

# Prime Land For Sale – Development Opportunity

Cassidy  
Turley

Sample Office Elevation



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1312 Old Elkridge Landing & 1401 Ridge Road  
Linthicum Heights, Maryland  
± 21-Acre Parcel of Land  
Between River Road and Furnace Road  
in Anne Arundel County (BWI Market)  
Zoned W-1

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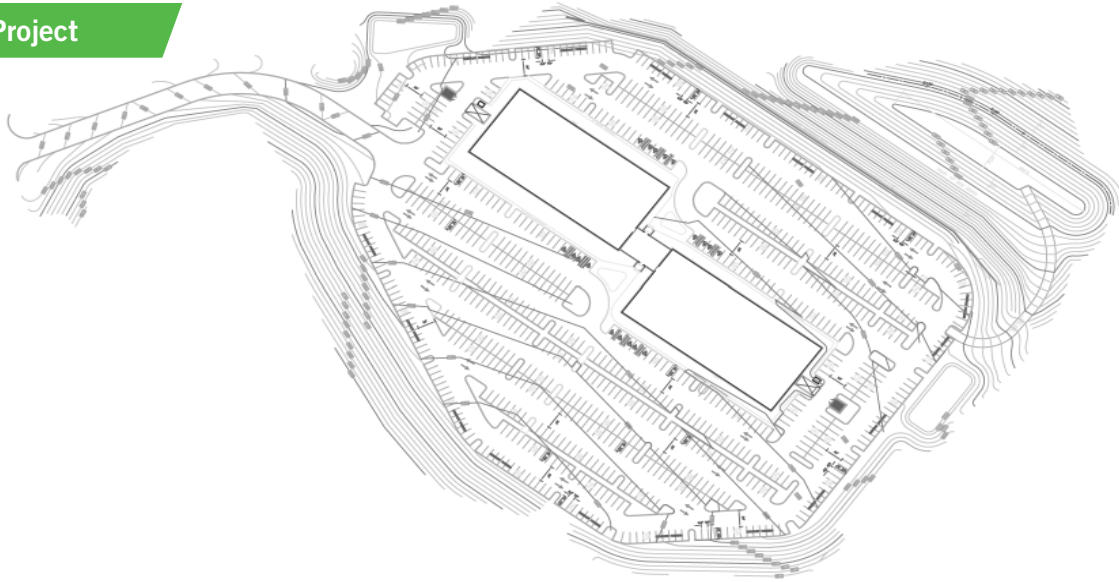


Aerial

## PROPERTY PROFILE – SITE DATA

<b>Location:</b>	<p>The Property is located between River Road and Furnace Road near the intersection of West Nursery Road and Winterson Road. West Nursery Road connects to:</p> <ul style="list-style-type: none"> <li>the Baltimore-Washington Parkway for direct access to Baltimore, Washington, DC, and the Baltimore-Washington Corridor, including the Fort Meade area</li> <li>Interstate I-95 for direct access to the Baltimore beltway</li> </ul> <p>The property is approximately two miles from the Baltimore-Washington International Airport (BWI)</p>
<b>Tax ID:</b>	<p>Tax Map 3, Block 5, Parcel 197 (1312 Old Elkridge Landing Road) Tax Map 3, Block 5, Parcel 136 (1401 Ridge Road)</p>
<b>Land Area:</b>	20.78 acres (905,176 SF)
<b>Zoning:</b>	<p>The property is zoned W-1 with height, bulk, and mass limitations as defined by a community agreement with the surrounding neighbors. The major points of the agreement are:</p> <ul style="list-style-type: none"> <li>Maximum developable square footage is 230,000 square feet</li> <li>Maximum building height is 4 stories or 60 feet</li> </ul>
<b>Existing Use:</b>	Vacant. A 1 to 2 acre portion of the property was mined as a gravel pit.
<b>Topography:</b>	Slopes from south to north/northwest ranging from relatively flat to steep closer to western property line. The sloping topography provides outstanding views from I-195.
<b>Wetlands:</b>	There are no wetlands within the site boundaries.
<b>BGE Easement:</b>	There is a perpetual right-of-way easement with BGE, the adjoining landowner that provides ingress/egress access from the property to the Old Elkridge Landing/Furnace Road intersection. This is the best entry point to the property.

