

FOR SALE – 3 INDIVIDUAL
PAD SITE

White Marsh Pad Sites

Campbell Boulevard &
White Marsh Boulevard

Baltimore County, Maryland



Overview

Three commercial pad sites are available along Campbell Boulevard in Eastern Baltimore County, Maryland, with frontage and access varying by site. The properties offer opportunities ranging from a recorded lot with an active grading permit to raw land with available sewer and water. Each site has a defined development path and budgeted development costs.

10480 Campbell Boulevard

\$2,000,000

± 1.21 Acres

White Marsh Blvd & Campbell Blvd Frontage

- West side of Campbell Boulevard
- Sewer and water at the lot
- Piecemeal lots with ROW through adjacent BGE property

- Stormwater management to be built by Buyer
- Zoning: BL (Business Local)

Budgeted Site Development Costs: \$305,000

10497 Campbell Boulevard

\$1,000,000

4.99 Acres

± 2 Acres Developable

- East side of Campbell Boulevard
- Recorded lot
- Active grading permit
- Grading underway

- Sewer at lot line
- Water at Campbell Boulevard
- Stormwater management to be built by Buyer
- Zoning: BL-AS (Business Local - Automotive Service)

Budgeted Site Development Costs: \$305,000

10481 Campbell Boulevard

\$750,000

33,280 SF

±0.76 Acres

- East side of Campbell Boulevard
- Recorded lot

- Stormwater management to be built by Buyer
- Zoning: BL-AS (Business Local - Automotive Service)

Budgeted Site Development Costs: \$420,000

Quick Facts

Pad Site Opportunity

Three commercial pad sites are available along Campbell Boulevard in Eastern Baltimore County, Maryland, offering opportunities in a well-established commercial area with access to White Marsh Boulevard (Rt. 43) and regional transportation routes.

Available Pad Sites

3

Sale Prices

\$750,000-\$2,000,000

Zoning

BL & BL-AS

Available Sizes

Various

2026 Demographics		1 Mile	3 Miles	5 Miles
	Population	5,953	56,597	159,668
	Households	2,449	21,357	62,412
	Avg. HH Income	139,570	90,627	88,753
	Daytime Population	4,395	49,926	140,021
	Traffic Count	22,143 AADT (White Marsh Blvd)		4,455 AADT (Campbell Blvd)

