



.64 Acre Development Site Along York Road



- Location:** 5837-5841 York Road, Baltimore, MD 21212
Block 5136A, Lot 007, 009 & 011
- York Road is the main north/south road connecting Baltimore City and County
 - Less than 2 blocks to Belvedere Square Shopping Center
 - 5-minute drive to Loyola University; 10-minute drive to Towson University
 - Across from The Senator Theatre
 - Traffic Count of 13,800 vehicles per day
 - Traffic Count of 28,000 on closest Northern Parkway point of measurement
- Size:** 27,000 sq. ft.; 200' along York Road; 135' feet deep (.642 acre)
- Property elevation above sidewalk on York Road is between 3' on the southern end and 6' on the northern end
- Taxes:** \$12,875 per year. Tax Assessment \$545,600.
- Zoning:** C-2 Zoning – Commercial and Residential Use District
- Build Up to 120 Units without City/Neighborhood approval
 - 225 sq. ft. of lot area per DU “By Right”
 - Additional or less density may be achievable with setbacks/height restrictions
 - PUD restricts uses ordinarily permitted within C-2 Zoning
- Utilities:** Water and Sewer connection available
- 10” water line along York Road
 - 8” sewer main in rear alley
- Pricing:** \$595,000 -- \$22.04/sq. ft.



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Property offered equally without regard to protected classes, including race, religion, color, creed, sex, marital & family status, and/or disability. Property offering is subject to prior sale & withdrawal at any time in the owner's discretion. Information presented is believed accurate & from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of its agents make any warranties or representations regarding this information, the Property; its physical condition, any of its components, nor its financial performance. All information should be considered as observed by Broker. Purchaser is advised to verify all information to Purchaser's satisfaction.

Ben Frederick Realty, Inc., Seller's Exclusive Broker
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Demographics		
5 Minutes	10 Minutes	15 Minutes
Total Population		
47,874	204,890	455,655
Number of Households		
21,291	92,879	212,121
Owner Occupied Housing Units		
43.7%	45.6%	49.1%
Renter Occupied Housing Units		
44.6%	43.4%	41.3%
Total Businesses		
16,267	44,222	59,131
Total Employees		
189,119	587,310	774,803
Median Age		
37.6	37.6	37

This development opportunity lies within a three-mile radius of five prestigious colleges and universities, positioning it as an ideal choice for off-campus housing, tapping into the substantial disposable income of this demographic. Within a 15-minute drive time, a thriving community boasts 212,121 households and a population of 455,655 individuals, as per the 2020 Census. The York Road Corridor serves as a retail hub, anchored to the south by prominent retailers like Staples and extending an impressive three miles north to the ever-popular Towson Town Center. Here, you'll find a blend of national giants such as Giant Foods, Chipotle, Panera, and PetCo, alongside local businesses like Ayd Hardware, a family-owned establishment that has proudly served the community since 1974. Convenient transportation access is another highlight, with swift connectivity to I-83 for travel north or south achievable within a mere ten minutes. Furthermore, 5837 - 5841 York Road enjoys an enviable location along the CityLink Red bus line, recognized as the most heavily utilized MTA bus route, ensuring effortless accessibility for both residents and visitors alike.



