

OFFERING MEMORANDUM



URBAN MIXED-USE REDEVELOPMENT OPPORTUNITY

312-322 N. EUTAW STREET
BALTIMORE, MARYLAND 21201

DEMOLITION PERMIT RELEASED BY
THE CITY OF BALTIMORE IN AUGUST 2025.



MACKENZIE



TABLE OF CONTENTS

4 PROJECT OVERVIEW

5 LOCATION OVERVIEW

8 AFFORDABLE HOUSING METRICS

9 SITE OVERVIEW

10 EXISTING FLOOR PLAN

11 RECORD PLAT

13 ZONING & INCENTIVES OVERVIEW

15 DEMOGRAPHICS


16 MULTIFAMILY MARKET OVERVIEW

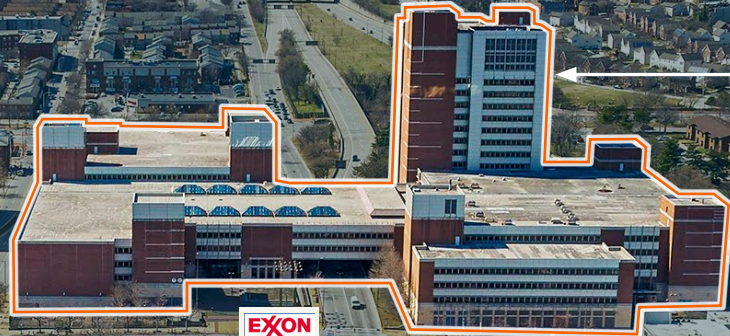
18 BROMO ARTS DISTRICT

20 LIMITING CONDITIONS

 UNIVERSITY of MARYLAND
BALTIMORE

METRO WEST PROJECT
MD DEPT. OF HEALTH OFFICE RELOCATION
300-400 N. GREENE STREET
OCCUPANCY: 6/1/25
500,000 SF

 UNITED STATES
POSTAL SERVICE



 EXXON

THE
501

 MARATHON



FOUR
TEN
LOFTS

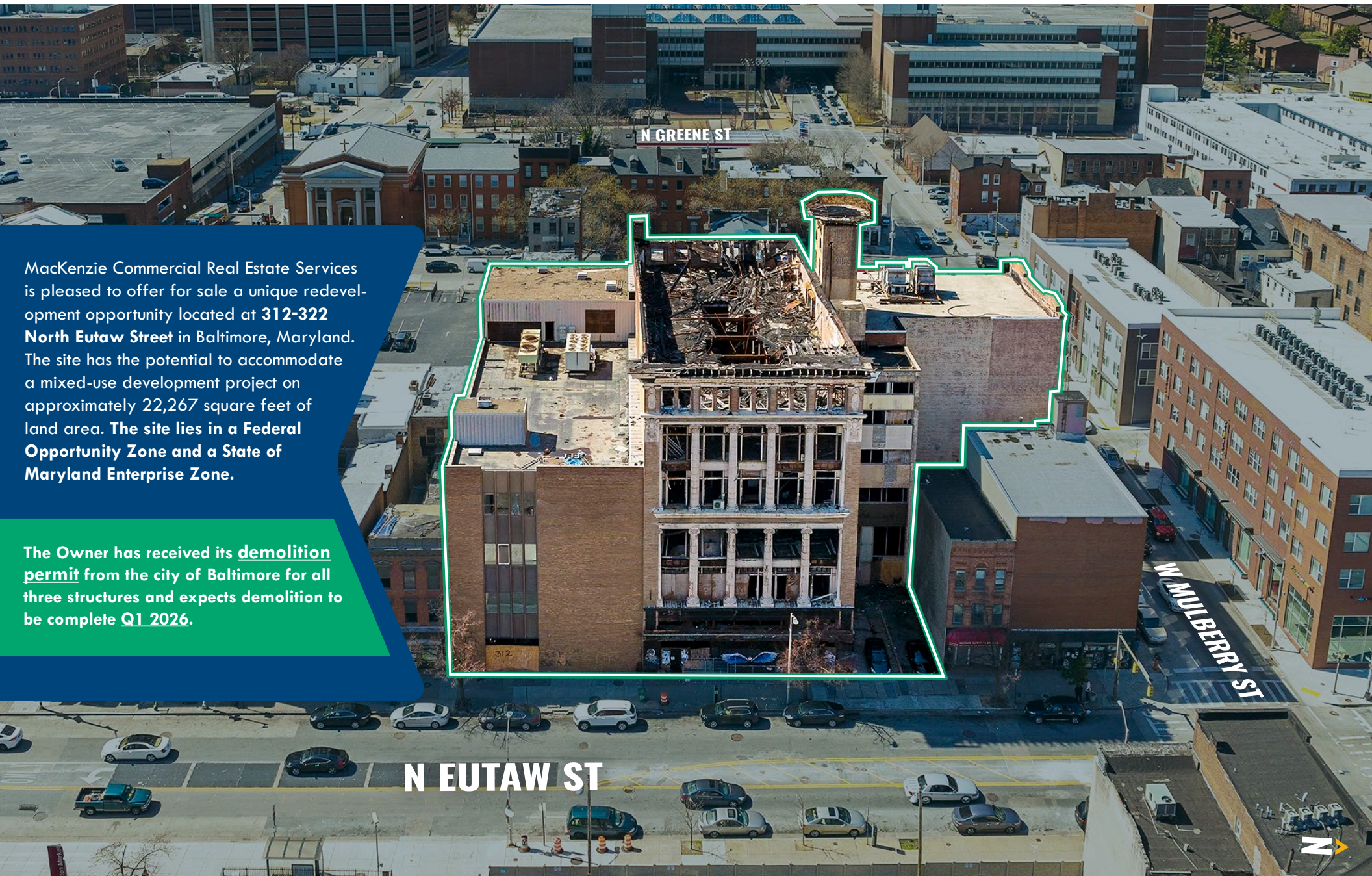
W SARATOGA ST

W MULBERRY ST

N EUTAW ST

SARATOGA
STATE CENTER GARAGE

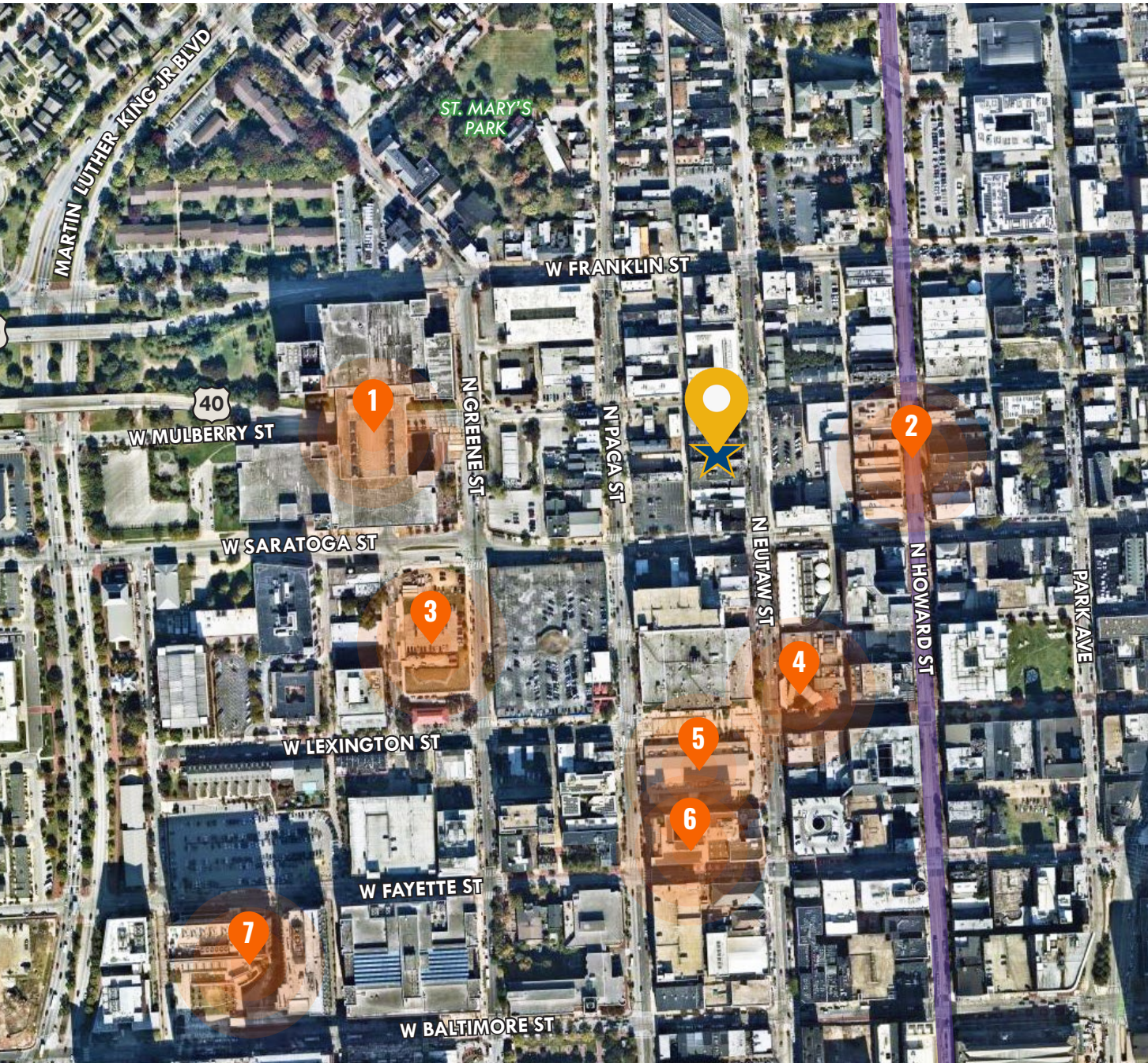




MacKenzie Commercial Real Estate Services is pleased to offer for sale a unique redevelopment opportunity located at **312-322 North Eutaw Street** in Baltimore, Maryland. The site has the potential to accommodate a mixed-use development project on approximately 22,267 square feet of land area. **The site lies in a Federal Opportunity Zone and a State of Maryland Enterprise Zone.**

