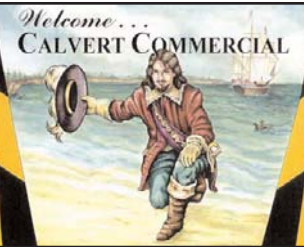
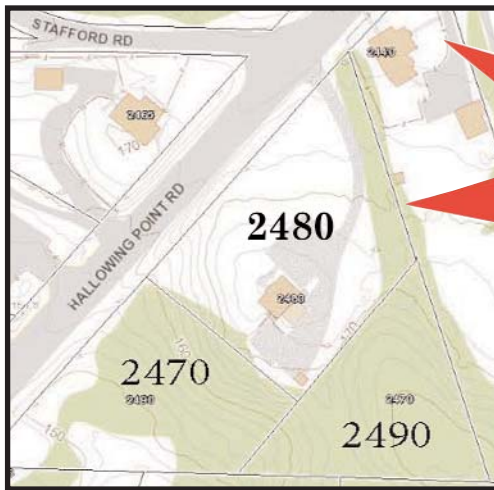


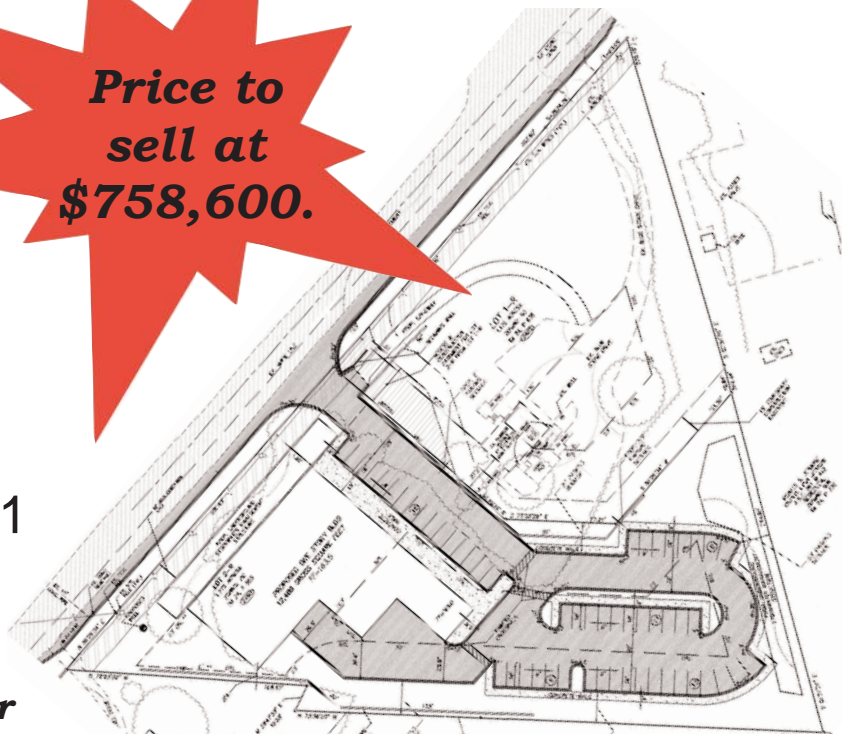
For Sale in Prince Frederick Rural Commercial Zoning



**Federal Opportunity Zone site on main route
between Calvert & Charles County
20k vehicles per day!**



**Price to
sell at
\$758,600.**



Great location on Rt. 231
Assemble 3 +/- acres on
Hallowing Point Rd. Propose
12,000 sq. ft. of retail **or** two,
10,000 sq. ft. office buildings **or**
your plan!

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We will find the perfect place for your business!



Demographics Report (5 mile radius around 2490 Hallowing Point)

Population (2019)	
	TOTAL
	14,365

Population (2024)	
	TOTAL
	14,740

Age Distribution (2019)		
	TOTAL	%
0-4	707	4.92
5-9	811	5.65
10-19	1,787	12.44
20-29	1,888	13.14
30-39	1,638	11.40
40-49	1,660	11.56
50-59	2,335	16.25
60-64	1,004	6.99
65+	2,535	17.65

Age Distribution (2024)		
	TOTAL	%
0-4	738	5.01
5-9	782	5.31
10-19	1,684	11.42
20-29	2,005	13.60
30-39	1,646	11.17
40-49	1,615	10.96
50-59	2,042	13.85
60-64	1,062	7.20
65+	3,166	21.48

