

**HARRY HOPKINS CO.**

# BEL AIR

*2214 OLD EMMORTON  
ROAD  
and  
2218 OLD EMMORTON  
Road  
BEL AIR, MARYLAND  
21015*

**TIM HOPKINS  
BROKER**



**2845 CHURCHVILLE ROAD  
P.O. BOX 98  
CHURCHVILLE, MD 21028  
WWW.HHCRE.COM**

**Phone: 410-879-7466**

**Fax: 410-836-0827**

**E-mail: [hhcre@comcast.net](mailto:hhcre@comcast.net)**

**1.43 ACRES ACROSS FROM FESTIVAL SHOPPING CENTER**

**1.03 ACRES – ZONED B2**

**0.40 ACRES – ZONED RO**

**GREAT VISIBILITY FROM ROUTE 924**

**GREAT LOCATION WITH EASY ACCESS TO ROUTE 24 AND I-95**

**TOTAL PRICE: \$1,195,000**

**PLEASE CONTACT US FOR MORE INFORMATION**



Status: ACTIVE

Foreclosure: No

Legal Sub:

Project:

Total Taxes: \$7,116

Securify:

Gross SQ FT: 0

Yr. Built: 1958

#Levels: 1

Lot-SF: 62290

Exterior Const:

Floor: Tile/Brick

Load:

Door Height Drive In:

Basement:

Parking: Unpaved

Parking Space #:

Heat System: Forced Air, Wall Unit

Water: Public

Cool System: Central A/C, Window Unit(s)

Sewer/Septic: Public Sewer

Electric Service:

C/C Fee Includes:

Water Access:

Dock Conveys:

List Date: 02-Feb-2011

Listing Company: HARRY HOPKINS COMPANY

Show Instructions: Call Office

Vacation Prop: No

Tax Year: 2008

Avail:

Net SQ FT: 0

Comm/Ind Type: Other

Comm/Ind Misc:

Location:

Ownership: Fee Simple - Sale

Auction: No

Adv. Sub: EMMORTON

C/C Fee: /mo pd

CAM:

Min Lease:

FAR:

List Price:\$1,195,000.00

Potential Short Sale: No

Price/SqFt: \$19.00

Area:

ADC Map:

TBM Map:

Max Lease:

Occupied:

Roofing:

Clear Span Ceiling Height:

#OHD:

Soil:

#Spaces:

#Crprt:

#Garage:

Parking Ratio:

Heating Fuel: Natural Gas

Hot Water: Natural Gas

Cooling Fuel: Electric

Metering:

TV/Cable/Comm:

Wtr View:

Wtr Frontage:

DOM-Prop:453

Wtr Front:

Dock Type:

Update Date: 12-Aug-2011

Blks to Ocn:

Public Rd:

Directions: Route 24 North, Right on Wheel Road, Left on Old Emmorton Road, Property on Left.

Remarks: Also includes 2218 Old Emmorton Road. 1.43 acre lot zoned B2&RO. Public water and sewer. Great location across from Festival Shopping Center. Great visibility from Route 924. Vacant land. Buildings have been removed.

Listing Agent: Tim Hopkins

Agt Off: (410) 879-7466

Alt. Agent:

Owner: Riverwatch

Show Contacts: Tim Hopkins

Sub Comp: 2.5

Home: (410) 879-7466

Buy Comp: 2.5

Broker Code: HHC1

Pager:

Alt Agt Off:

Add'l:

Brkr Off: (410) 879-7466

Cell: (410) 459-4929

Alt Agt Home:

On Site:

Shw Home: (410) 879-7466

Dual: N DesR: N VarC: N



**22142218 OLD EMMORTON RD BEL AIR, MD 21015-6106**

**STATUS: ACTIVE**

Foreclosure: No

Auction: No

List Price: \$1,195,000.00

Potential Short Sale: No

Ownership: Fee Simple, Sale

Postal City: BEL AIR

Class: Commercial

Legal Sub:

Price/SQ FT: \$19.00

Listing Type: Excl. Right

Adv Sub: EMMORTON

Oth Fee: /mo pd

CAM:

ADC Map:

Project Name:

C/C Fee:

TBM Map:

Lot size: 62,290

Lot/Block/Square: 2/

TAXES: \$7,116

Area:

Lot Acreage: 1.4

Gross SQ FT: 0

Tax Year: 2008

Age: 53

# Lvl: 1

Net SQ FT: 0

Tax ID Num: 1301019147

Year Built: 1958

Main Entrance:

FAR:

Zoning Code: B2&RO

Occupied:

Tax Map #56

Parcel Number: 236 & 78

Liber #:

Folio #:

Comm/Ind Type: Other

Location:

PARKING: Unpaved

# Assigned Spaces:

Heating System: Forced Air, Wall Unit

Cooling System: Central A/C, Window Unit(s)

TV/Cable/Comm:

Metering:

Load:

Door Height Drive In:

Clear Span Ceiling Height:

# of OHD:

Comm/Ind Type:

Extra Unit Description:

Handicap:

Hot Water: Natural Gas

Water: Public

Sewer/Septic: Public Sewer

Electric:

INTERIOR:

EXTERIOR:

REMARKS: Also includes 2218 Old Emmorton Road. 1.43 acre lot zoned B2&RO. Public water and sewer. Great location across from Festival Shopping Center. Great visibility from Route 924. Vacant land. Buildings have been removed.

DIRECTIONS: Route 24 North, Right on Wheel Road, Left on Old Emmorton Road, Property on Left.

Broker Harry Hopkins Company

Broker Code: HHC1

Brkr Office: (410) 879-7466

Listing Agent: TIM HOPKINS

Agent Office: (410) 879-7466

Brkr Fax: (410) 836-0827

Agent Email: hhcre@comcast.net

Pager:

Home Phone: (410) 879-7466

Alt Agent ID:

Agent Office Fax: (410) 836-0827

Cell Phone: (410) 459-4929

Show Instructions: Call Office

Owner: Riverwatch

Home:

Office:

Showing Contact: TIM HOPKINS

Home: (410) 879-7466

Office:

List Date: 02-Feb-2011

Orig Price : \$1,195,000.0

DOM-MLS: 191

SubComp: 2.5

Dual: No

Update Date: 12-Aug-2011

Prior Price:

DOM-Prop: 453

BuyComp: 2.5

DesR: No

Update Type: OTHER

AdtlComp:

VarC: No

Disclosures:

Property Condition:

Documents:

Possession: Negotiable

Curr Finance Type:

Tenancy: Vacant

Tenants Rights:

New Finance Types:

Water Y/N: No

Vacation Y/N: No



Tax ID: 1301019147  
County: HARFORD

Metropolitan Regional Information Systems, Inc.  
Full Tax Record

Page 1 of 1  
02-Feb-2011  
10:18 am

Property Address: 2214 OLD EMMORTON RD, BEL AIR MD 21014 6106

Legal Subdiv/Neighborhood:  
Incorporated City:  
Owner Name:  
Addtnl:

Condo/Coop Project:  
Phone #:  
Company Owner: RIVERWATCH LLC  
Care of Name:  
Absent Owner: Yes

MAILING ADDRESS: 3731 ABINGDON BEACH RD, ABINGDON, MD 21009 1332

LEGAL DESCRIPTION: IMPSPLOT 1 1.03 AC 2214 OLD EMMORTON ROAD RIVERWATCH LLC PT 98 69

Mag/Dist #: 1	Lot: 1	Block/Square:	Tax Map:
Election District: 1	Legal Unit #:	Grid: 2D	Map: 56
Section:	Subdiv Ph:	Addl Parcel Flag/#:	Sub-Parcel:
Map Suffix:	Suffix:	Parcel: 236	Plat Liber:
Historic ID:	Agri Dist:	Plat Folio:	Tax Levy Yr: 2010
<b>TOTAL TAX BILL: \$8,443</b>		City Tax:	Tax Rate: 1.01
State/County Tax: \$7,375		Refuse:	
Spec Tax Assmt: \$1,068	Exempt Class: 000	Homestd/Exempt Status:	
Front Foot Fee:	Tax Class:	Mult. Class:	

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2010	\$731,600	\$606,100	\$193,300	
2009	\$663,800	\$428,700	\$167,300	
2008	\$596,000	\$274,700	\$151,600	

