



1907 Old Eastern Ave

1907 Old Eastern Ave, Baltimore, MD 21221



Samuel Imoisili

eXp Realty

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simoisili.realtor@gmail.com

(888) 860-7369



1907 Old Eastern Ave

\$375,000

Prime Commercial Lot – Zoned B.L Don't miss this incredible opportunity to own a highly visible vacant and fully fenced commercial lot at 1907 Old Eastern Avenue, Baltimore, MD 21221. This unimproved parcel offers a generous 37,548 sq ft of land (approximately 0.86 acres) and is zoned B.L (Business Local) in Baltimore County. Zoning B.L (Business Local) allows for a wide range of commercial uses, including but not limited to: Retail stores and shops, Personal and professional services, Restaurants and carry-outs, Offices /Medical Clinic, Banks and financial institutions, Daycare centers and beauty salons. Specialty businesses and limited automotive services (with restrictions) Located in a well-trafficked area, this lot offers excellent visibility and access, making it ideal for entrepreneurs, developers, and investors looking to capitalize on the growing demand for commercial space in the Essex area. Whether you're planning to build a retail strip, office building, or specialty service facility, this versatile property presents endless possibilities. Key Features: Lot Size: 37,548 sq ft / 0.86 acres Zoning: B.L – Business Local (Baltimore County) Utilities...

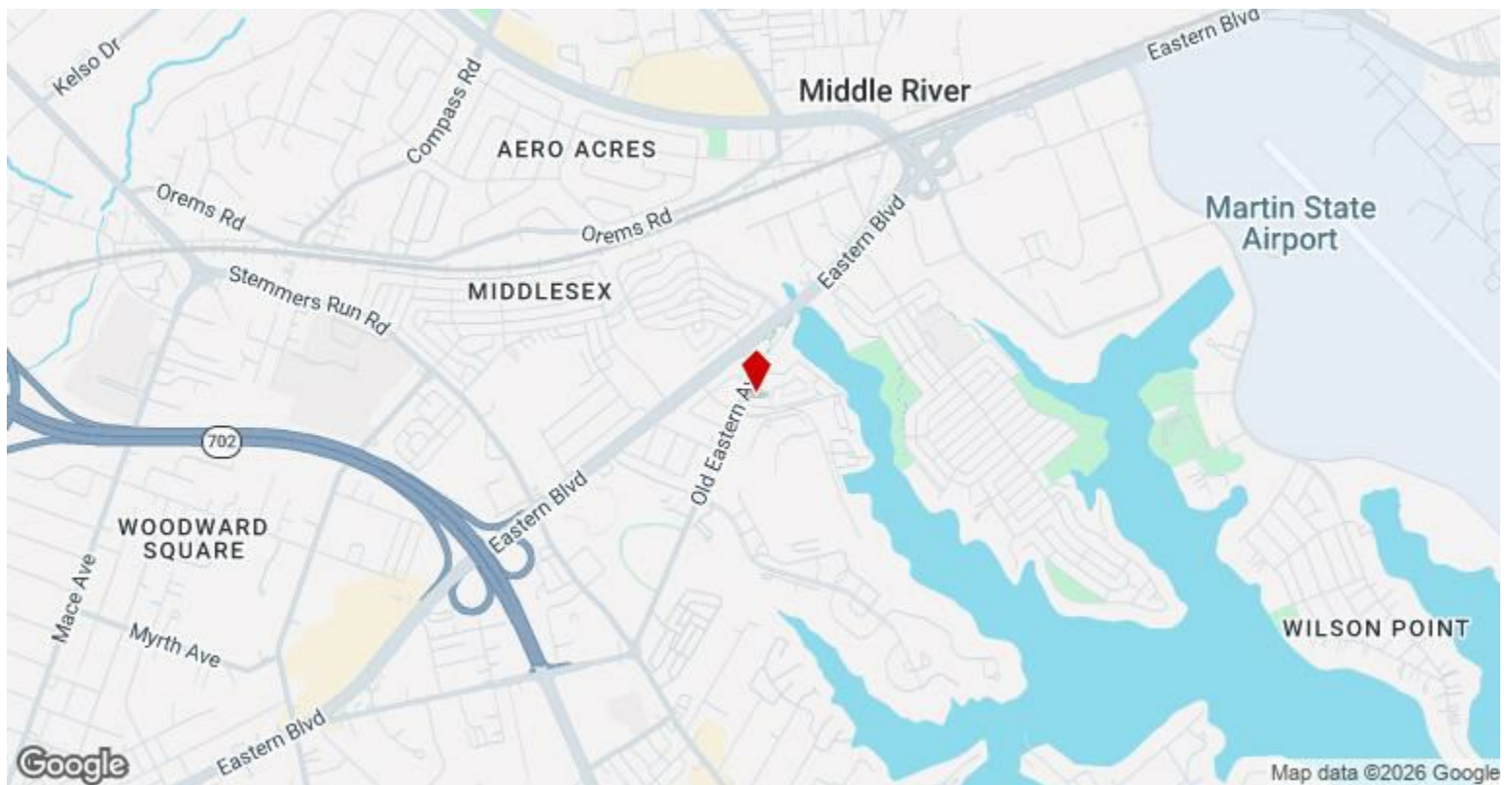
Prime commercial land opportunity in Essex, MD. Zoned BL (Business Local), allowing for retail, office, and service-oriented uses. Excellent visibility with strong traffic exposure and convenient access to major routes. Ideal for investors, developers, or owner-users seeking a strategic location in a growing corridor. Seller open to serious offers....

