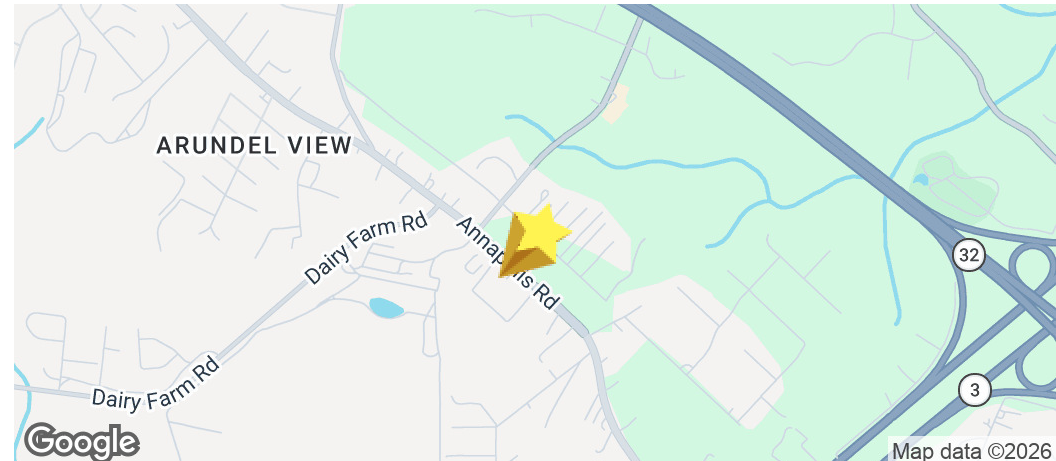


FOR SALE LAND IN GAMBRILLS, MD

857 ANNAPOLIS RD

857 Annapolis Rd
Gambrills, MD 21054



OFFERING SUMMARY

| | |
|-------------|-----------|
| Sale Price: | \$650,000 |
| Lot Size: | 24,000 SF |
| Zoning: | C1 |
| Price / SF: | \$27.08 |

PROPERTY OVERVIEW

Seize a rare opportunity to build your vision on one of Gambrills' most accessible commercial corridors. This 24,000 square foot parcel offers the ideal footprint for a custom commercial build in a thriving Anne Arundel County community.

This parcel is perfectly sized for an owner-user or looking to develop a freestanding commercial building. With C1 zoning already in place, the site accommodates a wide range of permitted uses — from retail and office to service-oriented businesses.

PROPERTY HIGHLIGHTS

- Established commercial corridor with strong traffic and visibility on Annapolis Road
- Flexible build options ideal for up to a 7200 SF +/- two level freestanding building
- C1 Zoning supports retail, professional office, personal services, and more
- Gambrills market location in a community with strong consumer demand
- Convenient access to Annapolis, Crofton, Baltimore, and Washington, DC via I-97, I-695, and US-50.

Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

**DOUGLAS
COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

FOR SALE LAND IN GAMBRILLS, MD

857 ANNAPOLIS RD

857 Annapolis Rd
Gambrills, MD 21054

857 Annapolis Rd. - Gambrills, MD

857 Annapolis Rd.



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5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

