

LAND FOR SALE

1200 OLD ELKRIDGE LANDING ROAD

1200 OLD ELKRIDGE LANDING ROAD, LINTHICUM HEIGHTS, MD 21090



FOR SALE

KELLER WILLIAMS SELECT REALTORS

1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

PRESENTED BY:

HEDY L. NELSON, ESQ.

O: (410) 972-4000

C: (410) 292-0866

hedy@kwcommercial.com

Maryland License #17714

SUSAN ROSKO-THOMAS

Associate Broker

O: C: 410-303-1551

susanrt@kwcommercial.com

MD License #24038

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

1200 OLD ELKRIDGE LANDING ROAD



OFFERING SUMMARY

PRICE:	\$945,000
LOT SIZE:	3.05 Acres
PRICE / ACRE:	\$309,836.07
ZONING:	W1
PERMITTED USES:	hotels, airport-related services, logistics, adult daycare, child daycare, various automotive, many others
TRAFFIC COUNT:	See Traffic Count Report

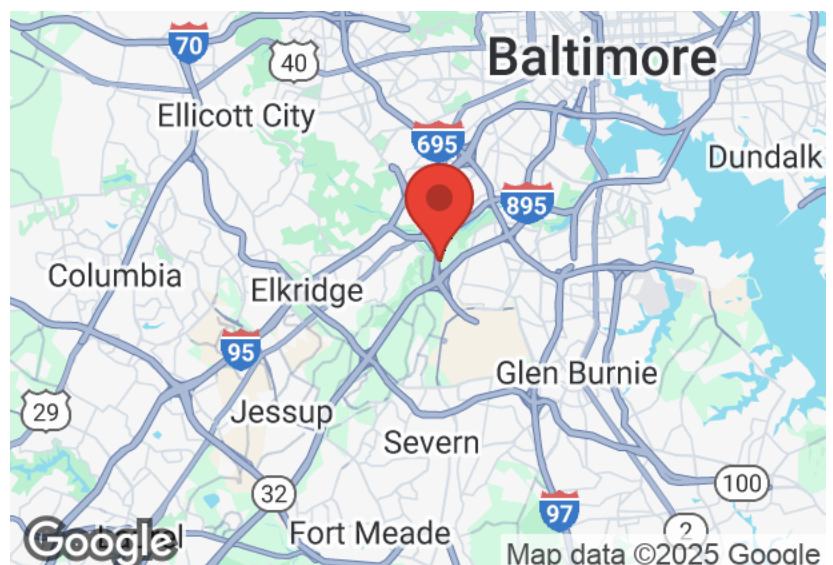
PROPERTY OVERVIEW

3.05 acres zoned W1

Development opportunity for wide variety of uses, including hotels, airport-related services, adult and child daycare, and more

Five minutes to BWI Thurgood Marshall Airport

Convenient to shopping, restaurants major transportation routes, including Routes 100, 695, 197, Baltimore Washington Parkway and I95 corridor



KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

LOCATION & HIGHLIGHTS

1200 OLD ELKRIDGE LANDING ROAD



LOCATION INFORMATION

Building Name:	1200 Old Elkridge Landing
Street Address:	1200 Old Elkridge Landing Road
City, State, Zip	Linthicum Heights, MD 21090
County:	Anne Arundel
Market:	Baltimore
Sub-market:	BWI North/Linthicum
Cross Streets:	Metropolitan Blvd/Furnace Rd

LOCATION OVERVIEW

Located 2.2 miles from BWI Thurgood Marshall International Airport.

Strategically located near major transportation routes, including Routes 100, 695, I197, the Baltimore Washington Parkway, and the I95 corridor.

Easy access to restaurants, Amtrak line, hotels and other amenities

Convenient to Annapolis, Baltimore and Washington, D.C.

Location and natural setting offer a unique blend of tranquility and convenience



PROPERTY HIGHLIGHTS

- 3.05 Acres
- Development Opportunity
- Zoned W1
- Less than 10 minutes from BWI Thurgood Marshall Airport
- Excellent positioning for:
 - * Hotel
 - * Airport-related commercial development
 - * Logistics or transportation-related facilities
 - * Adult or child daycare
 - * Various automotive services
 - * Business complex
 - * Many other possibilities

KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

PROPERTY/AREA PHOTOS

1200 OLD ELKRIDGE LANDING ROAD



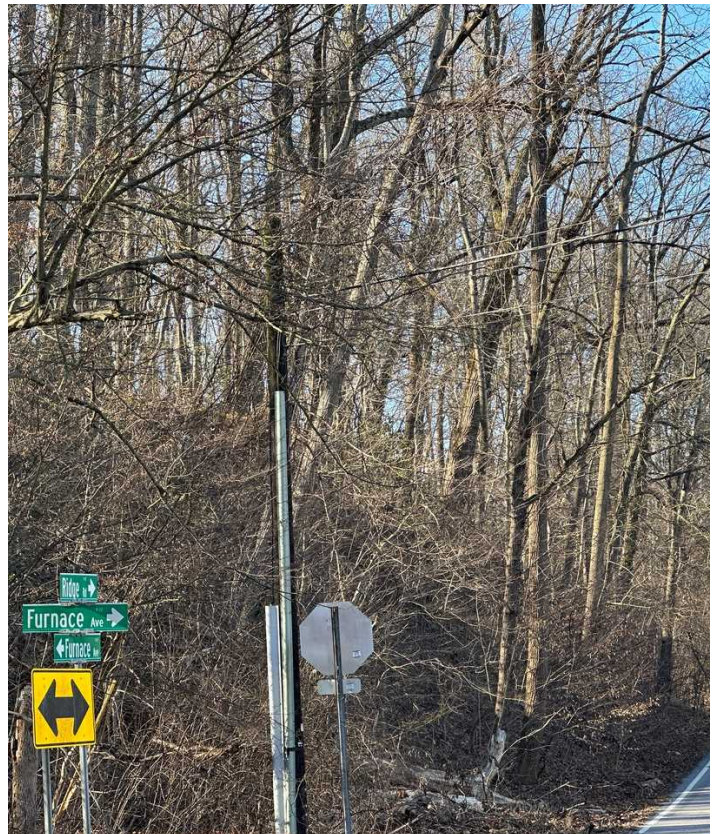
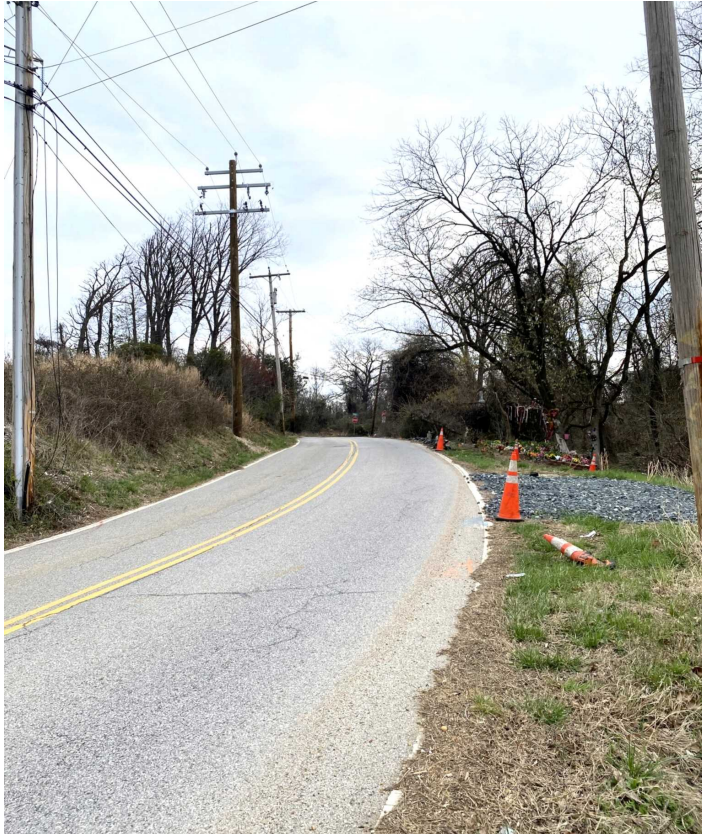
KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

