



# FOR SALE

## HALE & BERGER STREETS, ODENTON, MD 21113



PARCEL C

PARCEL C

PARCEL B



**Odenton Town Center  
Multi-Family Development  
Parcel**

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## HIGHLIGHTS

- Town Center O-COR zoning
- Adjacent to 322 Apartments
- Easy access to shopping centers, restaurants and parks
- Odenton MARC station located nearby
- High growth market
- High traffic area
- Best use: Multi-family

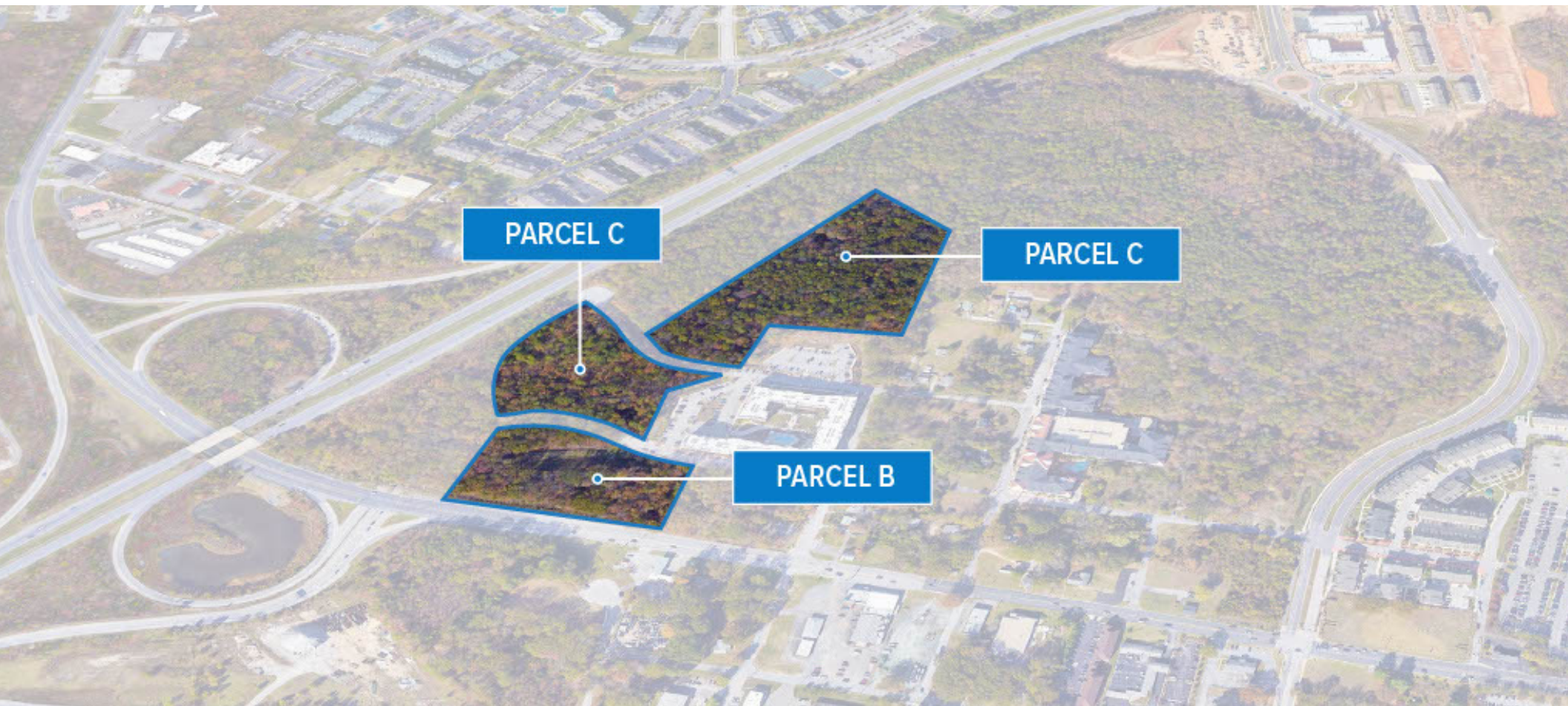
## OFFERING



# FOR SALE

## 2 LOT PARCEL 276

|                        |                      |
|------------------------|----------------------|
| Property Type          | Land                 |
| Bulk Parcel B Lot Size | 3.6 Acres            |
| Bulk Parcel C Lot Size | 11.2 Acres           |
| Zoning                 | O-COR                |
| Price                  | Call Broker for Info |



