

# Express Carwash Site Available

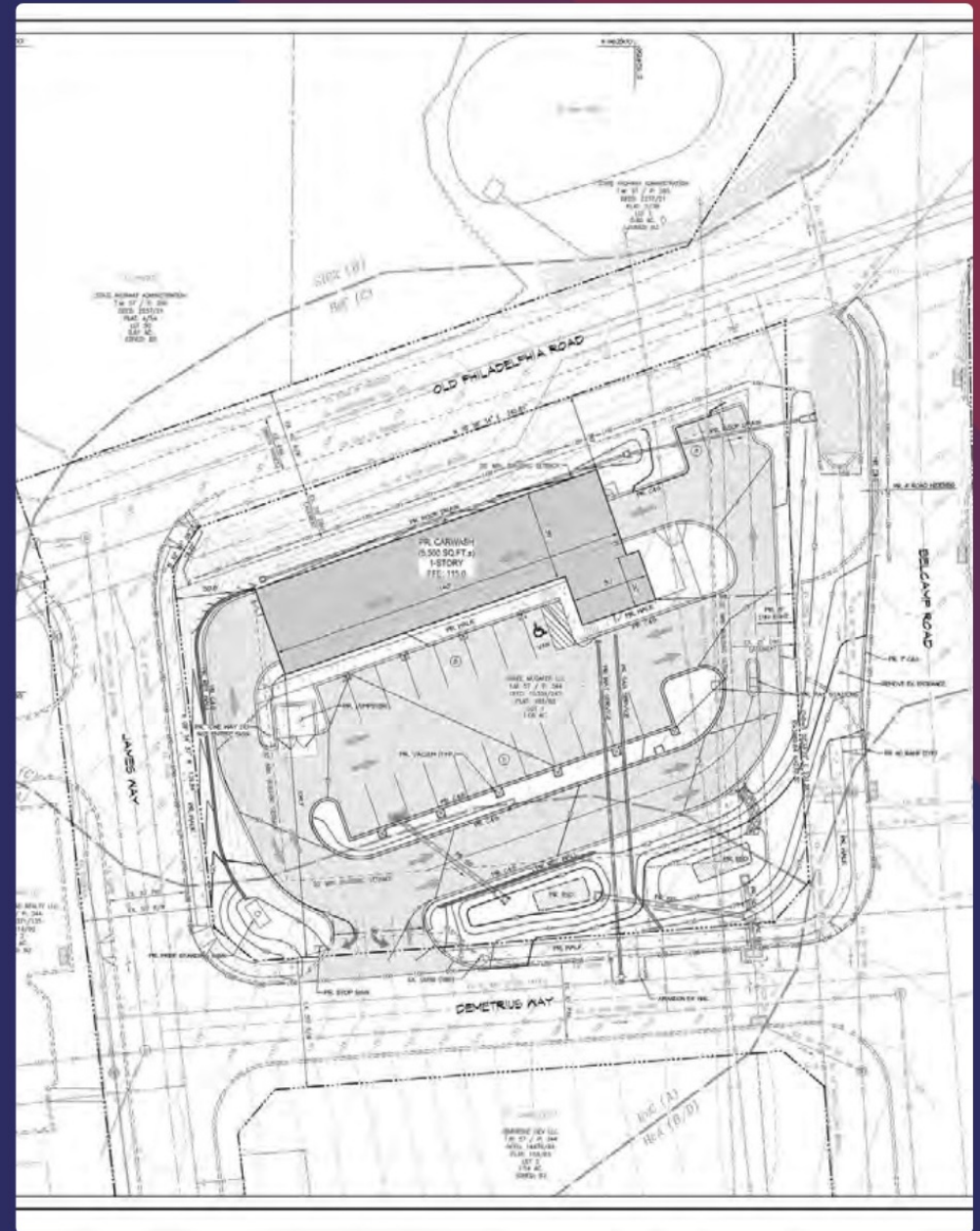
## Commercial Land for Lease

1350 James Way | Belcamp | MD 21017

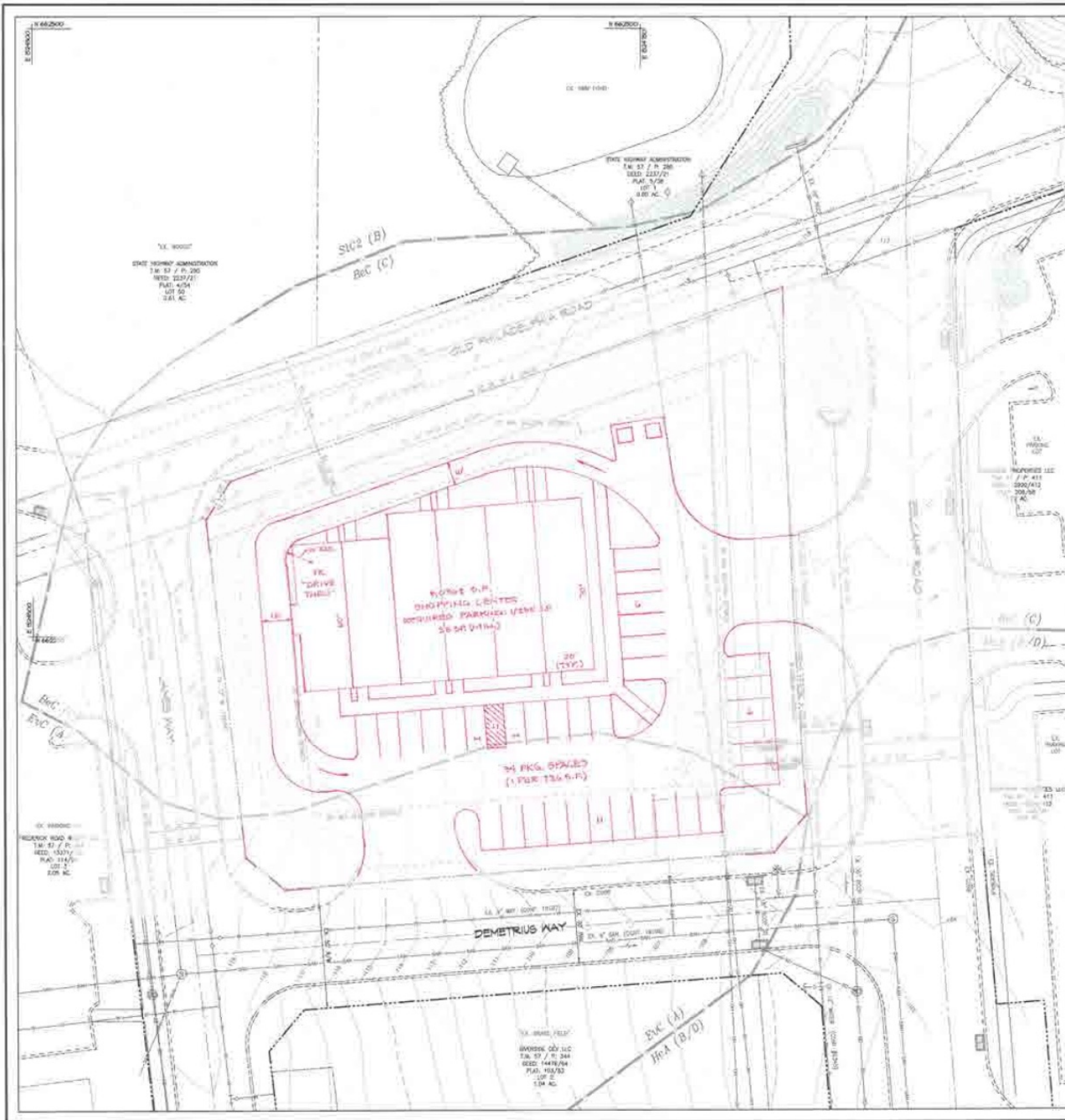


# Express Carwash Site

Carwash concept is in the process for approval in Harford County







**SITE DATA**

1. OWNER/DEVELOPER: THREE MASTERS LLC  
5211 E. 29TH ROAD  
PERRY HILL, MD 21129
2. PROPERTY ADDRESS: 1330 JAMES WAY  
BELLGAP, MD 21103
3. TAX MAP / PARCEL: 57 / 024 (LOT 1)
4. DEED REFERENCE: 1638/243
5. PLAT: 103/20
6. SITE AREA: 1.024 AC
7. LAMP OF DISTURBANCE: 1.024 AC
8. EXISTING USE: 'NONE' / COMMERCIAL
9. PROPOSED USE: MOTOR VEHICLE - CAR WASH
10. PER. NUMBER OF EMPLOYEES: 40
11. ZONING: (E3) - GENERAL BUSINESS DISTRICT
12. BUILDING SETBACK / LOT REQUIREMENTS (E3):  
MIN. FRONT YARD SETBACK - 30'  
MIN. SIDE YARD SETBACK - 30'  
MIN. REAR YARD SETBACK - 40'  
MAX. FLOOR HEIGHT - 3 STORIES  
MIN. FLOOR RESIDENTIAL LOT - 30'  
MIN. LOT WIDTH - 75'  
MIN. LOT AREA - 20,000 S.F.
13. IMPERVIOUS AREA:  
ALLOWED: 808 X 1.04 AC = 0.80 ACES OR (83,204 SQ.FT.)  
PROPOSED: 3,776 AC. (78%)
14. BUILDING COVERAGE:  