PROPERTY/AREA PHOTOS

1200 OLD ELKRIDGE LANDING ROAD



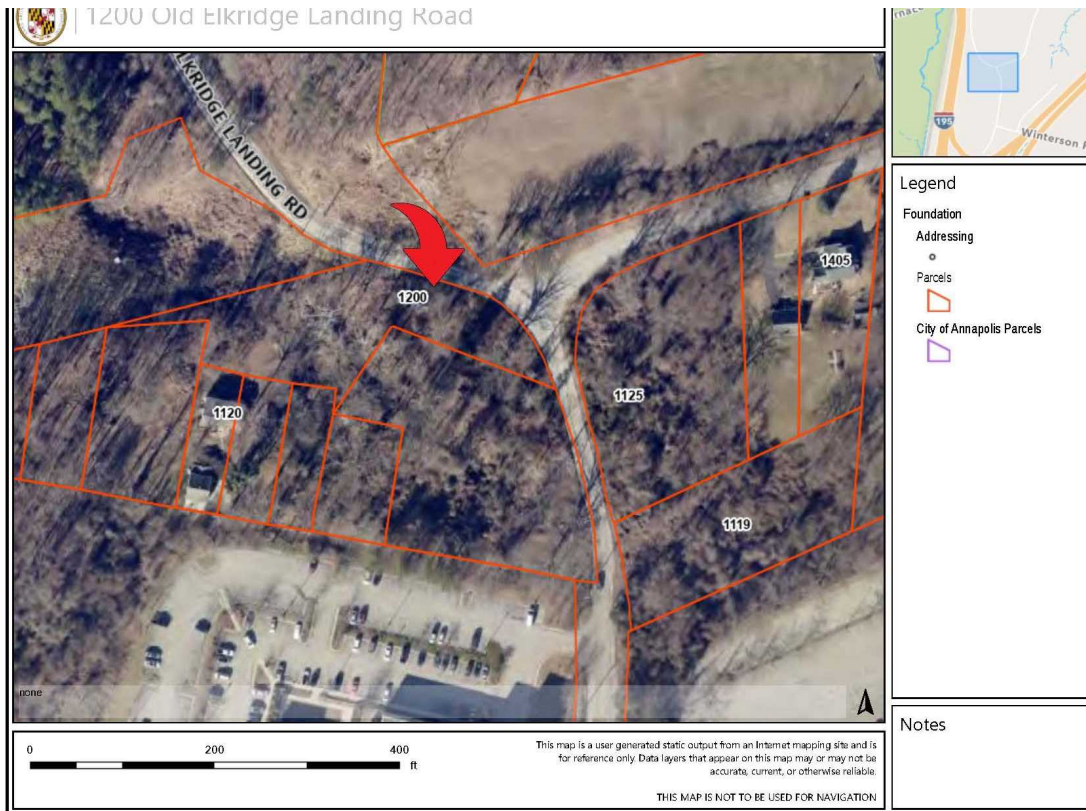
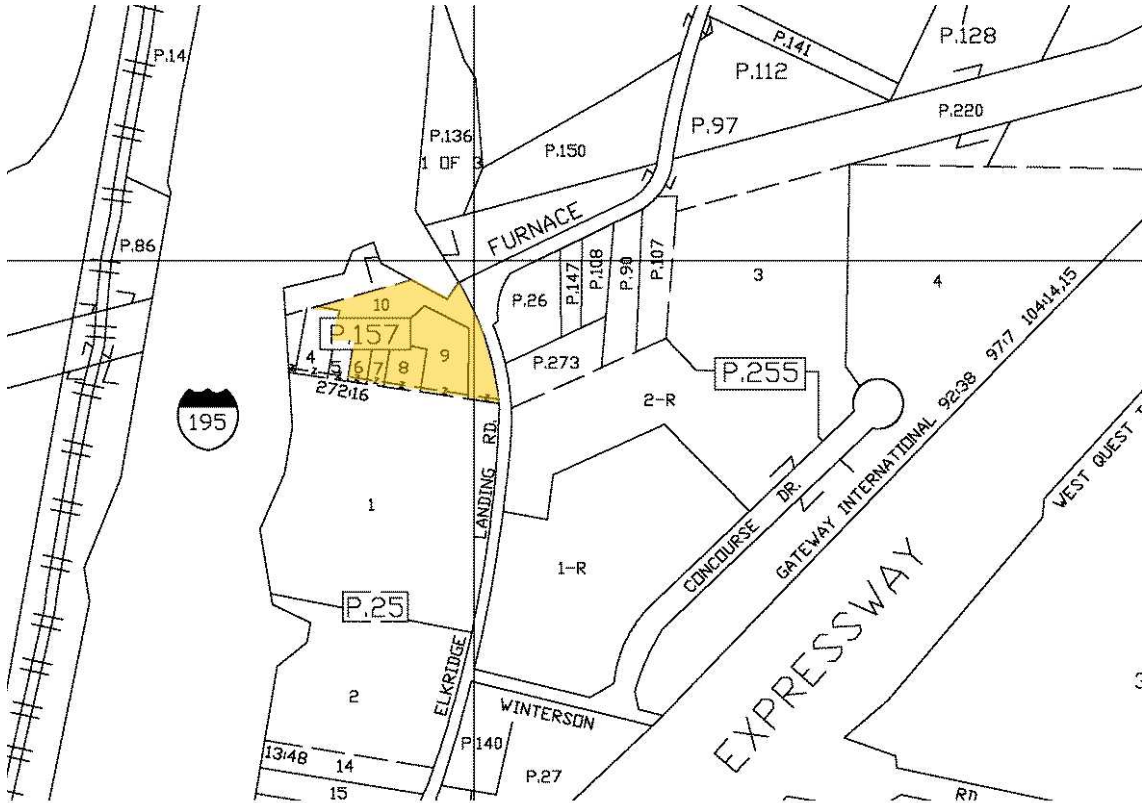
KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

