



MULTIFAMILY OR CONDO LAND

222 E GREEN ST, WESTMINSTER, MARYLAND 21157

FOR
SALE
ENTITLED

Rendering



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



MACKENZIE

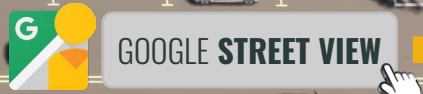
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Infill Opportunity located in the City of Westminster, MD, Carroll County
- Wide City support for the development; short period to building permit
- Entitled land site designed for a four-story structure containing 64 units either for sale/rent
- Designed for 30 one-bed and 34 two-bed; mix can be altered
- 95% completed stamped Civil Engineering drawings
- Geotech Report available
- No impact fees, School APF, nor any significant off-site improvements needed

UTILITIES	PUBLIC; WATER ALLOCATION SECURED
LOT SIZE:	1.86 ACRES ±
PARKING:	88 SPACES
ZONING:	R7500/COMPATIBLE NEIGHBORHOOD OVERLAY
SALE PRICE:	\$3,200,000

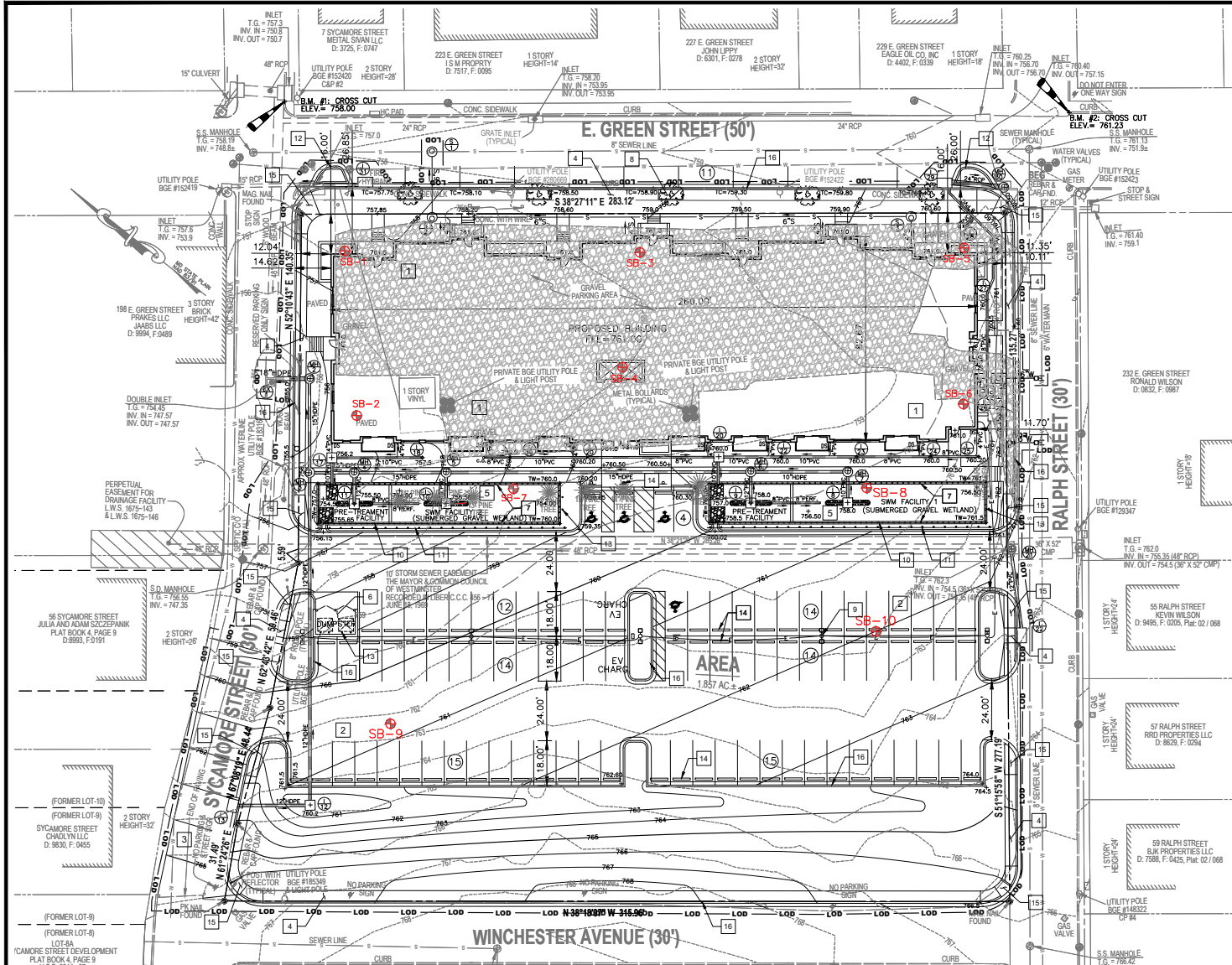


SITE RENDERINGS

Renderings

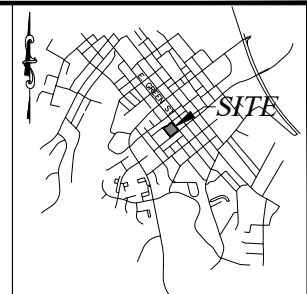


SITE PLAN



SITE PLAN LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED STORM STRUCTURES
- PROPOSED SEWER MANHOLE
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED GUARD RAIL
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT



SITE PLAN KEYNOTES

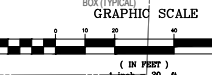
- 1 PROPOSED BUILDINGS - SEE ARCHITECTURAL PLANS FOR DETAILS
- 2 ASPHALT PARKING LOT - SEE DETAIL 4, SHEET C3.02
- 3 PROPOSED PUBLIC ROAD - SEE DETAIL 1, SHEET C3.01
- 4 PROPOSED CONCRETE SIDEWALK - SEE DETAIL 3, SHEET C3.02
- 5 STORMWATER MANAGEMENT FACILITY - SEE DETAILS ON SHEETS C6.02-C6.04
- 6 DUMPSTER ENCLOSURE - SEE ARCHITECTURAL PLANS FRO DETAILS