ALLOWED: 358 X 1.04 AC = 0.37 ACES OR (16,117 SQ.FT.)  
PROPOSED: 3,000 SQ.FT. / 0.22 AC. = 11,268 SQ.FT. BEYOND LOT COVERAGE
15. PARKING:  
REQUIRED: (1 SPACE/200 SQ.FT. OF GROSS FLOOR AREA, COLLAPSE STORAGE)  
3,000 SQ.FT. / 200 SQ.FT. = 15 PARKING SPACES  
PROPOSED: 24 PARKING SPACES
16. THE EXISTING CONDITIONS INFORMATION SHOWN ON THE PLAN IS BASED ON HOWARD COUNTY GIS INFORMATION AND FIELD SURVEY CONDUCTED BY AIA.
17. THERE ARE NO KNOWN WETLANDS, OTHER WATERS OF THE U.S., OR NATURAL RESERVE DISTRICT (NRD) ON THIS SITE.
18. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY OUTLINE AREA.
19. THERE IS NO 100-YEAR FEMA FLOODPLAIN LOCATED ON-SITE AS EVINCED BY FEMA FIRM MAP NO. 2402002276E, EFFECTIVE DATE APRIL 16, 2016.
20. THERE ARE NO KNOWN SHEDFOOT AREAS FOR RAIL, THREATENED OR ENDANGERED SPECIES ON-SITE.
21. THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
22. THE PROPOSED FREE STANDING SIGN WILL REQUIRE AN ADDITIONAL PERMIT AND FEE.



**LEGEND**

EXISTING	PROPOSED
2' INTERVAL CONTOUR	2' INTERVAL CONTOUR
10' INTERVAL CONTOUR	10' INTERVAL CONTOUR
PAVING	PAVING
CONCRETE	CONCRETE