The Owner has received its **demolition permit** from the city of Baltimore for all three structures and expects demolition to be complete **Q1 2026**.

AREA TAILWINDS



METRO WEST PROJECT

DEPARTMENT OF HEALTH
500,000 SF RELOCATION

1



LIGHT RAIL SYSTEM

1 BLOCK TO THE EAST
(HOWARD STREET)

2



UMD BALTIMORE SCHOOL OF SOCIAL WORK

130,000 SF
\$121 MILLION

3



METRO SUBWAY

LEXINGTON MARKET STOP
1 BLOCK TO THE SOUTH

4



LEXINGTON MARKET

HISTORIC LANDMARK
RENOVATED 2022

5



PROSPER ON FAYETTE

314 STUDENT BEDS
5,000 SF OF RETAIL

6



UNIV. OF MD, BALTIMORE

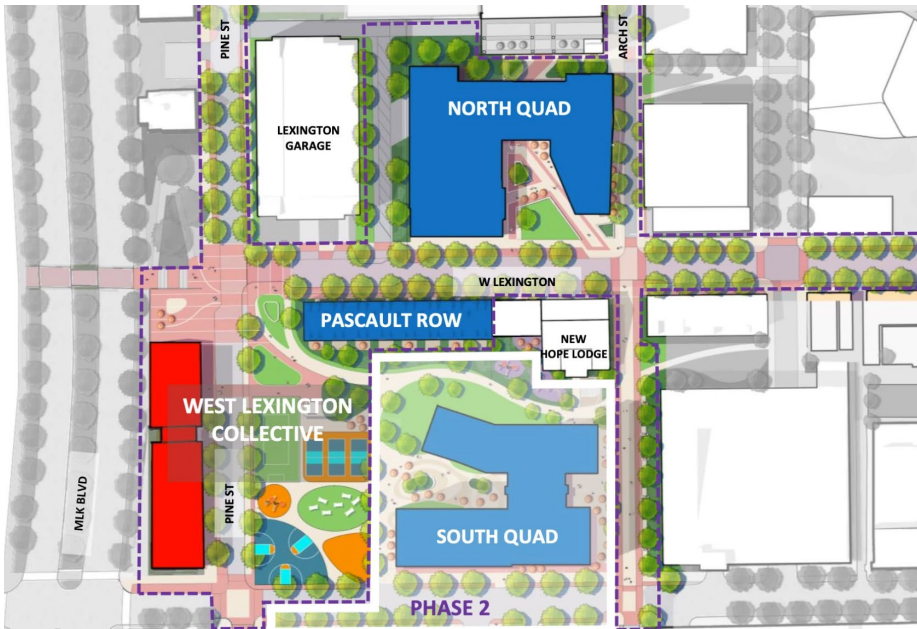
DENTISTRY
LAW
MEDICINE
NURSING
PHARMACY

7

5

SCHOOL OF SOCIAL WORK

The University of Maryland (Baltimore) crossed the halfway point in February 2026 for the construction of the \$120 million School of Social Work located at 600 West Lexington Street. The building total 127,000 square feet and 30% larger than prior, will climb six stories and be home to nearly 1,000 students.



