

# FOR SALE

Baltimore County, MD

# RETAIL LAND/DEVELOPMENT SITE

3410-3418 SWEET AIR ROAD | PHOENIX, MARYLAND 21131

## AVAILABLE

1.56 Acres ±

## ZONING

BL-CR / RC 5

## TRAFFIC COUNT

11,041 AADT (Sweet Air Rd/Rt. 45)

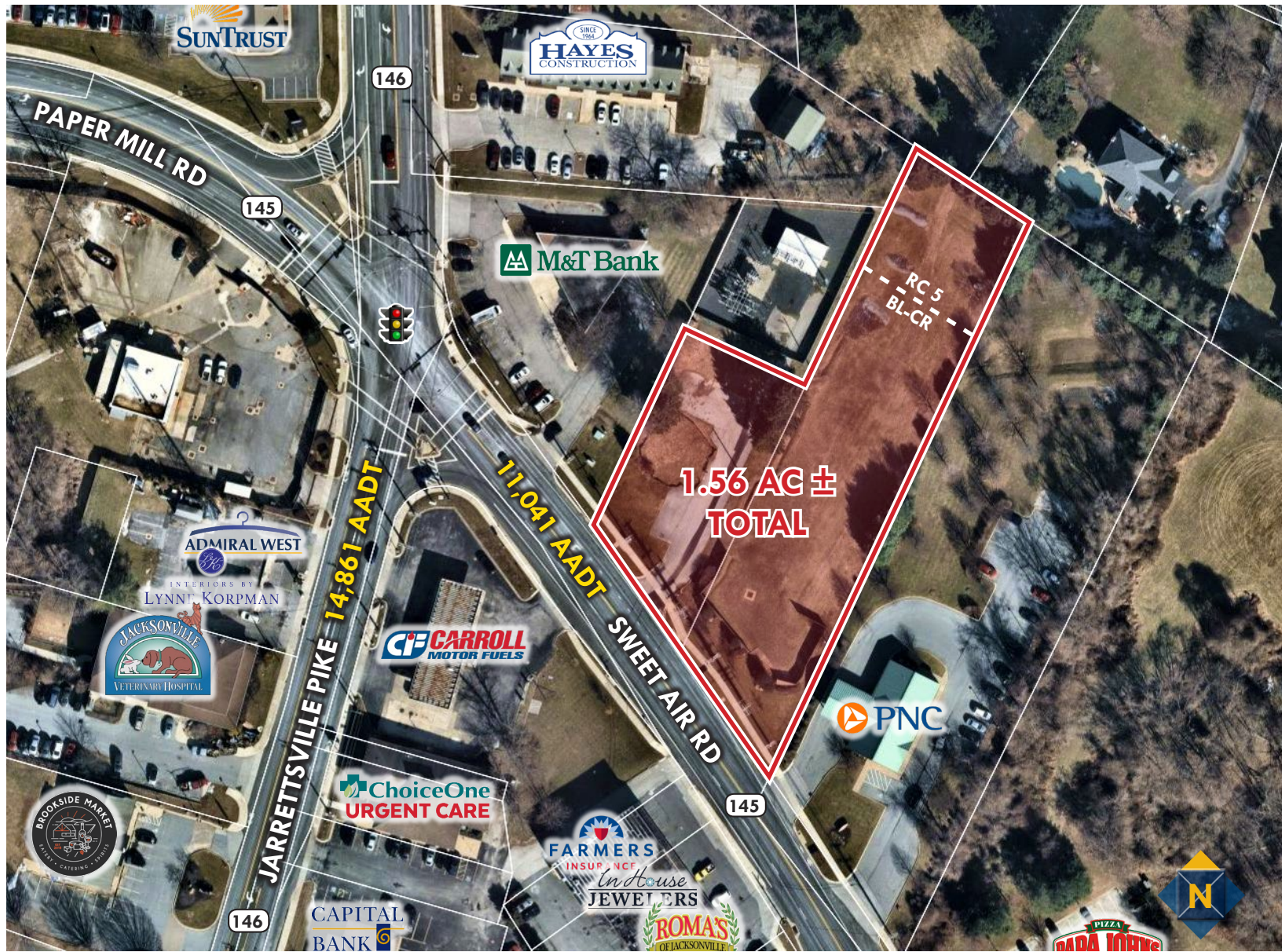
14,861 AADT (Jarrettsville Pike)