# CONCEPTUAL RENDERINGS AND TEST FITS



# SITE PLANS

## Scheme A



| Unit               | Schemes | Errors  | Parts | PARKING         |       | MASTER PLAN   |      |
|--------------------|---------|---------|-------|-----------------|-------|---------------|------|
| <b>MULTIFAMILY</b> |         |         |       |                 |       |               |      |
| Units              | 158     | 1 Beds  | 72    | 46% Efficiency  | 74.9% | Stalls        | 226  |
| Beds               | 217     | 2 Beds  | 59    | 37% Bldg Height | 96.0  | Average       | 408  |
| Baths              | 217.0   | Studios | 27    | 17% Average     | 902   | Ratio (Units) | 1.43 |
| Stalls Req.        | 188     |         |       |                 |       | Parking Req.  | 188  |

## Scheme B



| Unit               | Schemes | Errors  | Parts | PARKING         |       | MASTER PLAN   |      |
|--------------------|---------|---------|-------|-----------------|-------|---------------|------|
| <b>MULTIFAMILY</b> |         |         |       |                 |       |               |      |
| Units              | 186     | 1 Beds  | 90    | 48% Efficiency  | 78.2% | Stalls        | 275  |
| Beds               | 251     | 2 Beds  | 65    | 35% Bldg Height | 96.0  | Average       | 372  |
| Baths              | 251.0   | Studios | 31    | 17% Average     | 888   | Ratio (Units) | 1.48 |
| Stalls Req.        | 219     |         |       |                 |       | Parking Req.  | 219  |

## Scheme C



| Unit               | Schemes | Errors (1) | Parts |                 |       |                |      |                    |      |
|--------------------|---------|------------|-------|-----------------|-------|----------------|------|--------------------|------|
| <b>MULTIFAMILY</b> |         |            |       |                 |       | <b>PARKING</b> |      | <b>MASTER PLAN</b> |      |
| Units              | 169     | 1 Beds     | 82    | 49% Efficiency  | 77.4% | Stalls         | 212  | Stalls             | 212  |
| Beds               | 229     | 2 Beds     | 60    | 36% Bldg Height | 96.0  | Average        | 429  |                    |      |
| Baths              | 229.0   | Studios    | 27    | 16% Average     | 889   | Ratio (Units)  | 1.25 | Ratio (Units)      | 1.25 |
| Stalls Req.        | 199     |            |       |                 |       |                |      | Parking Req.       | 199  |

# RETAILER MAP



Hale & Berger Streets

**Seven Oaks Shopping Center**

Luiginos, weis, Jersey Mikes Subs

ROYAL FARMS, America's Best WINNERS, amazon locker

HIGH'S DAIRY STORE, BR batkin Tobbing, DUNKIN' DONUTS, PIZZA BOLI'S

LONG FENCE

EMPIRE TODAY  
800.588.2300  
FOR BUSINESS

The BANK of GLEN BURNIE, KIDDIE ACADEMY EDUCATIONAL CHILD CARE, RUTH'S CHRIS STEAK HOUSE

MATTRESS FIRM

SUNOCO

HIDEAWAY  
SOMEWHERE IN ODENTON

M&T Bank, EXON

Domino's Pizza, PNC

7 ELEVEN, Walgreens

Shell, PAPA JOHN'S, McDonald's, DQ

**Odenton Shopping Center**

Giant, FIVE GUYS BURGERS and FRIES, STARBUCKS COFFEE, DOLLAR TREE, Advance Auto Parts

