

FOR SALE

Baltimore County, MD

RESIDENTIAL DEVELOPMENT OPPORTUNITY

CHURCH LANE | RANDALLSTOWN, MARYLAND 21133

LOT SIZE: 15.32 AC TOTAL

1.85 Acres: DR Zoning

13.47 Acres: OR-2 Zoning

ZONING

OR-2 (Office Building - Residential)

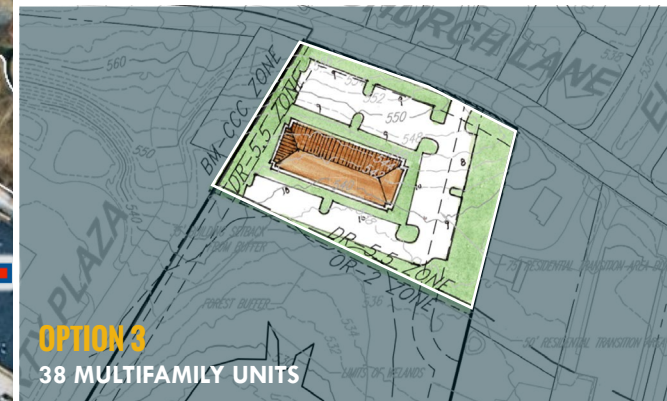
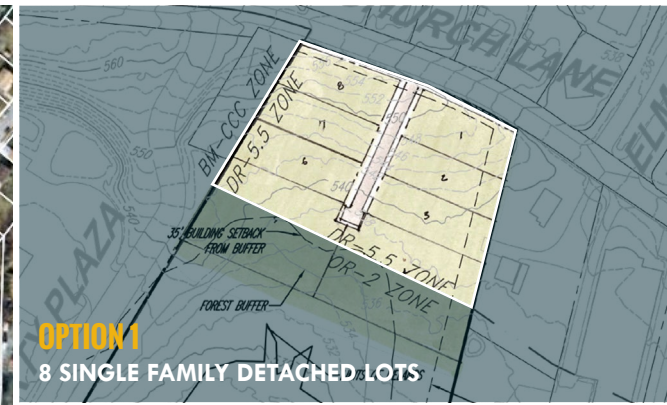
DR 5.5 (Density Residential)

SALE PRICE

Negotiable

HIGHLIGHTS

- ▶ **Option 1:** 8 single family detached lots (50'x140') (7,000 sf typical)
- ▶ **Option 2:** 18 townhomes (20'x40' on 20'x90' lots)
- ▶ **Option 3:** 38 multifamily units in 3-story garden apartment building
- ▶ Easy access to I-695, I-795 and Owings Mills trade area
- ▶ 2 minute drive to Northwest Hospital
- ▶ Nearby retailers include ALDI, Walmart, Home Depot, Food Lion, Marshalls, ezStorage, Checkers, Popeyes, KFC, IHOP



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BIRDSEYE: LIBERTY ROAD CORRIDOR

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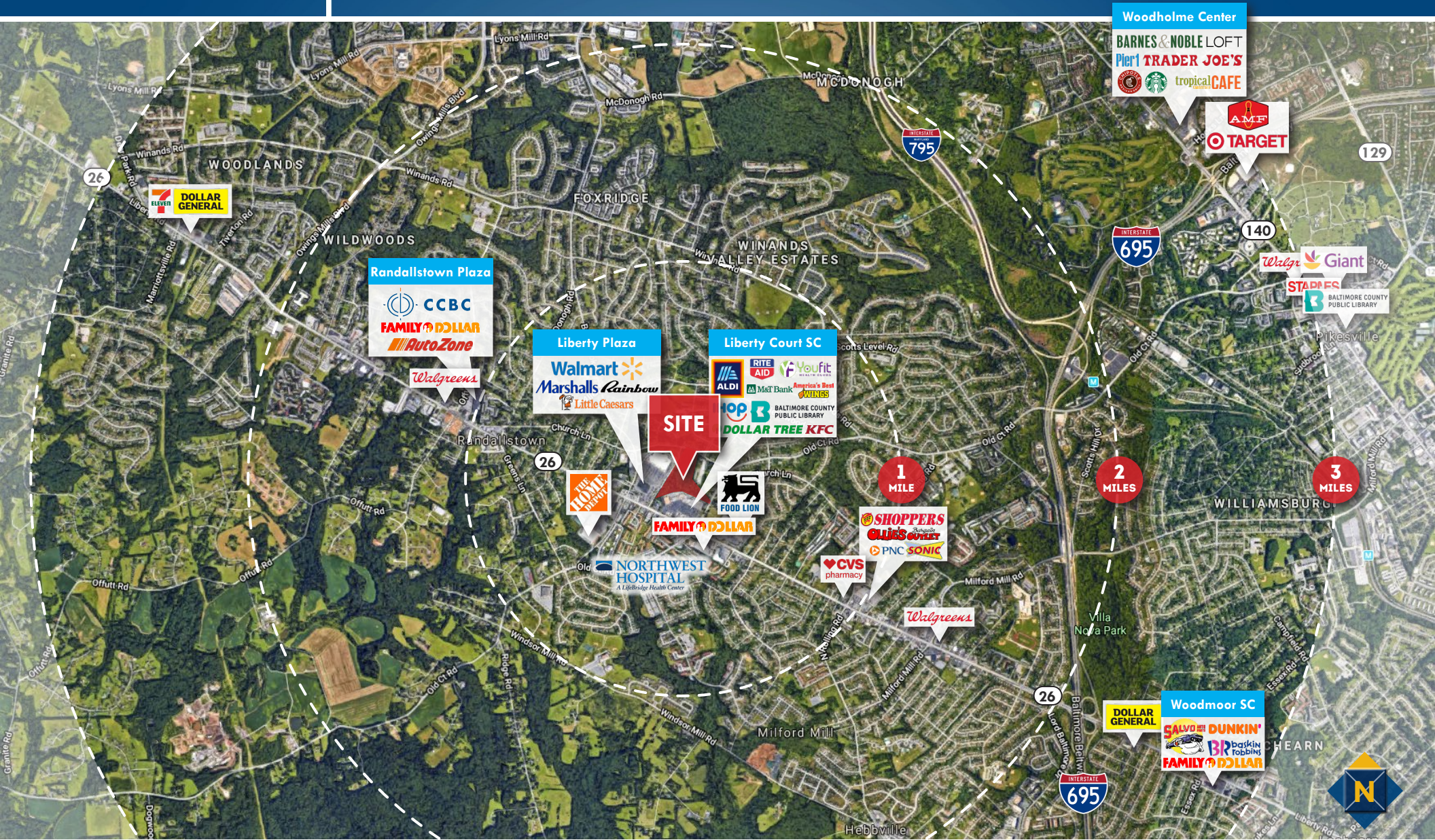