- 7 CONCRETE RETAINING WALL - SEE DETAIL 1, SHEET C6.02
- 8 TREE PIT (TYP.) - SEE LANDSCAPE PLANS FOR DETAILS
- 9 LIGHT POLE (TYP.) - SEE SITE ELECTRICAL PLAN FOR DETAILS
- 10 4' HIGH ORNAMENTAL FENCE - SEE DETAIL 2, SHEET C3.03
- 11 GUARD RAIL - SEE DETAIL 3, SHEET C3.03
- 12 DEPRESSED CURB - SEE DETAIL 6, SHEET C3.02
- 13 BOLLARDS (TYP.) - SEE DETAIL 2, SHEET C3.04
- 14 CONCRETE WHEEL STOP - SEE DETAIL 3, SHEET C3.02
- 15 CONCRETE HANDICAP RAMP - SEE DETAIL 3, SHEET C3.02
- 16 CONCRETE CURB AND GUTTER (TYP.) - SEE DETAIL 1, SHEET C3.01

SITE DATA TABLE

Development Standard:	Permitted / Required:	Proposed:
Zoning:	R-7,500	CN
Existing Gross Lot Area (sq. ft.):	80,891	80,891
(acres):	1.857	1.857
Public R/W Dedication (sq. ft.):	0	0
Net Lots Area (sq. ft.):		80,891
(acres):		1.857
Proposed Use - Condominium Development:		
Number of Buildings:		1
Number of Proposed Units:		
1-bedroom unit:		30
2-bedrooms units:		34
Total Number of Units:		64
Building Height (ft.):	50'	49'
Parking Spaces:		
1-bedroom (1.5 spaces x units x 75%):	34	34
2-bedrooms (2 spaces x units x 75%):	54	54
Total Parking Spaces:	88	88
Percent of Impervious Area (%):		61%
Proposed Impervious Area (sq. ft./acre):		49,223 / 1.13
Limit of Disturbance (acres):		2.13

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31532, EXPIRATION DATE 03/09/2026."



RES.	SURV.	COMP.	DES.	DRN.	CHK.	DATE	REVISION	BY	APP'R.



MISS UTILITY
48 HOURS BEFORE YOU DIG
CALL "MISS UTILITY" AT 811
OR LOG ON TO WWW.MISSUTILITY.NET

PROPERTY OWNER / DEVELOPER / APPLICANT
A AND W, LLC
11608 WOODLAND DRIVE
LUTHERVILLE, MD 21093
PH # (240) 449-0760
EMAIL: 4MYTSAC@GMAIL.COM
CONT. PERSON: VASYL MYTSAK

