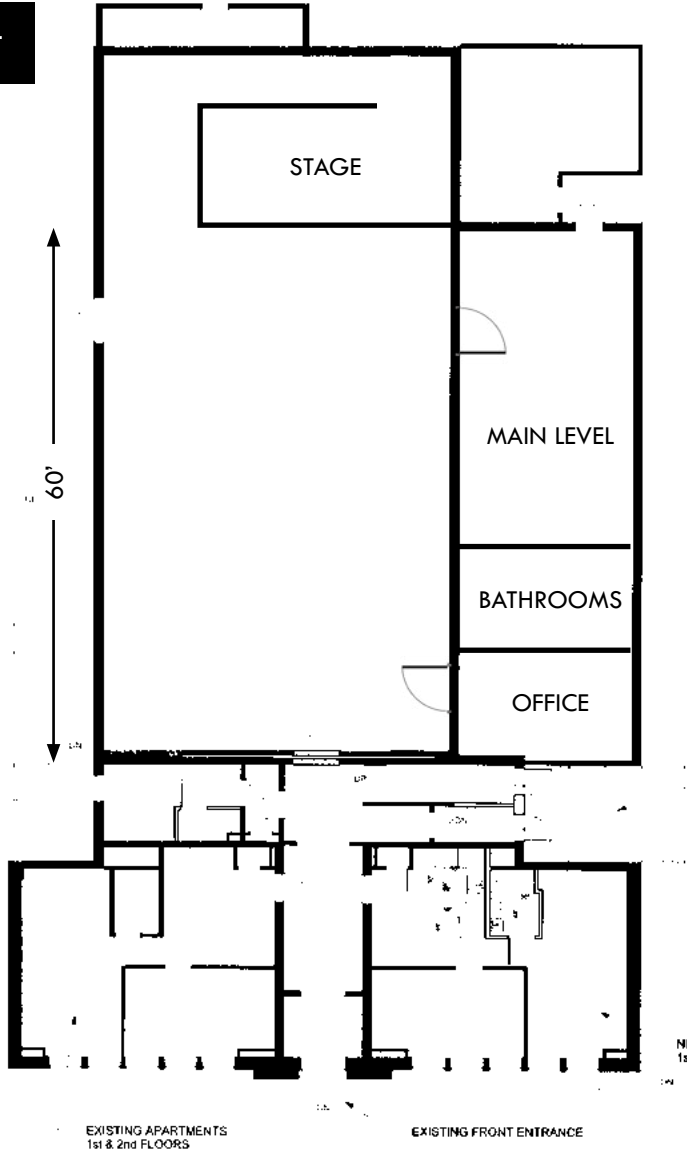


FLOOR PLAN: MAIN

LOWER LEVEL
REAR



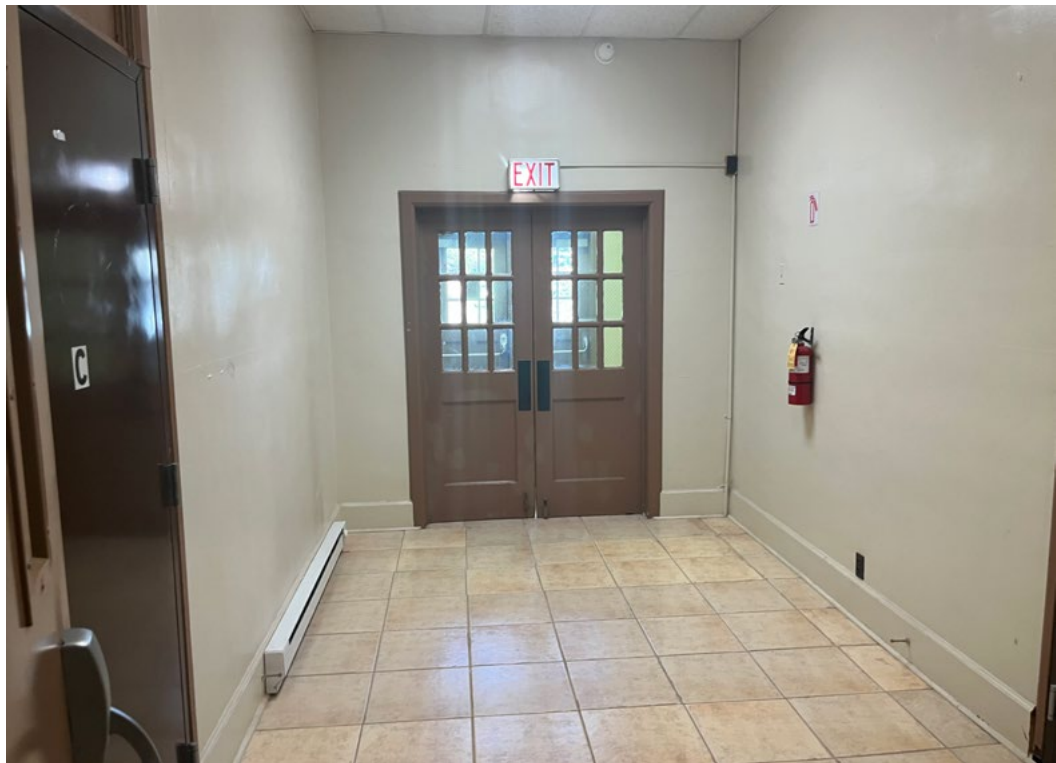
MAIN LEVEL
REAR



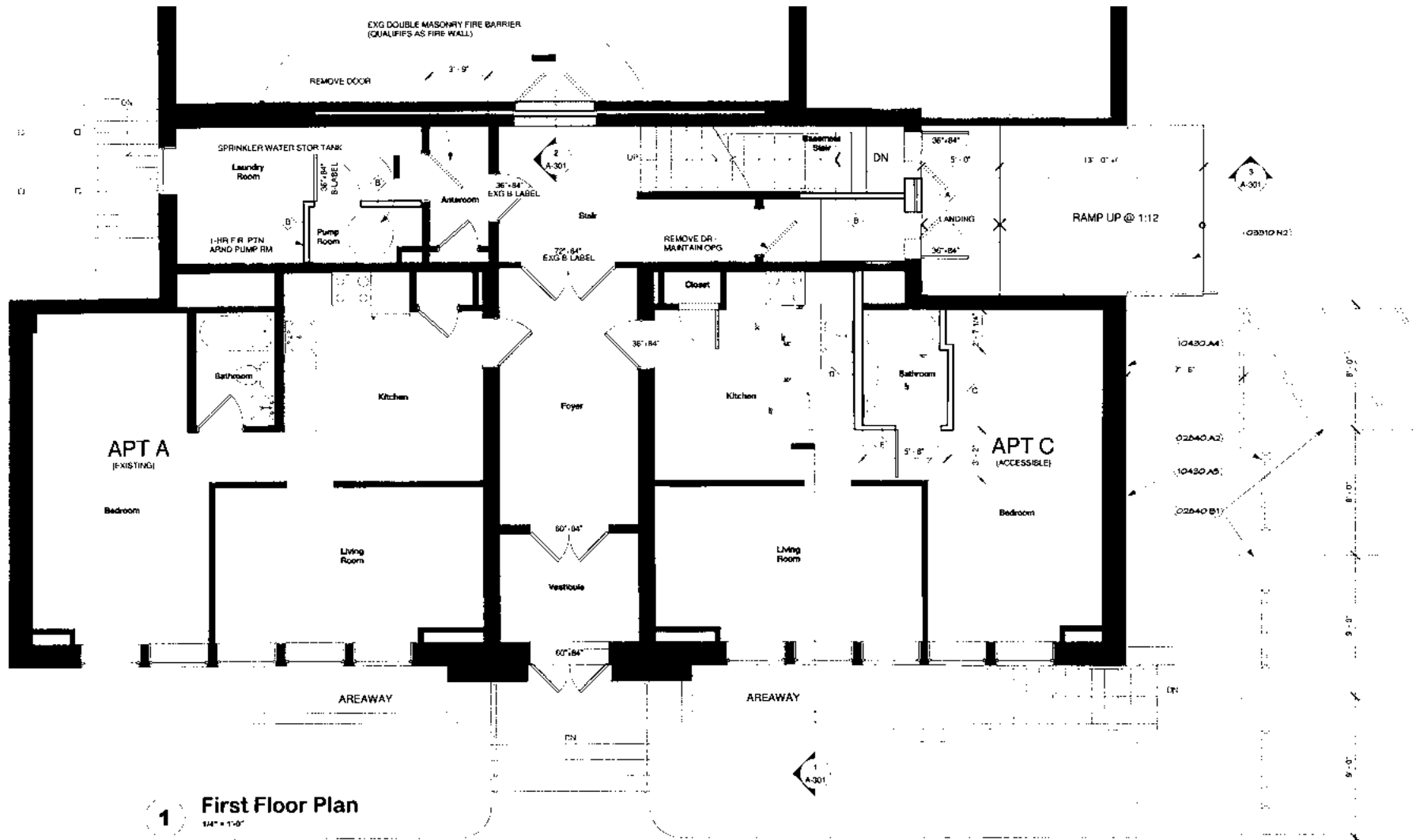
INTERIOR PHOTOS