SUBWAY eat fresh., ups, goodwill, H&R BLOCK, Popeyes

CVS pharmacy

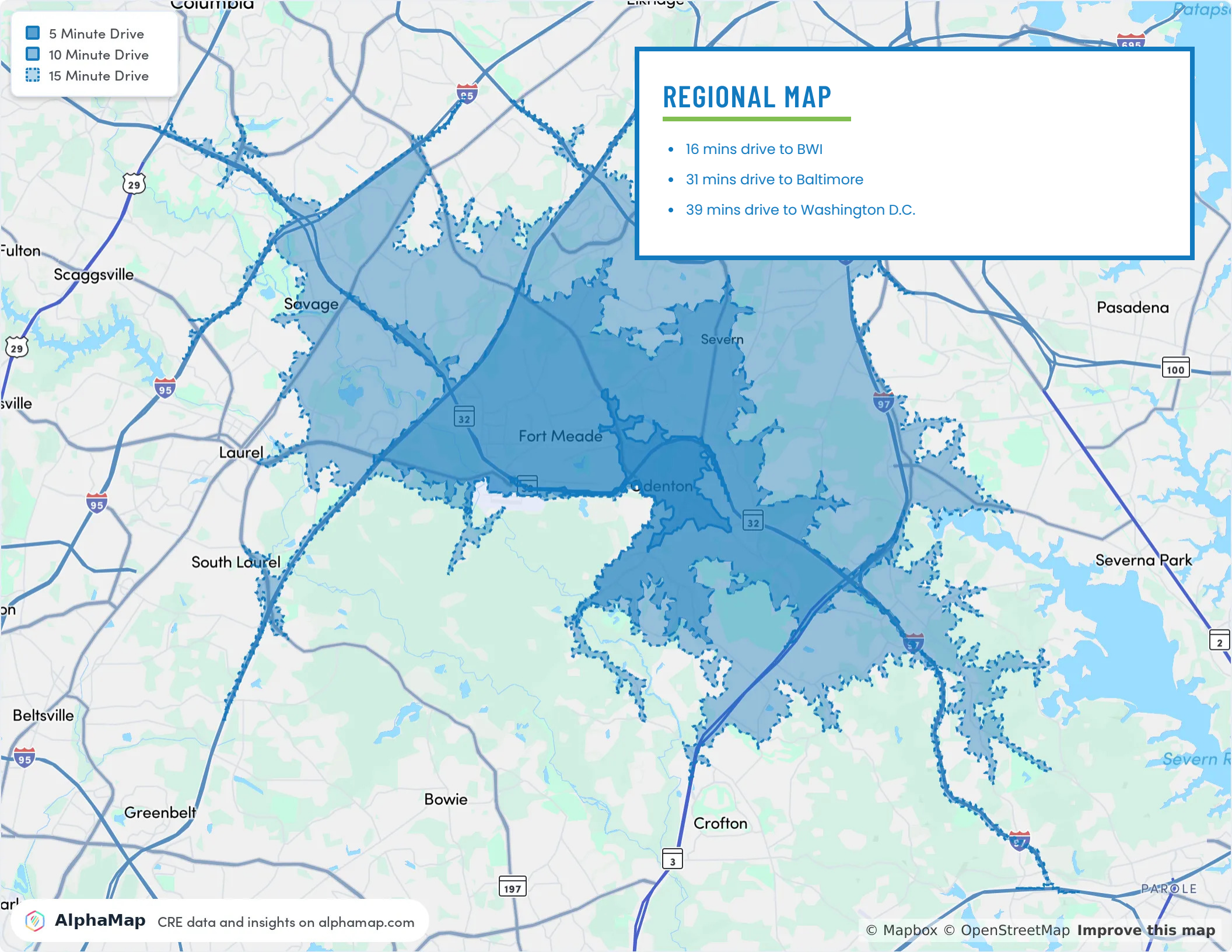
PIZZA HUT

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 4,361     | 25,947    | 48,790    |
| Total Population  | 10,033    | 70,375    | 132,548   |
| Average HH Income | \$118,634 | \$147,705 | \$148,684 |

- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

### REGIONAL MAP

- 16 mins drive to BWI
- 31 mins drive to Baltimore
- 39 mins drive to Washington D.C.





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# CONTACT

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