SITE PLAN #: S-23-0034

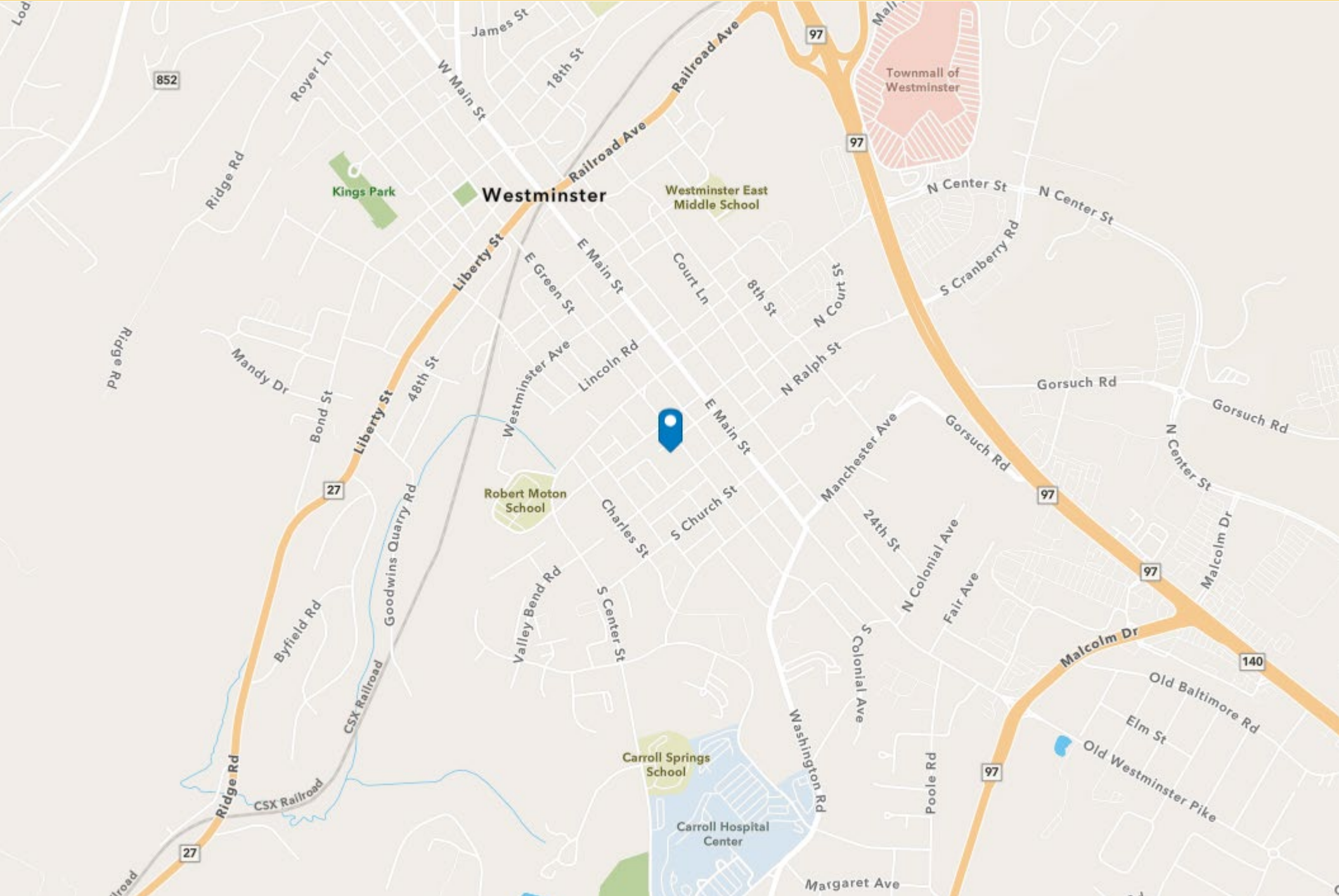
PROPOSED DEVELOPMENT PLAN
A1 URBAN LIVING CONDOMINIUMS
222 E. GREEN STREET, WESTMINSTER, MD
TAX MAP :107, GRID: 7, PARCELS: 509

