

COMMERCIAL SITE FOR SALE

2431 Baldwin Mill Rd | Fallston, MD 21047



Commercial Sale \$375,000

2-acre lot in sought-after VB zoning district previously permitted and approved for the development of a mid-sized office building.

David Feazell of Garceau Realty 443.299.7937 (c) 410.803.0714 (o)

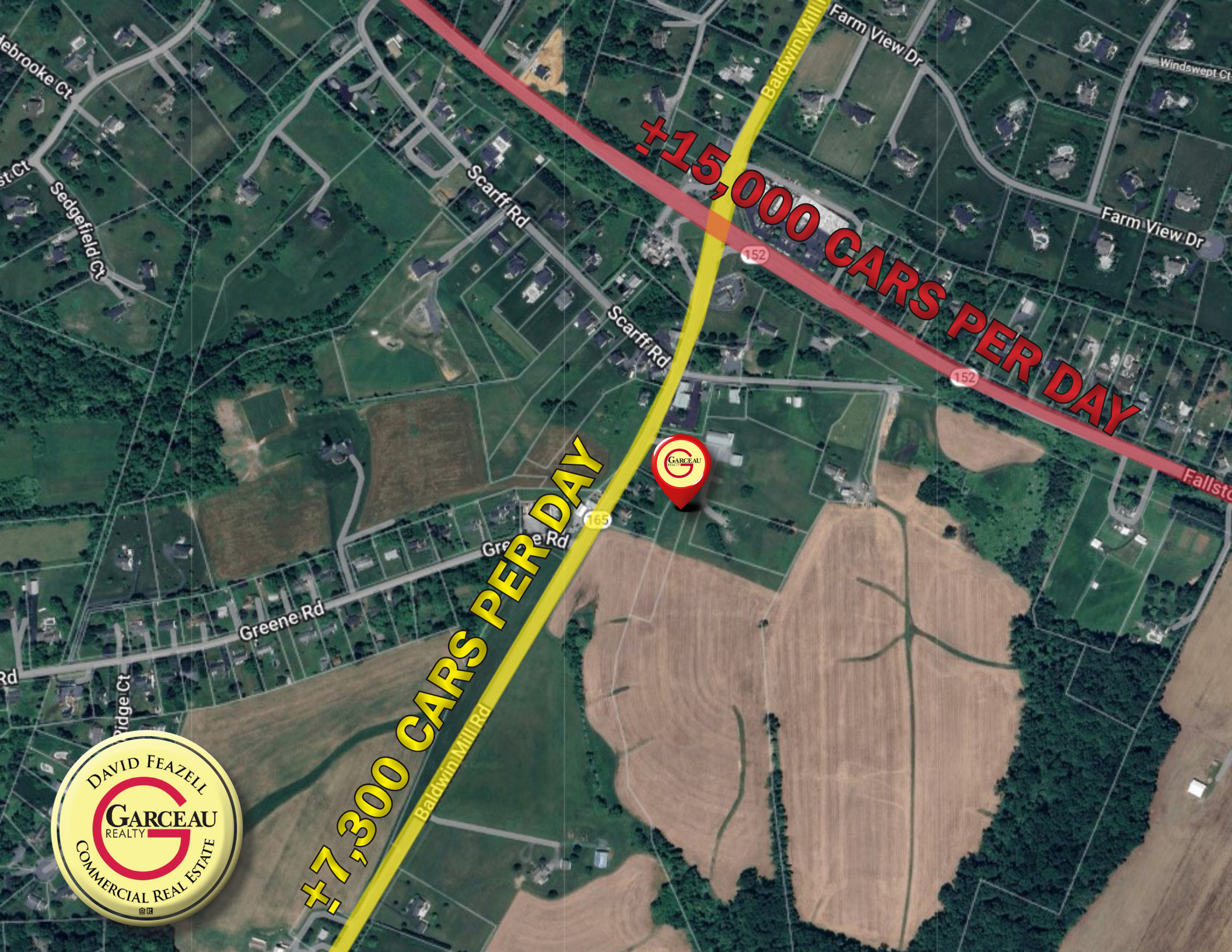




PROPERTY SUMMARY

2-acre lot in sought-after VB zoning district is now available. The property has previously been permitted and approved for the development of a midsize office building providing a great opportunity for immediate development. Some site and engineering plans available upon request. The site has VB zoning in the front half and AG zoning in the rear half which could easily contain the entire septic field. Exceptional location with a population of $\pm 229,800$ people residing within a 10-mile radius. Average of $\pm 7,300$ CPD on Baldwin Mill Rd passing the site. Approximately 15,000 CPD at the high-visibility intersection of Baldwin Mill and Fallston Road. Average household income of \$160,500 offering a rare opportunity to develop in a growing, high traffic area with strong economic potential.





+15,000 CARS PER DAY

+7,300 CARS PER DAY







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EXCLUSIVELY MARKETING BY

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