LEXINGTON PARK CORRIDOR DEVELOPMENT

The university has received approval for the creation of the West Lexington corridor project reaching approximately \$263 million in private investment delivered over 2 phases. Ground floor retail, 1,300 beds with high quality amenities, major public infrastructure and a recreational complex will be part of the six block development.





MARYLAND HOUSING DESIGNATED AREAS - COMMUNITIES OF OPPORTUNITY

The Communities of Opportunity designated on the Maryland QAP Comprehensive Opportunity Maps are based on a “Composite Opportunity Index” developed by DHCD. The Composite Opportunity Index uses publicly available data and is based on three major factors: community health, economic opportunity, and educational opportunity. To be designated a Community of Opportunity, and mapped as such to the Maryland QAP Comprehensive Opportunity Maps, the community must have a Composite Opportunity Index that it is above the statewide average.

The Eutaw Street buildings are located in an official Community of Opportunity.

EUTAW STREET SITE	
GIS OBJECT ID	2779
CENSUS TRACT 2010	24510040100
CENSUS TRACT ACRES	297.69846843
GEOGRAPHY	Census Tract 401, Baltimore City, Maryland
COMPOSITE Z SCORE	0.11039736
COMMUNITY OF OPPORTUNITY	In a Community of Opportunity



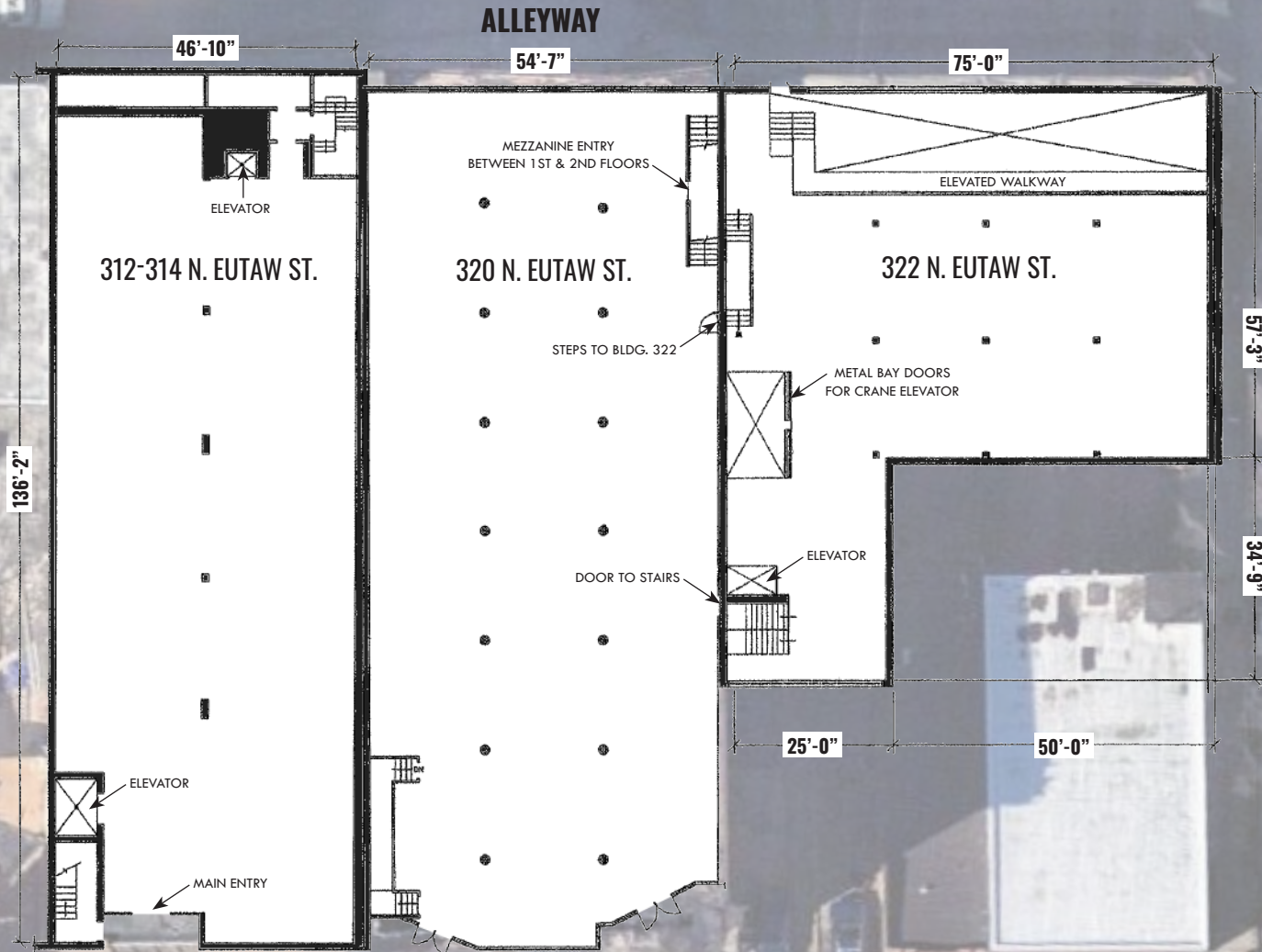
CENSUS TRACT DATA:

GIS OBJECT ID	126
FEATURE ID (TL_201)	127
CENSUS AREA LAND (M)	1198491
CENSUS AREA WATER (M)	1430
COMPLETE FIPS CODE	24510
CENSUS TRACT ID	040100
FULL CENSUS TRACT ID	24510040100
GEODESC	0401.00
ACRES	296.49185
SQUARE MILES	0.46327
TOTAL POPULATION	4006
TOTAL HOUSING UNITS	3060
NON-HISPANIC WHITE POPULATION	1844
NON-HISPANIC BLACK PERSONS	968
NON-HISPANIC AMERICAN INDIAN PERSONS	9
NON-HISPANIC ASIAN PERSONS	830
NON-HISPANIC NATIVE HAWAIIAN PERSONS	4
NON-HISPANIC OTHER RACE PERSONS	16
NON-HISPANIC TOTAL PERSONS	110
HISPANIC PERSONS	225
PERCENT NON-HISPANIC WHITE	46
PERCENT NON-HISPANIC BLACK	24.2
PERCENT NON-HISPANIC AMERICAN INDIAN	0.2