Call Will A. Cannon III

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Seller's Exclusive Agent

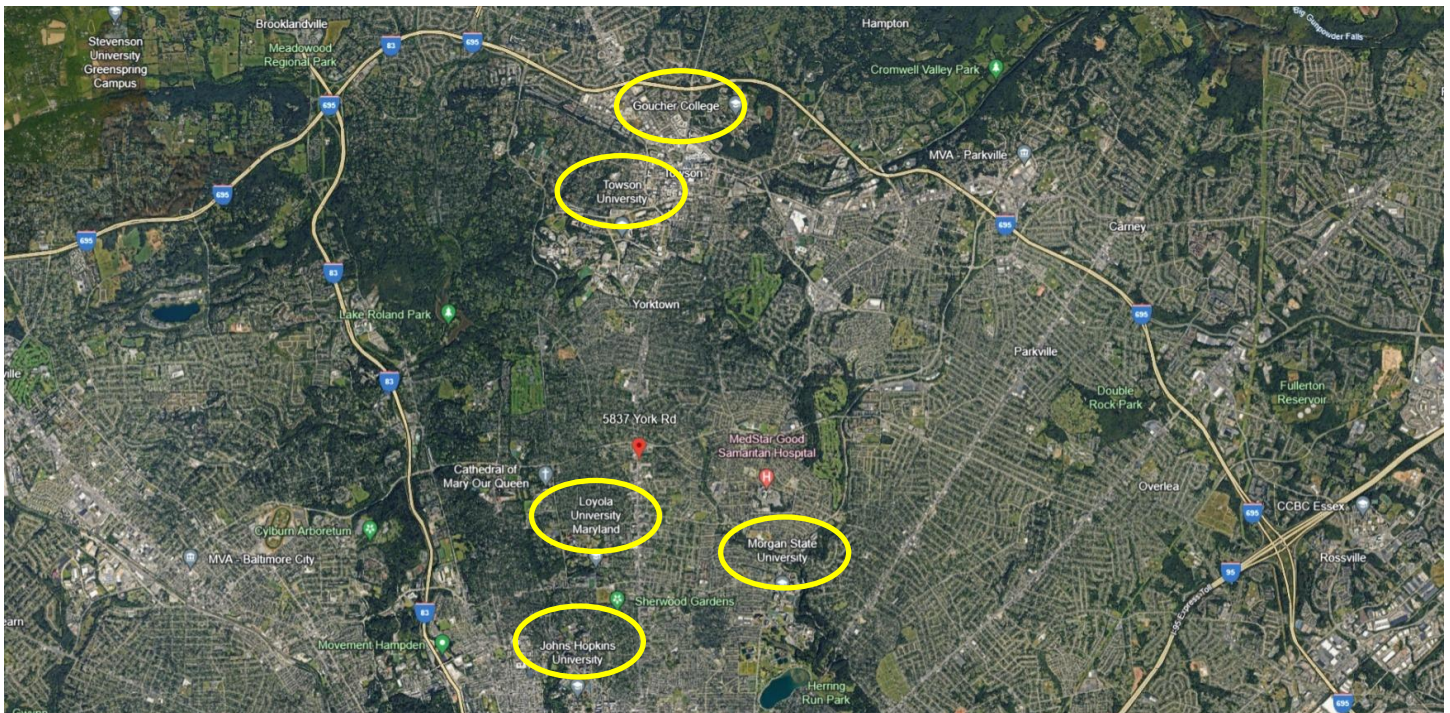
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- < 3.5 Miles to Goucher College
- < 2 Miles to Towson University
- < 1.5 Miles to Loyola University of Maryland
- < 3 Miles to Johns Hopkins University Homewood Campus
- < 3 Miles to Morgan State University



