

FOR SALE

\$829,500

11217 Tanglewood Court, Hagerstown, MD 21740



Tanglewood Apartments 17-Unit, Multi-Family Apartment Building

This 3-floor well maintained apartment building consists of 12,312 SF gross building area and 10,710 SF leasable area and is situated on approximately 0.81 acres in Hagerstown, Maryland. The first floor has (5) units, and the second and third floors have (6) units each. Each unit includes 1 bedroom, 1 full bath, living area, and kitchen, and each unit is identical in layout. The building amenities include, 3 entrance foyers, onsite coin operated laundry room, and storage room. The site improvements include concrete sidewalk adjacent to the apartment building, asphalt parking with 25 vehicle spaces, and landscaping.

An adjoining vacant lot consisting of 1.13 acres is additional land zoned for a lower density residential use (RU). Access into this parcel may be gained through the 0.81 acre parcel and a 19.75 foot right of way from Greenmount Avenue.

Tanglewood Apartments is located near Valley Mall, Hagerstown Commercial Core Historic District, Roy H. Reed Park and South Prospect Street Historic District.



PRESENTING

Location:

11217 Tanglewood Court, Hagerstown, MD
Greenmount Avenue, Hagerstown, MD

Legal:

Tax Map 0049, Parcels 0927 and 0276

Zoning:

Washington County: RU—The Residential, Urban District is to provide appropriate locations in the Urban and Town Growth Areas for residential development at greater densities and limited community service type uses. All new development in the Residential, Urban District should be served by public water and sewerage facilities.

Note: Per Washington County Planning Department, the existing use on the 0.81 acre parcel is legally non-conforming and grandfathered in as an acceptable use. A future use of the vacant 1.13 acre lot must comply with uses allowed in the RU zone.

Acreage:

Parcel 0927 is 0.81 acres
Parcel 0276 is 1.13 acres

Building Size:

12,312 SF

Utilities:

Electric, telephone, cable/internet, public water, sanitary sewer

Contact:

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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

PHOTOS

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MacRo
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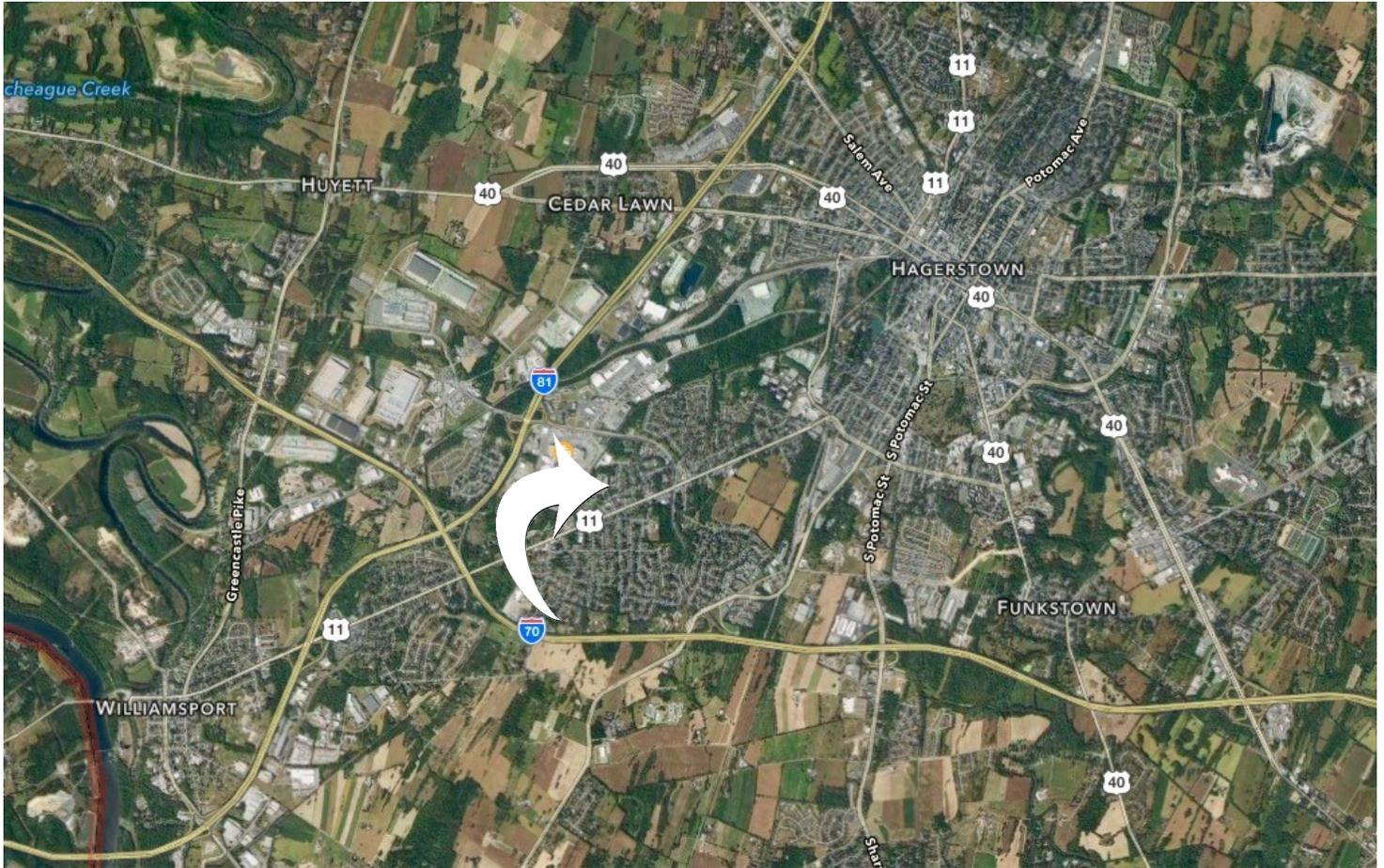