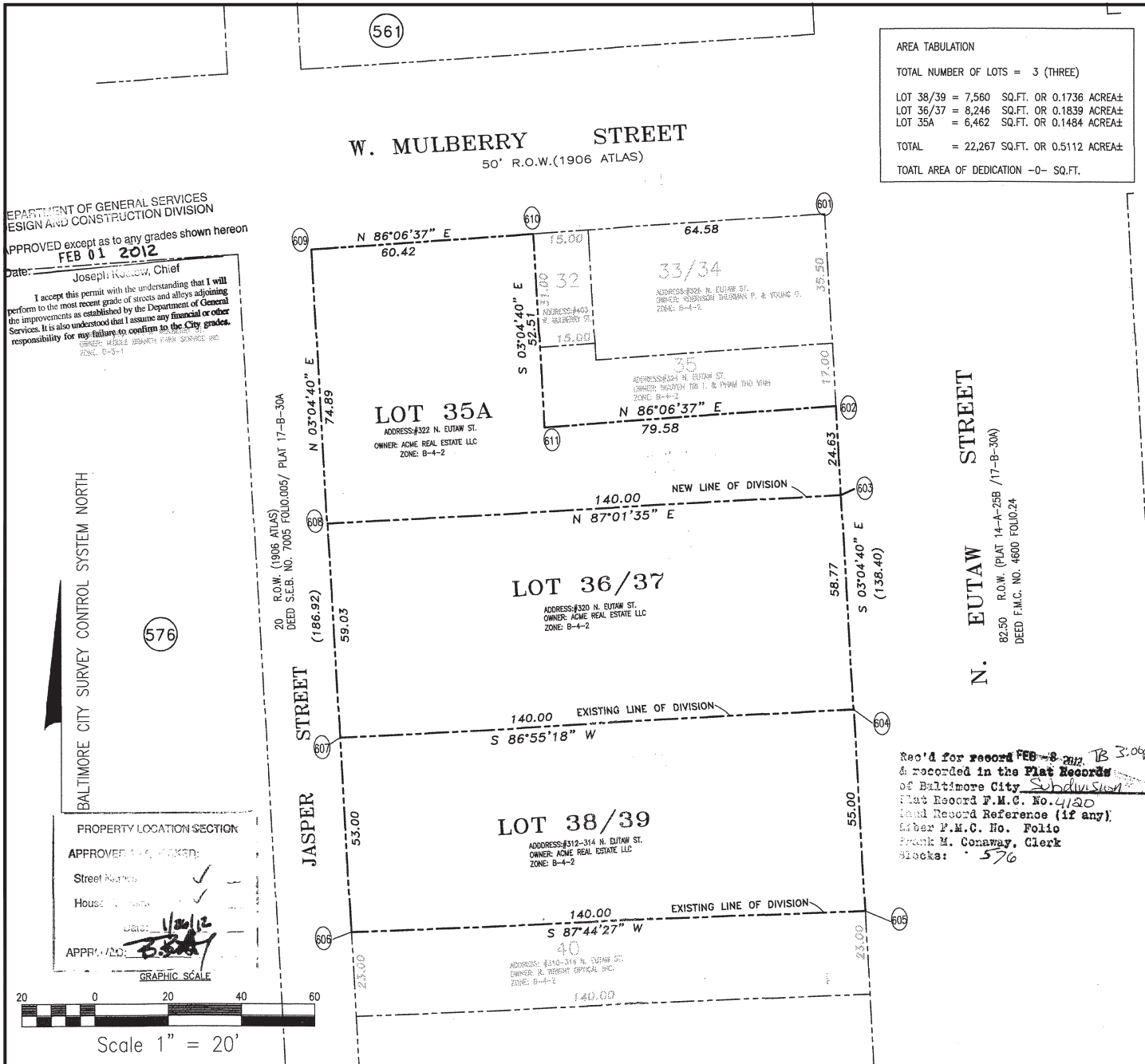
ADDRESS:	312-314 N. EUTAW ST. BALTIMORE, MD 21201	320 N. EUTAW ST. BALTIMORE, MD 21201	322 N. EUTAW ST. BALTIMORE, MD 21201
Parcel ID	Ward - 04 Section - 03 Block - 0576 Lot - 38/39	Ward - 04 Section - 03 Block - 0576 Lot - 36/37	Ward - 04 Section - 03 Block - 0576 Lot - 35A
Lot Size	7,560 SF	8,246 SF	6,462 SF
Total Lot Size*	22,267 SF ±		
Building Size	37,800 SF ±	49,560 SF ±	27,365 SF ±
Total Building Size	114,725 SF ± (per SDAT)		
Stories	5	6	4
Year Built	Circa 1970	Circa 1890	Circa 1910
Zoning	C-5-DC (Downtown District, Downtown Core Subdistrict)		
Condition	A portion of the property suffered a fire in 2017.		
Utilities	Baltimore Gas & Electric Verizon and Comcast available		
History	The existing building at 320 N. Eutaw began its life around 1901 as a furniture retail store known as the Gomprecht and Benesch building and was designed by architect Charles E. Cassell. The building was a furniture store up until 1962 and subsequently continued its life as an office building. The property suffered a devastating 4-alarm fire in January 2017 and has been unoccupiable since.		

* Addition of the two corner properties - 324 N. Eutaw Street and 326 N. Eutaw Street (Not included in this offering) adds approximately 5,000 sf to the site.



W MULBERRY ST

N EUTAW ST



AREA TABULATION

TOTAL NUMBER OF LOTS = 3 (THREE)

LOT 38/39 = 7,560 SQ.FT. OR 0.1736 ACREA±
LOT 36/37 = 8,246 SQ.FT. OR 0.1839 ACREA±
LOT 35A = 6,462 SQ.FT. OR 0.1484 ACREA±

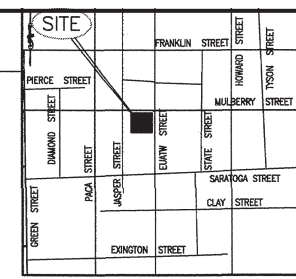
TOTAL = 22,267 SQ.FT. OR 0.5112 ACREA±

TOTAL AREA OF DEDICATION -0- SQ.FT.