- Located in a high-traffic area with strong visibility along Old Eastern Avenue.
- Zoned B.L (Business Local), allowing for diverse commercial uses such as retail, office, and medical.
- Fully fenced, unimproved lot offering flexibility for development.
- Situated within an Opportunity Zone, providing potential tax benefits for investors.
- Convenient access to major roadways and surrounding residential and commercial neighborhoods.



Price:	\$375,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	0.86 AC
No. Lots:	1
Zoning Description:	BL
APN / Parcel ID:	15-2500011038





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Whether you're planning to build a retail strip, office building, or specialty service facility, this versatile property presents endless possibilities.

Key Features:

Lot Size: 37,548 sq ft / 0.86 acres

Zoning: B.L – Business Local (Baltimore County)

Utilities available nearby (buyer to verify)

High traffic exposure and convenient access to major roads

Buyer to verify all zoning uses and development requirements with Baltimore County.

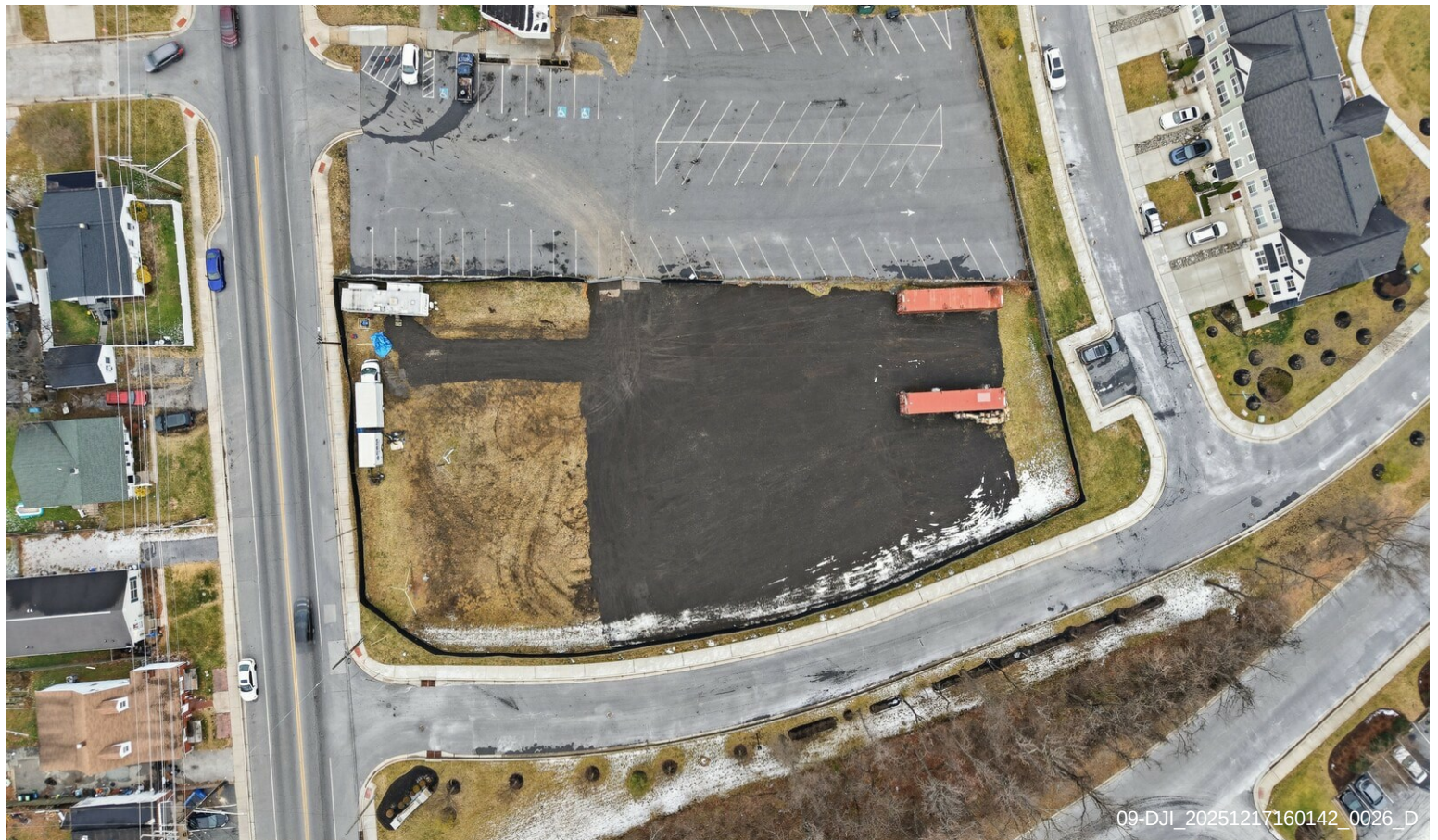
Property Photos



Property Photos



Property Photos



Property Photos



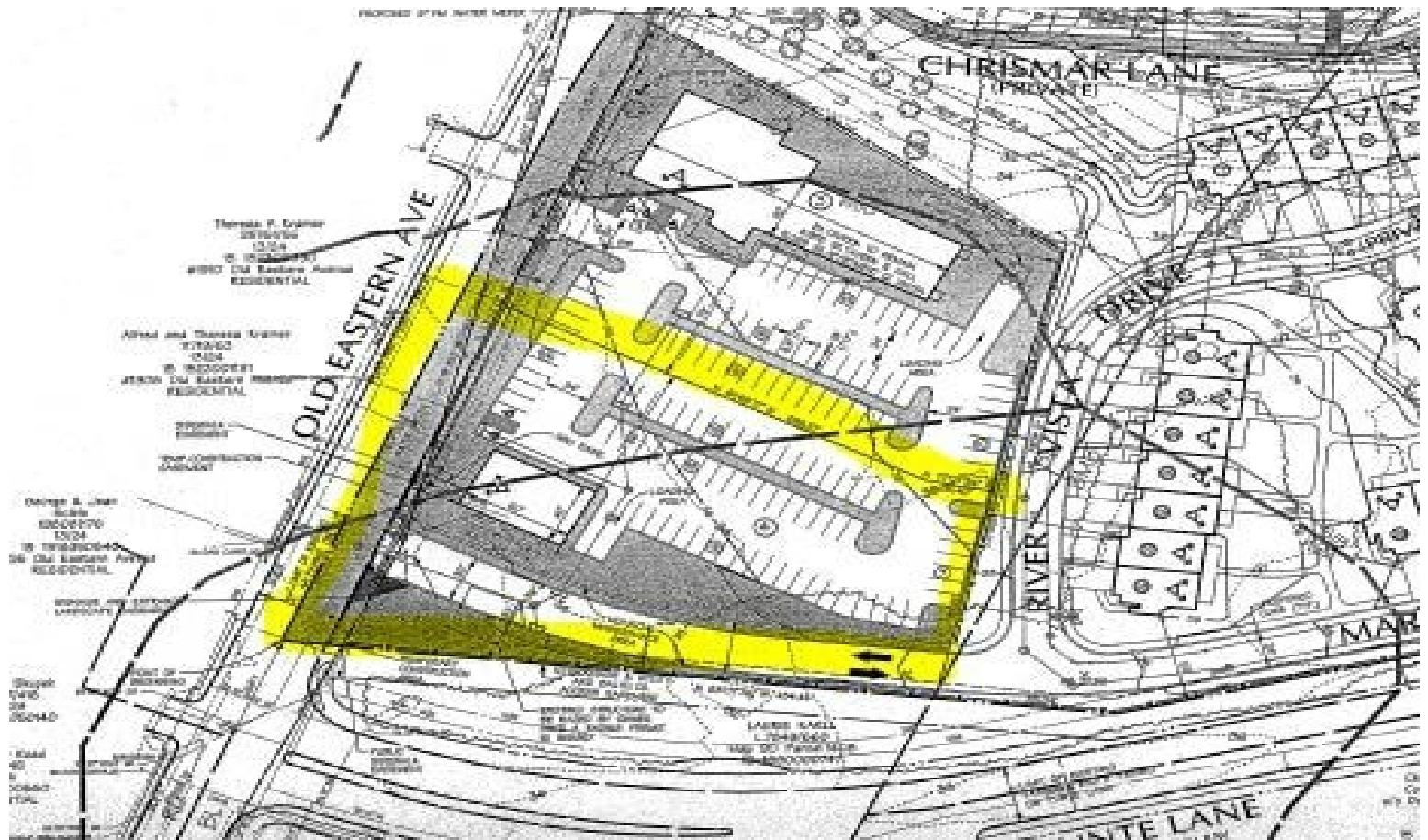
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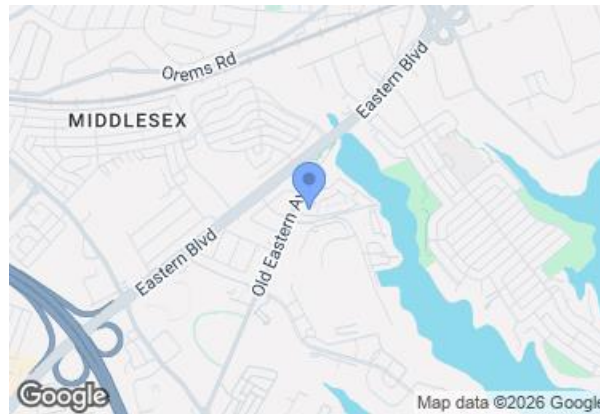
Agent Full

1907 Old Eastern, Essex, MD 21221

Active

Commercial Sale

\$375,000



MLS #: MDBC2122772
Tax ID #: 04152500011038
Ownership Interest: Fee Simple
Sub Type: Land for Commercial Use
Waterfront: No

Available SqFt: 37,548.00
Business Use: Auto Related, Banquet Facility/Lodge
New Construct: Yes - Not Completed
Property Condition: Excellent

Location

County: Baltimore, MD
In City Limits: No
Legal Subdivision: DEVONPORT COMMUNITY

School District: Baltimore County Public Schools
Election District: 15

Association / Community Info

Property Manager: No Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$17 / 2024
County Tax: \$1,842 / Annually
Clean Green Assess: No

Tax Assessed Value: \$152,000
Land Assessed Value: \$152,000
Special Assmt: \$1,954.40
Historic: No
Block/Lot: 4

Zoning: B.L.

Commercial Sale Information

Business Type: Auto Related, Banquet Facility/Lodge
Potential Tenancy: Single
Building Total SQFT: Estimated

Building Info

Building Total SQFT: Estimated
Construction Materials: Other
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.86a / 37548sf / Assessor

Ground Rent

Ground Rent Exists: No

Parking

Total Parking Spaces: 0 Features: Other Parking

Interior Features

Interior Features: Accessibility Features: Other

Utilities

Utilities: No Cooling; Cooling Fuel: None; Heating: None; Heating Fuel: None; Hot Water: None; Water Source: Public; Sewer: Public Sewer

Remarks

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Public:

