

FALLS HILL DEVELOPMENT SITE

INVESTMENT SUMMARY

\$584,856

(10.1% INCREASE Y-O-Y)

AVERAGE ROLAND PARK
HOME SALE PRICE



\$76,117

(34% ABOVE BALTIMORE AVERAGE)

AVERAGE HAMPDEN
HOUSEHOLD MEDIAN INCOME



45 FEET

MAX FAR



47,916

TOTAL LAND SF



16 UNITS

TOWNHOME
DENSITY

30 UNITS

MULTIFAMILY
DENSITY



R-6

ZONING

1.1+/-

ACRES



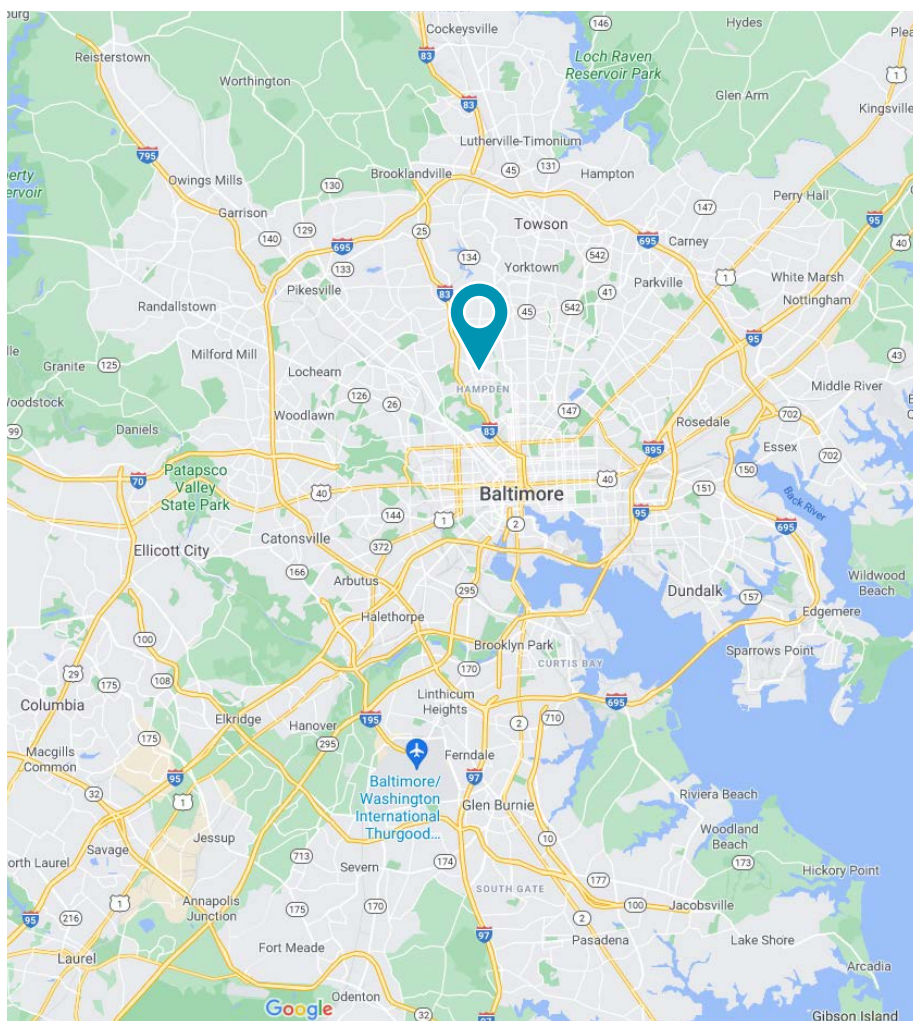
Baltimore, MD

1100 FALLS HILL DRIVE, 21211



OFFERING

Cushman & Wakefield's Baltimore Multifamily Advisory Group is pleased to present the exclusive listing of Falls Hill, located in the stylish Baltimore City Neighborhood of Hampden. The land is located in one of Baltimore's most vibrant submarkets with immediate access to major amenities such as The Avenue along 36th Street, Johns Hopkins University, Whole Foods, and I-83 for commuters.



HIGHLIGHTS

1

RARE BOUTIQUE DEVELOPMENT SITE WITH APPROVED PLANS

Falls Hills is one of the last remaining undeveloped land sites in the area, straddling the desirable communities of Roland Park and Hampden. The offering provides developers extraordinary flexibility, to deliver low-density housing in an attractive rental and for-sale market with uncanny access to significant Baltimore Market Drivers.

2

SINGLE-FAMILY BUILD TO RENT OPPORTUNITY | MULTIPLE RECAPITALIZATION OPTIONS

BFR properties are purpose-built housing to be operated as SFR investments, much like traditional multifamily properties. Several exists strategizes can be realized, as the townhomes can be held to collect the recurring cash flow, sold to another investor, the existing tenant, or to a large institutional investor.

