

FOR SALE

HULL STREET TOWNHOME LOTS



RARE RESIDENTIAL DEVELOPMENT OPPORTUNITY IN LOCUST POINT

BALTIMORE, MARYLAND

THE OFFERING

Cushman & Wakefield is pleased to present for sale 1034 and 1116 Hull Street, a ±0.47 AC development opportunity approved for 14+ townhomes with supporting parking. Nestled in the center of Locust Point, one of the region's most desirable communities. This property is one of the last ground-up development sites in this part of the city. The community is recognized as an affluent townhome community, boasting some of the highest per capita household income in the city.



14 "PRIME IN-FILL" TOWNHOUSE LOTS



ZONED R-8



UTILITY CONNECTIONS AVAILABLE



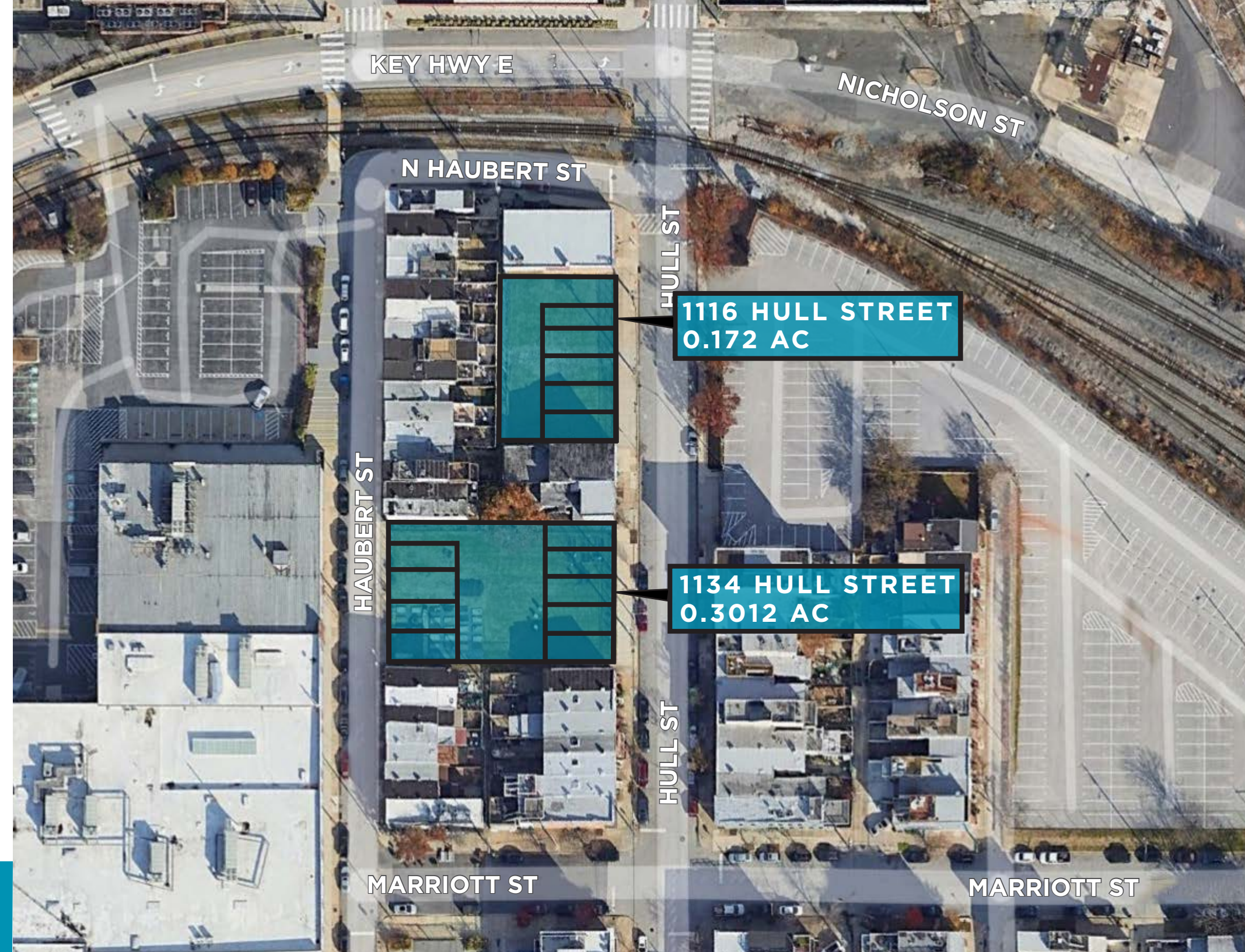
LESS THAN 5 MINUTES TO DOWNTOWN & LESS THAN 0.5 MI FROM I-95