ELECTION DISTRICT: 7

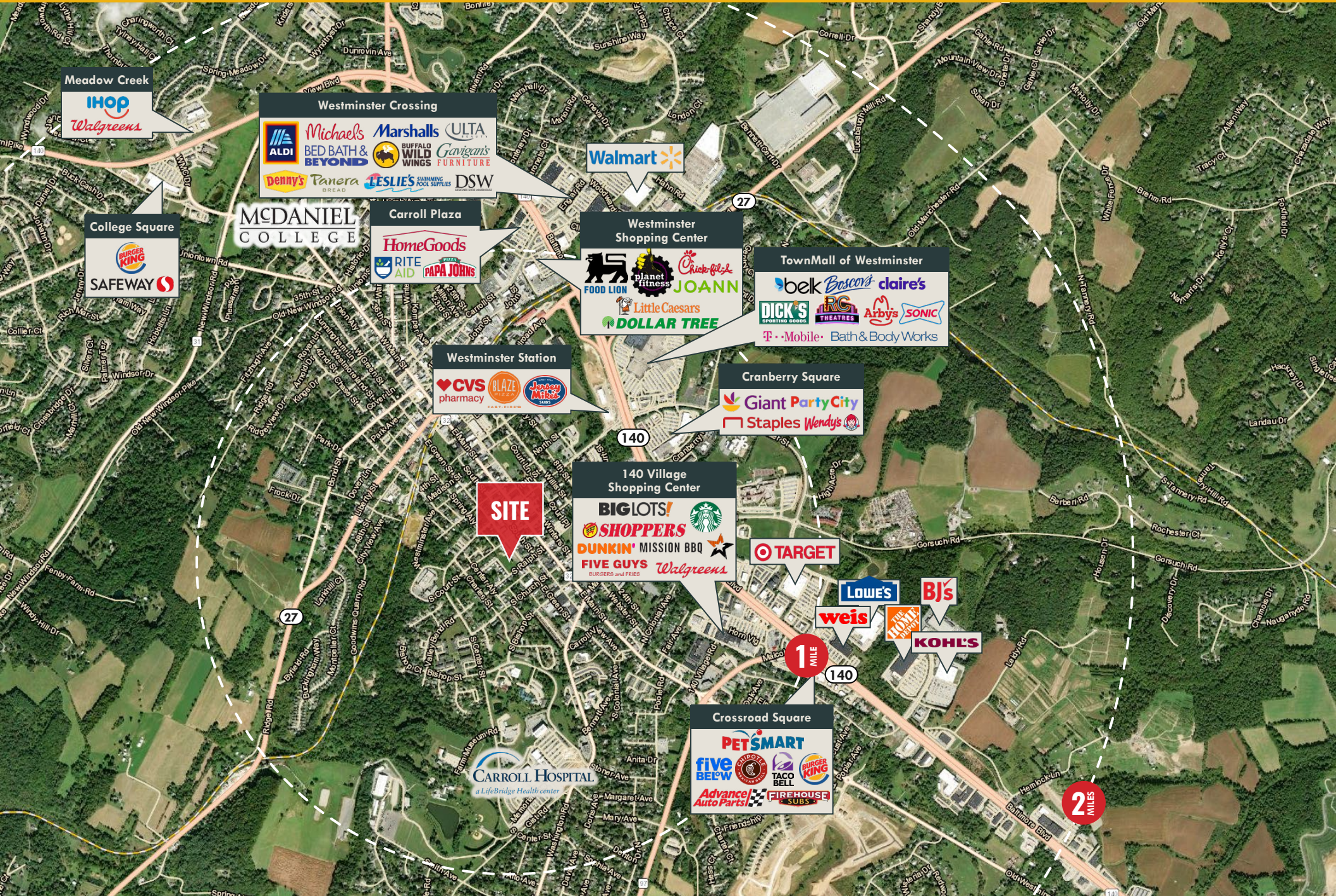
SCALE	CONTOUR INTERVAL	H.V. FILE No.
1"=20'	1	2023-03.01
DATE	TAX MAP No.	SHEET
11/10/2024	08	C2.01

CARROLL COUNTY

LOCATION MAP



TRADE AREA



Meadow Creek
IHOP
Walgreens

Westminster Crossing
ALDI
Michaels
Marshall's
ULTA
BED BATH & BEYOND
BUFFALO WILD WINGS
Gavigan's FURNITURE
penny's
Tanera BREAD
LESLIE'S SWIMMING POOL SUPPLIES
DSW

Walmart

College Square
BURGER KING
SAFeway

MCDANIEL COLLEGE

Carroll Plaza
HomeGoods
RITE AID
PAPA JOHN'S

Westminster Shopping Center
FOOD LION
planet fitness
Chick-fil-ee
JOANN
Little Caesars
DOLLAR TREE

TownMall of Westminster
belk
Boscov's
claires
DICK'S SPORTING GOODS
RC THEATRES
Arby's
SONIC
T-Mobile
Bath & Body Works

Westminster Station
CVS pharmacy
BLAZE
Jersey Mike's

Cranberry Square
Giant
Party City
Staples
Wendy's

140 Village Shopping Center
BIG LOTS!
SHOPPERS
DUNKIN' MISSION BBQ
FIVE GUYS
BURGERS and FRIES
Walgreens

SITE

TARGET

LOWE'S
weis
BJ's
THE HOME DEPOT
KOHLS

Crossroad Square
PETSMART
five BEL'W
TACO BELL
BURGER KING
Advance Auto Parts
FIREHOUSE SUBS