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Listing Office

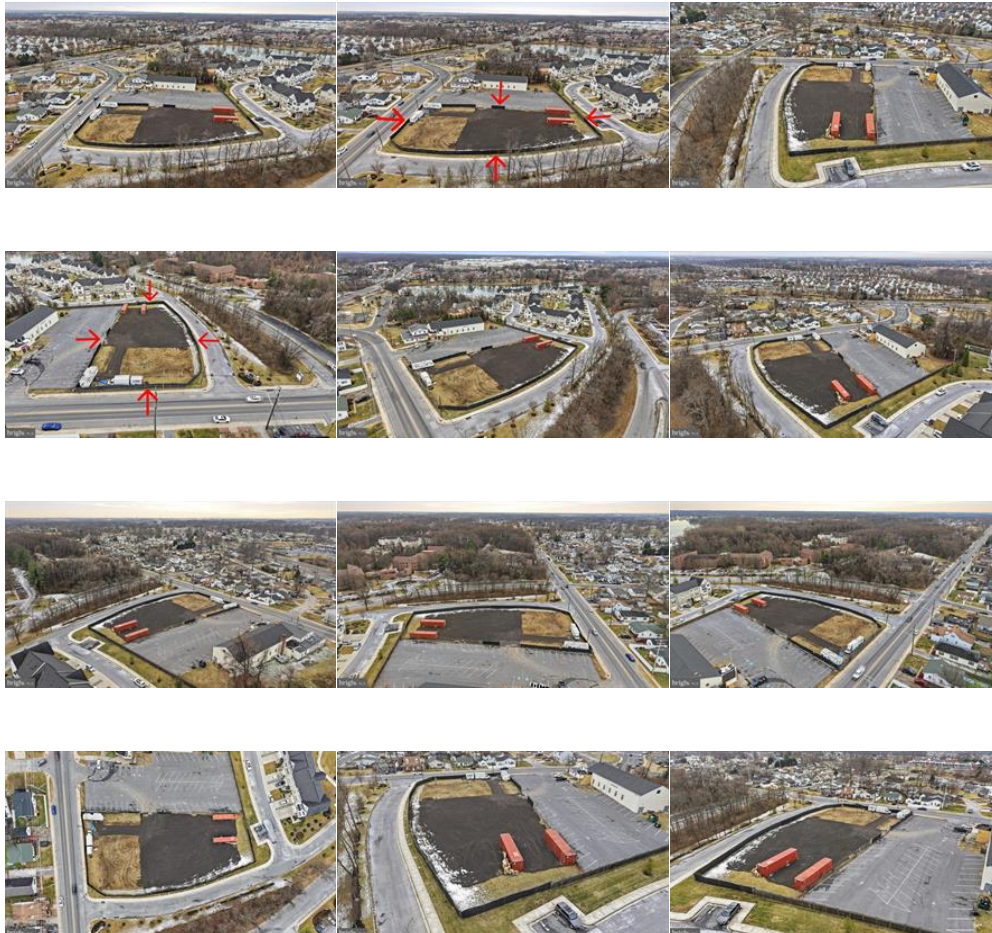
Listing Agent: [Samuel Imoisili](#) (3320101) (Lic# 5003850) (717) 379-4210
Listing Agent Email: simoisili.realtor@gmail.com
Broker of Record: Gary Cuff (59856) [Click for License](#)
Listing Office: [EXP Realty, LLC](#) (EXXP1) (Lic# 641048)
8115 Maple Lawn Blvd Ste 350, Fulton, MD 20759-2683
Office Phone: (888) 860-7369
Office Email: md.broker@exprealty.net

Showing

Showing Contact: Go and Show - No Showing Contact  - [Schedule a showing](#)
Showing Requirements: Show Anytime, Vacant
Showing Method: In-Person and Live Video
Showing Provider: ShowingTime
Directions: Use GPS
Lock Box Type: None

Listing Details

Original Price:	\$225,000	Previous List Price:	\$275,000
Listing Agrmnt Type:	Exclusive Right	Owner Name:	Folasade Onasanya
Prospects Excluded:	No	DOM / CDOM:	486 / 486
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Expiration Date:	03/31/27
Sale Type:	Standard	Seller Concessions:	No
Listing Term Begins:	03/28/2025		
Listing Entry Date:	03/29/2025		
Possession:	Immediate		





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welcome to

Baltimore County, Maryland

Baltimore County

Zoning Report

Zoning Information for BL

Zone Description:

Business Local

Intent:

