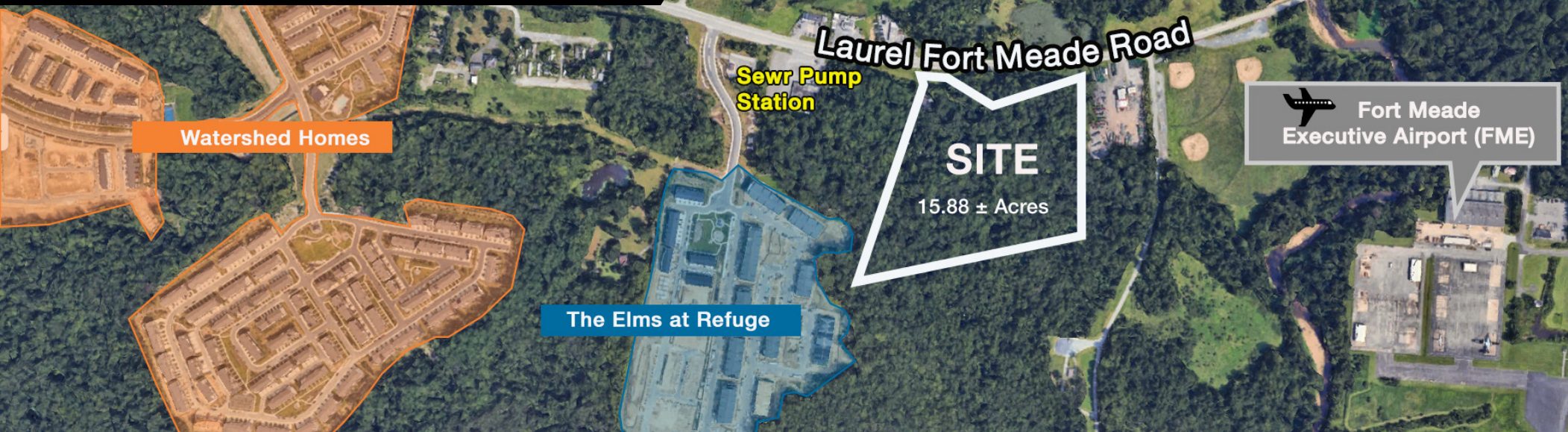


15.88 ± Acre Development Opportunity FOR SALE

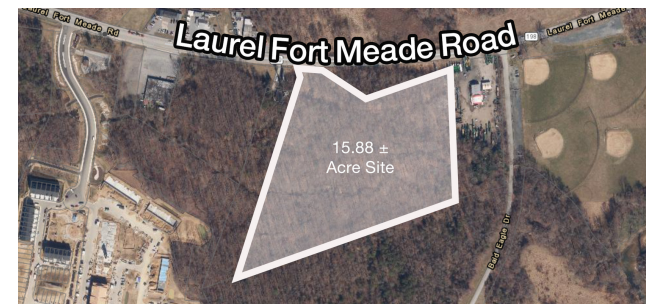


3217 LAUREL FORT MEADE RD

Laurel, MD 20724

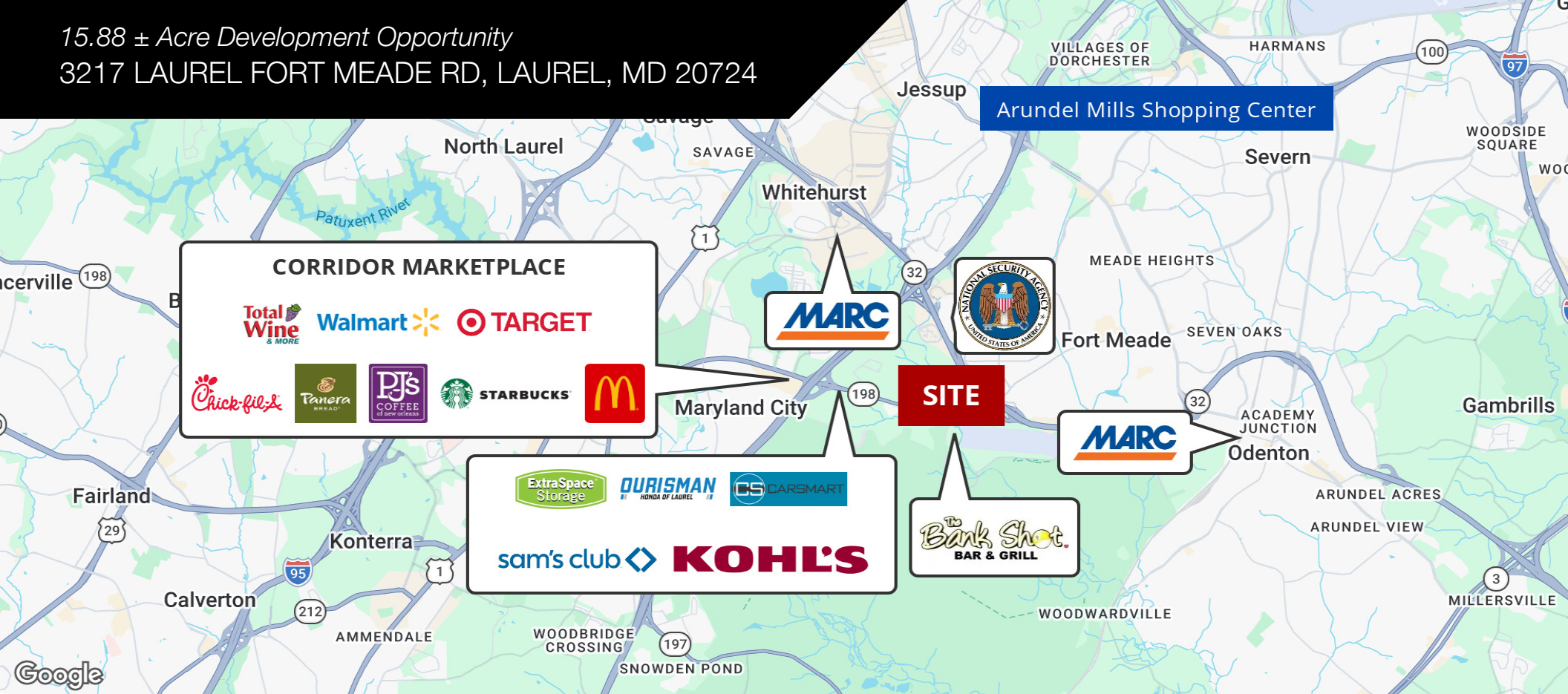
PROPERTY HIGHLIGHTS

- 15.88 ± acre development opportunity
- Large-scale infill development opportunity in growing submarket of Anne Arundel County
- Parcel 71, Grid 22 on Anne Arundel County Tax Map 20
- Zoned MXD-N (Mixed Use Neighborhood)
- Excellent opportunity for mixed-use, residential, retail, office, or commercial development
- Strong visibility and accessibility along Laurel Fort Meade Road corridor
- Located between Washington, DC and Baltimore with proximity to major transportation routes
- Easy access to I-95, Route 32, Route 295 (Baltimore-Washington Parkway), and Fort Meade
- Minutes from Laurel, Columbia, Hanover, NSA, and BWI Airport
- **SALE PRICE: \$600,000**



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15.88 ± Acre Development Opportunity
 3217 LAUREL FORT MEADE RD, LAUREL, MD 20724



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	1,715	607	\$109,247
3 Miles	30,430	10,687	\$123,360
5 Miles	172,766	63,918	\$128,348

2023 American Community Survey (ACS)

LOCATION DESCRIPTION

Strategically located near Fort Meade, NSA, BWI Airport and major employment centers. Convenient access to major commuter routes serving Baltimore and Washington, DC within an active mixed use and residential growth corridor. Located between Washington DC and Baltimore with proximity to major routes. Nearby national retailers, residential communities, and business parks. This location has long-term investment and development potential.