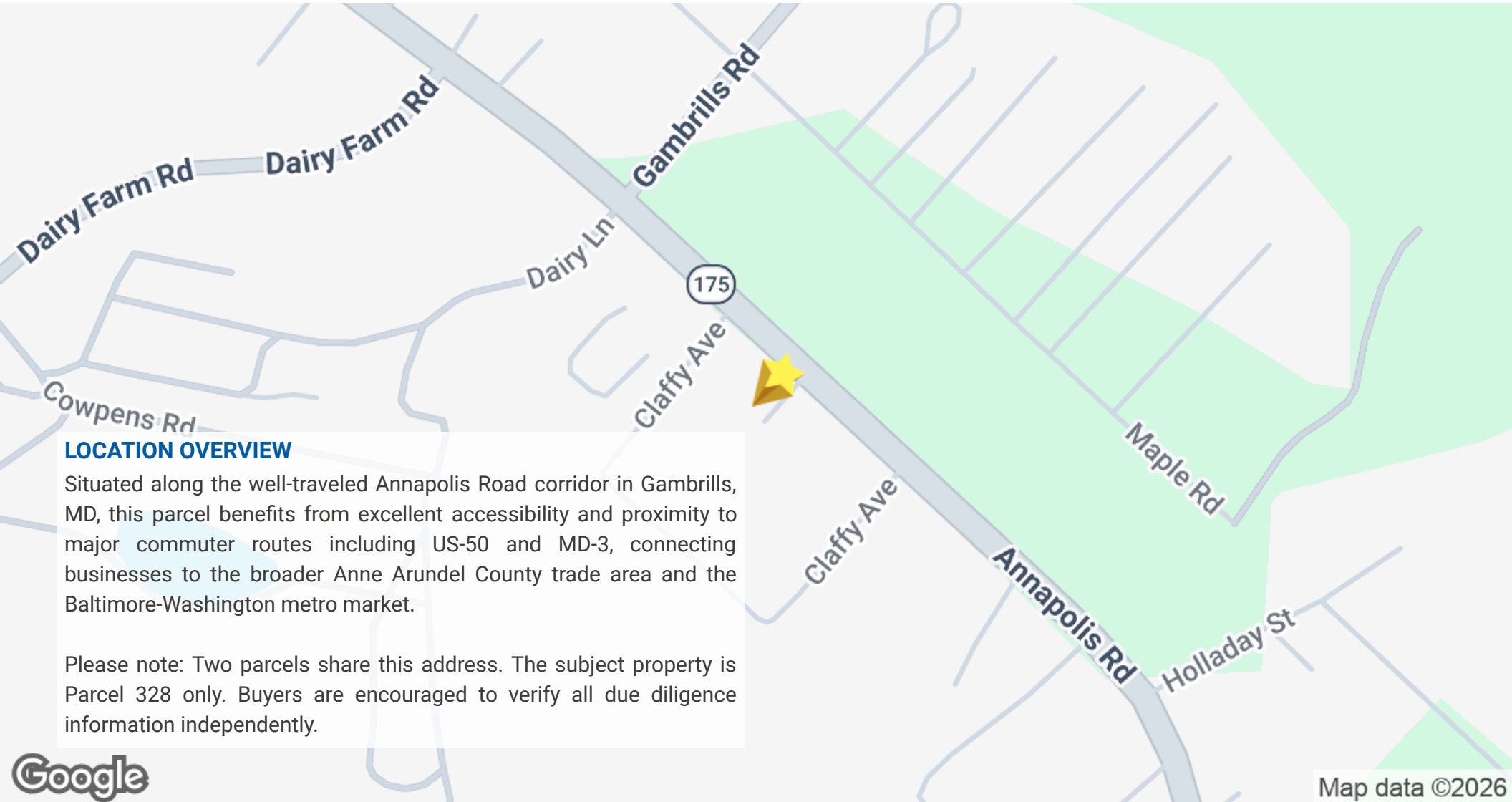
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FOR SALE

LAND IN GAMBRILLS, MD

857 ANNAPOLIS RD

857 Annapolis Rd
Gambrills, MD 21054



LOCATION OVERVIEW

Situated along the well-traveled Annapolis Road corridor in Gambrills, MD, this parcel benefits from excellent accessibility and proximity to major commuter routes including US-50 and MD-3, connecting businesses to the broader Anne Arundel County trade area and the Baltimore-Washington metro market.

Please note: Two parcels share this address. The subject property is Parcel 328 only. Buyers are encouraged to verify all due diligence information independently.