CARROLL HOSPITAL
a LifeBridge Health center

2 MILES

1 MILE

27

140

DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



9,218

35,858

48,129

DAYTIME POPULATION



17,422

43,580

51,298

AVERAGE HOUSEHOLD INCOME



\$81,151

\$112,708

\$122,590

NUMBER OF HOUSEHOLDS



4,053

13,463

18,006

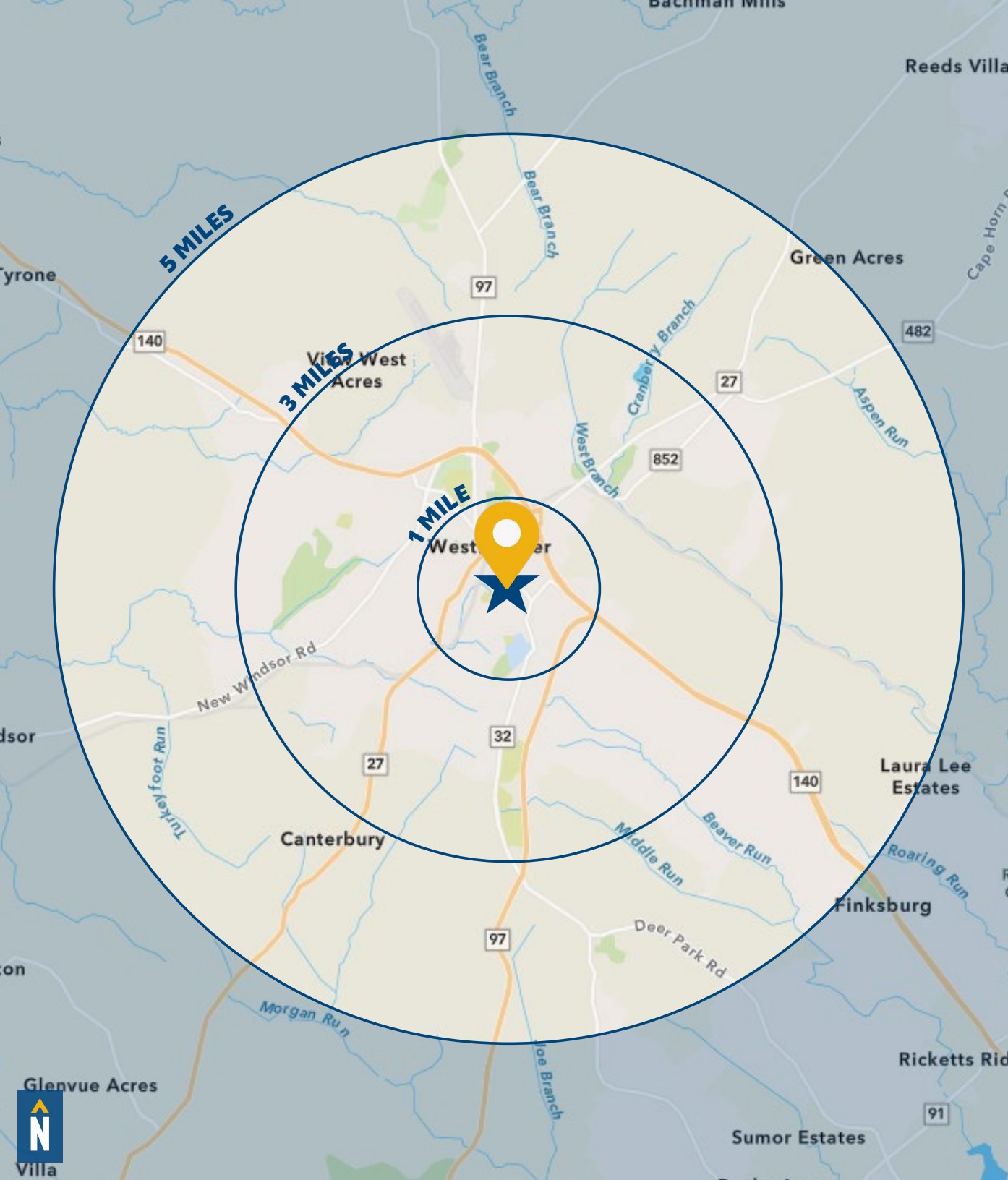
MEDIAN AGE



38.9

39.8

41.2



Glenvue Acres



Villa

Sumor Estates

91

FOR MORE INFO **CONTACT:**



DAVID MCCLATCHY
SENIOR VICE PRESIDENT & PRINCIPAL

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410.953.0366

FOR MORE INFO, EMAIL:

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OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

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