GRAVEL	BUILDING
RAILROAD	RETAINING WALL
SEWER	RETAINING WALL
WATER LINE	SEWER DRAIN
STORM DRAIN	STORM DRAIN
OVERHEAD ELECTRIC LINE & PILE	UNDERGROUND TELEPHONE
RIGHT OF WAY	RIGHT OF WAY
ALUMINUM PROPERTY EASEMENT	SOIL BOUNDARY LINE
WOOD LINE	LANDSCAPE

**SOILS DATA**

SYMBOL	SOIL SERIES	SLOPE	HYDRA	HIGHLY ERODIBLE	AGRICULTURAL LIMITATIONS	PRIME	SEPRC CLASSIFICATION	HYDROLOGIC CLASSIFICATION
BcC	Beaufort silt loam, 5 to 10 percent slopes	5-10%	No	Yes	No	Yes	C	
BcC	Beaufort heavy sand, 5 to 10 percent slopes	5-10%	No	No	No	Yes	A	
H2A	Hattiesville Calcareous complex, 0 to 3 percent slopes, Frequently Flooded	0-3%	Yes	Yes	No	Yes	B/D	
DCZ	Salisbury loam, 5 to 10 percent slopes, moderately eroded	5-10%	No	No	Yes	Yes	B	

**MRA**  
**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 3445-A BOX HILL CORPORATE CENTER DRIVE  
 ARDMORE, MD 21009  
 (410) 515-0000  
 FAX: (410) 515-0002  
 MR@MRA.COM

**SKETCH PLAN**  
 FOR  
**EAST PROPERTY - LOT 1**  
 (1330 JAMES WAY)



DATE	REVISIONS	JOB NO.
		18005602
		SCALE: 1"=20'
		DATE: 11/7/2022
		DRAWN BY: DMS
		DESIGN BY: JAK
		REVIEW BY: SWS
		SHEET: 1 OF 1