PROPERTY/AREA PHOTOS

1200 OLD ELKRIDGE LANDING ROAD



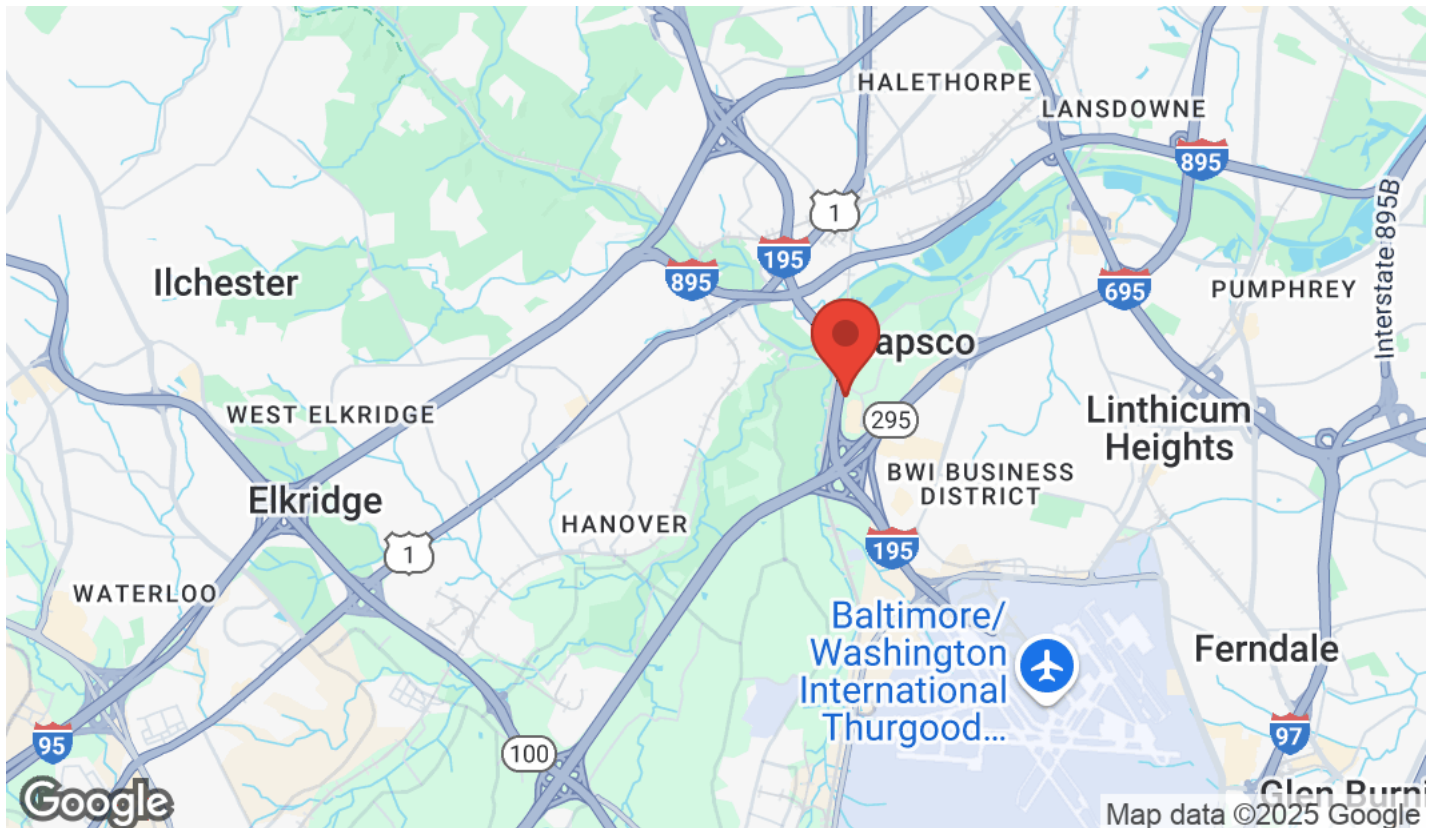
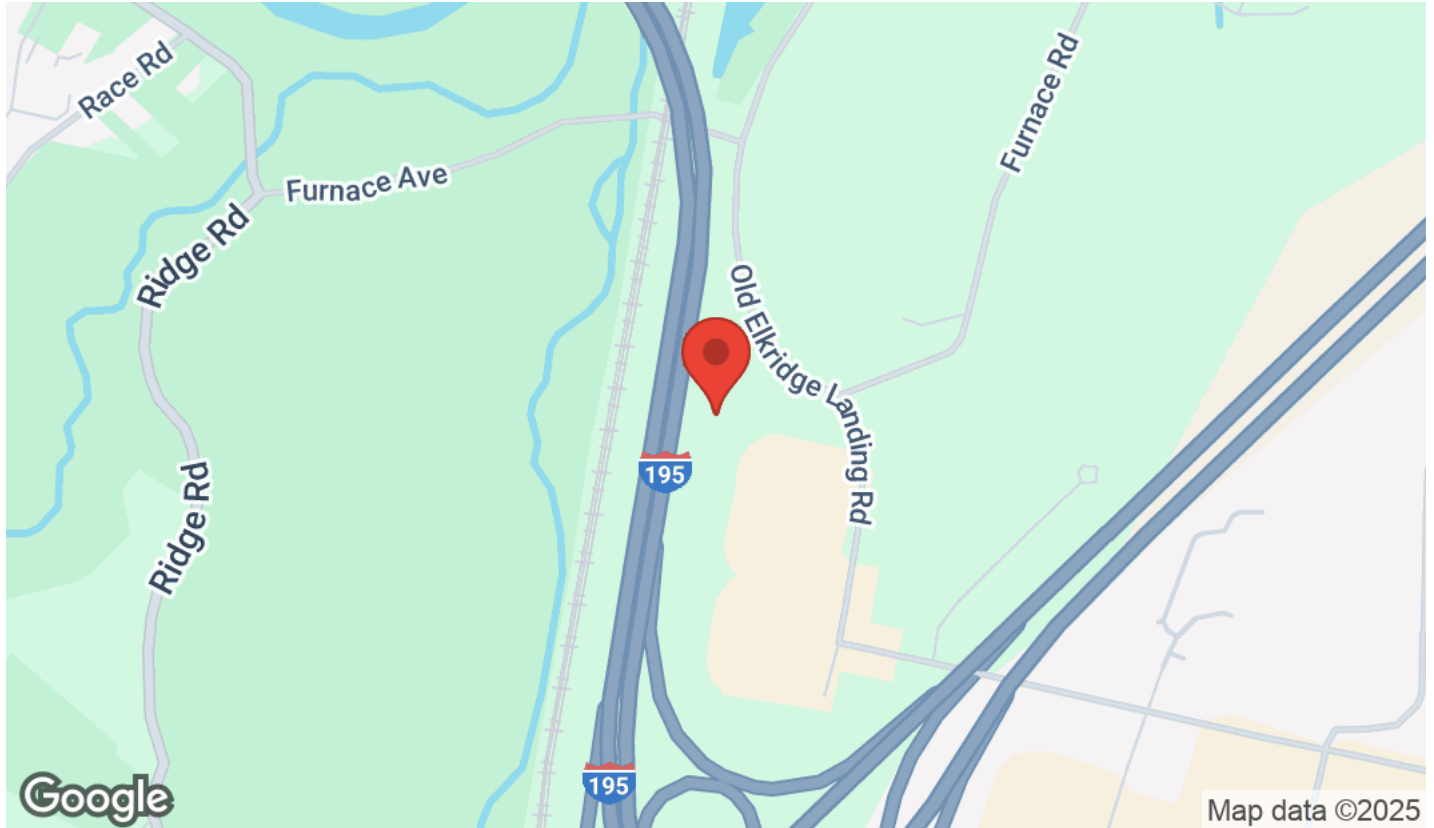
KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

