

**ANTLERS COURT**

8660 WINANDS ROAD, RANDALLSTOWN, MD 21133



**RARE 2.92 ACRE DEVELOPMENT OPPORTUNITY**

**KW COMMERCIAL / KWRC**  
8825 Stanford Blvd. Suite 300  
Columbia, MD 21045



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**PRESENTED BY:**

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8660 WINANDS ROAD BALTIMORE COUNTY



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# RARE 2.92 ACRE DEVELOPMENT OPPORTUNITY

ANTLERS COURT 8660 WINANDS ROAD BALTIMORE COUNTY



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,799,000
<b>LOT SIZE:</b>	2.92 Acres
<b>FRONTAGE:</b>	282 Feet
<b>BUILDING SF:</b>	2,500
<b>PARKING:</b>	60+ spaces
<b>YEAR BUILT:</b>	1968
<b>ZONING:</b>	DR 3.5

## PROPERTY OVERVIEW

Hidden Gem! This 127,195 SF property includes a beautiful park-like setting with a well-maintained 2,500 SF building and generous parking. The expansive property bordered by mature trees is ideal for a new development with up to 10 homes or assisted living in its own tree-lined park. Close to shopping, restaurants, public and private schools, local attractions, and healthcare. The recently renovated building is currently used as a social hall for rentals and churches. Check local zoning for other possible property uses as day care, religious facility, or community center. Antlers Court is conveniently located near Interstates 795, 695, 83, 70 and 95 in Baltimore County.

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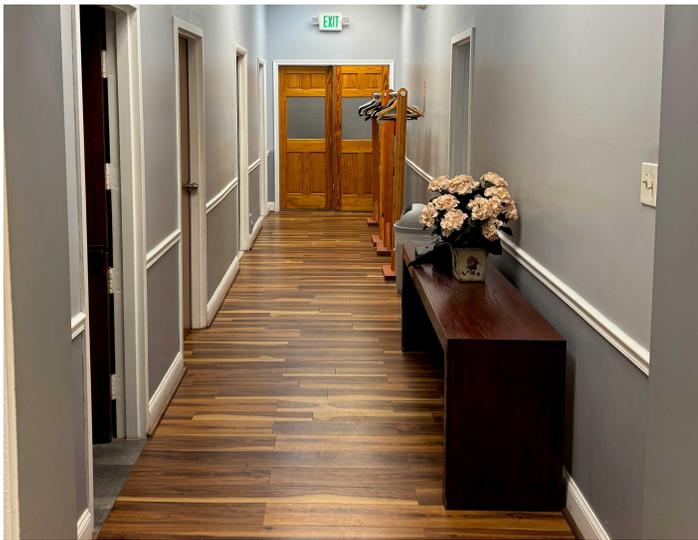


