

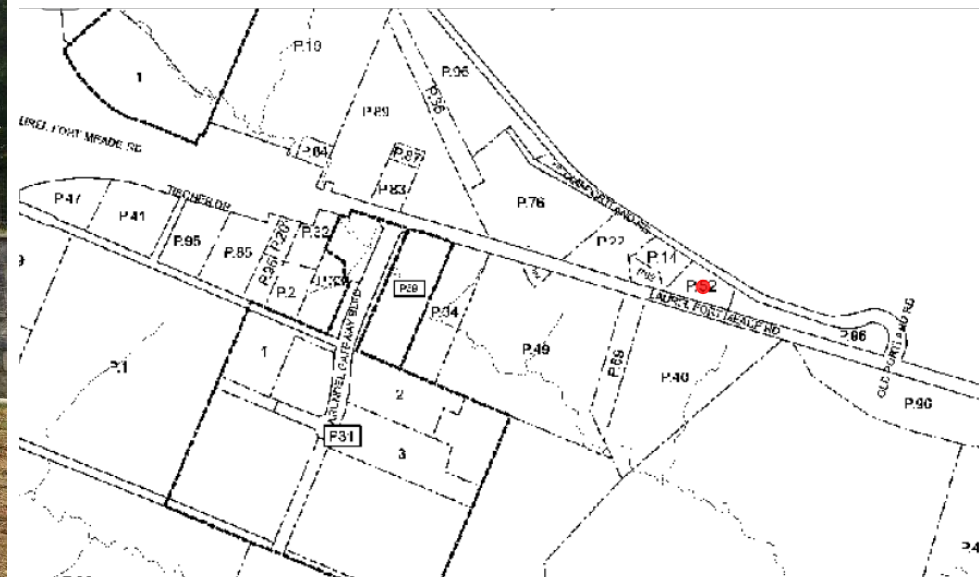
LOT C-1.27 AC MIXED COMMERCIAL ZONING

Laurel Ft Meade Road, Laurel, MD 20724



LOT C -1.27 AC MIXED COMMERCIAL ZONING

Laurel Fort Meade | Laurel Fort Meade Road | Maryland City, MD



OFFERING SUMMARY

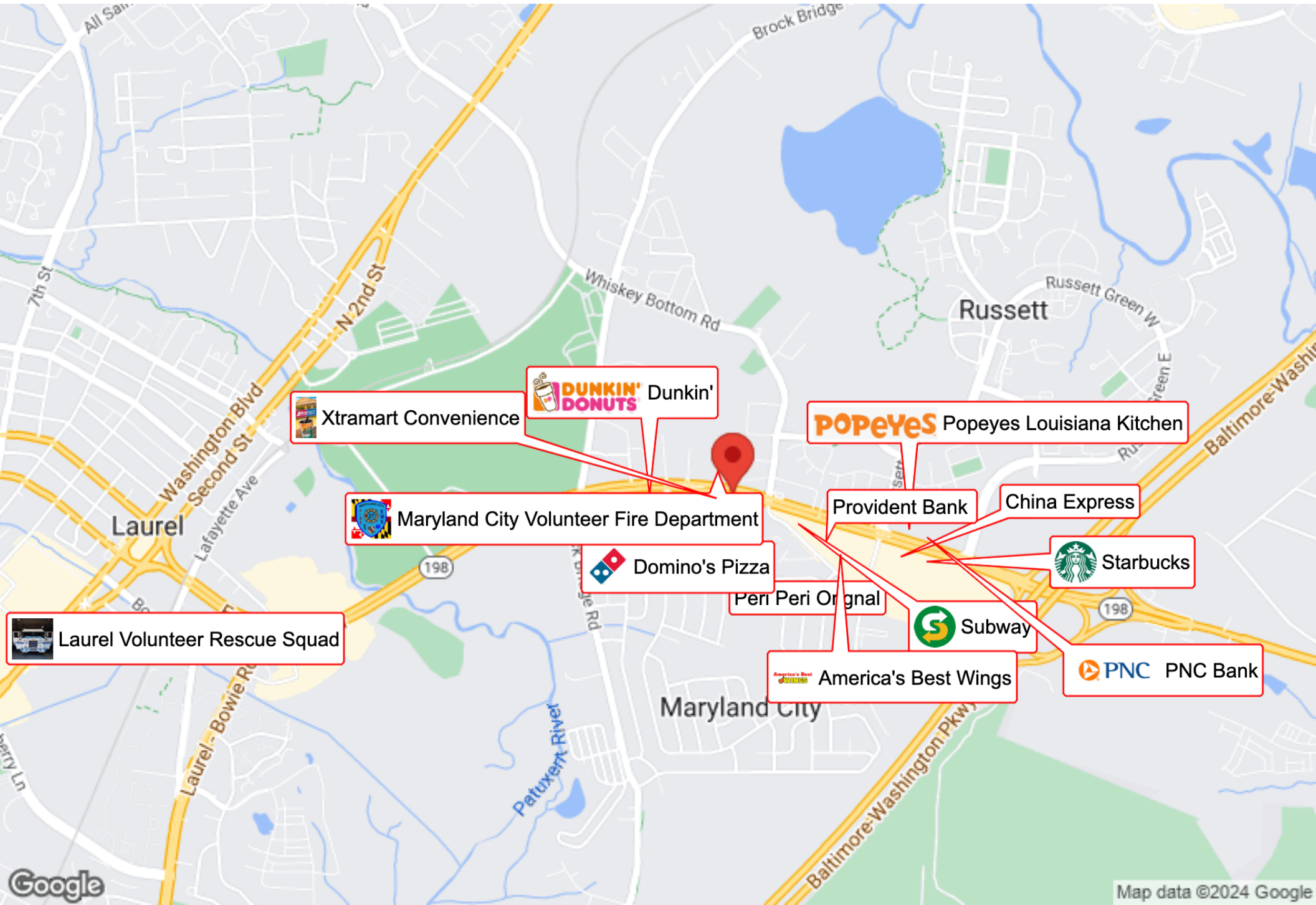
PRICE:	\$895,000
LOT SIZE:	1.27 Acres
ZONING:	Mixed C4 and W1B
TRAFFIC COUNT:	104,556 VPD (2023)

PROPERTY HIGHLIGHTS

- 1.27 acres Undeveloped Land off Laurel Ft. Meade Rd known as Lot-C.
- Mixed commercial zoning C4 (Highway Commercial) with W1B (Industrial Development) exception allowing general to auto-oriented as well as manufacturing & research labs.
- Lot sits adjacent to auto body shop.
- Approx. 500ft frontage on MD 198 located about 2,500ft from MD 295-Baltimore Washington Pkwy ramps, in Anne Arundel County