DEED

Transfer Date	Price	Grantor	Grantee
19-May-1999	\$0	ABBOTT, BARBARA B	RIVERWATCH LLC
07-Jan-1988	\$0	BURTON BETTY D	ABBOTT BARBARA B
29-Dec-1987	\$0	BURTON HAROLD F	BURTON BETTY D

PROPERTY DESCRIPTION

Year Built: 1958	Zoning Code: B2	Census Trct/Block: /
Irregular Lot:	Square Feet: 1	Acreage: 0.00
Land Use Code: Commercial	Plat Liber/Folio: /	Property Card:
Property Class:C	Quality Grade:	Road Description:
Zoning Desc: COMMUNITY BUSINESS DIST	Xfer Devel.Right:	Road Frontage:
Prop Use: COMMERCIAL	Site Influence: COMMERCIAL/INDUSTR	Topography:
Building Use: OFFICE - VETERINARY		Sidewalk:
Lot Description:		Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation:		Roofing:		# of Dormers:	
Ext Wall:		Style:		Year Remodeled:	
Stories:		Units: 0		Model/Unit Type:	
<b>Total Building Area:</b>			Living Area: 4,683	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
<b>Rooms:</b>		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths:		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths:		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer: Public	Fuel:	
Electric:	Water: Public		Underground:	Walls:	

Update Date : 14-Sep-2010

Courtesy of: Dan O'Neill  
Home: (410) 838-3450  
Cell: (443) 562-4470  
Company: Harry Hopkins Company  
Office: (410) 838-3450  
Email: DDONEILL2@gmail.com

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Information is believed to be accurate, but should not be relied upon without verification.  
Accuracy of square footage, lot size and other information is not guaranteed.



Tax ID: 1301043889

Metropolitan Regional Information Systems, Inc.

Page 1 of 1

County: HARFORD

Full Tax Record

02-Feb-2011

10:23 am

Property Address: 2218 OLD EMMORTON RD. BEL AIR MD 21014 6106

Legal Subdiv/Neighborhood:

Condo/Coop Project:

Incorporated City:

Absent Owner: Yes

Owner Name: CARVEL G TIEKERT

Company Owner:

Addtl: H LORRAINE

Care of Name:

MAILING ADDRESS: 2404 LAUREL BUSH RD, ABINGDON, MD 21009 1528

LEGAL DESCRIPTION: IMPSLOT 0.405 AC 2218 OLD EMMORTON ROAD EMMORTON

Mag/Dist #: 1

Lot:

Block/Square:

Election District: 1

Legal Unit #:

Grid: 2D

Tax Map:

Section:

Subdiv Ph:

Addl Parcel Flag/#:

Map: 56

Map Suffix:

Suffix:

Parcel: 78

Sub-Parcel:

Historic ID:

Agri Dist:

Plat Folio:

Plat Liber:

Tax Year 2010

Total Tax Bill: \$1,780

City Tax:

Tax Levy Year: 2010

State/County Tax: \$1,555

Refuse:

Tax Rate: 1.01

Spec Tax Assmt: \$225

Exempt Class: 000

Homestd/Exempt Status:

Front Foot Fee:

Tax Class:

Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2010	\$154,282	\$93,040	\$66,530	
2009	\$148,996	\$88,810	\$54,900	
2008	\$143,710	\$49,580	\$40,340	

DEED Deed Liber: 1738 Deed Folio: 680

Transfer Date	Price	Grantor	Grantee
28-Aug-1991	\$108,000	ANKERBRAND KENNETH R	TIEKERT CARVEL G
03-May-1985	\$44,500	HARTLEY RONALD P	ANKERBRAND KENNETH R

PROPERTY DESCRIPTION

Year Built: 1940 Zoning Code: RO Census Trct/Blck: /  
 Irregular Lot: Square Feet: 17,641 Acreage: 0.40  
 Land Use Code: Residential Plat Liber/Folio: / Property Card:  
 Property Class:R Quality Grade: FAIR Road Description:  
 Zoning Desc: RESIDENTIAL OFFICE Xfer Devel.Right: Road Frontage:  
 Prop Use: RESIDENTIAL Site Influence: Topography:  
 Building Use: Sidewalk:  
 Lot Description: Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	1				
Description:					
Dimensions:					
Area:	914				
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Stucco		Style: Standard Unit		Year Remodeled: 1940	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 914	Base Sq Ft: 914	
Patio/Deck Type:	Sq Ft:		Porch Type: 1 Story-Open	Sq Ft: 50	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type:		Garage Type: Detached	
Full Baths: 1		Bsmt Tot Sq Ft: 0		Garage Const.: FRAME	
Half Baths: 0		Bsmt Fin Sq Ft:		Garage Sq Ft: 400	
Baths: 1.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Forced Air		Sewer: Public	Fuel:	
Electric:	Water: Public		Underground:	Walls:	