LOCATION MAPS

1200 OLD ELKRIDGE LANDING ROAD



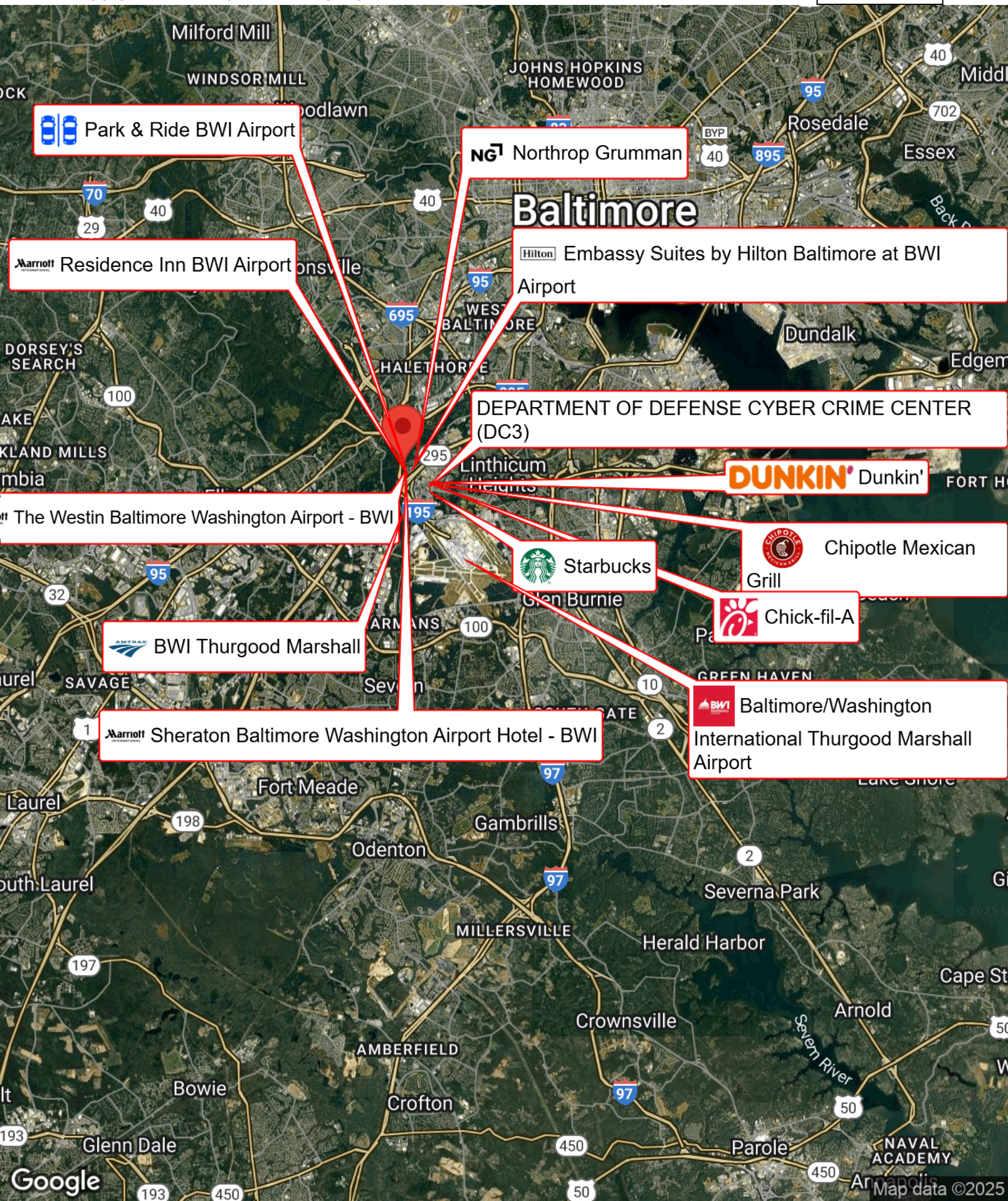
KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