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# PROPERTY PHOTOS

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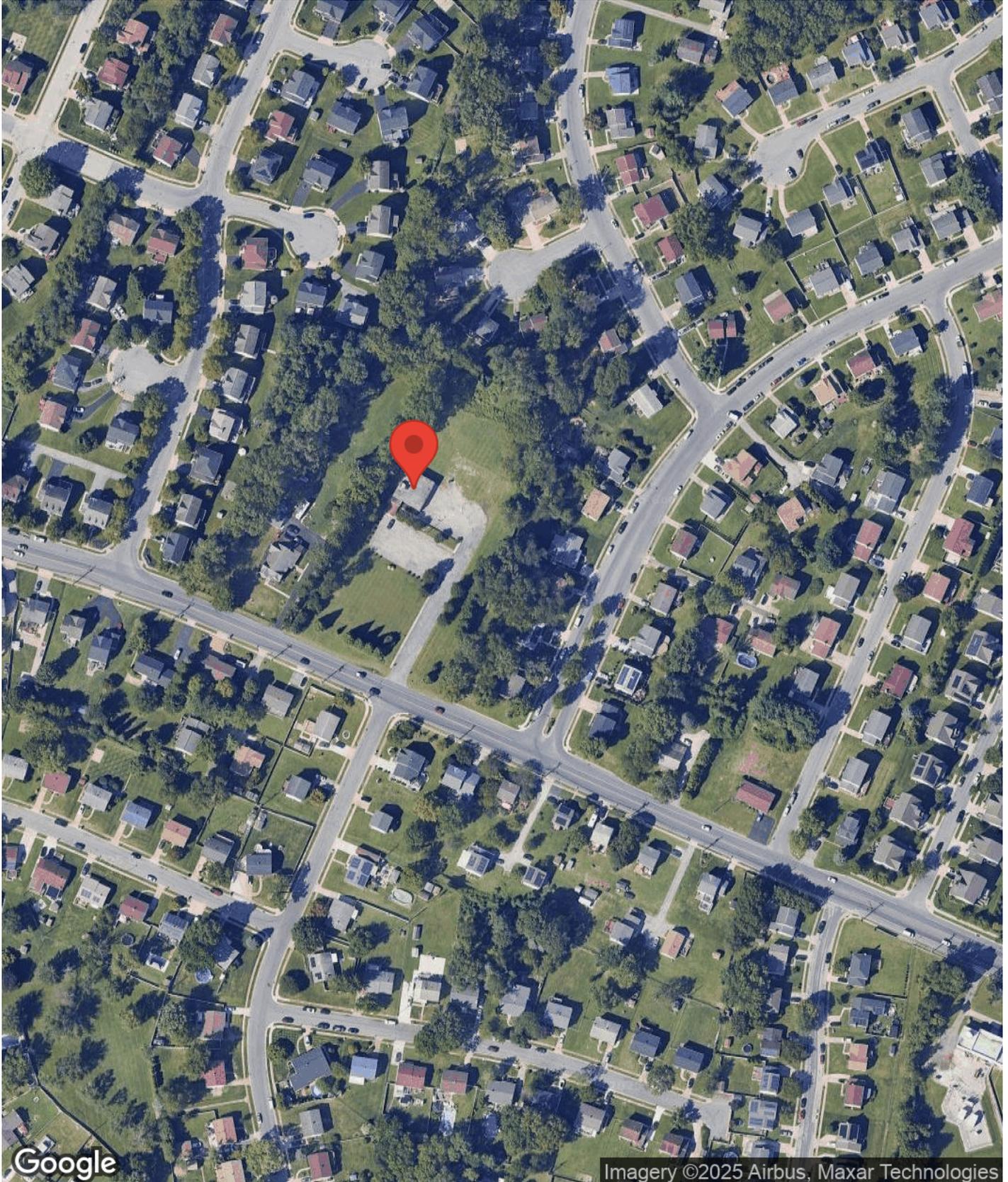
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# AERIAL MAP

