



## 7,000 Square Foot Lot for Sale



**Location:** 319-321 North Paca Street, Downtown Baltimore, 21201  
Block 0576, Lot 016.

- North Paca Street Corridor – Key north-south artery through Downtown with direct access to MLK Jr. Blvd. and I-395.
- One block from Lexington Market – Historic market recently redeveloped with new food vendors and public space.
- Proximity to University of Maryland – Within a 5-minute walk to the University of Maryland Medical Center, BioPark and professional schools, fueling strong daytime population.
- Bromo Arts District Location – Surrounded by theaters (Hippodrome & Everyman), galleries and event venues (CFG Arena), offering a vibrant arts and entertainment setting.
- Traffic Count of 10,383 vehicles per day on closest point of measurement.

**Size:** 7,000 sq. ft.; 50' frontage along North Paca; 140' deep. 50' along Jasper Street (rear alley).

**Taxes:** \$5,179 per year. Tax Assessment \$219,433.

**Zoning:** C-5DC Zoning – “Downtown District”.

- No by-right restrictions on multi-family units.
- No off-street parking requirements.
- No setbacks, other than minimum build height of 36'.

**Utilities:** Sewer and conduit connections available

- Water: 6” ductile iron main located in North Paca Street; 4” water line located in Jasper Street.
- Sewer: 8”-10” mains run along both North Paca Street and Jasper Street.
- Conduit: Multiple City-owned conduits run along North Paca and Jasper Streets.
- Service connections do not currently exist; permits would be required to extend lines from the mains to the property.

**Pricing:** \$340,000 — \$49 per 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		
29,061	147,154	363,735
Number of Households		
15,765	71,454	166,528
Owner Occupied Housing Units		
11.1%	22.6%	33.3%
Renter Occupied Housing Units		
69.1%	56.9%	50.3%
Total Businesses		
2,424	10,491	18,851
Total Employees		
50,665	173,023	270,198
Median Age		
34.1	35.2	35.5

This development opportunity is located in the heart of Baltimore's Bromo Arts District, a vibrant neighborhood known for its theaters, galleries, and event venues. Within a 5-minute drive, the trade area includes 29,061 residents, 15,765 households, and over 50,000 employees, ensuring strong daytime and evening activity. Expanding to a 15-minute drive, the population reaches 363,735 with more than 18,800 businesses, creating a broad base of potential tenants, customers, and employees.

319 North Paca is less than a 5-minute walk from the University of Maryland Medical Center and BioPark, one of the city's largest employers, as well as the newly redeveloped Lexington Market. Just two blocks south, the Hippodrome Theatre and Everyman Theater anchor a thriving entertainment corridor. The site was most recently operated as a biergarten, highlighting its adaptability for cultural, residential, or commercial use.

This location also benefits from excellent connectivity: North Paca Street directly links to Martin Luther King Jr. Boulevard and I-395, providing swift access to I-95 and the region. Frequent MTA bus routes and proximity to the light rail further enhance accessibility, making the property attractive for residential, mixed-use, or commercial development.



*Call Will A. Cannon III*

**410 916 3331**

*Seller's Exclusive Agent*

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# Utility Map



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# BEN FREDERICK REALTY

BALTIMORE'S APARTMENT PROPERTY SPECIALIST



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## 3 1 9 - 3 2 1 N O R T H P A C A S T R E E T

### C O M P A R A B L E S A L E S

address	date sold	sales price	lot size (sq ft)	zoning	price per sq ft	location rating	notes
5107 Old Hamilton	Jan-25	1,100,000	87,556	R-050	13	C	townhouse development opportunity
5837-43 York	Jan-25	500,000	27,878	C-2	18	B	purchased by community group; PUD restricts development
1309 W Baltimore	Mar-22	100,000	3,768	C-2	27	C	
3801 Falls	Jul-23	450,000	9,147	C-1	49	B	
810 Spedden	Apr-25	1,800,000	25,700	R-6	70	C	condemnation, purchased by Amtrak
309 Fallsway	Mar-24	1,520,000	17,859	C-4	85	B	purchased by City using COVID funding with adjacent hotel