Tax Record Updated : 14-Sep-2010

Courtesy of: Dan O'Neill

Home: (410) 838-3450

Office: (410) 838-3450

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## Executive Summary

Prepared By: Tim Hopkins

Site Type: Radius	2214 Old Emmorton Rd Bel Air, MD 21015 Radius: 1.0 mile	2214 Old Emmorton Rd Bel Air, MD 21015 Radius: 3.0 mile	2214 Old Emmorton Rd Bel Air, MD 21015 Radius: 5.0 mile
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### 2008 Population

Total Population	8,783	56,953	122,693
Male Population	48.9%	48.8%	48.7%
Female Population	51.1%	51.2%	51.3%
Median Age	35.4	37.2	37.4

### 2008 Income

Median HH Income	\$83,663	\$80,743	\$78,355
Per Capita Income	\$35,218	\$36,073	\$34,037
Average HH Income	\$97,522	\$95,402	\$91,426

### 2008 Households

Total Households	3,255	21,559	45,429
Average Household Size	2.70	2.63	2.68
1990-2000 Annual Rate	6.84%	4.05%	3.68%

### 2008 Housing

Owner Occupied Housing Units	84.6%	77.1%	78.0%
Renter Occupied Housing Units	12.8%	19.7%	18.2%
Vacant Housing Units	2.5%	3.2%	3.9%

### Population

1990 Population	4,317	33,063	74,357
2000 Population	8,353	48,412	105,153
2008 Population	8,783	56,953	122,693
2013 Population	9,373	61,158	131,470
1990-2000 Annual Rate	6.82%	3.89%	3.53%
2000-2008 Annual Rate	0.61%	1.99%	1.89%
2008-2013 Annual Rate	1.31%	1.43%	1.39%

In the identified market area, the current year population is 122,693. In 2000, the Census count in the market area was 105,153. The rate of change since 2000 was 1.89 percent annually. The five-year projection for the population in the market area is 131,470, representing a change of 1.39 percent annually from 2008 to 2013. Currently, the population is 48.7 percent male and 51.3 percent female.

### Households

1990 Households	1,601	12,225	26,814
2000 Households	3,103	18,184	38,478
2008 Households	3,255	21,559	45,429
2013 Households	3,495	23,249	48,964
1990-2000 Annual Rate	6.84%	4.05%	3.68%
2000-2008 Annual Rate	0.58%	2.09%	2.03%
2008-2013 Annual Rate	1.43%	1.52%	1.51%

The household count in this market area has changed from 38,478 in 2000 to 45,429 in the current year, a change of 2.03 percent annually. The five-year projection of households is 48,964, a change of 1.51 percent annually from the current year total. Average household size is currently 2.68, compared to 2.71 in the year 2000. The number of families in the current year is 33,113 in the market area.

### Housing

Currently, 78.0 percent of the 47,254 housing units in the market area are owner occupied; 18.2 percent, renter occupied; and 3.9 percent are vacant. In 2000, there were 39,846 housing units— 78.3 percent owner occupied, 18.3 percent renter occupied and 3.5 percent vacant. The rate of change in housing units since 2000 is 2.09 percent. Median home value in the market area is \$335,347, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.62 percent annually to \$345,832. From 2000 to the current year, median home value changed by 10.81 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