PLAT NO: _____

PROPERTY CORNER

601	N.-1359.0642	E.-1613.7036
602	N.-1411.4937	E.-1610.8845
603	N.-1436.0849	E.-1609.5623
604	N.-1494.7741	E.-1606.4066
605	N.-1549.6947	E.-1603.4536
606	N.-1555.2136	E.-1743.3450
607	N.-1502.2915	E.-1746.1907
608	N.-1443.3465	E.-1749.3600
609	N.-1368.5615	E.-1753.3811
610	N.-1364.4628	E.-1693.1018
611	N.-1416.8924	E.-1690.2827



- GENERAL NOTES:**
1. THE PROPERTY LINES AS SHOWN HEREON ARE BASED ON A FILED-RUN BOUNDARY SURVEY BY AAH CONSULTING LLC IN MAY 25, 2011 AND REFLECTS SITE CONDITION AS OF THAT DATE.
 2. HORIZONTAL COORDINATES AND DIRECTIONS SHOWN HEREON ARE REFERRED TO THE MERIDIAN OF THE BALTIMORE CITY SURVEY CONTROL SYSTEM AS DETERMINED FROM THE FOLLOWING B.C.S.C.S. TRAVERSE STATIONS:
#33998 N.-932.650 E.-1560.058 PLUG FOUND
#33997 N.-954.205 E.-1949.068 PLUG FOUND
 3. SUBJECT PROPERTY IS KNOWN AS LOTS 28/31, 36/37 & 38/39 BLOCK 576, SECTION 3, WARD 4, BALTIMORE CITY, MARYLAND. THE IMPROVEMENT THEREON BEING KNOWN AS #312-314-320 NORTH EUTAW STREET.
 4. NO REPRESENTATIONS ARE MADE BY THE UNDERSIGNED SURVEYOR AS TO THE EXISTING OR LOCATION OF ANY EASEMENT OR ANY OTHER ENCUMBRANCES BEYOND THOSE SHOWN HEREON.
 5. THE WORDS "CERTIFY" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE UNDERSIGNED SURVEYOR BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 6. ZONING: B-4-2 (DOWN TOWN)
 7. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA OR A 100-YEAR FLOOD PLAIN.

Rec'd for record FEB-8-2012 TB 3:09pm
& recorded in the Plat Records of Baltimore City Subdivision Plat Record F.M.C. No. 4120 Land Record Reference (if any): Liber F.M.C. No. Folio Frank M. Conway, Clerk Blocks: 576



FINAL SUBDIVISION PLAN
312-314 & 320 -322 N. EUTAW STREET

Mercy
MEDICAL CENTER

DOWNTOWN
BALTIMORE

ROYAL
FARMS
ARENA

LAQUINTA
INNS & SUITES

Lexington
MARKET
EST. 1887

SARATOGA
STATE CENTER GARAGE

MARKET CENTER
PARKING GARAGE

FOUR
TEN
LOFTS



ZONING: C-5-DC

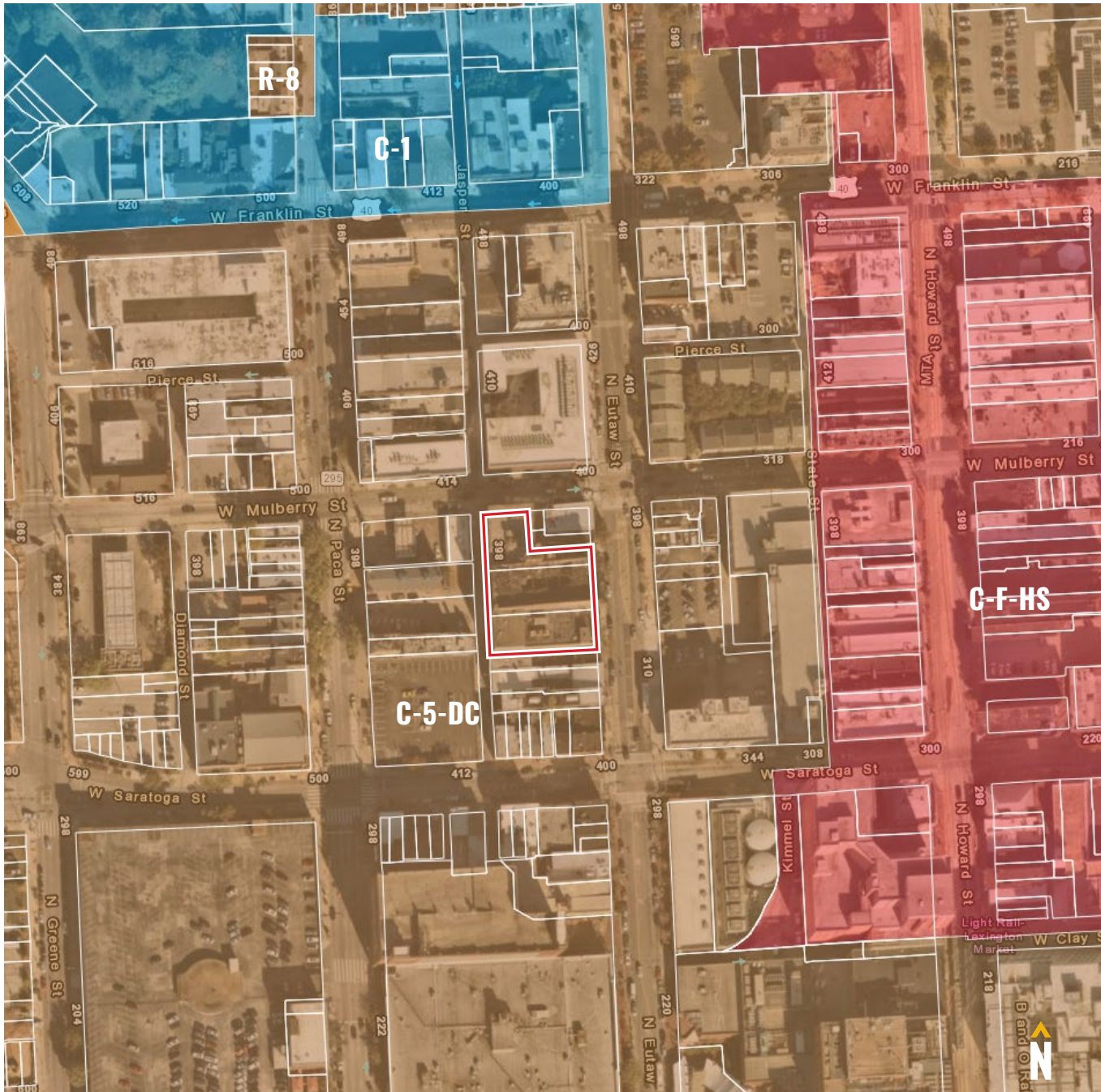
Downtown District (Downtown Core Subdistrict)
Baltimore City, MD

The C-5 Downtown Zoning District is intended for Baltimore’s Downtown and accommodates a wide range of uses normally associated with the downtown of a major city. The C-5 District standards are crafted to: (1) maintain or improve the pedestrian environment; (2) ensure that new construction is compatible with existing development; and (3) develop a greener downtown.