<i>Subject</i>							
319-321 N Paca		340,000	7,000	C-5	49	B	



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**TABLE 10-301: COMMERCIAL DISTRICTS – PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS							USE STANDARDS
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
<b>RESIDENTIAL</b>								
Day-Care Home: Adult or Child	P	P	P	P	P		P	Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	P	CB	P	
Dwelling: Live-Work	P	P	P	P	P	CB	P	
Dwelling: Multi-Family	P	CB	P	P	P		P	
Dwelling: Rowhouse	P	P	P	CB	CB		P	
Dormitory							P	
Fraternity or Sorority House	CO	CO	CO	CO	CO	CO	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P		P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	CO	CO	CO	CB		CB	Per § 14-334
Rooming House	CB	CB	CB	CB	CB		CB	
<b>INSTITUTIONAL</b>								
Community Center	CB	CB	CB	CB	P		P	
Cultural Facility	CB	CB	CB	CB	P		P	Per § 14-308
Educational Facility: Commercial-Vocational				CB	P	P	P	
Educational Facility: Post-Secondary	CB	CB	CB	P	P	P	P	
Educational Facility: Primary and Secondary	CB	CB	CB	CB	CB		P	
Government Facility	CB	CB	CB	CB	CB	CB	CB	
Homeless Shelter					CB	CB	CB	
Hospital				CB	CB	CB	P	
Place of Worship	P	P	P	P	P	P	P	Per § 14-332

	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
<b>OPEN-SPACE</b>								
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	P	
Marina: Dry Storage				CB	CB	P		Per § 14-323
Marina: Recreational				CB	CB	P	P	Per § 14-323
Urban Agriculture	CB	CB	CB	CB	CB	CB	CB	Per § 14-339
<b>COMMERCIAL</b>								
After-Hours Establishments			CB		CB	CB	CB	Per § 14-301.1
Animal Clinic	P	P	P	P	P	P	P	Per § 14-317
Art Gallery	P	P	P	P	P		P	
Arts Studio	P	P	P	P	P	P	P	
Arts Studio: Industrial				CB	CB	P	CB	
Bail Bond Establishment			CO	CO	CO	CO	CO	
Banquet Hall				CO	CB	CB	P	Per § 14-302
Body Art Establishment	CB	CB	CB	P	P	P	P	
Broadcasting Station (TV or Radio)				CB	P	P	P	
Car Wash (Fully Enclosed Structure)					P	P	CB	Per § 14-304
Car Wash (Outdoor)					CB	P		Per § 14-304
Carry-Out Food Shop	CB	CB	CB	P	P	P	P	
Check-Cashing Establishment	CO	CO	CO	CO	CO	CB	CB	
Convention Center							P	
Day-Care Center: Adult or Child	CB	CB	CB	P	P	P	P	Per § 14-309
Drive-Through Facility				CB	CB	CB		Per § 14-311
Entertainment: Indoor	CB	CB	P	P	P	P	P	Per § 14-312
Entertainment: Live			P		P	CO	P	Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)	CB	CB		CB				Per § 14-319
Financial Institution	P	P	P	P	P	P	P	