Business Local

Typical Uses Permitted by Right:

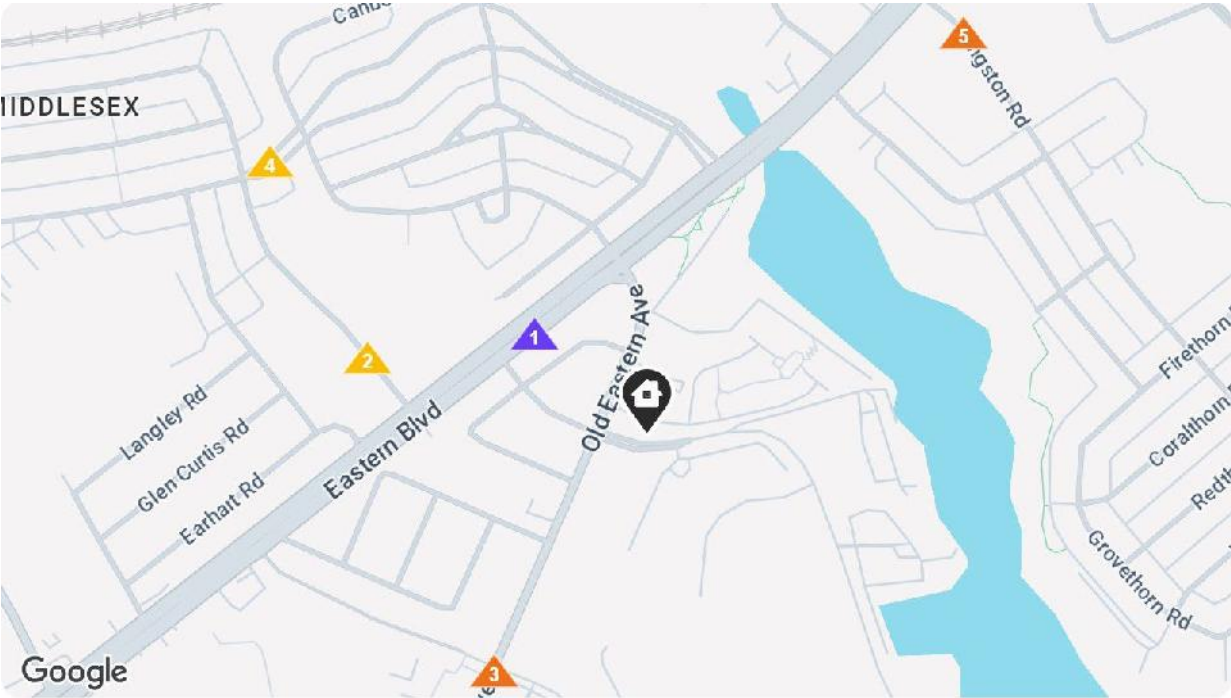
Retail Sales, Personal Services, Restaurant, Bank, Office, Tavern, Food Store, And Medical Clinic.

Typical Uses Permitted by Special Exception:

Arcade, Car Wash, Service Garage, Hotel/Motel, Funeral Establishment, Golf Course, Driving Range, Animal Boarding Place
Class A, Theatre.

For more information see: [Baltimore County Zoning Regulations \(PDF\)](#)

traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

traffic Counts within 1 mile by Proximity

1

33,479

D 150

2025 Est. daily traffic counts

Cross: Wilbur Rd

Cross Dir: SW

Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2020	▲	33,282	AADT

2

3,511

Orville Road

2025 Est. daily traffic counts

Cross: Eastern Ave

Cross Dir: SE

Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2022	▲	3,434	AADT
2021	▲	3,413	AADT
2020	▲	2,982	AADT
2018	▲	3,570	AADT
2017	▲	3,915	AADT

3

11,040

2025 Est. daily traffic counts

Cross: –

Cross Dir: –

Distance: –

Historical counts

Year	▲	Count	Type
2020	▲	9,802	AADT
2017	▲	12,735	AADT

4

1,042

North Marlyn Avenue

2025 Est. daily traffic counts

Cross: N Marlyn Ave

Cross Dir: SW

Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2022	▲	1,024	AADT
2021	▲	1,013	AADT
2020	▲	882	AADT
2018	▲	1,050	AADT
2017	▲	1,165	AADT