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301.655.8253

sdouglas@douglascommercial.com

Map data ©2026

DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

FOR SALE

LAND IN GAMBRILLS, MD

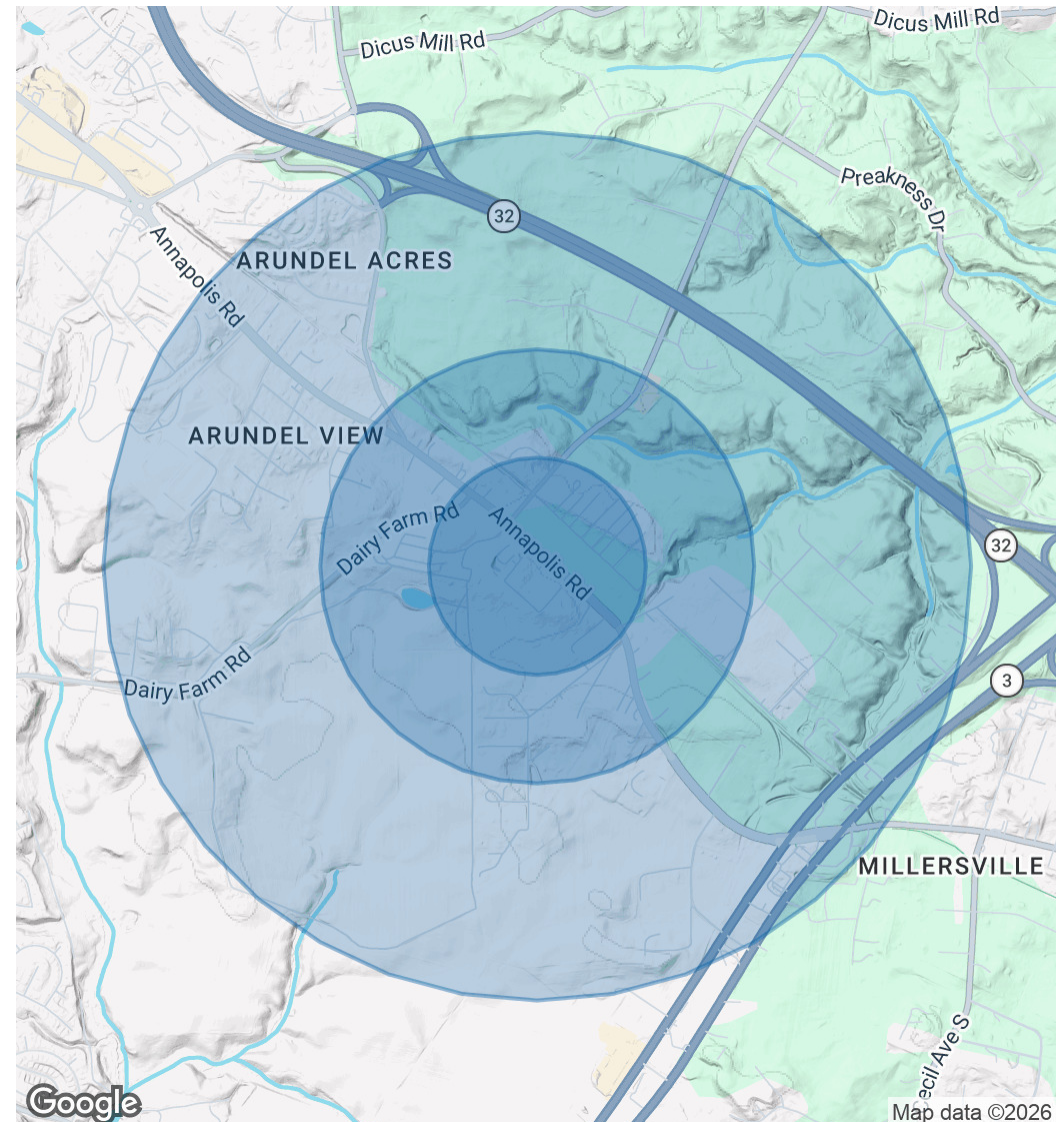
857 ANNAPOLIS RD

857 Annapolis Rd
Gambrills, MD 21054

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 69 | 354 | 2,424 |
| Average Age | 49.1 | 46.0 | 43.5 |
| Average Age (Male) | 49.6 | 45.3 | 43.8 |
| Average Age (Female) | 49.1 | 46.3 | 43.8 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 25 | 128 | 917 |
| # of Persons per HH | 2.8 | 2.8 | 2.6 |
| Average HH Income | \$163,652 | \$163,778 | \$149,875 |
| Average House Value | \$658,034 | \$585,757 | \$539,719 |

2023 American Community Survey (ACS)



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sdouglas@douglascommercial.com

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Gambrills, MD 21054



SCOTT DOUGLAS

Principal Broker

sdouglas@douglascommercial.com

Direct: 301.655.8253

Douglas Commercial

5 Park Place Unit 524
Annapolis, MD 21401
301.655.8253

Presented By:

Scott Douglas

Principal Broker
301.655.8253
sdouglas@douglascommercial.com



5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401