

EXCLUSIVE OFFERING

# 20235 Middletown Road

Freeland, Maryland 21053

±4 Acres · Split Zoning · ~3 Acres Commercial · ~1 Acre Residential

Direct Access to I-83 · Now Accepting Offers

ASKING PRICE

**\$795,000**

NOW ACCEPTING OFFERS



ZONING MAP · BL (Commercial) & RC 2 (Residential)



## INVESTMENT HIGHLIGHTS

1

### Split-Zoned Flexibility

~3 ac BL / ~1 ac RC 2

2

### Commercial Use Potential

Retail, Office, Restaurant  
Bank, Tavern, Medical

3

### Residential Component

SFD, Farmette  
Farmer's Stand

4

### Direct Access to I-83

Convenient regional connectivity

5

### Owner-User / Redev.

Operators, investors,  
adaptive reuse

## ZONING

### BL – Business Local:

Retail, Personal Services, Restaurant, Bank, Office, Tavern, Food Store, Medical Clinic

### RC 2 – Agricultural / Residential:

Single-Family Dwelling, Farmette, Farmer's Roadside Stand, Tenant House

## PROPERTY DETAILS

**ADDRESS** 20235 Middletown Rd, Freeland, MD 21053

**ACREAGE** ±4 Acres with Split Zoning

**COMMERCIAL** ±3 Acres BL – Business Local

**RESIDENTIAL** ±1 Acre RC 2 – Agricultural

**I-83 ACCESS** Direct Access – Exceptional Visibility

**OPPORTUNITY** Owner-User, Investor, Adaptive Reuse

## THE OPPORTUNITY

Rare split-zoned property with direct I-83 access offering exceptional commercial and residential flexibility.

The ~3-acre BL parcel supports retail, dining, office, medical, and service uses. The ~1-acre RC 2 parcel allows for single-family, farmette, or roadside stand development.

Ideal for owner-users, investors, or developers seeking a versatile parcel in northern Baltimore County.

## TRADE AREA DEMOGRAPHICS

METRIC	5 MIN	10 MIN	15 MIN
Population	432	5,723	22,192
Households	141	2,022	8,189
Median HH Income	\$131,405	\$125,518	\$108,549

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**Valuation | Brokerage | Consulting**

Information deemed reliable but not guaranteed.

All prospective purchasers should conduct independent investigation and due diligence.