## SALE PRICE

Negotiable

## HIGHLIGHTS

- ▶ High visibility location near the signalized intersection of Sweet Air Road and Jarrettsville Pike
- ▶ Excellent development opportunity with 2 separate contiguous parcels
- ▶ Positioned among some of Baltimore County's most affluent communities
- ▶ Nearby retailers include Safeway, ShopRite, Goodwill, McDonald's, Anytime Fitness, 7-Eleven, SunTrust, M&T Bank, PNC Bank, Bank of America



Mike Ruocco | Vice President

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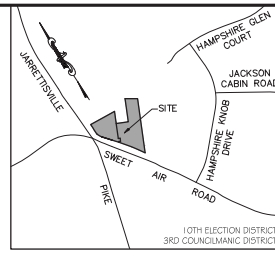
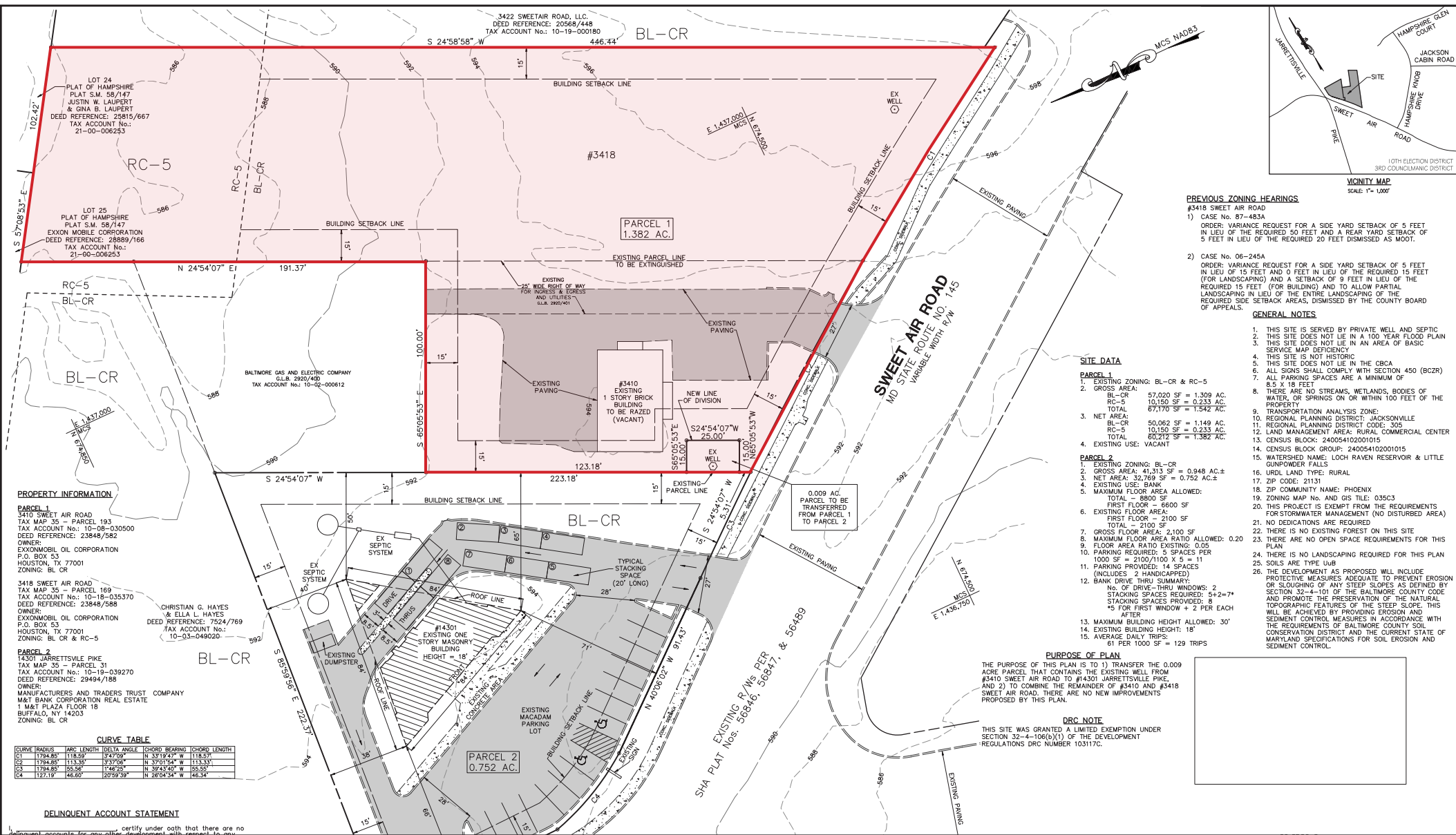
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# SURVEY