In order to address the different character areas that make up Downtown, the C-5 District is divided into the following subdistricts, for which varied bulk and yard regulations are provided to recognize the different physical characteristics of Downtown.

The purpose of the C-5-DC Downtown Core Subdistrict is to establish these standards for structures located within the majority of Downtown.

The standards recognize that this subdistrict is to be the most intensely developed portion of Downtown and is to be predominately pedestrian-oriented in nature.





FEDERAL OPPORTUNITY ZONE BENEFITS

A Federal Opportunity Zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Federal Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service. Designated Federal Opportunity Zones may not be added or altered at this time.

A Federal Qualified Opportunity Fund is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in a Federal Opportunity Zone and that utilizes the investor's gains from a prior investment for funding the Federal Opportunity Fund.

The following incentives are offered to investors for putting their capital to work in these qualified opportunity zones:

1. Temporary, capital gain tax deferral:

- » The period of capital gain tax deferral ends upon 12/31/2026 or an earlier sale

2. A step-up in basis:

- » Investment held for 5 years – Basis increased by 10% of deferred gain (90% taxed)
- » Investment held for 7 years – basis increased by another 5% of deferred gain (85% taxed)

3. Forgiveness of additional gains

- » Investment held for 10 years – Basis equal to fair market value; forgiveness of gains on appreciation of investment of sale or exchange of Opportunity Fund investment. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

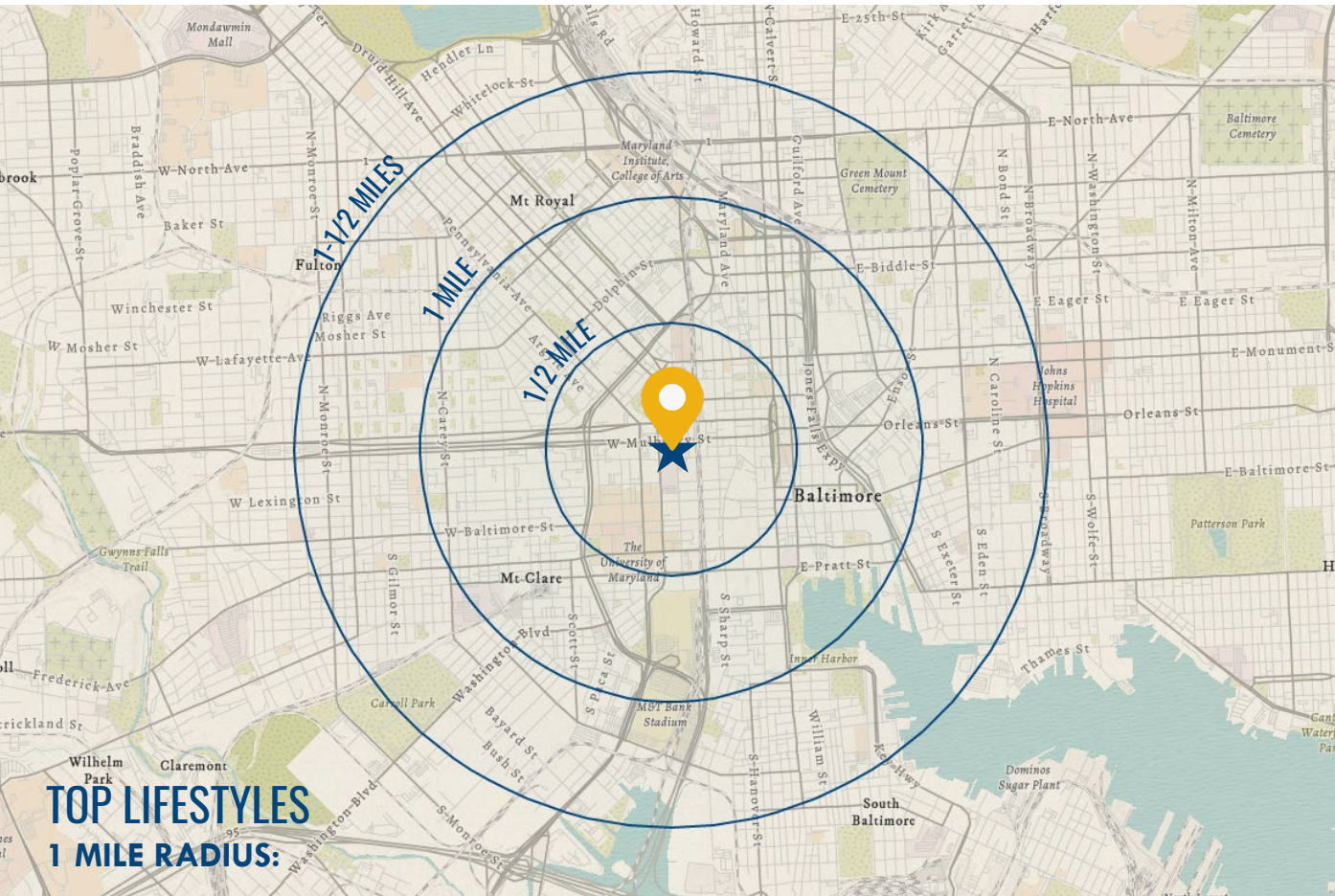
STATE OF MD ENTERPRISE ZONE BENEFITS

1. Real Property Tax Credits

- » Ten-year tax credit on improvements to real property
- » 80 percent credit years 1-5
- » Decreases 10 percent annually years 6-10
- » Tax credit goes to the property owner

2. Income Tax Credits

- » \$1,000 credit per new employee
- » \$6,000 credit over 3 years for hiring economically disadvantaged employees
- » Credit may be carried forward for 5 years



TOP LIFESTYLES 1 MILE RADIUS:



45%
METRO RENTERS

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.



17%
CITY COMMONS

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.



7%
RETIREMENT COMMUNITIES

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.



7%
SOCIAL SECURITY SET

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

RADIUS:	1/2 MI.	1 MI.	1-1/2 MI.
RESIDENTIAL POPULATION	12,598	50,208	100,376
DAYTIME POPULATION	40,417	99,255	155,173
NUMBER OF HOUSEHOLDS	7,557	23,363	44,556
AVERAGE HOUSEHOLD SIZE	1.56	1.78	2.00
MEDIAN AGE	31.3	33.4	34.2
AVERAGE HOUSEHOLD INCOME	\$69,265	\$73,408	\$74,651
MEDIAN HOUSEHOLD INCOME	\$47,912	\$43,919	\$41,947
PER CAPITA INCOME	\$40,950	\$35,304	\$33,833
MEDIAN HOME VALUE	\$307,627	\$299,320	\$294,148
EDUCATION (COLLEGE+)	80.7%	62.3%	58.0%
EMPLOYMENT (AGE 16+ IN LABOR FORCE)	95.8%	92.8%	91.5%

The Baltimore City multifamily market has seen strong growth over the past several years with new deliveries in the Central Business District, Bromo Arts District, Fell's Point, Federal Hill, Midtown, Canton, Harbor East and, most recently, Port Covington.