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BALTIMORE'S APARTMENT PROPERTY SPECIALIST



08/04/2021



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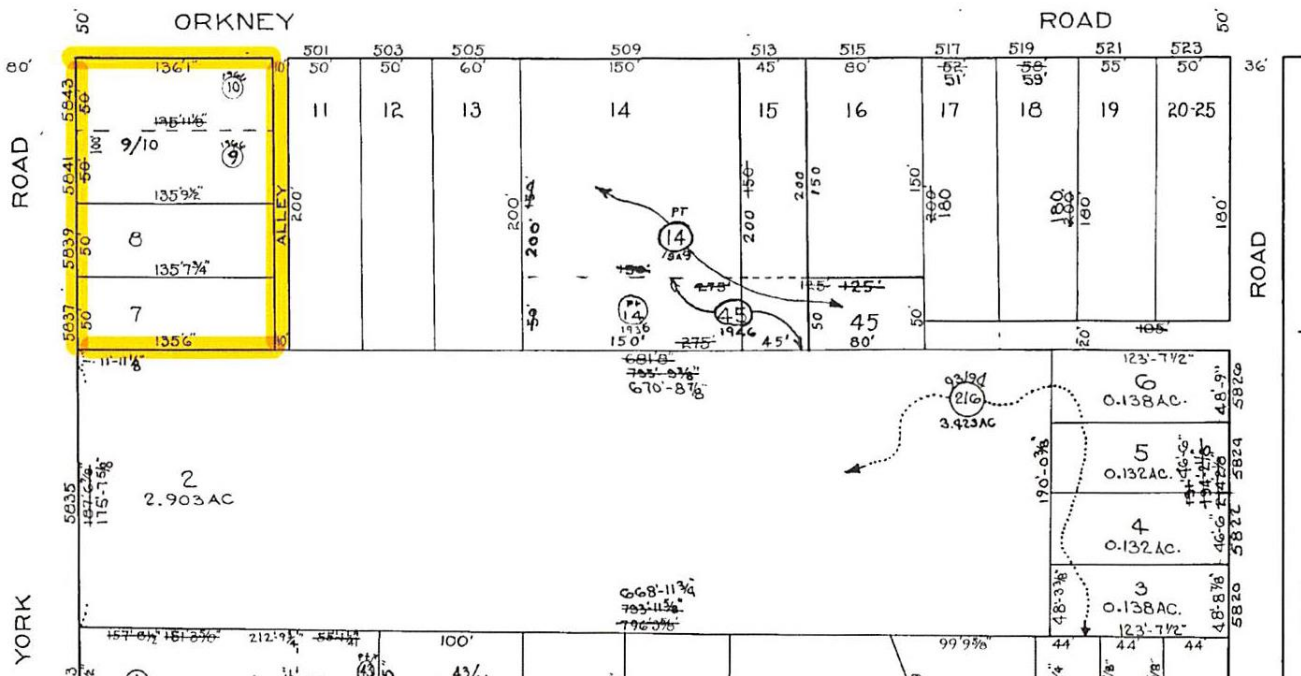
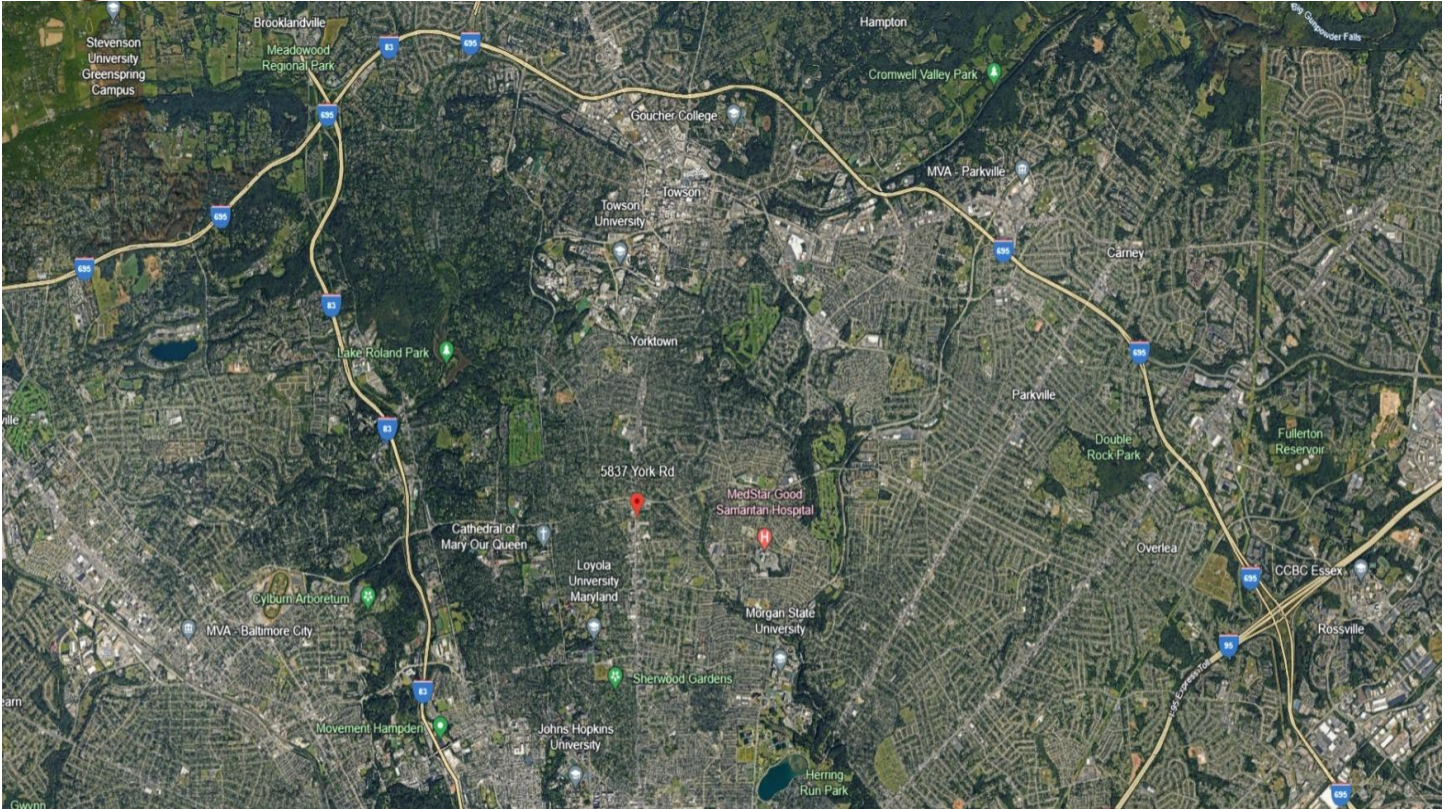
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