3410-3418 SWEET AIR ROAD | PHOENIX, MARYLAND 21131



**PREVIOUS ZONING HEADINGS**  
 #3418 SWEET AIR ROAD  
 1) CASE No. 87-483A  
 ORDER: VARIANCE REQUEST FOR A SIDE YARD SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 50 FEET AND A REAR YARD SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 20 FEET DISMISSED AS MOOT.  
 2) CASE No. 06-245A  
 ORDER: VARIANCE REQUEST FOR A SIDE YARD SETBACK OF 5 FEET IN LIEU OF 15 FEET AND 0 FEET IN LIEU OF THE REQUIRED 15 FEET (FOR LANDSCAPING) AND A SETBACK OF 9 FEET IN LIEU OF THE REQUIRED 15 FEET (FOR BUILDING) AND TO ALLOW PARTIAL LANDSCAPING IN LIEU OF THE ENTIRE LANDSCAPING OF THE REQUIRED SIDE SETBACK AREAS, DISMISSED BY THE COUNTY BOARD OF APPEALS.

**GENERAL NOTES**

- THIS SITE IS SERVED BY PRIVATE WELL AND SEPTIC
- THIS SITE DOES NOT LIE IN A 100 YEAR FLOOD PLAIN
- THIS SITE DOES NOT LIE IN AN AREA OF BASIC SERVICE MAP DEFICIENCY
- THIS SITE IS NOT HISTORIC
- THIS SITE DOES NOT LIE IN THE CBCA
- ALL SIGNS SHALL COMPLY WITH SECTION 450 (BCZR)
- ALL PARKING SPACES ARE A MINIMUM OF 8.5 X 18 FEET
- THERE ARE NO STREAMS, WETLANDS, BODIES OF WATER, OR SPRINGS ON OR WITHIN 100 FEET OF THE PROPERTY
- TRANSPORTATION ANALYSIS ZONE:
- REGIONAL PLANNING DISTRICT: JACKSONVILLE
- REGIONAL PLANNING DISTRICT CODE: 305
- LAND MANAGEMENT AREA: RURAL COMMERCIAL CENTER
- CENSUS BLOCK: 240054102001015
- CENSUS BLOCK GROUP: 240054102001015
- WATERSHED NAME: LOCH RAVEN RESERVOIR & LITTLE GUNPOWDER FALLS
- URDL LAND TYPE: RURAL
- ZIP CODE: 21131
- ZIP COMMUNITY NAME: PHOENIX
- ZONING MAP No. AND GIS TILE: 03503
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS FOR STORMWATER MANAGEMENT (NO DISTURBED AREA)
- NO DEDICATIONS ARE REQUIRED
- THERE IS NO EXISTING FOREST ON THIS SITE
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- THERE IS NO EXISTING FOREST ON THIS SITE
- SOILS ARE TYPE Uub
- THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

**SITE DATA**

**PARCEL 1**

- EXISTING ZONING: BL-CR & RC-5
- GROSS AREA:  
BL-CR 57,020 SF = 1.309 AC.  
RC-5 10,150 SF = 0.233 AC.  
TOTAL 67,170 SF = 1.542 AC.
- NET AREA:  
BL-CR 50,062 SF = 1.149 AC.  
RC-5 10,150 SF = 0.233 AC.  
TOTAL 60,212 SF = 1.382 AC.
- EXISTING USE: VACANT