## Executive Summary

Prepared By: Tim Hopkins

Site Type: Radius	2214 Old Emmorton Rd Bel Air, MD 21015 Radius: 1.0 mile	2214 Old Emmorton Rd Bel Air, MD 21015 Radius: 3.0 mile	2214 Old Emmorton Rd Bel Air, MD 21015 Radius: 5.0 mile
<b>Median Household Income</b>			
1990 Median HH Income	\$50,600	\$47,857	\$45,719
2000 Median HH Income	\$62,400	\$62,443	\$60,511
2008 Median HH Income	\$83,663	\$80,743	\$78,355
2013 Median HH Income	\$98,469	\$92,960	\$89,551
1990-2000 Annual Rate	2.12%	2.7%	2.84%
2000-2008 Annual Rate	3.62%	3.16%	3.18%
2008-2013 Annual Rate	3.31%	2.86%	2.71%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$18,618	\$19,465	\$18,134
2000 Per Capita Income	\$26,541	\$27,146	\$25,452
2008 Per Capita Income	\$35,218	\$36,073	\$34,037
2013 Per Capita Income	\$41,977	\$43,362	\$40,936
1990-2000 Annual Rate	3.61%	3.38%	3.45%
2000-2008 Annual Rate	3.49%	3.51%	3.59%
2008-2013 Annual Rate	3.57%	3.75%	3.76%
<b>Average Household Income</b>			
1990 Average Household Income	\$51,741	\$52,255	\$49,942
2000 Average Household Income	\$71,028	\$71,939	\$68,657
2008 Average HH Income	\$97,522	\$95,402	\$91,426
2013 Average HH Income	\$115,509	\$114,182	\$109,360
1990-2000 Annual Rate	3.22%	3.25%	3.23%
2000-2008 Annual Rate	3.92%	3.48%	3.53%
2008-2013 Annual Rate	3.44%	3.66%	3.65%

### Households by Income

Current median household income is \$78,355 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$89,551 in five years. In 2000, median household income was \$60,511, compared to \$45,719 in 1990.

Current average household income is \$91,426 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$109,360 in five years. In 2000, average household income was \$68,657, compared to \$49,942 in 1990.

Current per capita income is \$34,037 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$40,936 in five years. In 2000, the per capita income was \$25,452, compared to \$18,134 in 1990.

### Population by Employment

Total Businesses	441	2,602	5,465
Total Employees	3,036	23,514	43,978

Currently, 96.3 percent of the civilian labor force in the identified market area is employed and 3.7 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.6 percent of the civilian labor force, and unemployment will be 3.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 73.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.4 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 71.3 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 12.1 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 16.6 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 85.3 percent of the market area population drove alone to work, and 3.0 percent worked at home. The average travel time to work in 2000 was 32.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

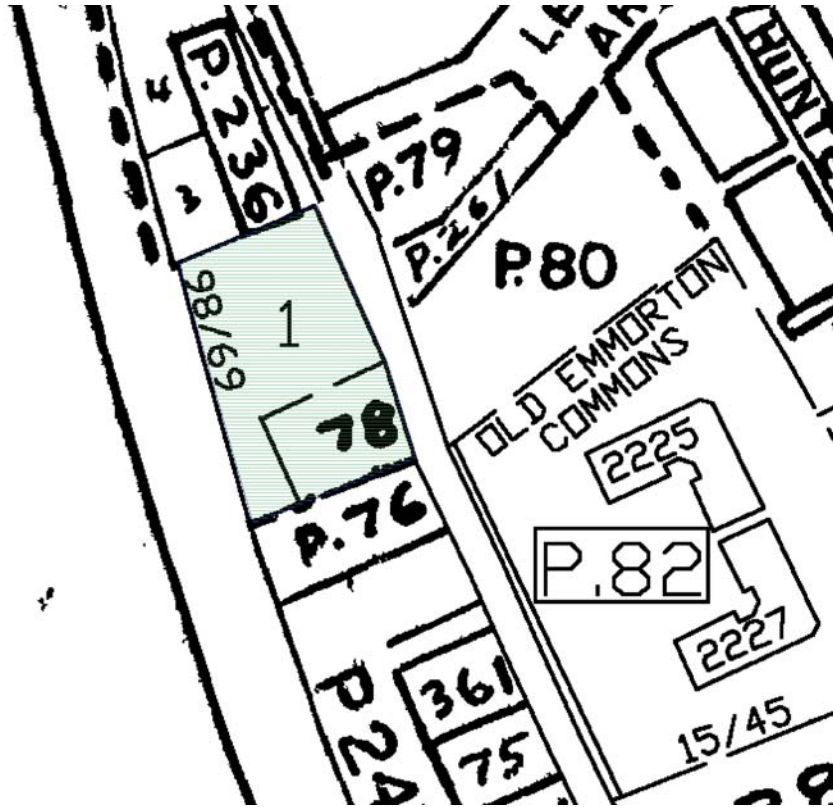
### Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