## Potential Project



## PROPERTY PROFILE – PROJECT DATA

**Grading Permit:** G02010895 (active, pending additional review and approval)

**Building Pad Elevation:** 155 feet (approximate)

**Building Square Feet:** Up to 230,000 square feet, as set by the Community Agreement

**Building Height:** Four (4) stories or sixty (60) feet in height, as set by the Community Agreement

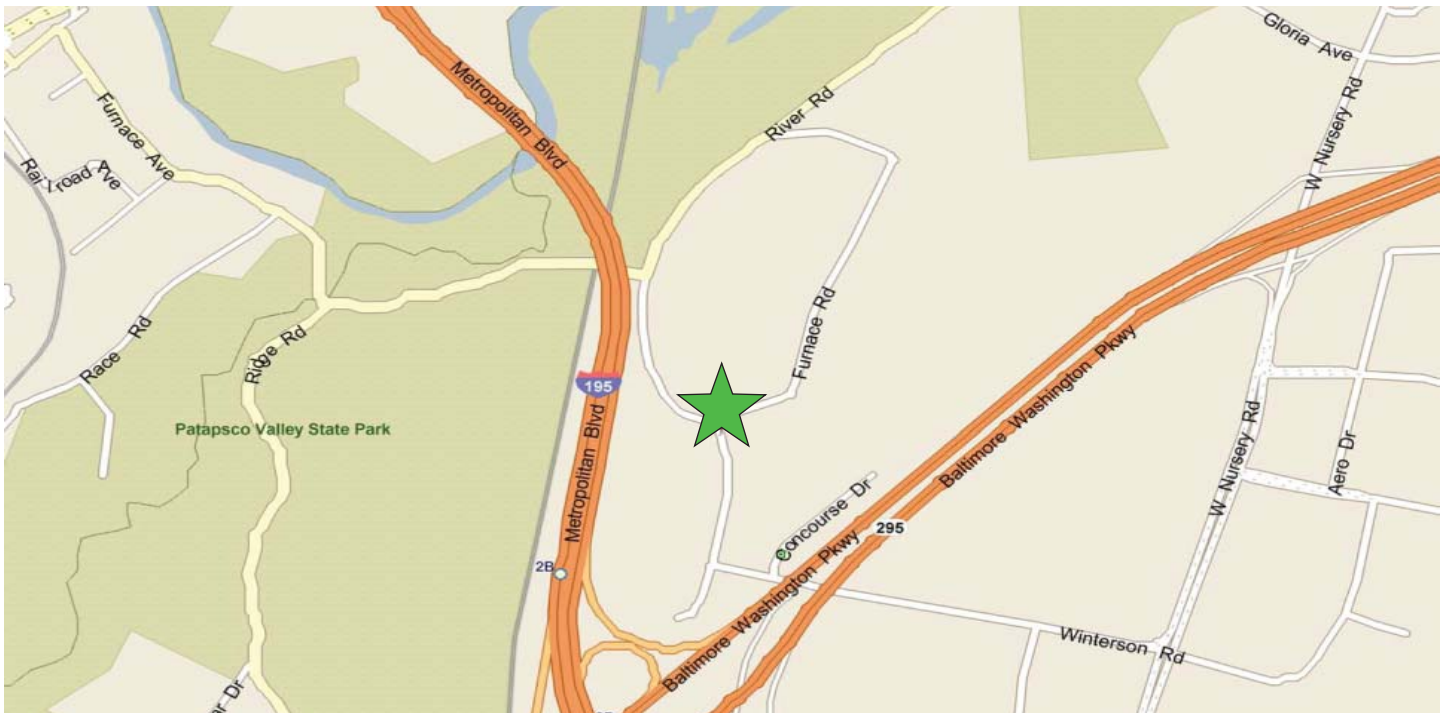
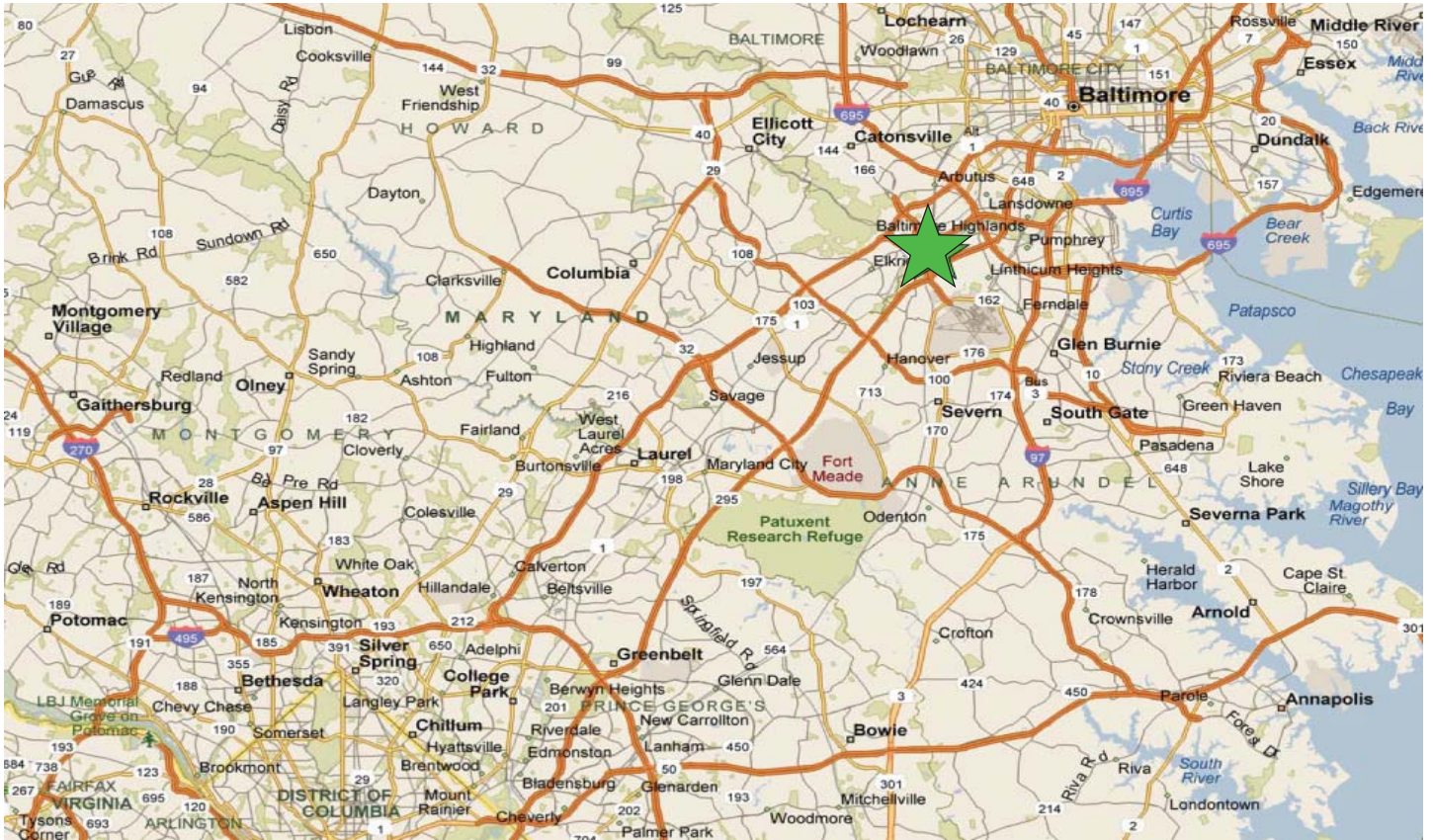
**Property Access:** Access to the Property is from the intersection of Old Elkridge Landing Road and Furnace Road. Although the site does not adjoin this intersection, we have an access easement across the BGE right-of-way easement to provide ingress/egress to the site.

**Water and Sewer:** Water and sewer are available in Old Elkridge Landing Road.

**Stormwater Management:** Stormwater management can be accommodated on site.

**Roadway Improvements:** Roadway improvements will be required if we do not meet the "Old Code" requirements. Determination of the improvements will be subject to a traffic study. In addition, roadway improvements could be self imposed if the partnership desires to widen and update Old Elkridge Landing as it nears the property to provide a more formal appearance.

Under either scenario, if transportation improvements to Old Elkridge Landing are warranted, the project will need to coordinate improvements with a nearby property owner to gain access to additional right of way.



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