**PARCEL 2**

- EXISTING ZONING: BL-CR
- GROSS AREA: 41,313 SF = 0.948 AC.±
- NET AREA: 32,769 SF = 0.752 AC.±
- EXISTING USE: BANK
- MAXIMUM FLOOR AREA ALLOWED:  
TOTAL - 8800 SF  
FIRST FLOOR - 2100 SF
- EXISTING FLOOR AREA:  
FIRST FLOOR - 2100 SF  
TOTAL - 2100 SF
- GROSS FLOOR AREA: 2,100 SF
- MAXIMUM FLOOR AREA RATIO ALLOWED: 0.20
- FLOOR AREA RATIO EXISTING: 0.05
- PARKING REQUIRED: 5 SPACES PER 1000 SF = 2100/100 X 5 = 11
- PARKING PROVIDED: 14 SPACES (INCLUDES 2 HANDICAPPED)
- BANK DRIVE THRU SUMMARY:  
No. of DRIVE-THRU WINDOWS: 2  
STACKING SPACES REQUIRED: 5+2=7  
STACKING SPACES PROVIDED: 8  
\*5 FOR FIRST WINDOW + 2 PER EACH AFTER
- MAXIMUM BUILDING HEIGHT ALLOWED: 30'
- EXISTING BUILDING HEIGHT: 18'
- AVERAGE DAILY TRIPS:  
61 PER 1000 SF = 129 TRIPS

**PURPOSE OF PLAN**

THE PURPOSE OF THIS PLAN IS TO 1) TRANSFER THE 0.009 ACRE PARCEL THAT CONTAINS THE EXISTING WELL FROM #3410 SWEET AIR ROAD TO #14301 JARRETTSVILLE PIKE, AND 2) TO COMBINE THE REMAINDER OF #3410 AND #3418 SWEET AIR ROAD, THERE ARE NO NEW IMPROVEMENTS PROPOSED BY THIS PLAN.

**DRG NOTE**

THIS SITE WAS GRANTED A LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(1) OF THE DEVELOPMENT REGULATIONS DRG NUMBER 103117C.

**PROPERTY INFORMATION**

**PARCEL 1**  
 3410 SWEET AIR ROAD  
 TAX MAP 35 - PARCEL 193  
 TAX ACCOUNT No.: 10-10-030500  
 DEED REFERENCE: 23848/582  
 OWNER:  
 EXXONMOBIL OIL CORPORATION  
 P.O. BOX 53  
 HOUSTON, TX 77001  
 ZONING: BL CR

**3418 SWEET AIR ROAD**  
 TAX MAP 35 - PARCEL 169  
 TAX ACCOUNT No.: 10-10-035370  
 DEED REFERENCE: 23848/588  
 OWNER:  
 EXXONMOBIL OIL CORPORATION  
 P.O. BOX 53  
 HOUSTON, TX 77001  
 ZONING: BL CR & RC-5

**CHRISTIAN G. HAYES & ELLA L. HAYES**  
 DEED REFERENCE: 7524/769  
 TAX ACCOUNT No.: 10-03-049020

**PARCEL 2**  
 14301 JARRETTSVILLE PIKE  
 TAX MAP 35 - PARCEL 31  
 TAX ACCOUNT No.: 10-10-030270  
 DEED REFERENCE: 29494/188  
 OWNER:  
 MANUFACTURERS AND TRADERS TRUST COMPANY  
 M&T BANK CORPORATION REAL ESTATE  
 1 MAT PLAZA FLOOR 18  
 BUFFALO, NY 14203  
 ZONING: BL CR

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1784.85	118.59	874.90°	N 3°19'42" W	118.57
C2	1784.85	118.59	874.90°	N 3°19'42" W	118.57
C3	1784.85	55.56	174.62°	N 3°43'40" W	55.50
C4	127.19	46.60	205°59'39"	N 26°04'34" W	46.34

**DELINQUENT ACCOUNT STATEMENT**

I, \_\_\_\_\_, certify under oath that there are no delinquent accounts for any other development with respect to any