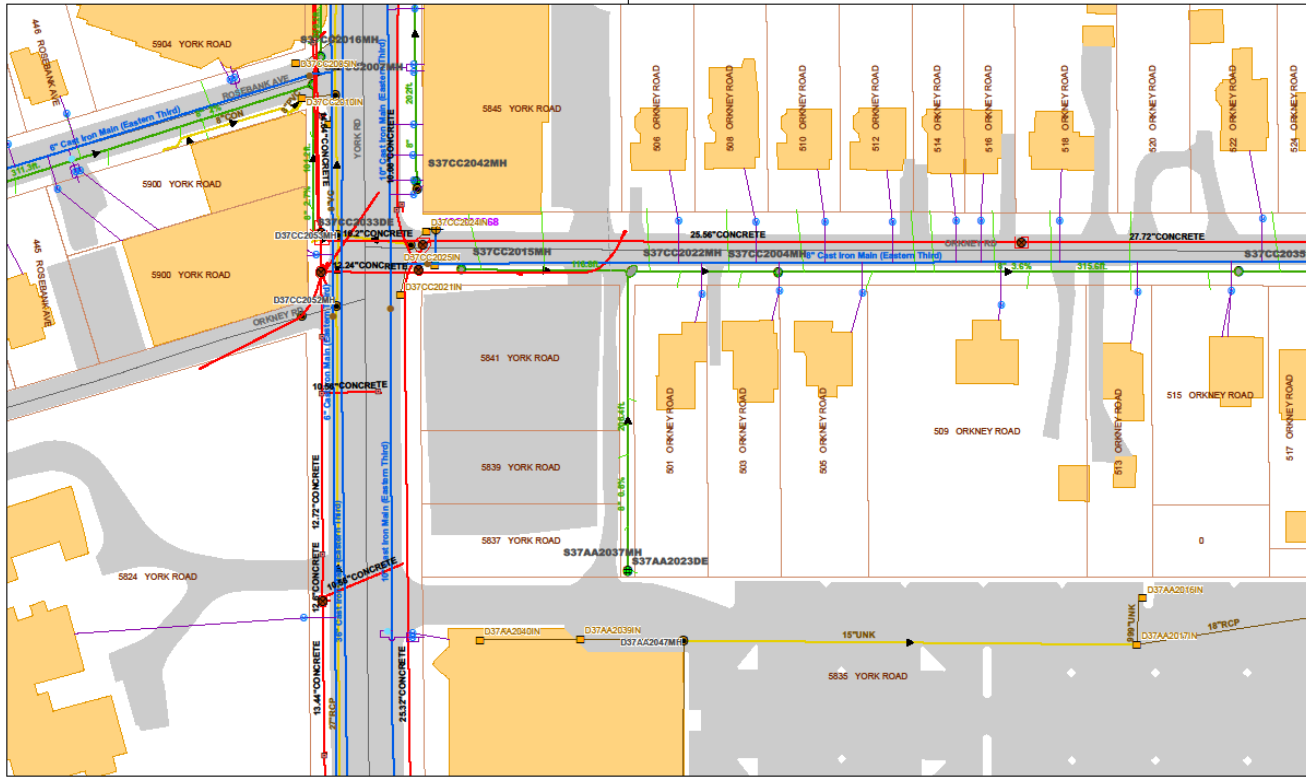


Utility Map

Blue = Water
Green = Sanitary

Red: City-Owned
Electrical Conduit
Yellow = Stormwater

Baltimore City Utility Viewer -- Department of Public Works
Date: 1/18/2024 1 inch = 54 feet



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