Sex (2019)		
	TOTAL	%
Male	7,096	49.40
Female	7,269	50.60

Sex (2024)		
	TOTAL	%
Male	7,273	49.34
Female	7,467	50.66

Ethnicity Distribution (2019)		
	TOTAL	%
White (non-hispanic)	10,370	72.19
Black (non-hispanic)	2,475	17.23
American Indian (non-hispanic)	42	0.29
Asian (non-hispanic)	310	2.16
Pacific Islander (non-hispanic)	7	0.05
Other (non-hispanic)	13	0.09
Multirace (non-hispanic)	498	3.47
Hispanic	650	4.52

Ethnicity Distribution (2024)		
	TOTAL	%
White (non-hispanic)	10,548	71.56
Black (non-hispanic)	2,522	17.11
American Indian (non-hispanic)	45	0.31
Asian (non-hispanic)	347	2.35
Pacific Islander (non-hispanic)	8	0.05
Other (non-hispanic)	13	0.09
Multirace (non-hispanic)	553	3.75
Hispanic	704	4.78

Race Distribution (2019)		
	TOTAL	%
White	10,756	74.88
Black	2,562	17.84
American Indian	52	0.36
Asian	320	2.23
Pacific Islander	8	0.06
Other	112	0.78

Race Distribution (2024)		
	TOTAL	%
White	10,961	74.36
Black	2,616	17.75
American Indian	56	0.38
Asian	357	2.42
Pacific Islander	9	0.06
Other	123	0.83

Multirace	555	3.86
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Multirace	618	4.19
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Total Households (2019)		
	TOTAL	%
Households	5,282	n/a
Families	3,778	71.53

Total Households (2024)		
	TOTAL	%
Households	5,515	n/a
Families	3,863	70.05

Average Household Income (2019)		
	TOTAL	
	111,972.28	

Average Household Income (2024)		
	TOTAL	
	126,725.78	

Household Income Distribution (2019)		
	TOTAL	%
<\$10 K	136	2.57
\$10-\$20K	252	4.77
\$20-\$30K	277	5.24
\$30-\$40K	435	8.24
\$40-\$50K	299	5.66
\$50-\$60K	278	5.26
\$60-\$75K	428	8.10
\$75-\$100K	637	12.06
> \$100K	2,540	48.09

Household Income Distribution (2024)		
	TOTAL	%
<\$10 K	119	2.16
\$10-\$20K	182	3.30
\$20-\$30K	324	5.87
\$30-\$40K	263	4.77
\$40-\$50K	359	6.51
\$50-\$60K	254	4.61
\$60-\$75K	383	6.94
\$75-\$100K	636	11.53
> \$100K	2,995	54.31

Labor Force Status (2019)		
	TOTAL	%
Labor Force	7,396	n/a
Employed	6,999	94.63
Unemployed	224	3.03
In Armed Forces	173	n/a
Not In Labor Force	4,391	n/a

Labor Force Status (2024)		
	TOTAL	%
Labor Force	7,688	n/a
Employed	7,277	94.65
Unemployed	232	3.02
In Armed Forces	179	n/a
Not In Labor Force	4,558	n/a

Total Number of Housing (2019)		
	TOTAL	%
Total Dwellings	5,565	n/a
Owner-Occupied Dwellings	4,034	76.37
Renter-Occupied Dwellings	1,248	23.63
Housing Units Occupied	5,282	94.91

Total Number of Housing (2024)		
	TOTAL	%
Total Dwellings	5,805	n/a
Owner-Occupied Dwellings	4,141	75.09
Renter-Occupied Dwellings	1,374	24.91
Housing Units Occupied	5,515	95.00

Education Attainment (2019)		
	TOTAL	%
< Grade 9	321	3.18
Grade 9-12	507	5.02
High School	3,591	35.58
Some College	2,226	22.05
Assoc Degree	856	8.48
Bach Degree	1,528	15.14
Grad Degree	1,064	10.54

Education Attainment (2024)		
	TOTAL	%
< Grade 9	331	3.15
Grade 9-12	526	5.01
High School	3,737	35.58
Some College	2,319	22.08
Assoc Degree	892	8.49
Bach Degree	1,589	15.13
Grad Degree	1,108	10.55

Size of Household (2019)		
	TOTAL	%
1 Person	1,214	22.98
2 Person	1,816	34.38

Size of Household (2024)		
	TOTAL	%
1 Person	1,365	24.75
2 Person	1,911	34.65

3 Person	888	16.81
4 Person	770	14.58
5 Person	367	6.95
6+ Person	140	2.65

3 Person	891	16.16
4 Person	766	13.89
5 Person	357	6.47
6+ Person	137	2.48

Source: Applied Geographic Solutions, 2019