<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
Funeral Home				CB	P	P		
Gas Station				CB	CB	P		Per § 14-314
Greenhouse or Nursery	P	P	P	P	P	P	CB	Per § 14-339
Health-Care Clinic	CB	CB	CB	P	P	P	P	
Health and Fitness Center	P	P	P	P	P	P	P	
Heavy Sales, Rental, or Service					CB	P		
Hotel or Motel	CB	CB	CB	P	P	P	P	
Kennel					CB	P	CB	Per § 14-317
Lodge or Social Club	CB	CB	CB	CB	P	P	P	Per § 14-320
Lounge			P		P	P	P	Per § 14-321
Motor Vehicle Dealership (Fully Enclosed Structure)				P	P	P	P	Per § 14-325
Motor Vehicle Dealership (Outdoor Vehicle Display)					CB	P		Per § 14-325
Motor Vehicle Rental Establishment (Fully Enclosed Structure)	P			P	P	P	P	Per § 14-325
Motor Vehicle Rental Establishment (Outdoor Vehicle Display)					CB	P		Per § 14-325
Motor Vehicle Service and Repair: Major						P		Per § 14-326
Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure)				P	P	P	P	Per § 14-326
Motor Vehicle Service and Repair: Minor (Outdoor Vehicle Storage)				CB	P	P		Per § 14-326
Nursery ( <i>See</i> "Greenhouse or Nursery")	-	-	-	-	-	-	-	-
Office	P	P	P	P	P	P	P	
Outdoor Dining	P	P	P	P	P	P	P	Per § 14-329
Pawn Shop				CB	CB	CB	CB	
Personal Services Establishment	P	P	P	P	P	P	P	
Racetrack						CB		
Recreation: Indoor				P	P	P	P	Per § 14-312
Recreation: Outdoor				CB	CB	CB	CB	Per § 14-312
Recreational Vehicle Dealership					CB	P		
Restaurant	P	CB	P	P	P	P	P	

<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<b>C-5</b>	
Retail: Big Box Establishment					CB	CB	CB	Per § 14-335.1
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	P	P	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	CO	CO	CO	CO	CO	P	P	Per § 14-336
Stadium						CB	CB	
Tavern	CB	CB	P	P	P	P	P	Per § 14-337
Video Lottery Facility				P			P	
<b>INDUSTRIAL</b>								
Food Processing: Light	CB	CB	CB	CB	CB	CB	CB	
Heliport							CB	
Helistop							CB	
Industrial: Light						P		
Mini-Warehouse					CB	P	CB <sup>1</sup>	
Motor Vehicle Operations Facility						P		
Movie Studio						P	P	
Printing Establishment				P	P	P	P	
Recycling Collection Station						CB		Per § 15-514
Research and Development Facility							P	
Truck Stop						CB		
<b>OTHER</b>								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed	CB	CB	CB	CB	CB	P	CB	Per § 14-340
Electric Substation: Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Parking Garage (Principal Use)				CB	P	P	CB <sup>2</sup>	Per § 14-331
Parking Lot (Principal Use)	CB	CB	CB	CB	P	P	CO	Per § 14-331
Telecommunications Facility <sup>3</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services <sup>4</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

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<sup>1</sup> Allowed only in a structure lawfully existing as of June 5, 2017.

<sup>2</sup> However, along Pratt Street in the C-5 District, principal-use parking garages are prohibited. *See* § 10-503(c)(1).

<sup>3</sup> Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

<sup>4</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

*(Ord. 16-581; Ord. 17-015; Ord. 17-056; Ord. 18-167; Ord. 18-171.)*

**TABLE 10-401: COMMERCIAL DISTRICTS (C-5) – BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)						
	C-5-DC	C-5-IH	C-5-DE	C-5-HT	C-5-TO	C-5-HS	C-5-G
<b>MAXIMUM BLDG HEIGHT</b>							
All Uses	None	100 feet	125 feet	80 feet	175 feet	175 feet	80 feet
<b>MINIMUM BLDG HEIGHT</b>							
All Uses	36 feet	None	36 feet	36 feet	36 feet	36 feet	36 feet
<b>MINIMUM FRONT YARD</b>							
All Uses	None	None	None	None	None	None	None
<b>MINIMUM INTERIOR-SIDE YARD</b>							
All Uses	None	None	None	None	None	None	None
<b>MINIMUM CORNER-SIDE YARD</b>							
All Uses	None	None	None	None	None	None	None
<b>MINIMUM REAR YARD</b>							
All Uses	None	None	None	None	None	None	None

*(Ord. 16-581; Ord. 17-015; Ord. 18-171.)*