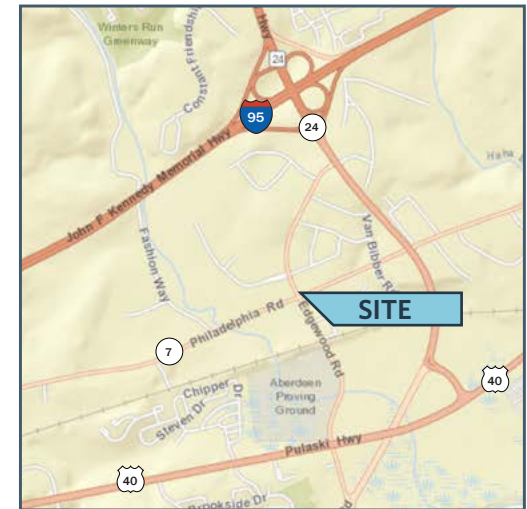


RESIDENTIAL OR COMMERCIAL DEVELOPMENT / ±4 AC OF LAND

Sale Price: **\$335,000.00** in fee simple
Lot Size: ±4 acres
Topography: The site is generally level with a mild slope downward toward Shannon Road. This allows for adequate drainage into the roadbeds and storm drains. There is a concrete drainage channel running along the west side of the property, along Edgewood Road.
Tax Map: Tax Map 65, Parcel 432, Lots 1-19
Zoning: Zoned B-1, Neighborhood Business
R.E Taxes: \$7,670.00± / 2016 tax year
Status of Subject: The subject is a nine-lot, single family subdivision. It is in raw condition and is at record plat. All public utilities are available.



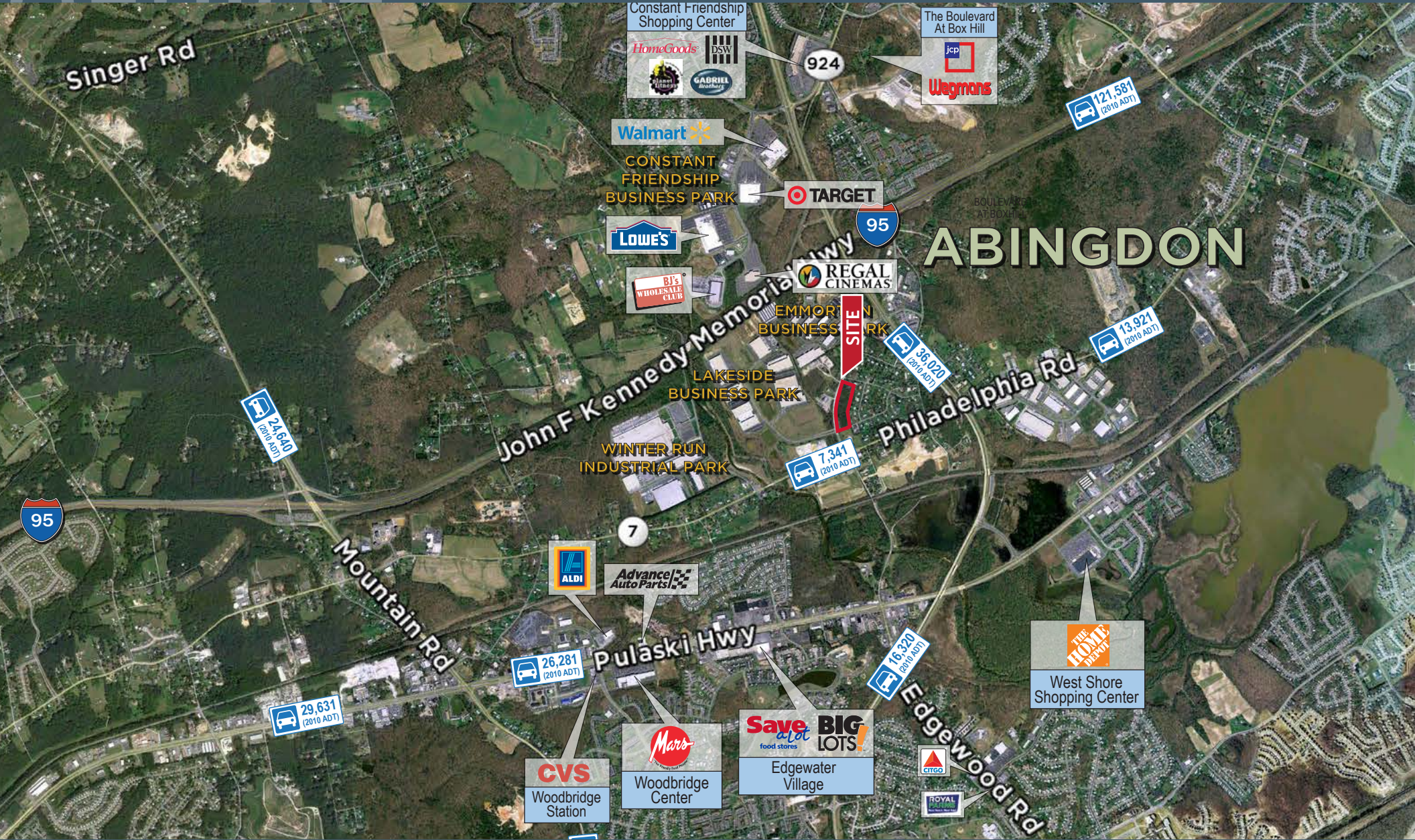
PUBLIC SERVICES & AMENITIES

The neighborhood is served by Old Post, Magnolia, Deerfield, and Edgewood Elementary Schools. Secondary schools consist of Edgewood and Magnolia Middle and Edgewood and Joppatowne High Schools. Eastern Christian College and Harford Community College are located within eight miles to the north. Several religious institutions are located in the neighborhood. Marinas and boat slips are located at nearby Otter Point Creek. The County maintains five parks (Edgewood Park, Edgewater Village Park, Flying Point Park, Winters Run Park and Willoughby Beach Landing) in the area. The neighborhood is served by the Edgewood Area Health Clinic. Fire and emergency medical services are provided by Joppa-Magnolia and Abingdon Volunteer Fire Companies. Community and health services are available at centers in Edgewater Village Shopping Center and on Trimble Road. The Harford County Sheriff's Office operates a police sub-station on Gateway Drive and coordinates with the Maryland State Police on crime and safety strategies for the community.

Several regional facilities are also located in Edgewood, including the Flying Point Marina on Otter Point Creek, the Edgewood Senior Center on Gateway Drive, and the Edgewood Library Branch on MD 755. The Edgewood Library is a 16,500 square foot facility and includes Harford Community College (HCC) classrooms. HCC also offers coursework at the Aberdeen Proving Ground and the Edgewater Village Shopping Center.

RESIDENTIAL OR COMMERCIAL DEVELOPMENT / + 4 AC OF LAND

2242 SHANNON ROAD & 1503-1577 EDGEWOOD ROAD, EDGEWOOD, MD 21040, HARFORD COUNTY



FOR MORE INFORMATION, PLEASE CONTACT:

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