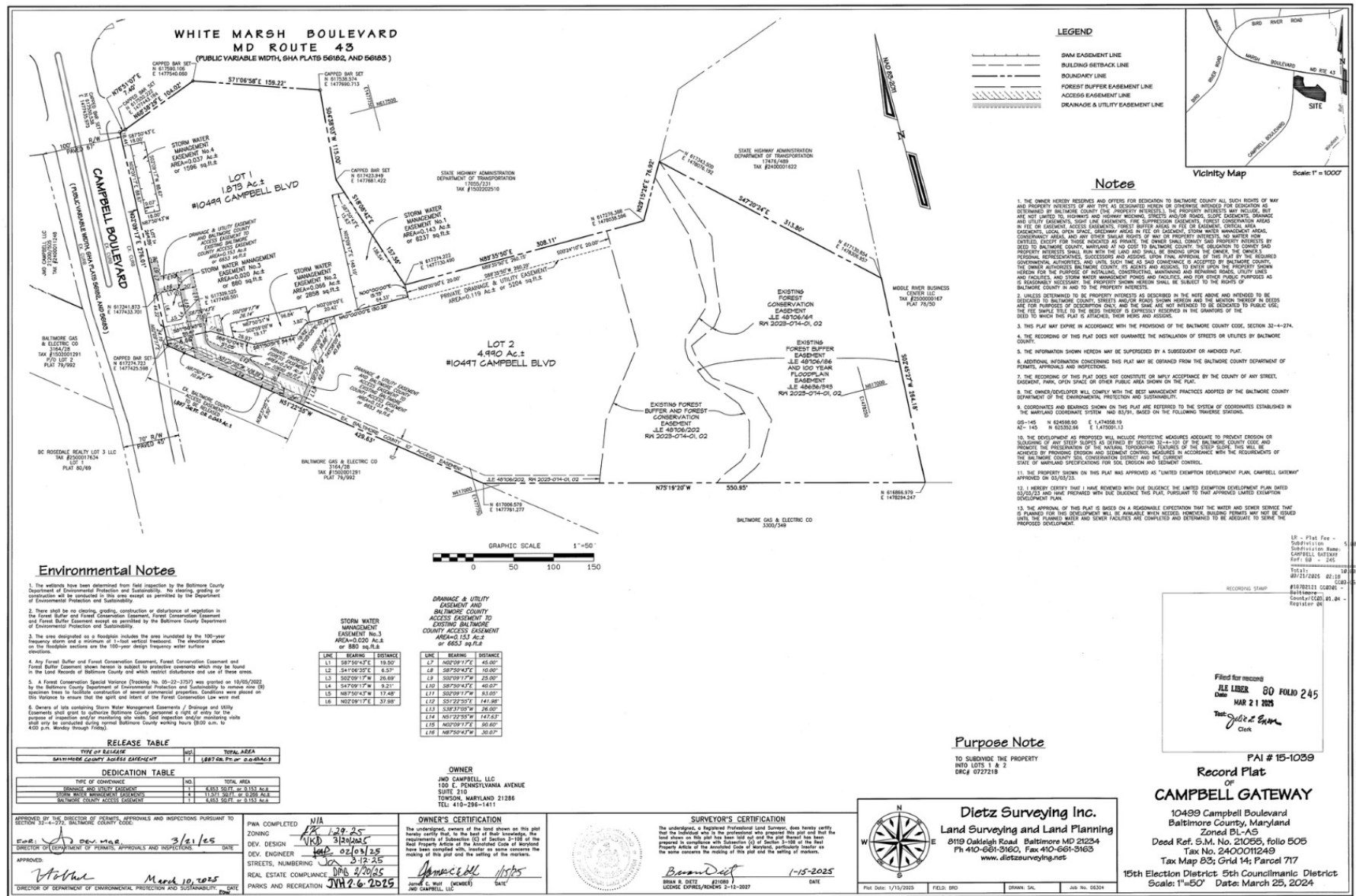


EAST



WEST

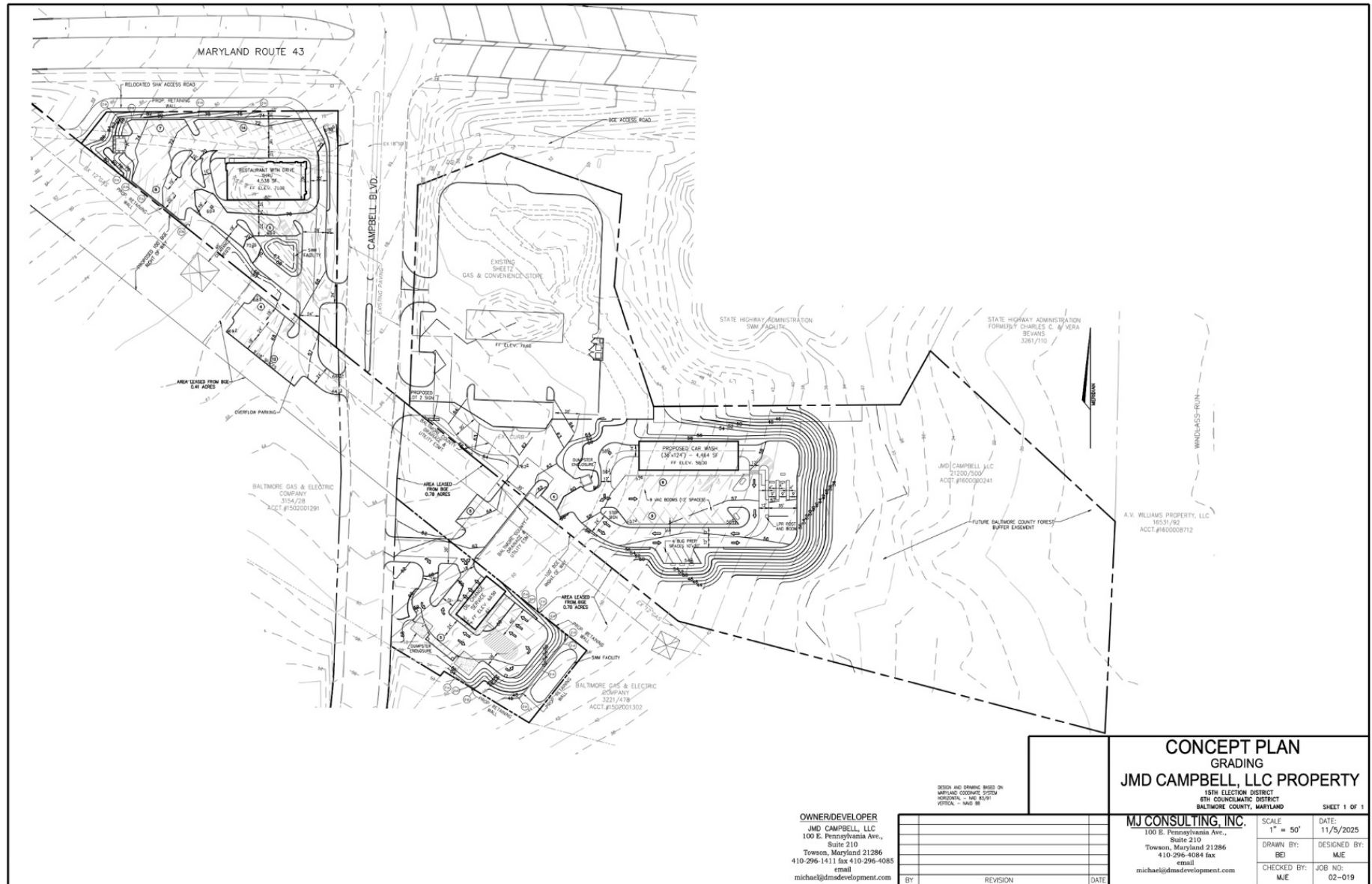
Plat Recorded



PAW570

MSA 51236-12908

Site Plan



Contact Us

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troutdaniel.com



Call Us

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