PRIVATE STREET IN THE HEART OF LOCUST POINT



WALKING DISTANCE TO FORT MCHENRY, MCHENRY ROW, AND BALTIMORE PENINSULA & ±300 YARDS FROM BALTIMORE HARBOR WATERFRONT



AERIAL OVERVIEW



LOCUST POINT

Locust Point is a quiet residential neighborhood at the southern end of the South Baltimore peninsula. Formerly an industry-heavy neighborhood that attracted factory workers and immigrants, the neighborhood is now a mix of some of the city's oldest and newest rowhome communities. High-tech offices, luxury apartments and high-rises are scattered among historic, two-story rows. Residents enjoy beautiful views from Fort McHenry Park, the birthplace of our National Anthem, and the convenience of many nearby shopping, dining and nightlife spots.

*Neighborhood information gathered from: livebaltimore.com

WALKING SCORE

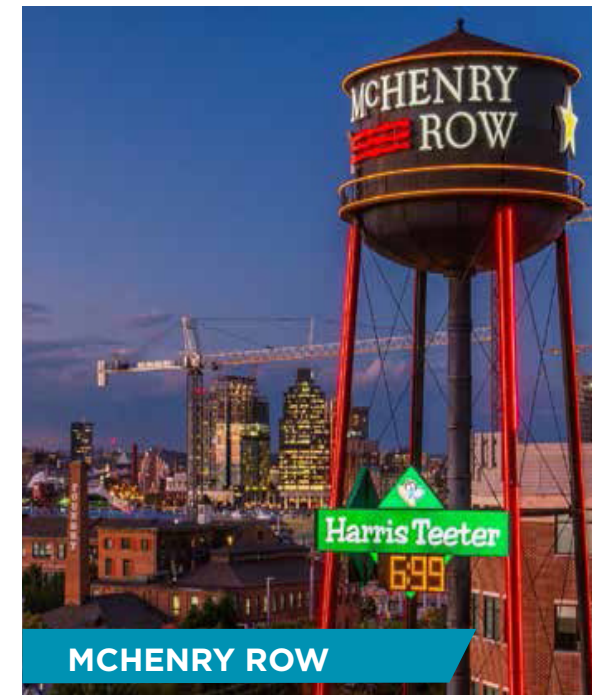
74



The resurgence of development along Baltimore's waterfront and the corresponding capital infusion is causing a noticeable demographic shift throughout South Baltimore. The population in Baltimore City has begun to grow again as the local economy has shifted from manufacturing to a range of services including finance, legal, tech, and health care. The emergence of tech sectors like cyber security and life sciences are driving job growth, and are contributing to the expanding workforce of young, well-educated Millennials. This location affords tenants convenient access to "human capital", with Baltimore ranking 6th among the 50 most populous metropolitan areas in the United States for job postings per capita.

Baltimore's multifamily market has been undergoing a growth spurt, particularly in waterfront locations and within the core downtown neighborhoods. New-build, Class A multifamily properties in these locations are generally considered "core" assets for institutional investors. The multifamily market in the Federal Hill/Locust Point neighborhood is highlighted by a significant number of luxury, "Class A", properties. Owners of these trophy assets represent some of the most prominent multifamily developers and investors in the Mid-Atlantic. From Bainbridge's Banner Hill, to Bozzuto's Anthem House, these assets have contributed to making the submarket into one of Baltimore's most desirable live-work-play neighborhoods.

NEIGHBORHOOD OVERVIEW



MCHENRY ROW



MEDSTAR HEALTH



HARBOR VIEW



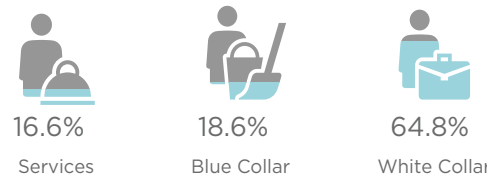
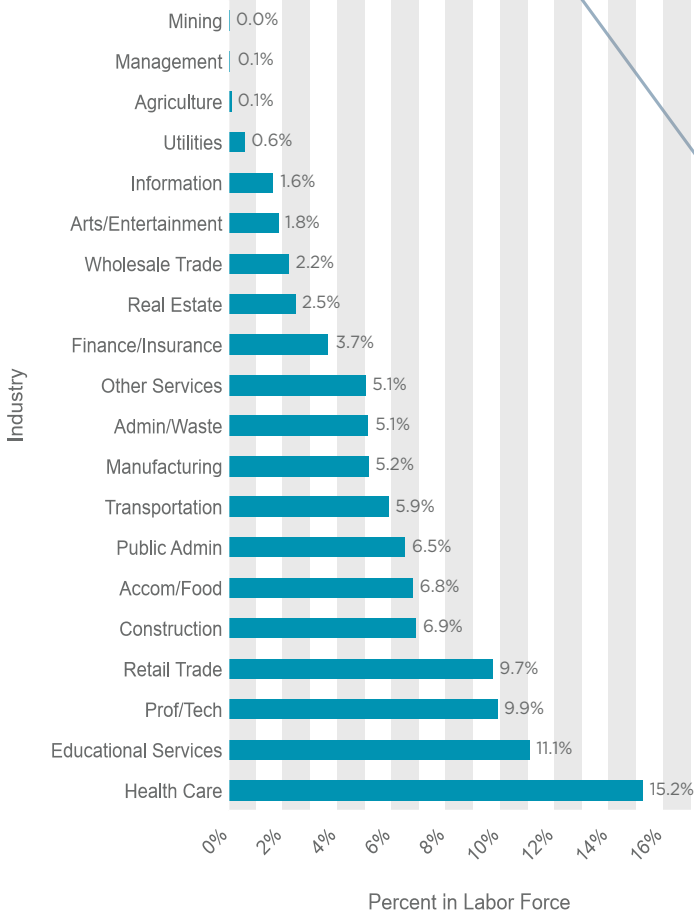
ANTHEM HOUSE