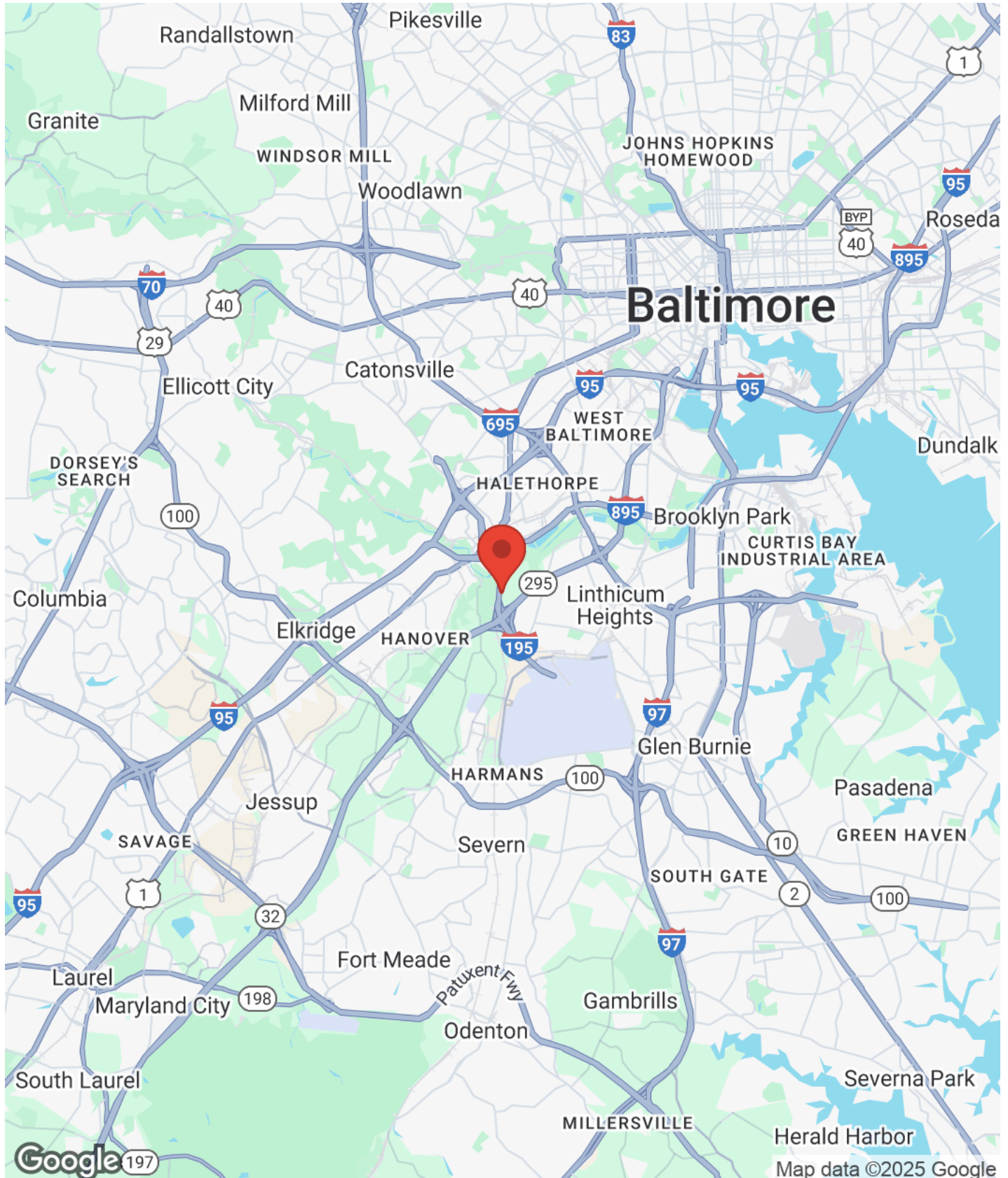
Each Office Independently Owned and Operated

1200 OLD ELKRIDGE LANDING ROAD



REGIONAL MAP

1200 OLD ELKRIDGE LANDING ROAD



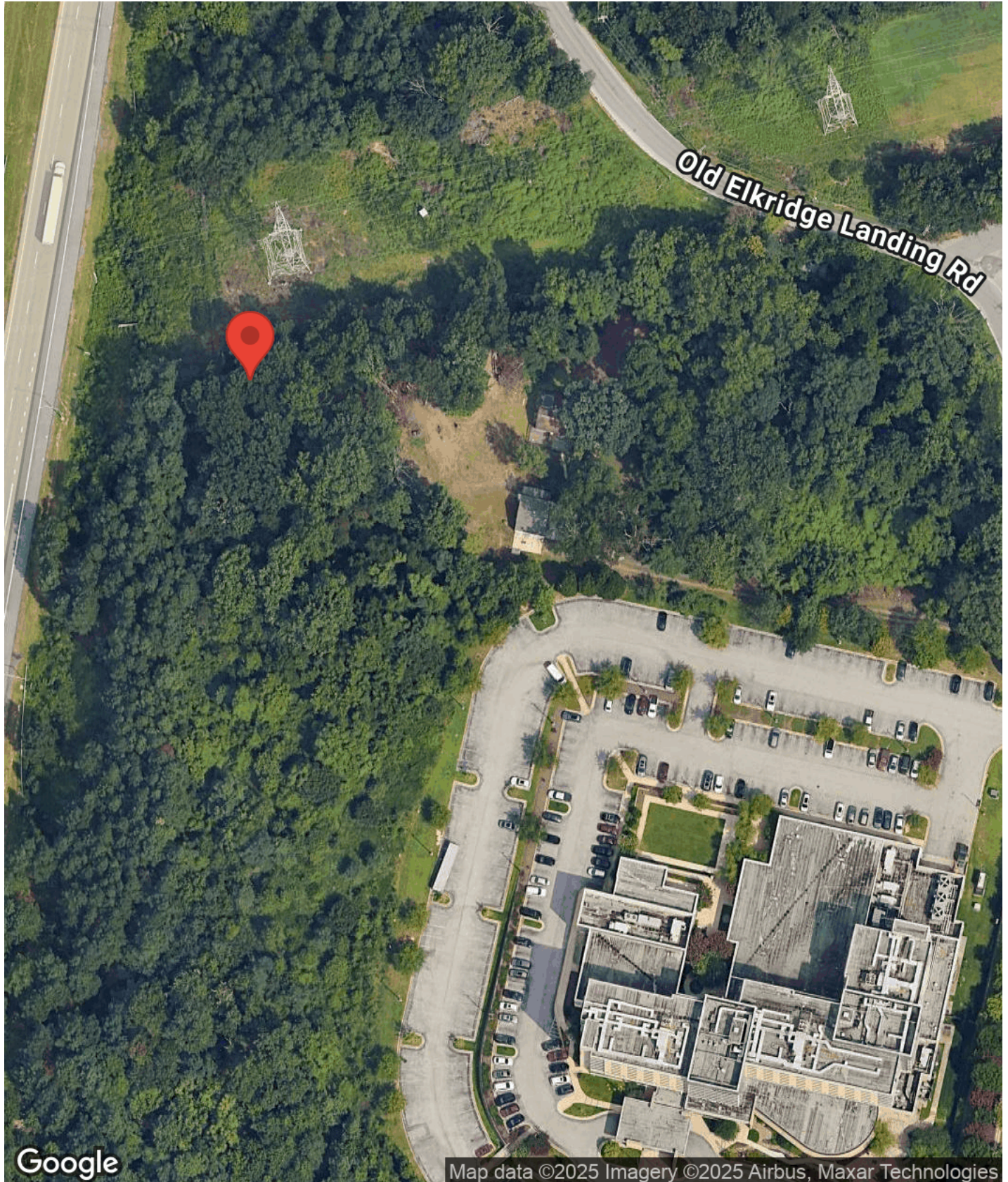
KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