**SITE DATA:**

- OWNER/DEVELOPER: THREE MIDCAP LLC, 2211 C. JOYNS ROAD, PERRY HALL, MD 21118, ACTN. PICAL-42
- PROPERTY ADDRESS: 1350 JAMES WAY, BELCAMP, MD 21017
- TAX MAP / PARCEL: 57 / 0544 (LOT 1)
- DEED REFERENCE: 16388/240
- PLAT: 102/83
- SITE AREA: 1.067 AC.
- LIMIT OF DISTURBANCE: 1.024 AC.
- EXISTING USE: VACANT / COMMERCIAL
- PROPOSED USE: MOTOR VEHICLE - CAR WASH
- PER. NUMBER OF EMPLOYEES: 48
- ZONING: B(C) - GENERAL BUSINESS DISTRICT
- BUILDING SETBACKS / LOT RESERVATIONS (SIS):
  - MIN. FRONT YARD SETBACK - 30'
  - MIN. SIDE YARD SETBACK - 30'
  - MIN. REAR YARD SETBACK - 40'
  - MIN. BLDG HEIGHT - 3 STORIES
  - MIN. FRONT RESIDENTIAL LOT - 30'
  - MIN. LOT WIDTH - 30'
  - MIN. LOT AREA - 20,000 S.F.
- HAZARDOUS AREA: ALLOWED: 808 X 1.06 AC. = 8,600 SQ. FT. OR (24,204 SQ. FT.)  
EXCLUDED: 0.201 AC. (18%)
- BUILDING OVERHEAD: ALLOWED: 508 X 1.06 AC. = 5,377 SQ. FT. OR (14,117 SQ. FT.)  
EXCLUDED: 5,500 SQ. FT. / (0.16 AC.) = 11,328 SQ. FT. BUILDING LOT COVERAGE
- PARKING: REQUIRED: (1 SPACE/200 SQ. FT. OF GROSS FLOOR AREA, EXCLUDING STORAGE) 5,500 SQ. FT. / 200 SQ. FT. = 28 PARKING SPACES  
EXCLUDED: 22 PARKING SPACES (18 VACUUM SPACES)



VICINITY MAP  
SCALE: 1"=2000'  
SITE PLAN NO. S457-2024  
APPROVED AS PER LETTER DATED 6/13/25  
SUBJECT TO CONDITIONS SET IN THE LETTER  
DIRECTOR, PLANNING AND ZONING

PLUMBING: 5  
PERMITS: 457-2024  
VERSION: 2  
DATE: 5-26-2025  
DODGE

- TOPOGRAPHIC AND BOUNDARY SURVEY CONDUCTED BY MVA, DATED 1986. THE EXISTING CONDITIONS INFORMATION SHOWN OFF-SITE ON THE PLAN IS BASED ON HAWFORD COUNTY GIS INFORMATION.
- THIS SITE IS INCLUDED ON THE SERIES 3 FOREST CONSERVATION PLAN FOR THE EAST PROPERTY WITH A REVISION DATE OF JUNE 1, 1998.
- THERE ARE NO OREGONED WETLANDS, OTHER WATERS OF THE U.S., OR NATURAL RESOURCES DISTRICT (NRD) ON THIS SITE.
- THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
- THERE IS NO 100-YEAR FLOOD PLAIN LOCATED ON-SITE AS INDICATED BY FEMA FIRM MAP NO. 24055C0278C, EFFECTIVE DATE APRIL 19, 2014.
- THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR WARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
- THERE ARE NO KNOWN HISTORIC RESOURCES ON-SITE.
- THE SITE IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. THE FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, STORMWATER MANAGEMENT FACILITIES, STREET/TRAFFIC CONTROL SIGNS ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
- THE PROPOSED TREE STANDING SIGN WILL REQUIRE AN ADDITIONAL PERMIT AND FEE.
- STORMWATER MANAGEMENT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE HAWFORD COUNTY AND MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATIONS, AND SHALL BE PROVIDED BY A COMBINATION OF ON-SITE WATER QUALITY TREATMENT STRUCTURES AND/OR EXISTING FORMAL QUALITY SWM HAS BEEN PROVIDED FOR THIS SITE BY THE OWNER WILL FLOOD REDUCED SWM FACILITY.