THE RITZ-CARLTON RESIDENCES

DEMOGRAPHICS

Labor Force by Industry



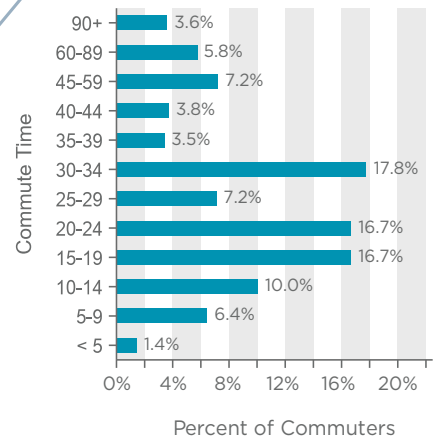
Employment

Workforce Overview

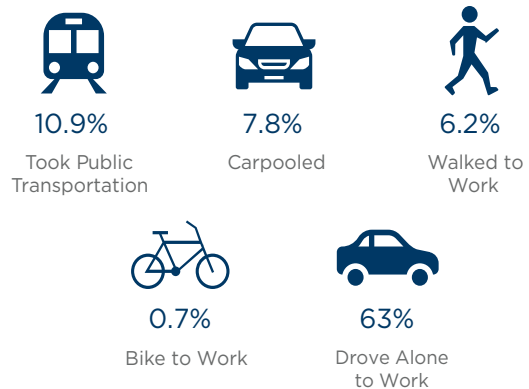


Businesses

Commute Time: Minutes

