

EXCLUSIVE OFFERING · FLEXIBLE RETAIL & RESIDENTIAL OPPORTUNITY

20235 MIDDLETOWN RD

Freeland, MD 21053 · Baltimore County



OFFERED AT

\$795,000

"Flexible acreage. Endless possibilities."

THE OPPORTUNITY

Split-Zoned Flexibility Just Off I-83

A rare split-zoned property just under 4.5 acres total: roughly 3 acres zoned Business Local (retail, dining, medical, office — nearly any commercial use) and about 1 acre zoned residential/agricultural, suited to a single-family home, a farmette, or a roadside stand of its own. The existing building is 4,720 square feet across two stories, built in 1920, with parking already in place and a second outbuilding on the lot — currently home to an established retail business.

It's the kind of property that works for a lot of different visions — owner-user, investor, or someone looking to redevelop or repurpose. And with direct access to I-83, it's more connected than the country setting might suggest.

Property Snapshot

ADDRESS 20235 Middletown Rd, Freeland MD 21053	ASKING PRICE \$795,000
BUILDING SIZE 4,720 SF · 2 Stories	TOTAL LOT SIZE ±4.5 Acres
ZONING — BUSINESS LOCAL ±3 Acres · Retail, Dining, Medical, Office	ZONING — RESIDENTIAL/AG ±1 Acre
CONSTRUCTION Built 1920	CURRENT USE General Retail

THE GROUNDS

Nearly 4.5 Acres, Ready for What's Next

Mowed lawn, mature trees, and open grounds stretch across the property, with paved parking already in place and a second outbuilding on the lot. There's room to expand, room to park, and room to grow into — whichever direction the next owner takes it.



Aerial view of the grounds — nearly 4.5 acres of mowed lawn and mature trees, bordered by open farmland.



Paved parking and driveway already in place, leading to the building and a second outbuilding on the lot.

THE BUILDING

4,720 Square Feet, Built to Work

Two stories, built in 1920, currently operating as a retail business with parking at the door. The layout and Business Local zoning leave room to continue the existing use, bring in a different retail or service concept, or repurpose the space entirely.



The rear of the building and grounds — quiet and private despite the direct access to I-83.

THE LOCATION

Route 45 & I-83, Without Giving Up the Country Setting

20235 Middletown Rd sits in Freeland, in northern Baltimore County, with direct access to I-83 — close enough for a commute or a supply run, far enough to keep the rural setting that makes the residential/ag acre worth having.

±4.5

TOTAL ACRES

4,720

BUILDING SF

1920

YEAR BUILT

THE ZONING ADVANTAGE

Business Local Frontage, Without the Rezoning Fight

Baltimore County zoning approvals can take months of hearings with no guarantee of the outcome you want. This property arrives with roughly 3 acres already approved for Business Local use — retail, dining, medical, office, and more — plus a separate residential/agricultural acre that stands on its own. Whatever the next chapter is, much of the zoning groundwork is already done.

What This Means for a Buyer at 20235 Middletown Rd

- No rezoning battle. Roughly 3 acres are already approved for retail, dining, medical, or office use.
- A residential/ag acre of your own. Build a home, start a farmette, or simply hold it.
- Existing building, existing income. The current retail operation can continue generating revenue from day one.
- Room to grow. Paved parking, a second outbuilding, and nearly 4.5 acres of grounds.
- I-83 access without the city. Connected enough for business, quiet enough for the acre next door.

TWO WAYS TO USE IT

Keep It Working, or Build Something New

This property qualifies for two very different buyers — the copy below lets each one see their own deal in it.

Path A — Keep It Income-Producing

For the owner-user or investor

- Continue the existing retail operation — no build-out required to keep it running
- Immediate income from the current tenant/use while you plan next steps
- The residential/ag acre as a built-in advantage
- live on-site, house a manager, or hold it

Path B — Build Something New

For the developer or end user

- Business Local zoning covers retail, dining, medical, or office — bring your own concept
- The residential/ag acre stands on its own — a home, a farmette, or a future build site
- 4,720 SF, two stories, and nearly 4.5 acres as a blank canvas

Information herein has been obtained from sources deemed reliable but is not guaranteed. All prospective purchasers should conduct independent investigation and due diligence. Subject to prior sale, change in price, or withdrawal without notice.

YOUR ADVISORS

Let's Talk About 20235 Middletown Rd

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