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TRADE AREA

CHURCH LANE | RANDALLSTOWN, MARYLAND 21133

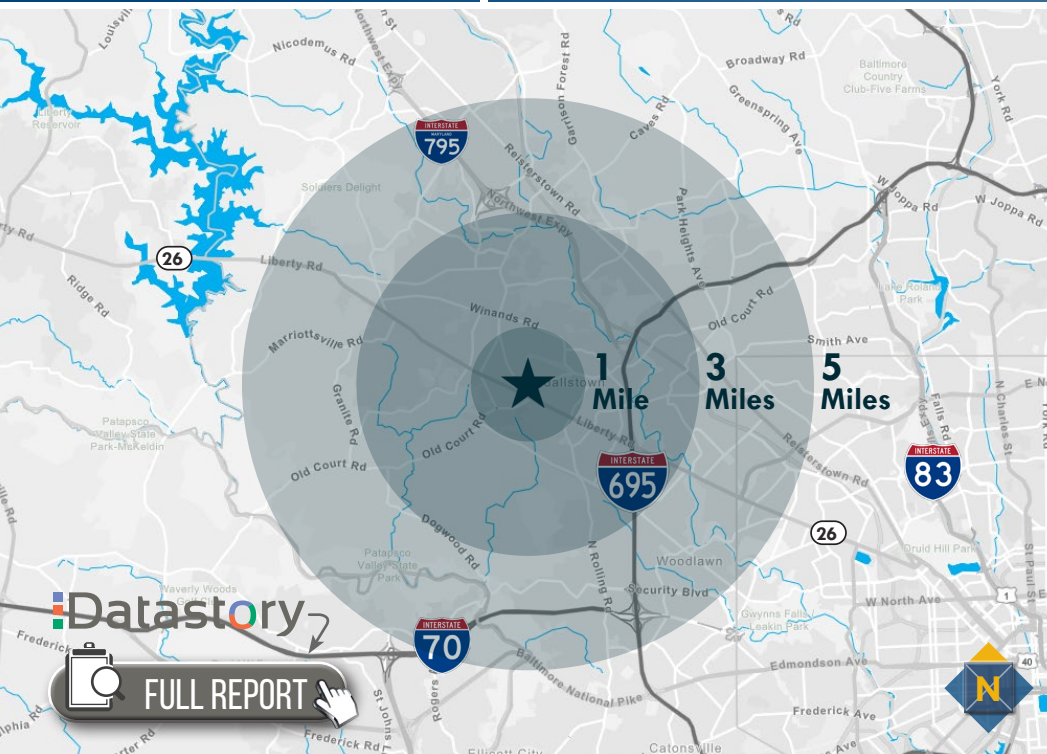


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LOCATION / DEMOGRAPHICS

CHURCH LANE | RANDALLSTOWN, MARYLAND 21133



RESIDENTIAL POPULATION 16,148 1 MILE 96,567 3 MILES 211,042 5 MILES	NUMBER OF HOUSEHOLDS 6,012 1 MILE 38,359 3 MILES 83,712 5 MILES	AVERAGE HH SIZE 2.65 1 MILE 2.48 3 MILES 2.47 5 MILES	MEDIAN AGE 39.4 1 MILE 39.3 3 MILES 39.3 5 MILES
AVERAGE HH INCOME \$92,559 1 MILE \$99,061 3 MILES \$98,678 5 MILES	EDUCATION (COLLEGE+) 64.8% 1 MILE 71.3% 3 MILES 70.2% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 88.1% 1 MILE 90.1% 3 MILES 89.9% 5 MILES	DAYTIME POPULATION 13,713 1 MILE 83,777 3 MILES 210,869 5 MILES

25%
PLEASANTVILLE
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

[LEARN MORE](#)

17%
PARKS AND REC
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

[LEARN MORE](#)

13%
BRIGHT YOUNG PROFESSIONALS
2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

[LEARN MORE](#)

9%
ENTERPRISING PROFESSIONALS
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

[LEARN MORE](#)

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