AERIAL MAP

1200 OLD ELKRIDGE LANDING ROAD



KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

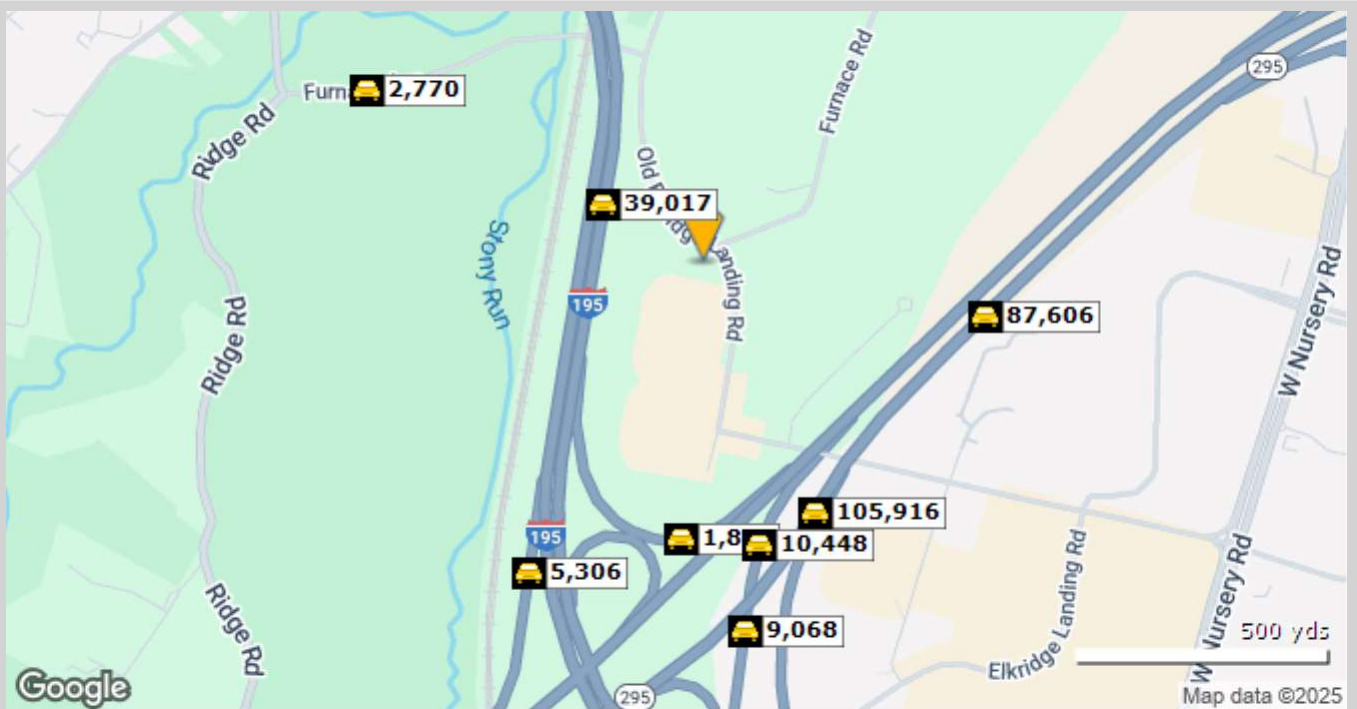
SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

Each Office Independently Owned and Operated

Traffic Count Report

1200 Old Elkridge Landing Rd, Linthicum Heights, MD 21090

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

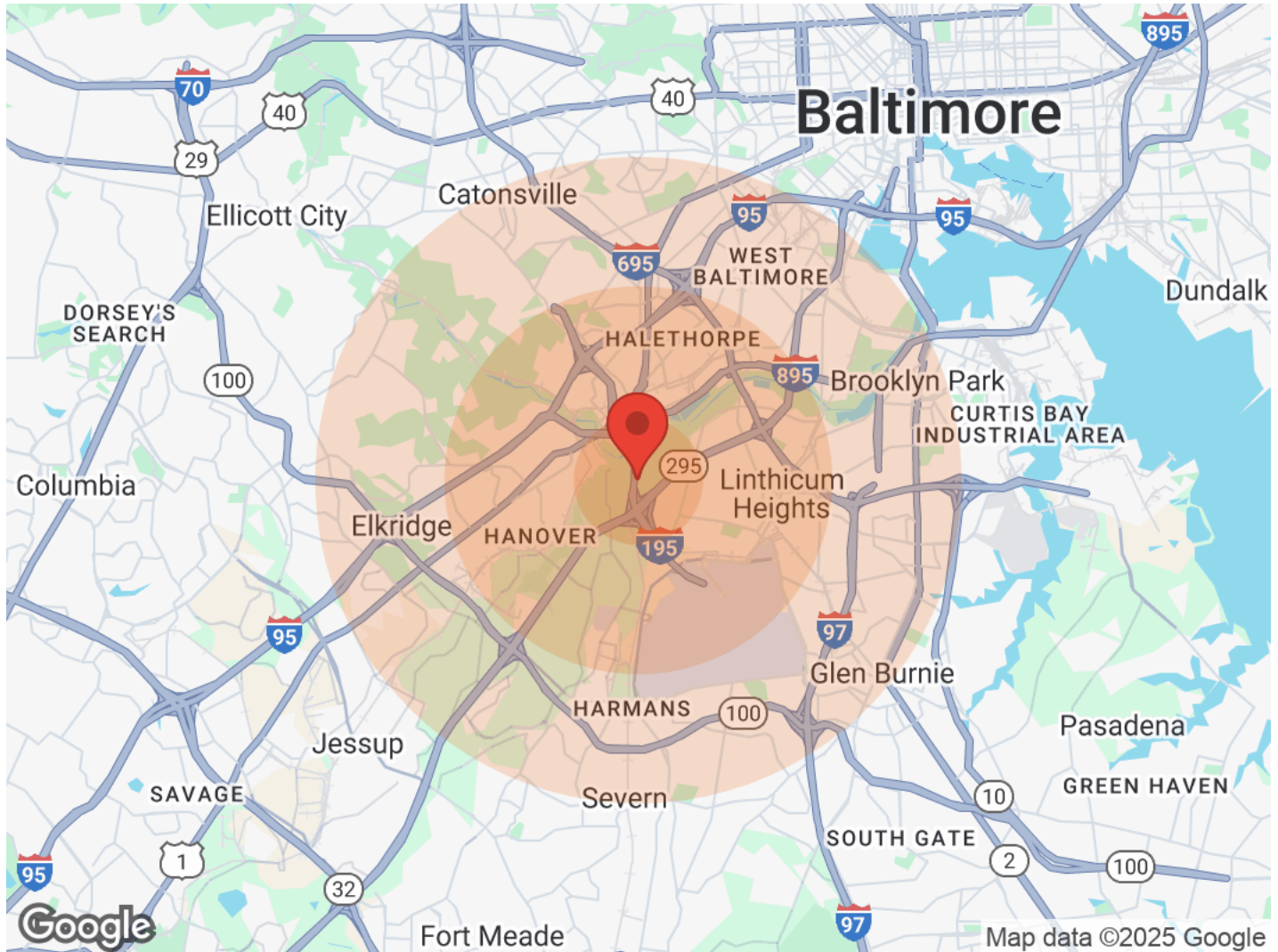


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Metropolitan Blvd	Furnace Ave	0.18 N	2022	39,017	MPSI	.13
2	Baltimore-Washington Parkway	Winterson Rd	0.07 N	2022	105,916	MPSI	.31
3	Patapsco Hill Rd	Winterson Rd	0.13 N	2018	1,806	MPSI	.31
4	Winterson Rd	Concourse Dr	0.12 N	2020	10,495	MPSI	.33
5	Winterson Rd	Concourse Dr	0.07 N	2022	10,448	MPSI	.33
6	Baltimore Washington Pkwy	Winterson Rd	0.23 SW	2022	87,606	MPSI	.33
7	I- 195	Baltimore Washington Pkwy	0.13 SE	2022	5,258	MPSI	.40
8	I- 195	Baltimore Washington Pkwy	0.13 SE	2021	5,306	MPSI	.40
9	Baltimore Washington Pkwy	I- 195	0.18 SW	2022	9,068	MPSI	.42
10	Furnace Avenue	Ridge Rd	0.10 W	2020	2,770	MPSI	.44