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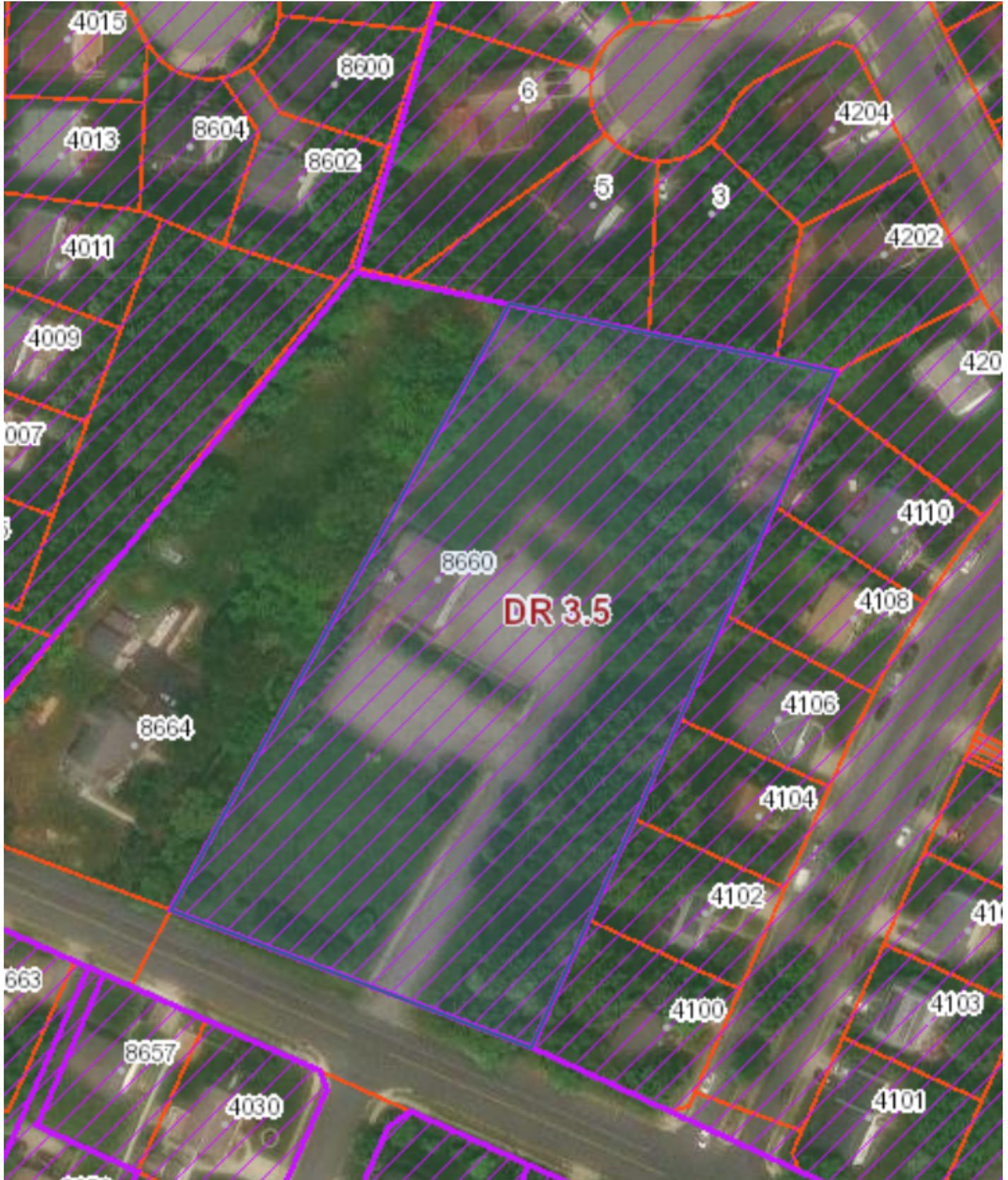


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# AERIAL MAP BALTIMORE COUNTY ZONING

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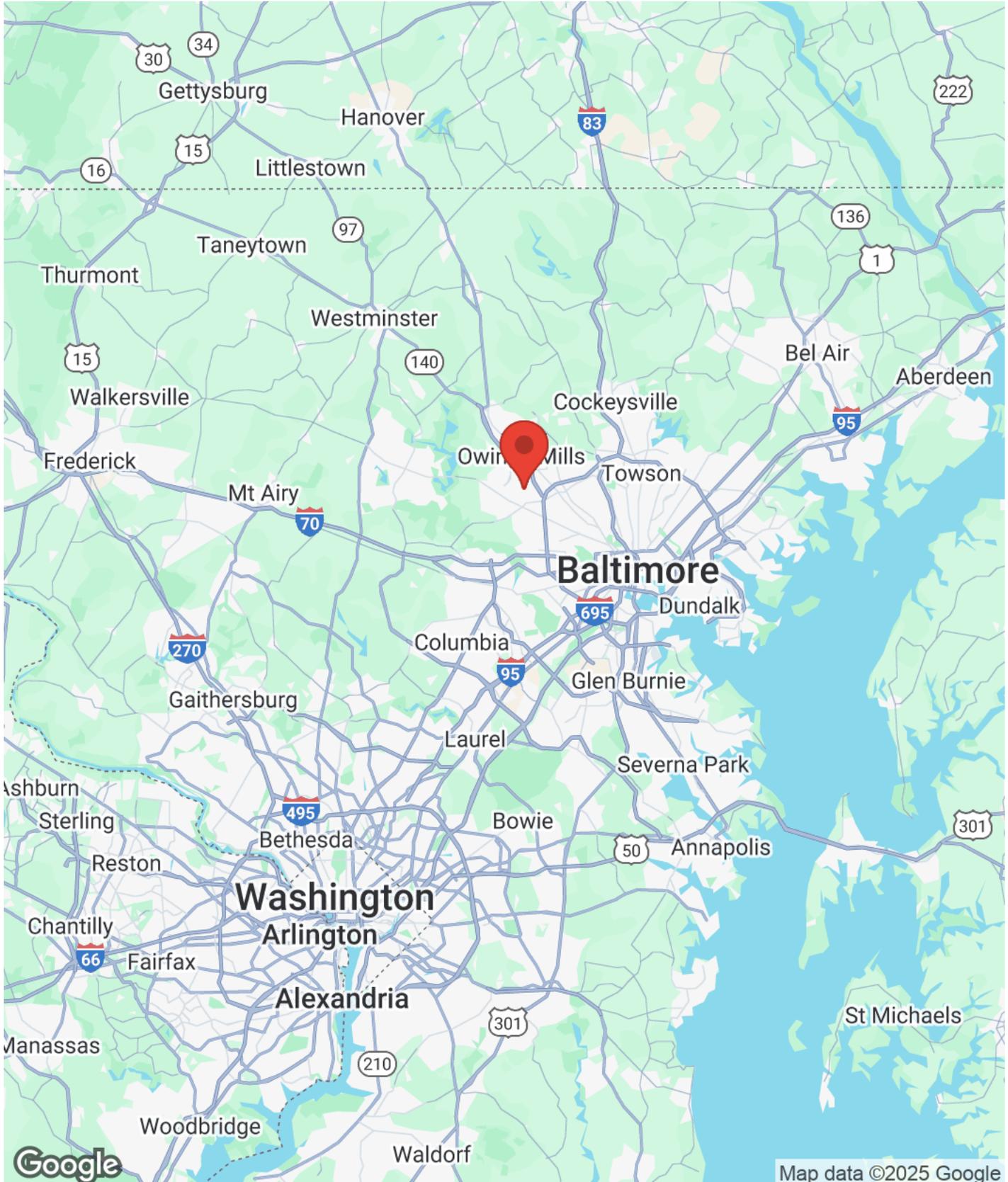