Business Map


Laurel Fort Meade | Laurel Fort Meade Road | Maryland City, MD





 Xtramart Convenience

 **DUNKIN' DONUTS** Dunkin'

 Maryland City Volunteer Fire Department

 Domino's Pizza

 **POPEYES** Popeyes Louisiana Kitchen


 Provident Bank

 China Express

 Starbucks

 Peri Peri Original

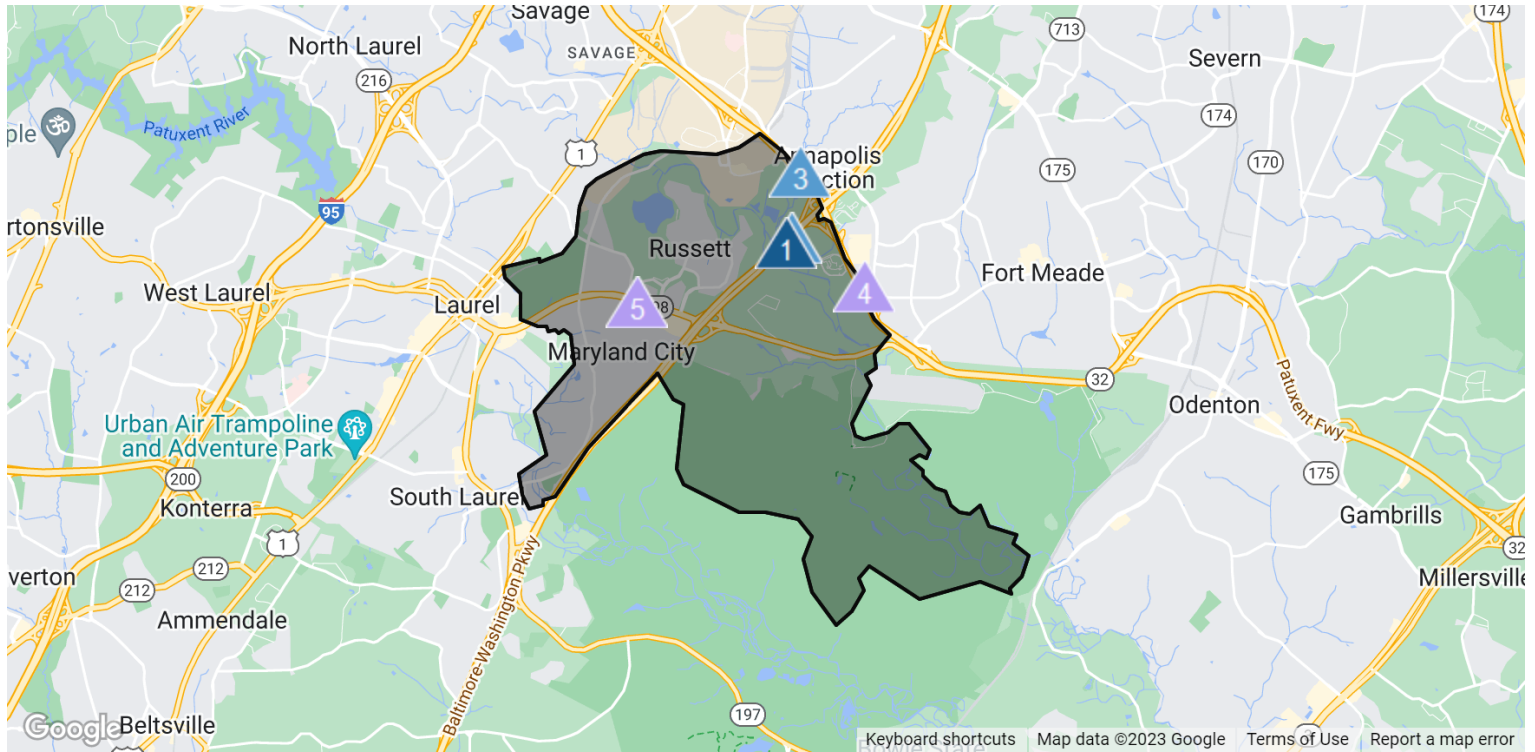
 Subway

 **America's Best** Wings

 **PNC** PNC Bank

 Laurel Volunteer Rescue Squad

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

104,556

2022 Est. daily traffic counts

Street: **Baltimore-Washington Parkway**
 Cross: –
 Cross Dir: –
 Dist: –

2

94,680

2022 Est. daily traffic counts

Street: **Baltimore Washington Pkwy**
 Cross: **Annapolis Junction Rd**
 Cross Dir: **NE**
 Dist: **0.45 miles**

3

68,647

2022 Est. daily traffic counts

Street: **State Hwy 32**
 Cross: **Patuxent Pkwy**
 Cross Dir: **W**
 Dist: **0.01 miles**

4

48,993

2022 Est. daily traffic counts

Street: **Patuxent Freeway**
 Cross: –
 Cross Dir: –
 Dist: –

5

39,926

2022 Est. daily traffic counts

Street: **Laurel Fort Meade Road**
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2017	104,431	AADT

Historical counts

Year	Count	Type
2017	2,660	AADT
2012	93,991	AADT
2011	94,750	AADT
2010	85,053	AADT

Historical counts

Year	Count	Type
2011	69,901	AADT
2010	69,620	AADT
2009	65,902	AADT
2007	67,940	AADT

Historical counts

Year	Count	Type
2017	48,934	AADT

Historical counts

Year	Count	Type
2017	40,153	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



HELEN LEE DELLHEIM

MANAGING DIRECTOR

" Make your next move a WIN "

 410-258-4136 (direct) 410-312-0000 (office)

 Keller Williams Realty Centre
8825 Stanford Blvd, Suite 300
Columbia, MD 21045

 helen@wincommercial.com

 www.wincommercial.com