



## CITY OF ABERDEEN

January 19, 2022

To Whom it May Concern:

The City of Aberdeen is accepting proposals for the opportunity to purchase and develop City-owned property located off of Beards Hill Road with ingress/egress via Nonpareil Road. The site is approximately 34.19 acres and is zoned B-3, highway commercial. The B-3 zoning permits commercial, high-density residential, and mixed uses. The property is visible from Interstate 95 and is in proximity to Maryland Route 22.

Interested parties should submit a letter of Intent no later than **4:00 p.m. on April 1, 2022**, with the following enclosed:

- 1) Specific intent for the development of the land
- 2) Timeline of proposed development and construction
- 3) Property acquisition price
- 4) Qualifications of firm or individual and/or portfolio of prior developments
- 5) Other appropriate facts/considerations to the development of the property

**The Letter of Intent should be submitted electronically to [info@aberdeenmd.gov](mailto:info@aberdeenmd.gov).**

Please go to [www.aberdeenmd.gov/bids](http://www.aberdeenmd.gov/bids) for more information and documents related to the site. For questions, reach out directly to Phyllis Grover, Director of Planning and Community Development at (410) 272-1600 ext. 216 or [Phyllis@aberdeenmd.gov](mailto:Phyllis@aberdeenmd.gov) or Stefani Spector, Senior Planner at (410) 272-1600 ext. 220 or [sspector@aberdeenmd.gov](mailto:sspector@aberdeenmd.gov).

Sincerely,

Patrick L. McGrady  
Mayor/Acting City Manager  
City of Aberdeen

Enc: Beards Hill Road Development Site Brochure



# DEVELOPMENT LAND FOR SALE

Beards Hill Road (I-95 @ exit 85)  
Aberdeen, MD, 21001



## 34.19 ACRES FOR SALE

### CONTACTS

**Phyllis Grover**

Director of Planning and  
Community Development

410-272-1600 ext. 216

[phyllis@aberdeennmd.gov](mailto:phyllis@aberdeennmd.gov)

**Stefani Spector**

Senior Planner

410-272-1600 ext. 220

[sspector@aberdeennmd.gov](mailto:sspector@aberdeennmd.gov)

City of Aberdeen

60 N Parke Street

Aberdeen, MD 21001

410-272-1600



# DEVELOPMENT LAND FOR SALE

Beards Hill Road (I-95 @ exit 85)

Aberdeen, MD, 21001



## SITE INFORMATION AND HIGHLIGHTS

**Location:** Off Beards Hill Road and I-95

**City:** Aberdeen, Maryland

**Lot Size:** 34.19 Acres  
(See environmental feasibility study)

**Zoning:** B-3 Highway Commercial  
(commercial, residential, mixed-use)

**Utilities:** Public Water and Sewer

**Access:** Beards Hill Road

**Traffic Counts (AADT 2020):**  
Beards Hill Road: 10,332  
I-95 South: 87,875  
MD-22: 21,732  
MD-132 (W. Bel Air Avenue): 10,972

- Superior visibility from I-95
- Ingress/Egress off of Nonpareil Road
- Proximity to Aberdeen Proving Ground (APG) with 21,000 employees and University of Maryland Upper Chesapeake Health