National and local developers have acquired sites for redevelopment into fully-amenitized multifamily sites while other redevelopers have acquired existing buildings for upgrading or complete conversion.

NEW DEVELOPMENT:

- Wood Partners
- Avalon Bay
- Rise Development
- Greystar
- Elm Street
- Questar
- Bainbridge Companies
- Bozzuto
- 28 Walker

CONVERSIONS/REDEVELOPMENT:

- Chasen Companies
- Ernst Valery
- Zahlco
- Valstone
- Metropolitan Partnership
- Landmark Partners
- Workshop Development

Demand Drivers: Education, Medicine, and Entertainment

The Eutaw and Howard Street corridors connect the northern neighborhoods of Mount Vernon, State Center, Bolton Hill and the Bromo Arts District to the education/medical nodes to the south with the University of Maryland Medical System and the University of Maryland Schools.

Additionally, an entertainment corridor stretches from M&T Bank Stadium and Oriole Park at Camden Yards, moves north via the Eutaw and Howard Street thoroughfares through the theater district (Royal Farms Arena, Hippodrome Theater and the Everyman Theater) terminating to the north with the Meyerhoff Symphony Hall and the Lyric Opera House.





STATE CENTER

UNIVERSITY OF MARYLAND
MEDICAL CENTER
MIDTOWN CAMPUS

ST. MARY'S PARK

520 PARK

501

FOUR
TEN
LOFTS

M
MARATHON

LITEROWL

N EUTAW ST

SARATOGA
STATE CENTER GARAGE

MARYLAND DEPT. OF
HUMAN SERVICES

MARKET CENTER
PARKING GARAGE

LEXINGTON
MARKET



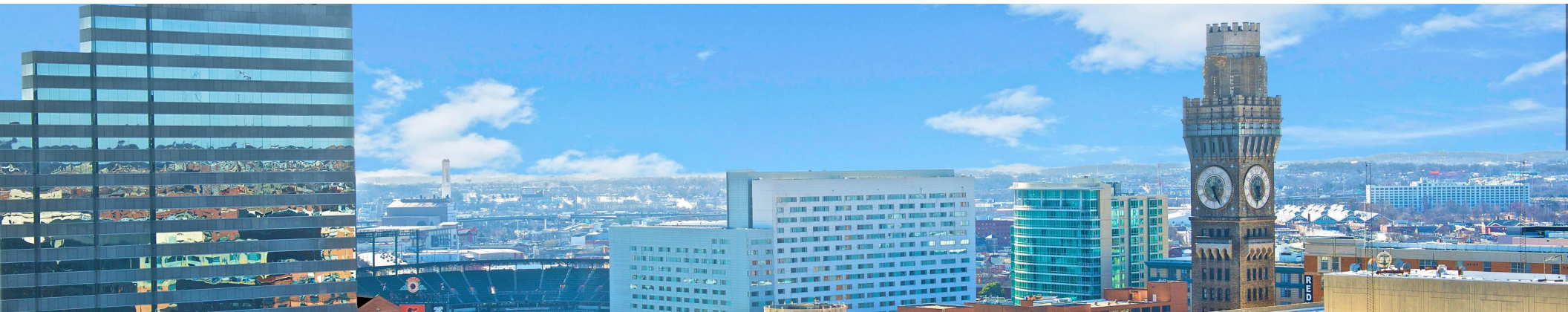
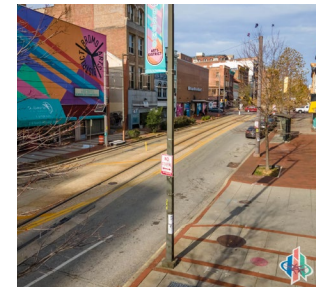
Located in Downtown Baltimore, the **Bromo Tower Arts & Entertainment District** ("Bromo Arts District") was established in 2012 to realize the area's potential as a thriving downtown arts neighborhood. The district, anchored to the south by the Bromo Seltzer Arts Tower, stretches north to include the historic Lexington Market and up to Antique Row, just blocks away from Mount Vernon. The district builds on a significant collection of existing cultural assets, including large visual and performing arts venues and local artist-run spaces offering professional, high-caliber visual artistic productions and displays, performance art and theatre.

The Bromo Arts District is conveniently located in close proximity to the city's main sports venues, the Baltimore Convention Center, Charles Center, Inner Harbor, The University of Maryland and Mount Vernon. The district is well-served by several modes of transportation including the Light Rail, MARC train (regional commuter line), Metro system (subway), MTA local bus lines and the Charm City Circulator (free ridership).



DISTRICT HIGHLIGHTS:

- More than 30 galleries, music venues and theaters
- Restaurants, community centers
- Bars, shopping and the Howard Dog Park