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# REGIONAL MAP

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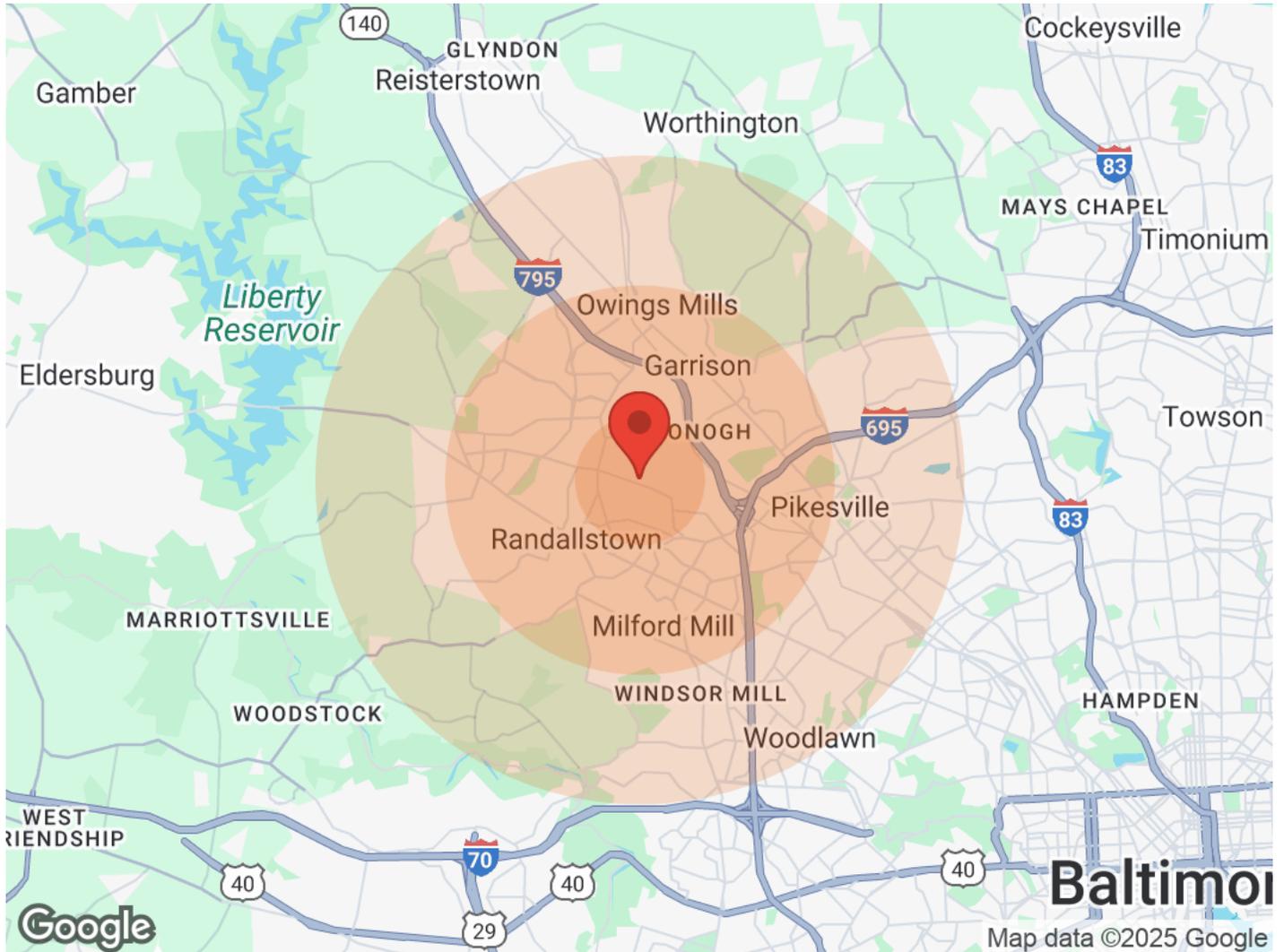