DEMOGRAPHICS

1200 OLD ELKRIDGE LANDING ROAD



Population	1 Mile	3 Miles	5 Miles
Male	989	18,948	92,112
Female	993	19,043	97,246
Total Population	1,982	37,991	189,358

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	393	6,394	36,395
Ages 15-24	350	5,079	25,574
Ages 25-54	738	14,885	74,150
Ages 55-64	261	5,176	23,263
Ages 65+	240	6,457	29,976

Race	1 Mile	3 Miles	5 Miles
White	1,508	32,016	121,996
Black	226	3,047	46,411
Am In/AK Nat	1	4	67
Hawaiian	N/A	2	11
Hispanic	64	1,235	10,997
Multi-Racial	110	2,252	18,150

Income	1 Mile	3 Miles	5 Miles
Median	\$91,578	\$65,432	\$60,701
< \$15,000	32	1,008	7,765
\$15,000-\$24,999	13	1,072	6,048
\$25,000-\$34,999	125	904	5,399
\$35,000-\$49,999	9	1,617	8,345
\$50,000-\$74,999	48	2,894	13,366
\$75,000-\$99,999	136	2,394	10,048
\$100,000-\$149,999	134	2,805	10,598
\$150,000-\$199,999	84	1,032	4,810
> \$200,000	54	746	3,133

Housing	1 Mile	3 Miles	5 Miles
Total Units	678	15,787	75,887
Occupied	647	14,976	71,236
Owner Occupied	558	11,871	47,350
Renter Occupied	89	3,105	23,886
Vacant	31	811	4,651

KELLER WILLIAMS SELECT REALTORS
1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

HEDY L. NELSON, ESQ.
O: (410) 972-4000
C: (410) 292-0866
hedy@kwcommercial.com
Maryland License #17714

SUSAN ROSKO-THOMAS
Associate Broker
O: C: 410-303-1551
susanrt@kwcommercial.com
MD License #24038

§ 18-6-103. Permitted, conditional, and special exception uses.

The permitted, conditional, and special exception uses allowed in each of the industrial districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use; and A= auxiliary use to a business complex use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to permitted, conditional, and special exception uses also are allowed, except that outside storage as an accessory use in W1 is limited to 15% of the allowed lot coverage.

Permitted, Conditional, and Special Exception Uses	W1	W2	W3
Permitted, Conditional, and Special Exception Uses	W1	W2	W3
Adult bookstores			C
Adult day care centers	P	P	
Adult movie theaters			C
Airports and airfields	SE	SE	SE
Alcoholic beverage uses as accessory to other uses	C	C	C
Amusement parks		SE	SE
Artisans and craft work	P	P	P
Automobile and truck detailing shops	P	P	P
Automobile and truck dismantling and recycling facilities		SE	SE
Automobile and truck rental establishments	P	P	P
Automobile and truck repair and painting facilities		P	P
Automobile and truck towing storage yards, temporary storage not to exceed 90 days		P	P
Automobile gasoline stations	C	C	C
Automobile and truck parts, supply stores, and tire stores	P	P	P
Automobile service facilities providing oil change, lubrication, and related services	P	P	P
Bakery or donut shops	A	A	
Bakeries, wholesale	P	P	P
Banks	P	P	
Barbershops	A	A	
Boat manufacturing, repair, and service		P	P
Bookbinding		P	P
Bottling works		P	P
Bone distillation			P
BRAC Mixed Use Development	C		
Brewery		P	P
Brewery, craft	P	P	P
Building material storage, including sales and yards		P	P
Bus terminals		P	P
Business complexes	P	P	P

Business complexes with auxiliary uses	C	C	
Cabinetry and woodworking and sales without outside storage	P		
Carnivals, circuses, and fairs, temporary	C	C	
Catering establishments	P	P	
Cement manufacturing			SE
Chemical and allied products, nonmanufacturing			P
Child care centers	P	P	
Clay and borrow pits or sand and gravel operations		SE	SE
Clubs, private, and service, nonprofit, and charitable organizations	P	P	P
Coffee roasters		P	P
Coke or coke products manufacturing			SE
Commercial recreational facilities, including miniature golf; driving ranges; tennis, racquet, and handball barns or courts; artificial ski slopes; indoor soccer; bowling alleys; BMX bike, skateboard or roller blade parks; and skating rinks	P	P	
Commercial telecommunication facilities permanently located on the ground	C	C	C
Commercial telecommunication facilities that are antennas attached to a structure if the antenna does not exceed 15 feet in height above the structure, does not project more than two feet beyond the facade, does not support lights or signs unless required for safety reasons, and accessory structures meet the requirements of § 18-10-117(7) of this Code	P	P	P
Commercial telecommunication facilities for testing purposes or emergency services for a period not exceeding 30 days if the facility is a monopole not exceeding 100 feet in height and is located at least 300 feet from any dwelling	P	P	P
Communications systems sales and service, manufacturing and wholesale	P	P	P
Computer goods, sales and services	P	P	P
Conference centers	P		
Construction or sales trailers, temporary, in an approved development actively under construction	P	P	P
Contractor and construction shops and yards		P	P
Convenience stores, gift shops, and newsstands	A	A	
Data storage center	P	P	P
Delicatessens and snack bars	A	A	
Die casting		P	P
Distillery		P	P
Distillery, limited	P	P	P
Dog day care facilities		P	
Dog grooming parlors	P	P	
Drive-in theaters	SE	SE	
Dry cleaning and laundry establishments		P	
Dry cleaning and laundry establishments, including pick-up stations, package plants, and coin-operated facilities, limited to establishments with less than 4,000 square feet of floor area	A	A	
Dyeing establishments		P	P

