

BREAKING

McCormick submits bid for what would be its biggest-ever deal

Sign up for breaking news alerts

Commercial Real Estate

Senior housing developer breaks ground on \$900M Howard County complex



Image: Courtesy of Howard County Government

Erickson Senior Living executives pose in front of construction equipment at the construction site for the Oxford Hills senior living development.

COURTESY OF HOWARD COUNTY GOVERNMENT



By [Matt Hooke](#) – Reporter, Baltimore Business Journal
Mar 20, 2026

Listen to this article 4 min

Story Highlights

- Erickson Senior Living broke ground on a \$900 million senior community in Clarksville.
- The 62-acre Oxford Hills development will have 1,100 residences when fully completed.
- The first residents are expected to move into the community in 2028, starting with 172 units.

One of the [country's largest senior housing developers](#) is transforming an old gas station and plot of farmland into a \$900 million senior living complex.

Catonsville-based [Erickson Senior Living](#) marked the groundbreaking of the Oxford Hills senior community in Clarksville on Monday. [As a major storm headed to Howard County](#), government officials and Erickson executives stood in front of construction equipment at 12170 Clarksville Pike, where 1,100 residences for seniors are planned. The transformation of the 62-acre plot in rural Howard County into a senior living development has been in the works since Erickson purchased the property in 2017 and will happen in several phases.

The first phase of the project will build 172 independent living units across 400,000 square feet of construction, according to a news release from the Howard County government. Once fully built, the site will also include a continuing care unit for residents who need assisted living or nursing care. The first residents are expected to move into Oxford Hills in 2028.

"Oxford Hills will be much more than new buildings," Erickson Chief Development Officer Sean Sands said at Monday's groundbreaking ceremony. "It will be a vibrant community where people can thrive, stay connected and enjoy a lifestyle centered on independence, well-being and limitless opportunity."

Sands plans to honor Clarksville's rural character with farmhouse-style buildings. The first phase of construction also includes multiple dining options, an indoor pool, classrooms and social spaces for seniors. Erickson is investing in public amenities around the senior living community, too, such as a 5-acre park and venues that will be available to host community meetings.

Oxford Hills is part of [Erickson's \\$4 billion expansion plan](#) that stretches from California to Maryland. The company is renovating its Catonsville and Parkville senior living developments while also developing new properties in suburban Washington, D.C., California and other states. The firm is backed by [Baltimore billionaire and Redwood Capital owner Jim Davis](#).

Howard County Executive Calvin Ball has made appealing to the needs of seniors a major part of his administration. He launched the [Age-Friendly Howard County initiative in 2019](#) to promote new senior developments.

Ball hinted at some of the difficulties around meeting the housing needs of an aging population during his remarks at the groundbreaking. Oxford Hills required two years of zoning review and more than 20 hearings before the county could make a final decision on Erickson's proposal. The project required a zoning change from rural conservation to a community enhancement floating district to enable Erickson's mix of residential and commercial space.

"A company of this size could choose to build anywhere," Ball said. "Perhaps even places with less regulatory challenges and more affordable land. But we're honored that Erickson has chosen to reinvest its resources locally."

The construction project is part of a boom in senior care across Maryland. [Goucher College](#) and [Notre Dame of Maryland University](#) are putting senior living developments on their campuses to offer seniors the chance to interact with young people. Other new developments target seniors with more intensive medical needs, like [Lorien Health Services' 93-bed dementia care facility](#) in Columbia.