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# TRADE AREA

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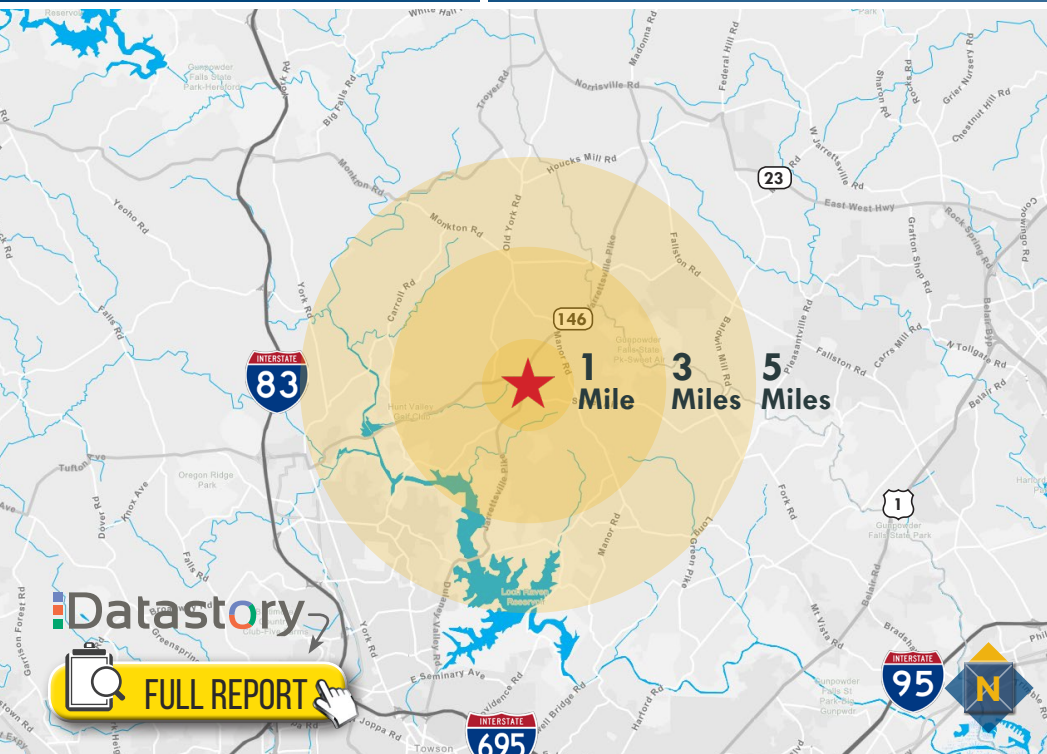


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# LOCATION / DEMOGRAPHICS

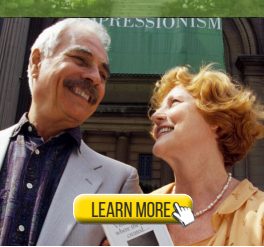
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<b>RESIDENTIAL POPULATION</b> 1,784 1 MILE 8,956 3 MILES 38,452 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 612 1 MILE 3,107 3 MILES 15,190 5 MILES	<b>AVERAGE HH SIZE</b> 2.92 1 MILE 2.87 3 MILES 2.48 5 MILES	<b>MEDIAN AGE</b> 48.9 1 MILE 49.2 3 MILES 44.3 5 MILES
<b>AVERAGE HH INCOME</b> \$183,869 1 MILE \$197,497 3 MILES \$128,787 5 MILES	<b>EDUCATION (COLLEGE+)</b> 84.3% 1 MILE 83.5% 3 MILES 79.2% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 98.7% 1 MILE 98.8% 3 MILES 96.9% 5 MILES	<b>DAYTIME POPULATION</b> 1,770 1 MILE 6,955 3 MILES 29,144 5 MILES

**48%**  
TOP TIER  
10 MIN. DRIVE

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.



**2.84**  
AVERAGE HH SIZE  
**47.3**  
MEDIAN AGE  
**\$173,200**  
MEDIAN HH INCOME

**23%**  
EXURBANITES  
10 MIN. DRIVE

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.



**2.50**  
AVERAGE HH SIZE  
**51.0**  
MEDIAN AGE  
**\$103,400**  
MEDIAN HH INCOME

**19%**  
SAVVY SUBURBANITES  
10 MIN. DRIVE

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.



**2.85**  
AVERAGE HH SIZE  
**45.1**  
MEDIAN AGE  
**\$108,700**  
MEDIAN HH INCOME

**7%**  
PROFESSIONAL PRIDE  
10 MIN. DRIVE

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.



**3.13**  
AVERAGE HH SIZE  
**40.8**  
MEDIAN AGE  
**\$138,100**  
MEDIAN HH INCOME