Equipment, sales, repair and storage, commercial		P	P
Entertainment complexes, including a multi-screen complex	A		
Fabrication and assembly uses	P	P	P
Farming	P	P	P
Fertilizer manufacturing			SE
Food product manufacturing		P	P
Furniture, appliance, and carpet stores and showrooms	P	P	
Generating plants			P
Grocery stores with a maximum of 25,000 square feet	A	A	
Hair, cosmetic facial hair, and nail salons	A	A	
Hardware stores	A	A	
Health clubs, spas, and gymnasiums	P	P	P
Heliports	SE	SE	SE
Home occupations	C	C	C
Hotels and motels	P	A	
Industrial piers, wharves, and mooring pilings if located in the Chesapeake Bay, Patapsco River, Parish Creek, or Tenthouse Creek		P	P
Kennels, commercial	C	P	
Laboratories, research and development or testing	P	P	P
Latex fabrication, not including paint		P	P
Licensed dispensary of cannabis, as defined in State law and regulation	C	C	C
Licensed grower of cannabis, as defined in State law and regulation, indoor cultivation only	C	C	C
Licensed processor of cannabis, as defined in State law and regulation	C	C	C
Lumber yards		P	P
Mailing and shipping services	P		
Manufacturing and processing, general, including the assembling of component parts, the creation of products, and the blending of materials	P	P	P
Manufacturing and processing, heavy, including adhesives; aircraft parts; asphalt; atmospheric gas; bricks; concrete products; paper; metal foundries and forges; insulating materials; metal machinery that includes autos, rail, farm, construction, mining, and industrial machinery; metal refining, stamping, extrusion; paint and allied products; paper and paper products from pulp; plastic; porcelain and porcelain enamel; processing of grain, clay, sand, gravel, stone, synthetic fibers, filaments, and tiles			P
Marine freight terminals, excluding bulk freight, if located in the Chesapeake Bay or Patapsco River		P	P
Maritime suppliers and servicing, including piers and wharves for pile driving and marine construction operations		P	P
Metal products and machinery, manufacturing, fabrication, finishing, tool and die, machine shops, galvanizing, electroplating, die casting, welding		P	P
Milk and dairy products, processing and distribution		P	P
Monument works and statuary production		P	P

Motorcycle manufacturing and fabrication		P	P
Moving and storage establishments		P	P
Natural wood waste recycling facilities		SE	SE
Offices, professional and general	P	P	P
Office supply stores and business service establishments	P		
Ore storage			SE
Outside storage as a principal use		P	P
Package goods stores	A	A	
Parking garages or lots	P	P	P
Parks, private	P		
Personal fitness studios	P	P	P
Petroleum products, storage for retail sale		SE	SE
Petroleum products, storage on lot in excess of 1,000,000 gallons for use by W3 district uses or public utilities			SE
Pets, livestock, or fowl as permitted by § 18-4-104	P	P	P
Pharmacies	A	A	
Photoengraving		P	P
Photography studios	P	P	
Piers, commercial	P	P	P
Printing and publishing establishments	P	P	P
Processing sites for clay, sand, gravel, and similar materials			C
Public utility essential services	P	P	P
Public utility uses	SE	P	P
Race tracks for horses	C	SE	
Race tracks for other than horses		SE	
Radio and television studios and broadcasting establishments	P	P	
Radio, television, or industrial testing towers		SE	SE
Recyclables recovery facilities		SE	SE
Religious facilities	P	P	P
Rendering plants			SE
Rental establishments	P	P	P
Restaurants	P	P	P
Rubble processing facilities			SE
School bus facilities		P	P
Schools, public charter, and schools, private: academic, arts, business, technical, or trade	P	P	P
Self-service storage facilities	C	C	C
Showrooms and sales of specialty building products	P	P	P
Sign shops, including painting and fabrication	P	P	P
Small cell system	C	C	C

Small wind energy systems or meteorological towers on a lot of at least three acres	C	C	C
One small wind energy system or meteorological tower on a lot less than three acres	SE	SE	SE
Solar energy generating facility – accessory	P	P	P
Solar energy generating facility – community	C	C	C
Solar energy generating facility – utility scale	C	C	C
Solid waste transfer stations			SE
Stadiums, commercial	SE	SE	SE
Staging areas for County capital projects	P	P	P
State-licensed medical clinics	C	C	C
Storage of atmospheric gas, coal, grain			P
Tattoo parlors and body piercing salons	P		
Taverns	P	P	P
Taxicab stands and services	P	P	
Taxidermists	P	P	P
Telephone exchanges	P	P	P
Trade expositions	P	P	P
Travel agencies	A		
Truck stops		P	P
Veterinary clinics if overnight stays are limited to those necessary for medical treatment without outside runs or pens	P	C	
Video lottery facilities	C		
Video sales and rental establishments with less than 1,500 square feet of floor area	A	A	
Volunteer fire stations	P	P	P
Water-dependent facilities	P	P	P
Wholesale trade, warehousing, and storage establishments	P	P	P
Wineries		P	P
Workforce housing	C		

(Bill No. 4-05; Bill No. 54-05; Bill No. 78-05; Bill No. 64-07; Bill No. 69-07; Bill No. 82-09; Bill No. 39-10; Bill No. 60-10; Bill No. 73-12; Bill No. 12-13; Bill No. 68-13; Bill No. 21-14; Bill No. 58-14; Bill No. 8-15; Bill No. 14-15; Bill No. 21-15; Bill No. 96-15; Bill No. 26-17; Bill No. 67-17; Bill No. 75-17; Bill No. 101-17; Bill No. 3-18; Bill No. 25-18; Bill No. 89-18; Bill No. 54-19; Bill No. 76-19; Bill No. 90-20; Bill No. 104-20; Bill No. 47-21; Bill No. 104-21; Bill No. 56-23; Bill No. 77-23; Bill No. 29-24; Bill No. 63-24)

SUBTITLE 2. W1 – INDUSTRIAL PARK DISTRICTS

§ 18-6-201. Bulk regulations.

Except as provided otherwise in this article, the following bulk regulations are applicable in a W1 District:

Lot size:	
Average lot size	1 acre

Minimum lot size	40,000 square feet
For an industrial park	20 acres
Minimum setbacks for principal structures:	
Front lot line	50 feet
Side lot line	30 feet
Rear lot line	30 feet
Freeway	100 feet
Divided principal arterial road	60 feet
Any other public road or right-of-way	50 feet
Minimum setbacks for accessory structures from rear and side lot lines	25 feet
Maximum coverage by structures and parking	75% of gross area
Minimum width at front building restriction line	150 feet
Maximum height limitations:	
Principal structures	None if all setbacks are increased by one foot for each two feet of height in excess of 90 feet
Accessory structures	None if all setbacks are increased by one foot for each two feet of height in excess of 25 feet
Maximum single front elevation	300 feet in length unless special architectural, landscaping, or topographic treatment, such as a change of material, texture, depression, berm, or other similar change, is employed.

(Bill No. 4-05)

DISCLAIMER

1200 OLD ELKRIDGE LANDING ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS SELECT REALTORS

1997 Annapolis Exchange, Suite 410
Annapolis, MD 21401

Each Office Independently Owned and Operated

PRESENTED BY:

HEDY L. NELSON, ESQ.

O: (410) 972-4000

C: (410) 292-0866

hedy@kwcommercial.com

Maryland License #17714

SUSAN ROSKO-THOMAS

Associate Broker

O: C: 410-303-1551

susanrt@kwcommercial.com

MD License #24038

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.