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LOCATION MAP

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AERIAL

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SITE PLAN

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FINANCIAL INFORMATION

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Financial information is available upon request.

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DEMOGRAPHICS

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	6,704		40,239		88,280	
2018 Estimate	6,624		39,750		87,106	
2010 Census	6,465		38,742		84,466	
Growth 2018 - 2023	1.21%		1.23%		1.35%	
Growth 2010 - 2018	2.46%		2.60%		3.13%	
2018 Population by Hispanic Origin	299		2,186		4,962	
2018 Population	6,624		39,750		87,106	
White	5,893	88.96%	32,075	80.69%	67,419	77.40%
Black	363	5.48%	5,189	13.05%	14,573	16.73%
Am. Indian & Alaskan	15	0.23%	128	0.32%	296	0.34%
Asian	158	2.39%	682	1.72%	1,710	1.96%
Hawaiian & Pacific Island	4	0.06%	49	0.12%	102	0.12%
Other	192	2.90%	1,627	4.09%	3,007	3.45%
U.S. Armed Forces	0		41		145	
Households						
2023 Projection	2,756		16,538		33,682	
2018 Estimate	2,722		16,331		33,200	
2010 Census	2,648		15,895		32,058	
Growth 2018 - 2023	1.25%		1.27%		1.45%	
Growth 2010 - 2018	2.79%		2.74%		3.56%	
Owner Occupied	2,075	76.23%	8,832	54.08%	19,097	57.52%
Renter Occupied	647	23.77%	7,499	45.92%	14,103	42.48%
2018 Households by HH Income	2,722		16,331		33,200	
Income: <\$25,000	537	19.73%	4,907	30.05%	8,858	26.68%
Income: \$25,000 - \$50,000	730	26.82%	4,390	26.88%	8,216	24.75%
Income: \$50,000 - \$75,000	593	21.79%	2,943	18.02%	5,941	17.89%
Income: \$75,000 - \$100,000	436	16.02%	1,966	12.04%	4,507	13.58%
Income: \$100,000 - \$125,000	162	5.95%	907	5.55%	2,160	6.51%
Income: \$125,000 - \$150,000	186	6.83%	698	4.27%	1,777	5.35%
Income: \$150,000 - \$200,000	62	2.28%	370	2.27%	1,269	3.82%
Income: \$200,000+	16	0.59%	150	0.92%	472	1.42%
2018 Avg Household Income	\$62,303		\$54,566		\$61,618	
2018 Med Household Income	\$53,700		\$42,105		\$47,721	

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Washington County Zoning—RU (Residential, Urban)

The Residential, Urban District is to provide appropriate locations in the Urban and Town Growth Areas for residential development at greater densities and limited community service type uses. All new development in the Residential, Urban District should be served by public water and sewerage facilities approved by the Washington County Health Department.

Note: Per Washington County Planning Department, the existing use on the 0.81 acre parcel is legally non-conforming and grandfathered in as an acceptable use. A future use of the vacant 1.13 acre lot must comply with uses allowed in the RU zone.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Dwellings, single-family, two-family, and semi-detached.
- Agriculture, as defined in Article 28A, including animal husbandry facilities as defined in Article 28A, which shall be subject to the requirements set forth in Article 22, Division IX.
- Places of worship, schools, and colleges. (See Section 23.1(g))
- Buildings and properties of a cultural, civic, educational, social or community service-type, libraries, ponds, playgrounds, and community centers and their associated swimming pools.⁷⁸
- Conversion and alteration of a building existing at the time of the enactment of this Ordinance to accommodate not more than two (2) families; provided that the requirements of Section 23.1 as well as the requirements of the Health Department are complied with.
- Mixed use developments subject to the provisions of Article 16.
- Nursing/convalescent homes, assisted living, or comprehensive care facilities.
- Boarding or rooming houses or tourist homes.
- Clubs, fraternities, lodges, or similar organizations, not conducted as a gainful business, provided any buildings or structures are located subject to the distance requirements specified in Section 4.9.
- Professional offices, beauty parlors, or barbershops (in residence).
- Medical or dental clinics and hospitals.
- Golf courses, country clubs, private clubs, and similar recreational uses.
- Nursery schools or child care centers.
- Public utility buildings, structures, or uses not considered Essential Utility Equipment, as defined in Article 28A.
- Accessory buildings and uses customarily incidental to any principal permitted use or authorized special exception use.
- Incidental home occupations.
- Swimming pools, tennis, and other similar courts when accessory to a residence.
- And more...