3

PREMIER HAMPDEN LOCATION

Originally built around the Jones Falls Mills to provide homes for millworkers, this North Baltimore neighborhood began transforming in the 1990s's, when artists began migrating to the locale, creating the chic bohemian vibe of today. Hampden has endless dining, shopping, and nightlife amenities for both residents and visitors.

4

ADJACENT TO AFFLUENT ROLAND PARK

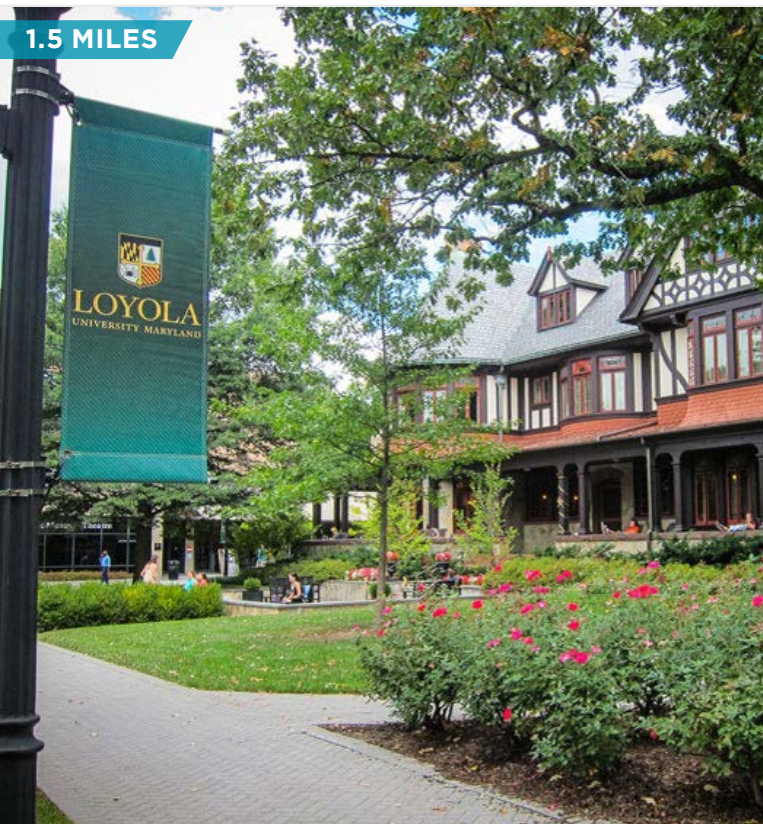
Established in 1891, by Frederick Law Olmstead Jr., Roland Park is Baltimore City's Preeminent Residential Enclave. The neighborhood is distinguished by its prominent architecture, and bucolic scenery.

5

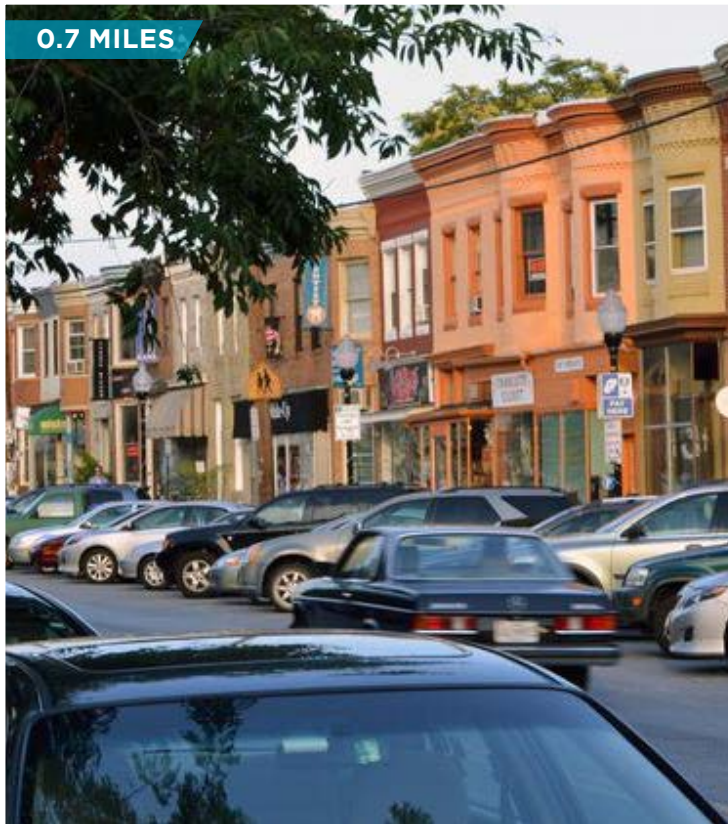
PROXIMITY TO MAJOR UNIVERSITIES AND EMPLOYERS

Falls Hill is within a short distance of Johns Hopkins University (1.4 Miles), Loyola University (1.7 Miles), and Towson University (5.6 Miles). Combined the three Universities employ approximately 45,000 workers. The education system in Baltimore have created a region-wide associated worker income of \$2.9 Billion.

1.5 MILES



0.7 MILES



CONTACT US

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1.3 MILES



2.2 MILES



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