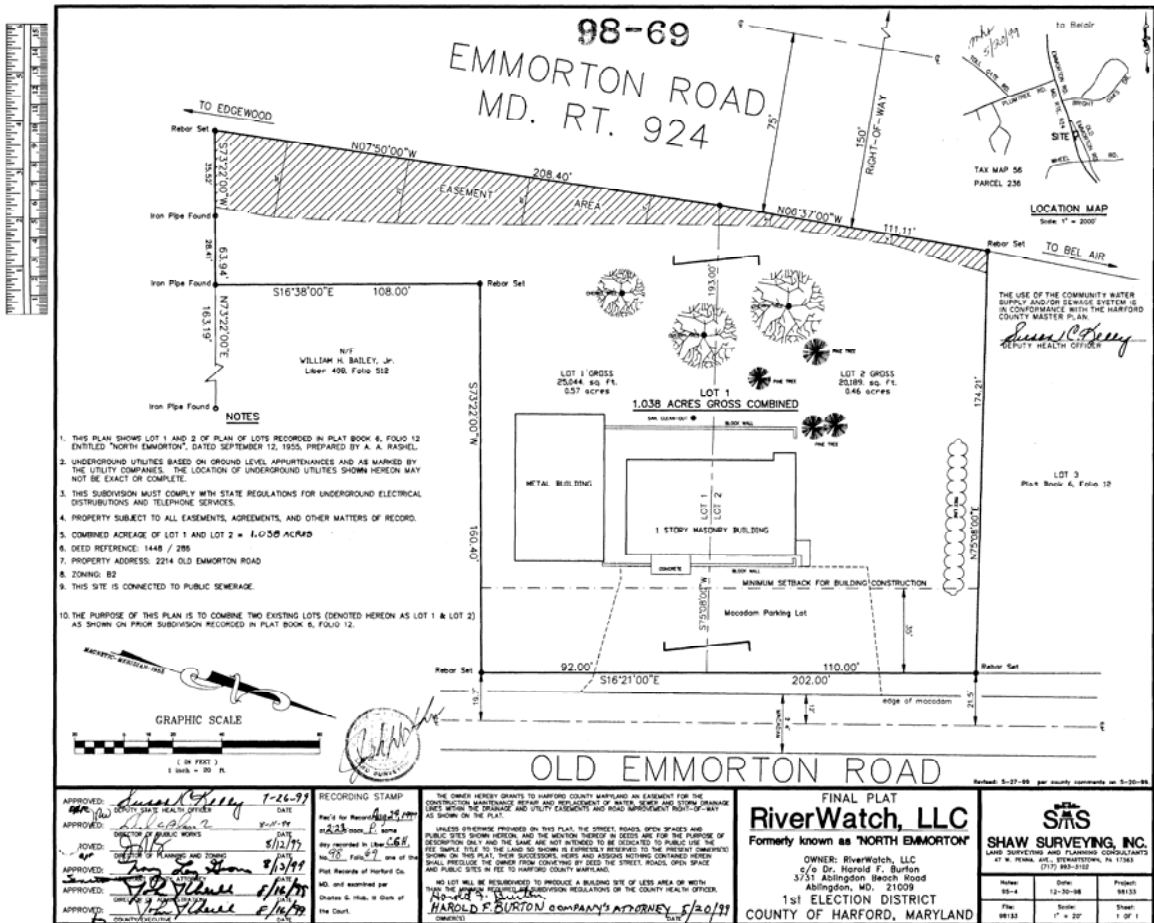
- 8.3 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 25.7 percent were high school graduates only (29.6 percent in the U.S.)
- 8.9 percent had completed an Associate degree (7.2 percent in the U.S.)
- 22.5 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 12.2 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

OUTH  
SHIP  
RD  
A.



Tax Map (Map 56 Parcel 236 Lot 1 and Parcel 78)



Plat 98-69



**Aerial View - 1**



**Ground View - 2**