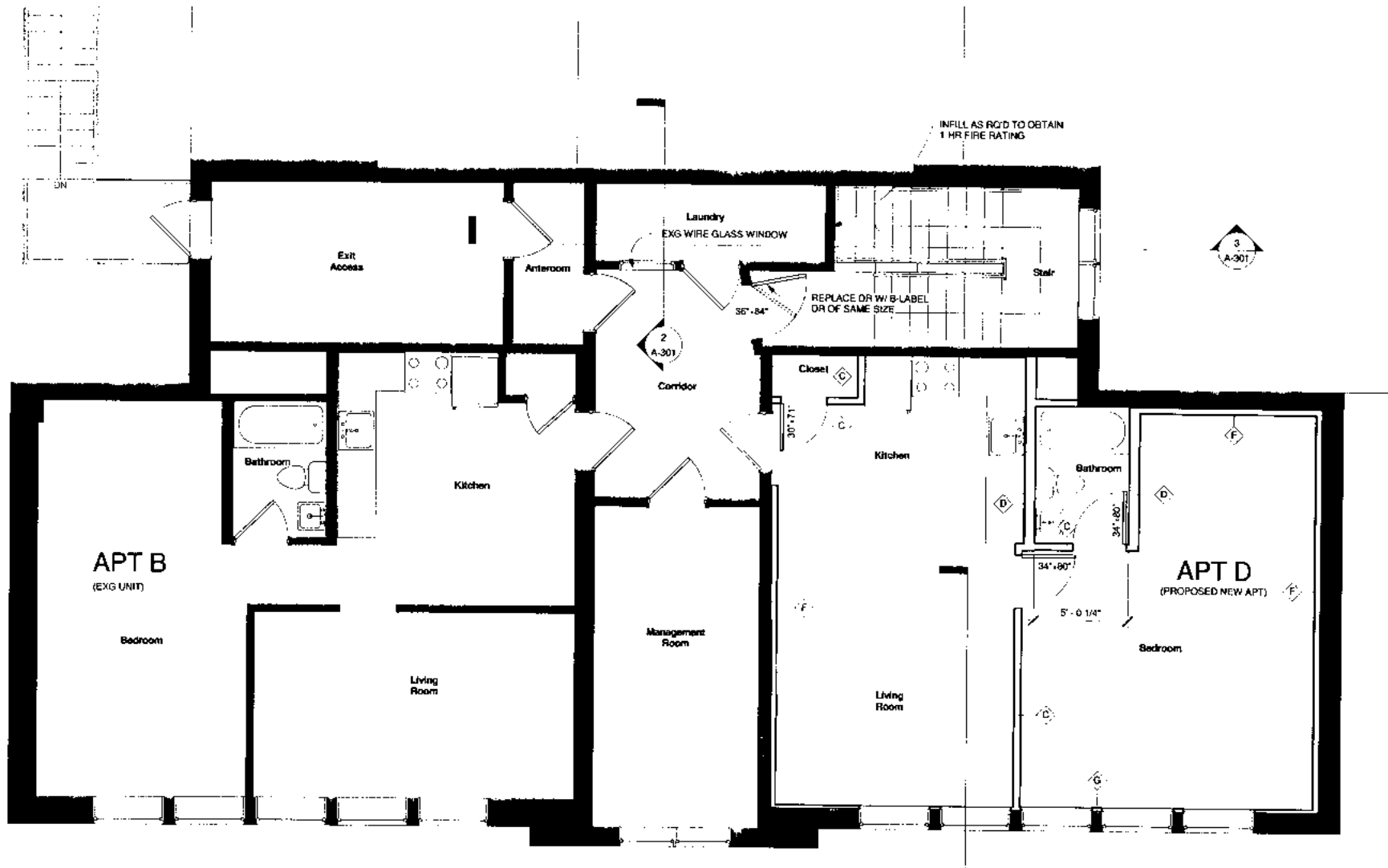
INTERIOR PHOTOS



FLOOR PLAN: APARTMENTS - 1ST FLOOR



FLOOR PLAN: APARTMENTS - 2ND FLOOR



APARTMENT UNIT PHOTOS

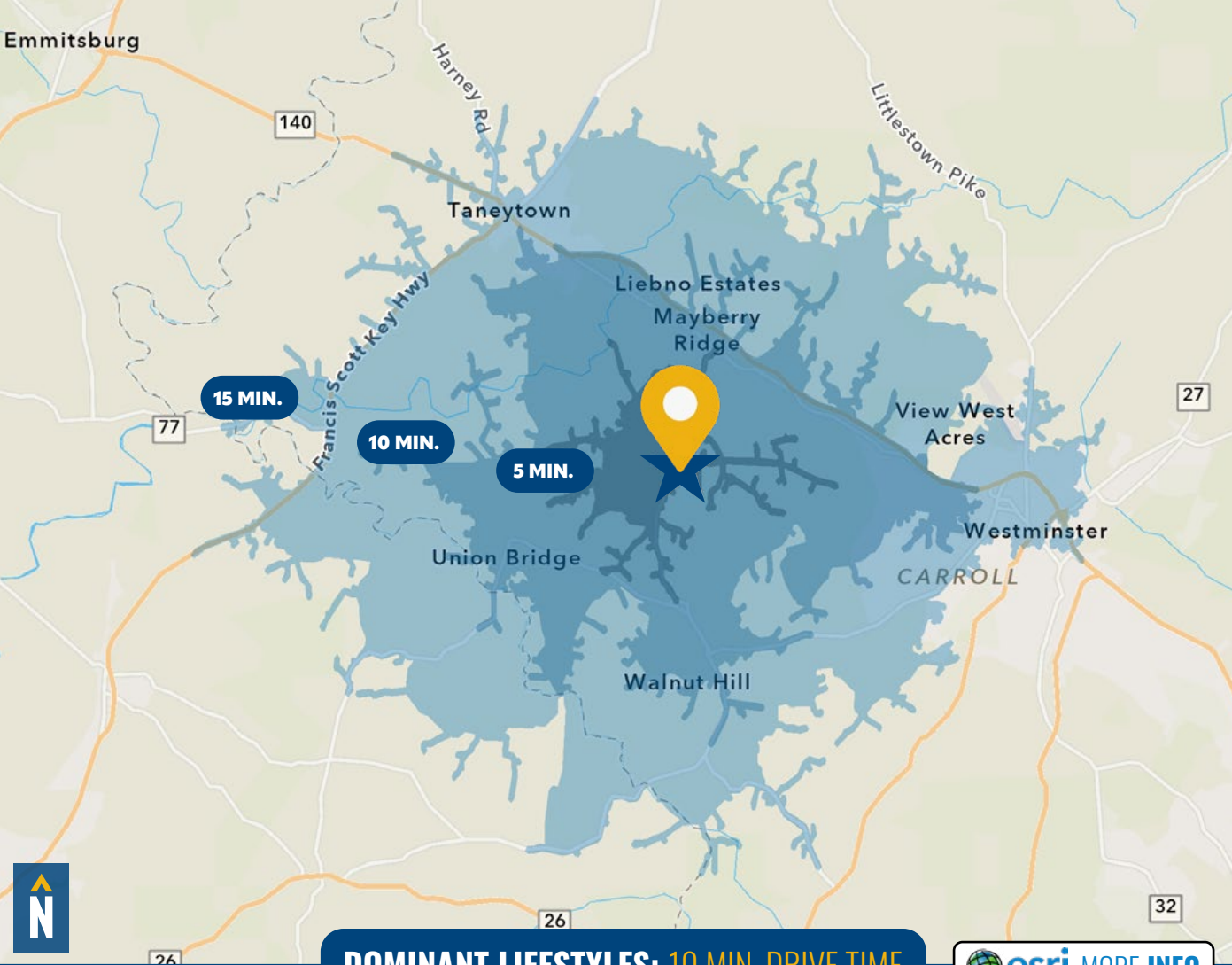


ADDITIONAL PHOTOS



BIRDSEYE





DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

[MORE INFO](#)

24%

DREAMBELT



About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

19%

LOYAL LOCALS



These residents are predominantly aged 65 and above, and many are widowed or married without children living at home. They often visit large retail establishments for food and home supplies.