**LEGEND**

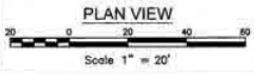
EXISTING	PROPOSED
300' 2" INTERNAL CONTOUR	300' 2" INTERNAL CONTOUR
300' 0" INTERNAL CONTOUR	300' 0" INTERNAL CONTOUR
FACEMENT	GRASS
CONCRETE	PAVEMENT
DRIVES	BUILDING
BUILDING	RETAINING WALL
SANITARY SEWER	SANITARY SEWER
WATER LINE	WATER LINE
STORM DRAIN	STORM DRAIN
OVERHEAD ELECTRIC LINE & POLE	OVERHEAD ELECTRIC LINE & POLE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
RIGHT OF WAY	RIGHT OF WAY
ADJACENT PROPERTY	ADJACENT PROPERTY
EASEMENT	EASEMENT
BUILDING SETBACK	BUILDING SETBACK
SOIL DEMONSTRATION LINE	SOIL DEMONSTRATION LINE
WOODS LINE	WOODS LINE

**SOILS DATA**

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	ARIDITY	PERME	SEPTIC	HYDROLOGIC
B(c)	Beltville silt loam, 5 to 10 percent slopes	5-10%	No	Yes	Yes	Yes	C
B(c)	Beltville loamy sand, 5 to 12 percent slopes	5-12%	No	No	No	Yes	A
H(c)	Hatboro-Corbus complex, 0 to 8 percent slopes, frequently flooded	0-8%	Yes	Yes	No	Yes	B/D
S(C)	Saxton loam, 5 to 10 percent slopes, moderately eroded	5-10%	No	No	Yes	Yes	B

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 FAX: (410) 515-9002  
 MRA@MRA.COM  
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**SITE PLAN**  
 FOR  
**BELCAMP CARWASH**  
 (1350 JAMES WAY)



DATE	REVISIONS	HAWFORD COUNTY, MARYLAND
3/18/2025	ADDRESS COUNTY DAC COMMENTS	JOB NO.: 1600946
		SCALE: 1"=20'
		DATE: 11/20/2025
		DRAWN BY: DP
		DESIGN BY: DP/ST
		REVIEW BY: ST
		SHEET: 1 OF 1

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# Property Summary

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## Property Description

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For this prime land opportunity at 1350 James Way, Belcamp, MD, 21017, the B3 zoning presents a versatile canvas for commercial development. With access to public water and sewage services, this property offers an ideal foundation for custom commercial construction. The drive-thru by-right option adds further value, allowing for flexible design possibilities to suit a variety of business needs. Positioned in a high-traffic area and conveniently located near major highways, including Route 543, I-95, and Route 7, this land parcel is a strategic investment for commercial growth.

## Property Highlights

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- A primary commercial site serving a growing residential & commercial area
- 6 hotels in the immediate area indicate a strong daytime population
- Zoned B3 / Public Water & Sewage
- Drive Thru By-Right
- High traffic count
- Highways Nearby: Rt-543, 95, Rt-7

## Location Description

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This property is conveniently located near I-95, Exit 80, offering easy access to I-95 from both North and Southbound, Philadelphia Road, and MD-543. Local retailers, including renowned hotels such as Extended Stay America, Springhill Suites, Country Inn & Suites by Radisson, TownPlace Suites, and Hilton Garden Inn Bel Air, surround the area. Additional neighbors nearby include: Shop Rite Grocery Store, Walgreens, Arby's Brass Tap Restaurant, McDonald's, Burger King, and Plaza Mexican Bar and Grill. In addition, Starbucks, Tropical Smoothie, and Chipotle are less than a mile away.

This location is ideal for auto-related businesses like a repair shop, tire shop, quick oil and lube, and car wash, also perfect for fast food services or a coffee shop. Zoned B3, which is the best commercial zoning in Harford County