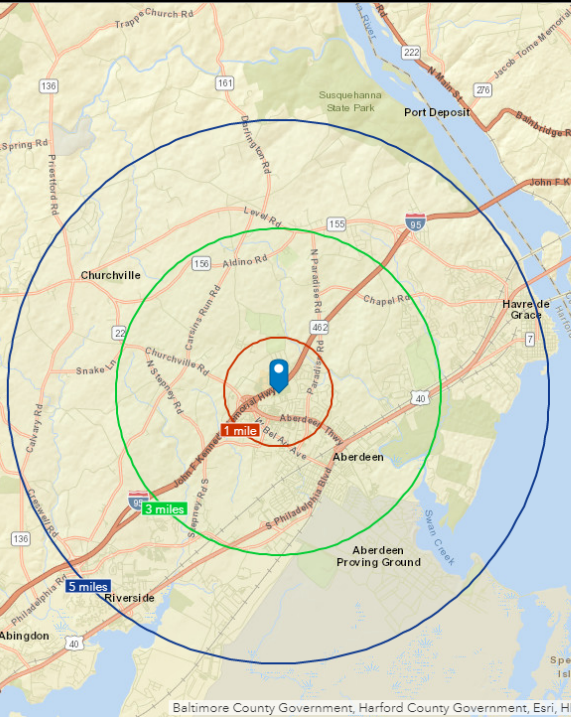


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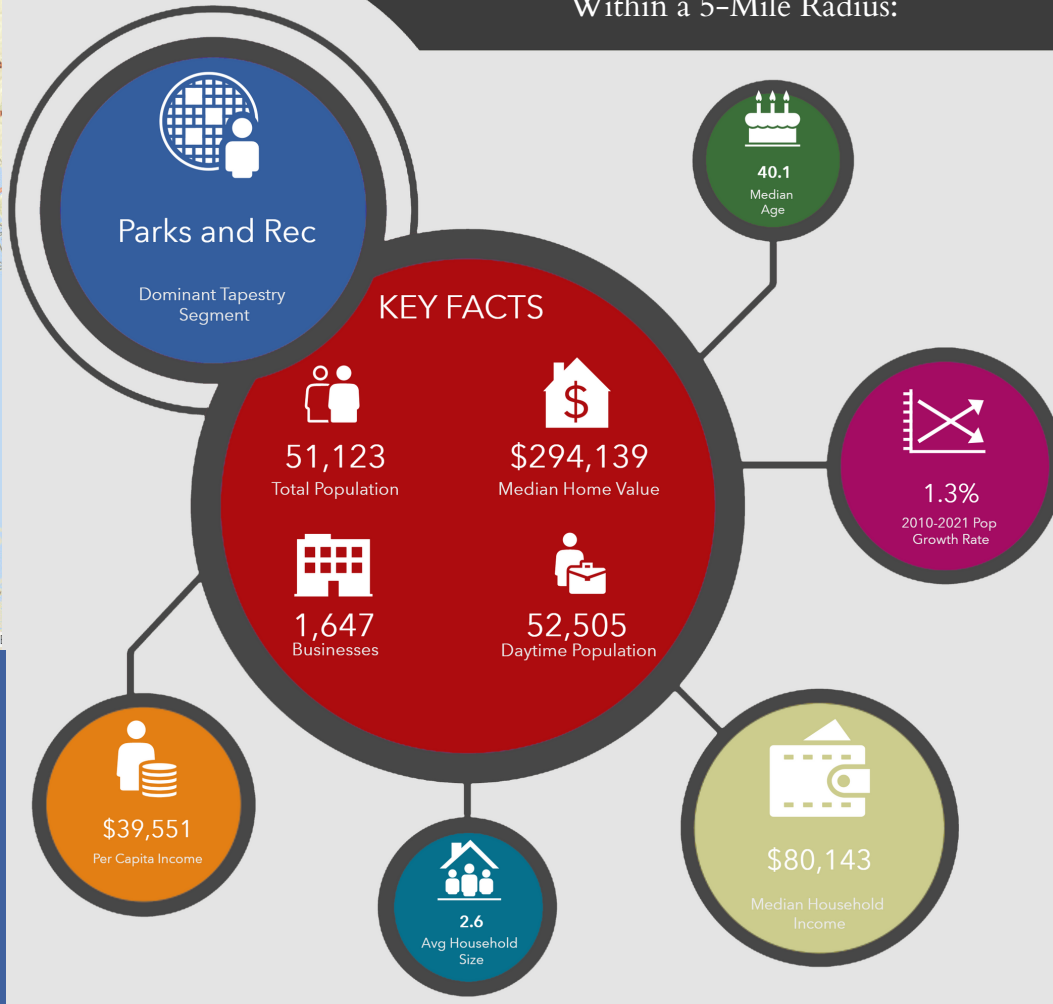
Beards Hill Road (I-95 @ exit 85)

Aberdeen, MD, 21001

## DEMOGRAPHIC PROFILE



Within a 5-Mile Radius:



	1-Mile	3-Mile	5-Mile
Population Summary (2021)	5,285	25,319	51,123
Median Household Income (2021)	\$65,619	\$75,693	\$80,143
Daytime Population (2021)	5,300	26,496	52,505

[View Full Report](#)

**City of Aberdeen Quick Facts**

16,972 Population (2021)

\$60,434 Median Household Income

Tapestry Segments:

- 1) Parks and Rec
- 2) Metro Fusion
- 3) Pleasantville

[View Full Report](#)

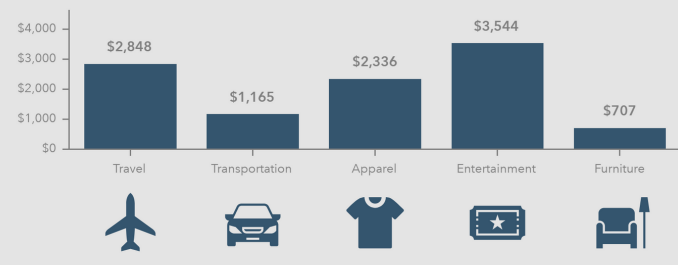


This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle. The vintage of the data is 2021, 2026.

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Spending facts are average annual dollars per household

### KEY SPENDING FACTS



## CONTACTS

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