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# DEMOGRAPHICS

8660 WINANDS ROAD BALTIMORE COUNTY



Population	1 Mile	3 Miles	5 Miles
Male	5,441	44,847	97,819
Female	6,673	53,202	113,070
Total Population	12,114	98,049	210,889

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,363	18,813	40,988
Ages 15-24	1,610	12,372	27,632
Ages 25-54	4,449	38,697	82,427
Ages 55-64	1,595	12,332	26,117
Ages 65+	2,097	15,835	33,725

Race	1 Mile	3 Miles	5 Miles
White	1,488	24,413	67,593
Black	10,026	67,014	126,821
Am In/AK Nat	3	43	114
Hawaiian	N/A	N/A	28
Hispanic	362	4,088	11,128
Multi-Racial	750	6,566	17,448

Income	1 Mile	3 Miles	5 Miles
Median	\$85,960	\$66,754	\$61,861
< \$15,000	218	3,158	7,663
\$15,000-\$24,999	170	2,092	5,740
\$25,000-\$34,999	193	3,115	7,186
\$35,000-\$49,999	369	5,490	12,310
\$50,000-\$74,999	1,103	9,110	17,443
\$75,000-\$99,999	1,014	7,365	13,738
\$100,000-\$149,999	845	6,456	12,377
\$150,000-\$199,999	488	2,239	4,439
> \$200,000	100	1,288	3,526

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,710	42,843	90,539
Occupied	4,485	40,353	85,272
Owner Occupied	3,977	24,307	50,475
Renter Occupied	508	16,046	34,797
Vacant	225	2,490	5,267

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## PROFESSIONAL BIO

8660 WINANDS ROAD



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## RARE 2.92 ACRE DEVELOPMENT OPPORTUNITY IN BALTIMORE COUNTY, MD

### Basic Details

Address: 8660 Winands Road  
Property Name: Antlers Court  
Size/Area: 2.92 acres  
Asking Price: \$1,799,000  
Zoning Type: DR 3.5 Residential  
APN: 0215004070

### Property Specifications

Lot Dimensions: 282'x 508'x 233'x 557'  
Topography: Slight slope away from street  
Flood Zone: No

### Utilities & Infrastructure

Water: Public  
Sewer/Septic: Septic (can be connected to sewer)  
Electricity: Yes  
Gas: Yes

### Access & Road Info

Road Type: Paved  
Legal Access: Yes, direct access  
Frontage: 282' on Winands Road

### Legal & Financial

Ownership Type: Fee Simple  
Property Taxes: \$3,647  
HOA/POA Fees: None  
Deed Restrictions: None

### Development Potential

Area: 2.92 acres  
Current Use: Social Hall in 2,500sf renovated building  
Subdivision Possible: Yes  
Residential Dev: Up to 10 new houses  
Other Development: Assisted living, Community center, Day Care, Church

\* Check local zoning to confirm all possible property uses