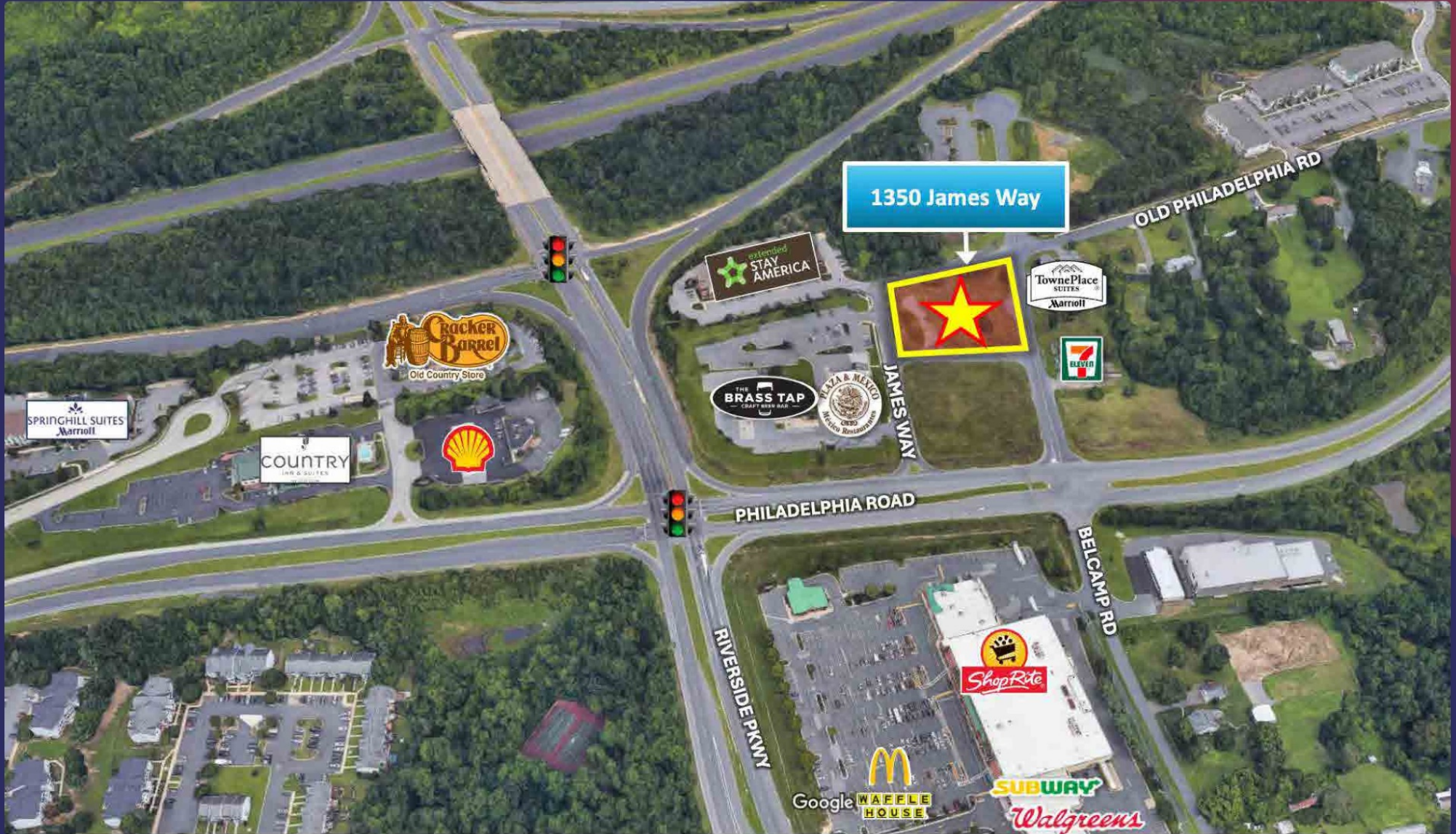
## Offering Summary

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Lease Rate	Negotiable
Available SF	1.06 Acres
Zoning	B3
Lot Size:	1.06 Acres

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# Aerial Map



# Demographics

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## 1 Mile

7,486  
Population

34.8

Median Age

  
\$108,912  
Average HH  
Income

  
2.4  
Average  
Household  
Size

## 3 Mile

30,172  
Population

37.8

Median Age

  
\$130,447  
Average HH  
Income

  
2.6  
Average  
Household  
Size

## 5 Mile

90,949  
Population

38.2

Median Age

  
\$140,564  
Average HH  
Income

  
2.6  
Average  
Household  
Size



TROUT DANIEL & ASSOCIATES

BUY. SELL. LEASE. ADVISE.



OLD PHILADELPHIA

JAMES WAY



PHILADELPHIA ROAD



BELCAMP RD



SUBWAY

Walgreens

America's Best

RIVERSIDE PKV



CHURCH CREEK

## Contact Us



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