15%

FLOURISHING FAMILIES



Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

DEMOGRAPHICS

2026



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



328

6,566

20,411

DAYTIME POPULATION



659

8,967

35,408

AVERAGE HOUSEHOLD INCOME



\$154,264

\$125,523

\$126,228

NUMBER OF HOUSEHOLDS



295

4,944

14,688

MEDIAN AGE



42.7

42.2

39.8

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



DENNIS BOYLE, SIOR

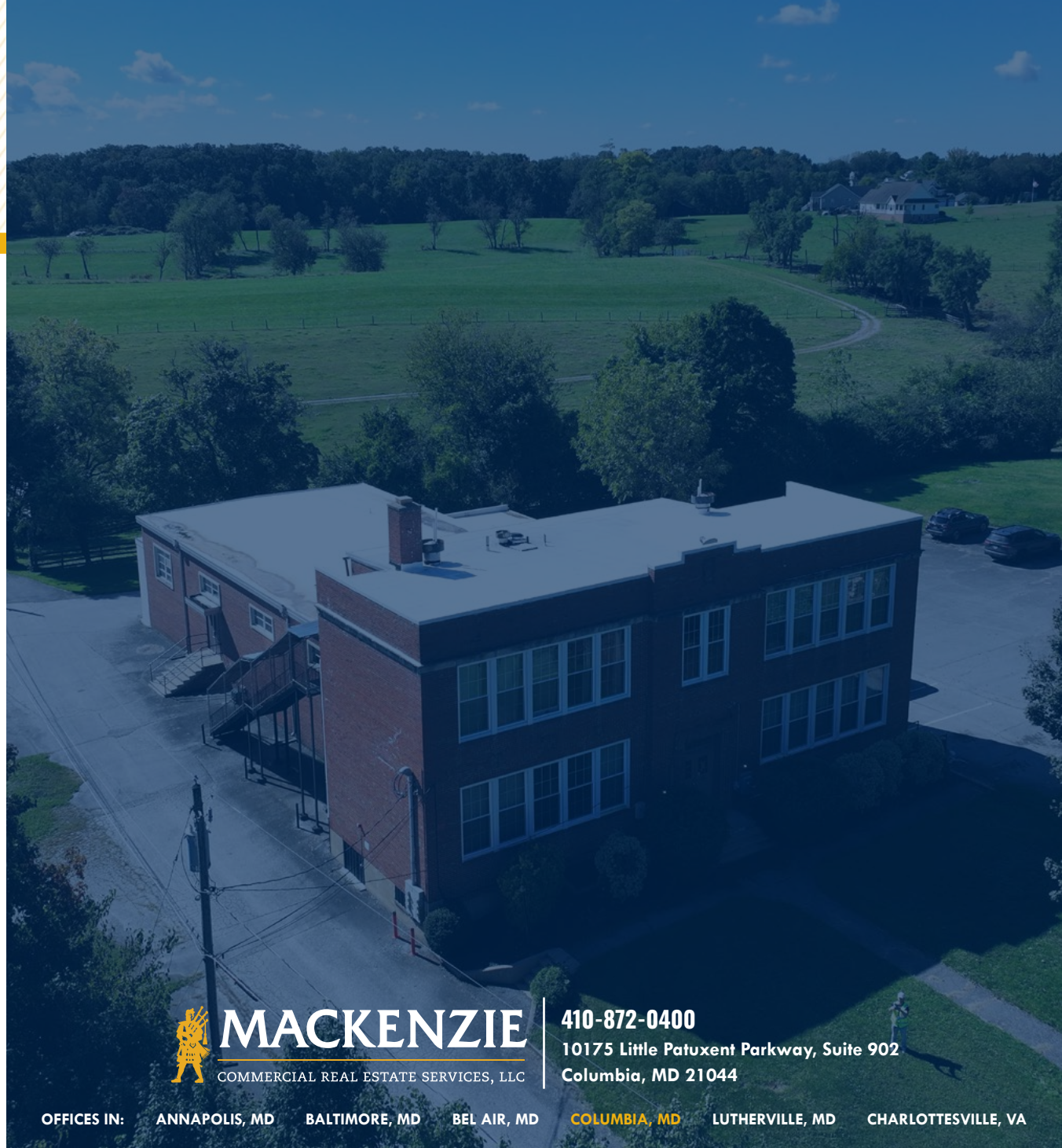
SENIOR VICE PRESIDENT

443.798.9339

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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