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)

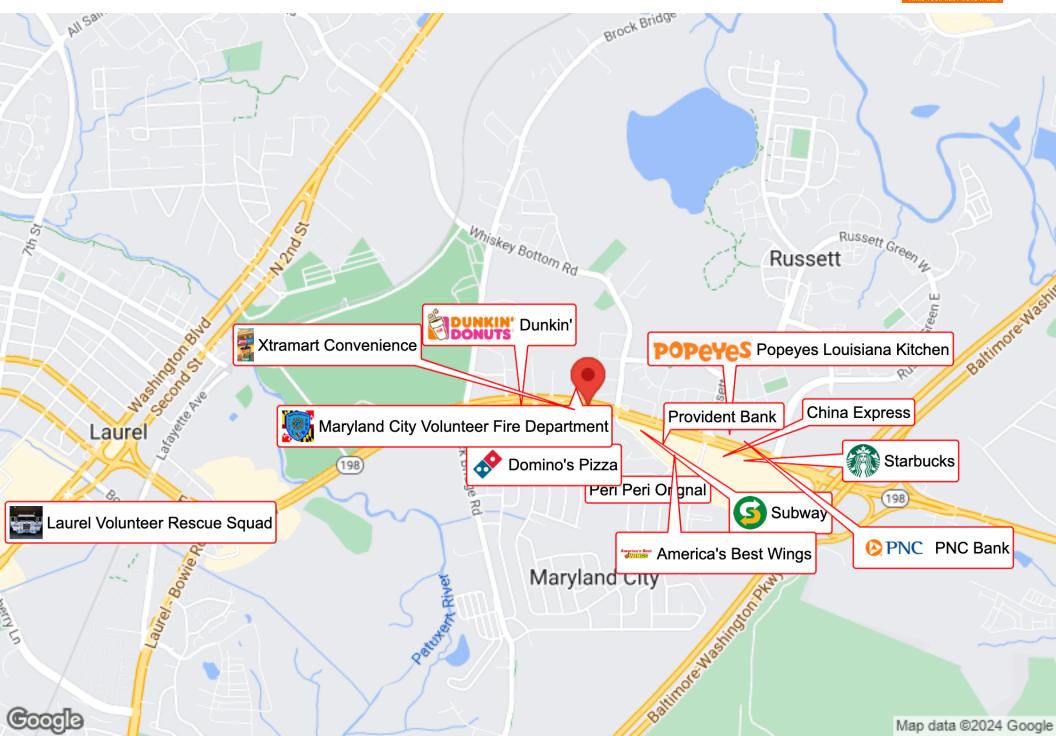
PROPERTY HIGHLIGHTS

- 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





Trade Area Report

Traffic Counts

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rtonsville West Laurel Urban Air/Trampoline (2) and Adventure Park 200 Konterra	olis ion Fort Meade 32 Odenton T3 T3 T3 T3 T3 T3 T3 T3 T3 T3 T3 T3 T3
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	Millersv
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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 / d
104,556 94,680 68,647	48,993 39,926
2022 Est. daily traffic counts2022 Est. daily traffic counts2022 Est. daily traffic counts	2022 Est. daily traffic counts2022 Est. daily traffic counts
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)





HELEN LEE DELLHEIM

MANAGING DIRECTOR

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