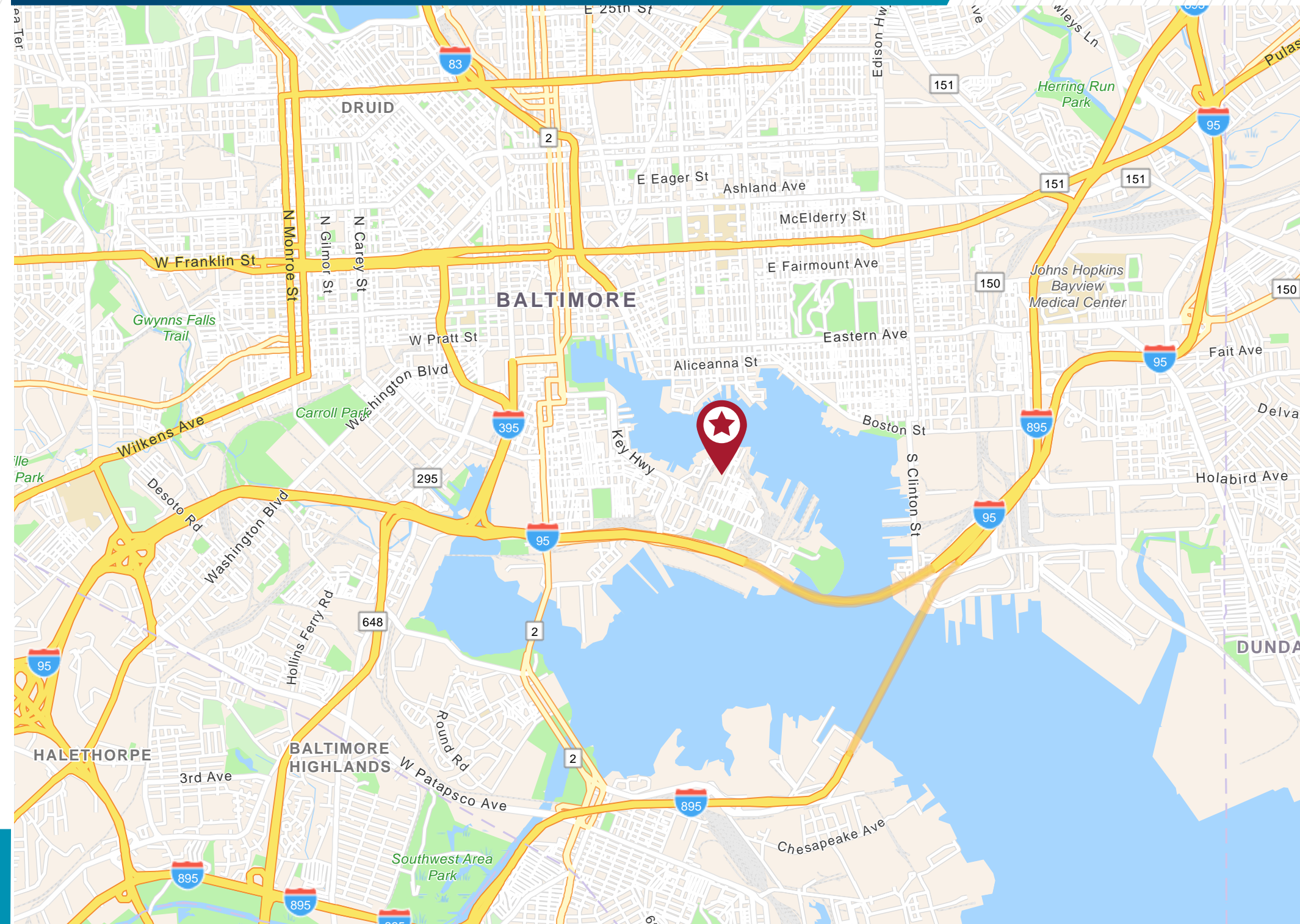


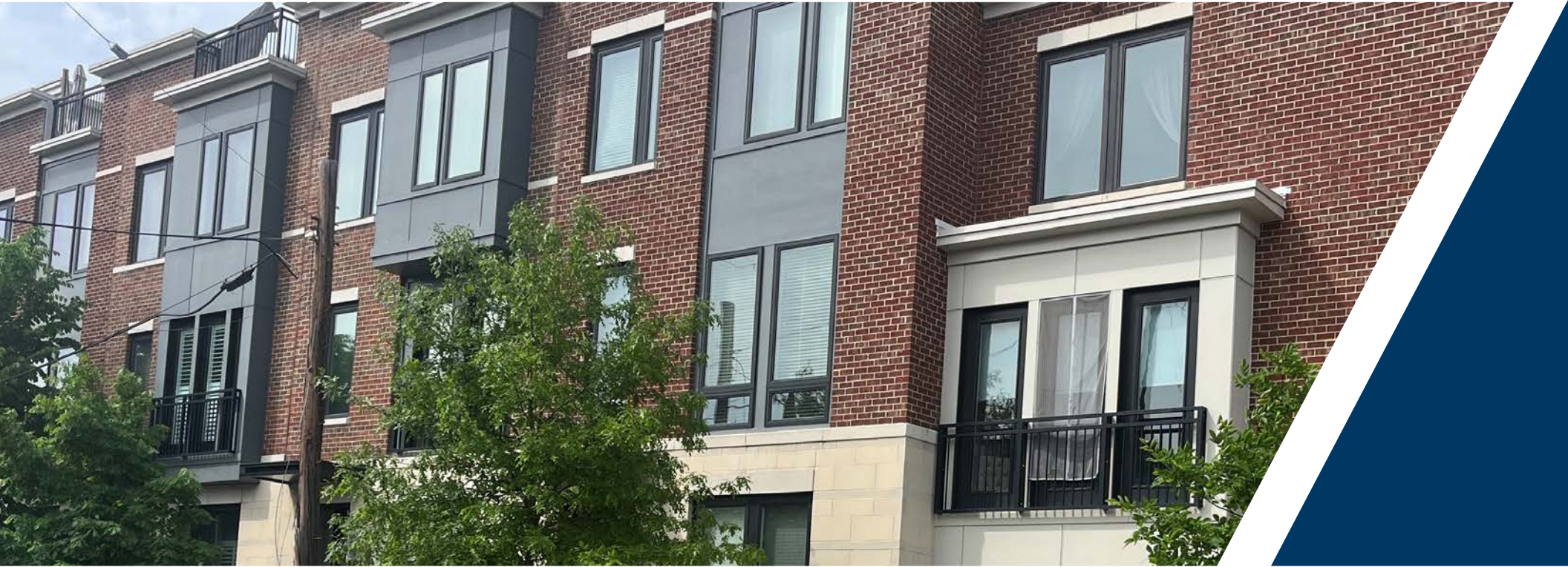
Transportation to Work



Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

ACCESS MAP





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