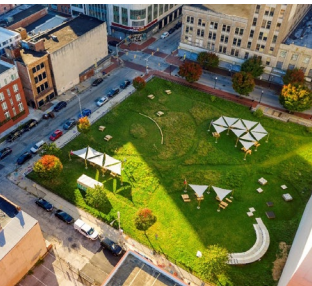
REAL ESTATE SNAPSHOT

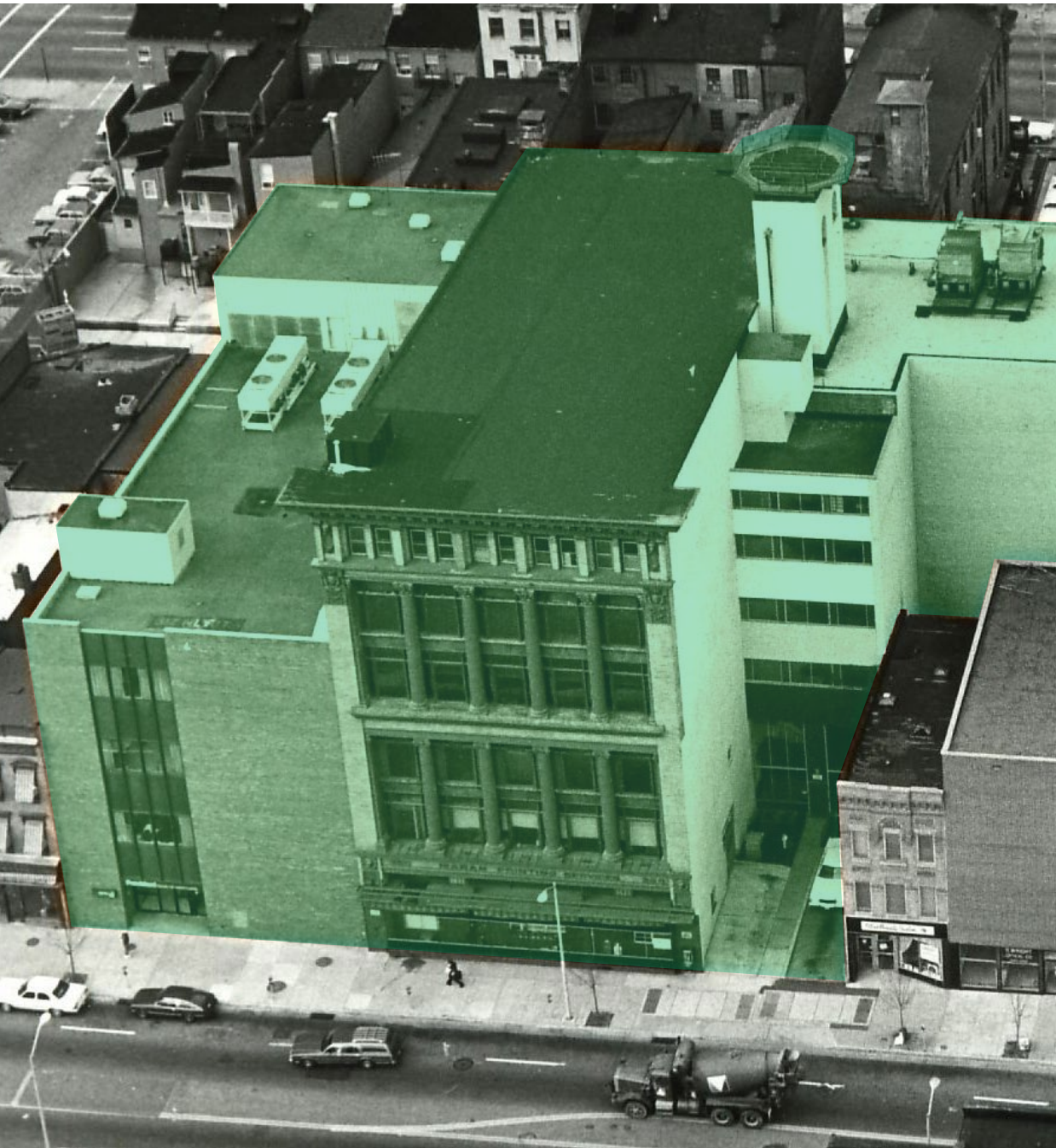
Tower History

Located at 21 S. Eutaw Street, The Bromo Seltzer Arts Tower (originally The Emerson Tower), has been a Baltimore landmark since its construction in 1911 and was the tallest building in Baltimore at the time. Listed on the National Register of Historic Places, the tower was modeled after the Palazzo Vecchio in Florence and built by Captain Isaac Emerson. Captain Emerson invented the headache remedy Bromo Seltzer and had a genuine interest in the City of Baltimore.

After an extensive renovation, the Baltimore Office of Promotion & The Arts officially opened the Bromo Seltzer Arts Tower with studio spaces for visual and literary artists in 2008 and a full restoration of the clock was completed in 2017.

PROJECT:	ADDRESS	USE	UNITS
UPCOMING/INITIATED:			
UMD School of Social Work	202 N. Greene St	Commercial	\$100M
Mayfair Place	502-506 N. Howard St	Mixed-Use	93
Dwell On Park	400-414 Park Ave	Mixed-Use	115
Crook Horner Lofts	305 N. Howard St	Mixed-Use	15
325 W. Baltimore St.	325 W. Baltimore St	Mixed-Use	321
The Compass (Superblock)	231 W. Lexington St	Mixed-Use	262
HeLa Franklin Apartments	423 N. Howard St	Residential	38
300 W. Fayette St.	301 W. Fayette St	Mixed-Use	107
UNDER CONSTRUCTION:			
Lexington Market	400 W. Lexington St	Commercial	\$40M
Springhill Suites	414 W. Fayette St & 100 N. Eutaw St	Hotel	157 Key
St. James Expansion	418 N. Howard St	Residential	25
SJ2 Apartments	319 W. Franklin St	Residential	35
COMPLETED:			
Crook Horner Lofts	303 N. Howard St	Residential	15
Four Ten Lofts	410 N. Eutaw St	Mixed-Use	76
Howard Row	407-415 N. Howard St	Mixed-Use	51
Redwood Campus Center	300 W. Redwood St	Residential	395
Prosper on Fayette	400 W. Fayette St	Mixed-Use	314
The Centerpoint	8 N. Howard St	Mixed-Use	392
The Atrium at Market Center	118 N. Howard St	Mixed-Use	173
Marlboro Classic	410 W. Lombard St	Residential	190
The Redwood	11 S. Eutaw St	Residential	151
2Hopkins	2 Hopkins Plz	Mixed-Use	183
Camden Court	300 W. Lombard St	Residential	221
Inner Harbor Lofts	36 S. Paca St	Mixed-Use	103
405 West Redwood	405 W. Redwood St	Residential	35
The 501	501 W. Franklin St	Mixed-Use	142
520 Park Ave	520 Park Ave	Mixed-Use	171
500 Park Ave	500 Park Ave	Residential	153





Confidentiality and Disclaimer

All materials and information furnished herein have been received by or derived from MacKenzie Commercial Real Estate Services, LLC and/or third party sources deemed reliable. They are provided without representation or warranty as to completeness, veracity, accuracy or condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property or projected financial performance of the property for any party's intended use or any and all other matters. As such, they are subject to errors, omissions or changes in conditions. All information should be verified to the satisfaction of the person relying thereon.

Neither MacKenzie Commercial Real Estate Services, LLC nor any of their directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the materials or information provided, derived or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

Each party shall conduct its own independent investigation and due diligence.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.



DEDICATED PROJECT TEAM:



Owen Rouse, Jr.
VICE PRESIDENT

410.494.6654

rouse@mackenziecommercial.com



Henry Deford
SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4861

hdeford@mackenziecommercial.com



MACKENZIE

410.821.8585

2328 W. Joppa Road
Lutherville, MD 21093

www.mackenziecommercial.com