5

10,169

Kingston Road

2025 Est. daily traffic counts

Cross: Eastern Ave

Cross Dir: NW

Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2022	▲	10,244	AADT
2021	▲	10,183	AADT
2018	▲	10,660	AADT
2012	▲	9,450	AADT
2001	▲	4,291	ADT

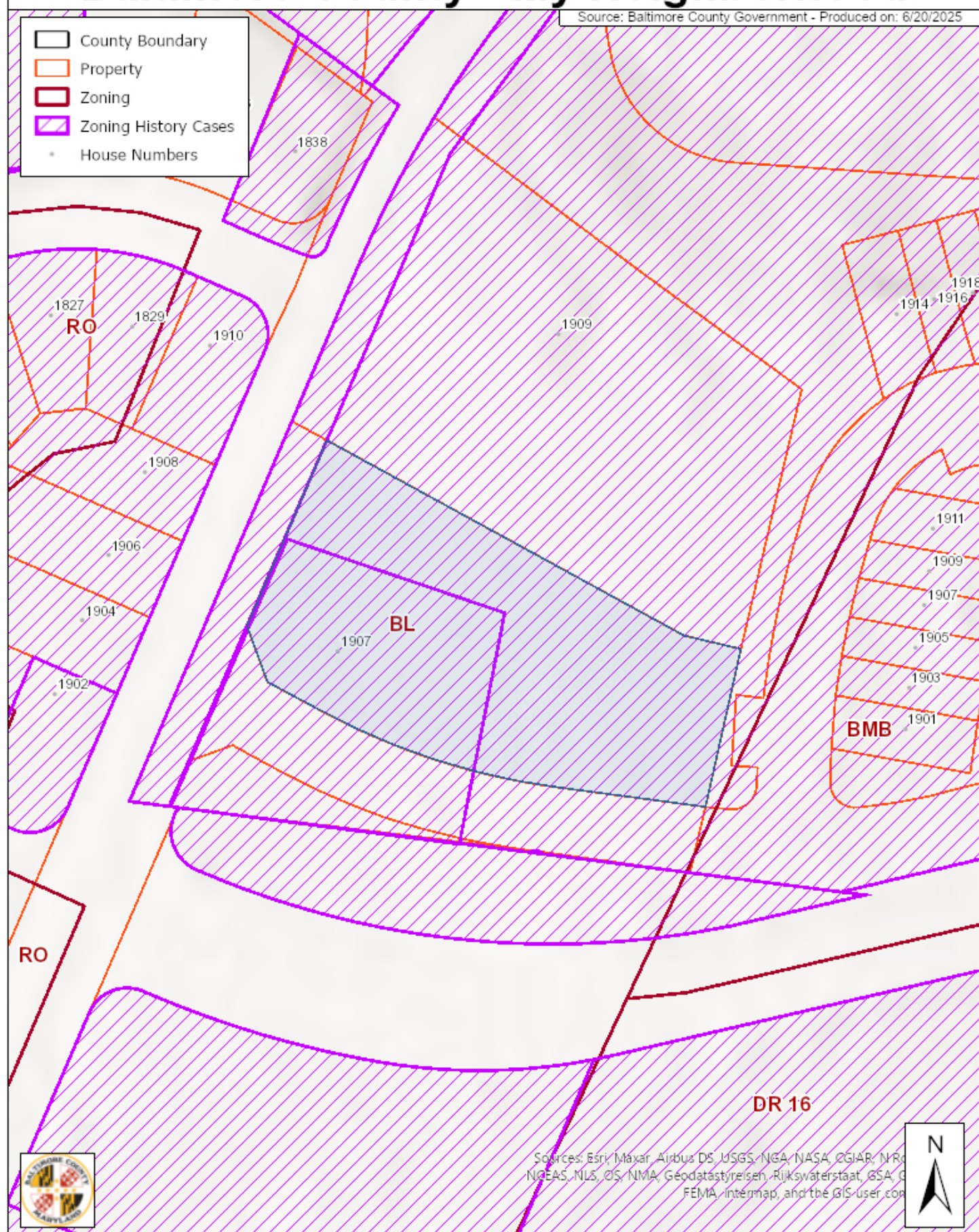
AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Baltimore County - My Neighborhood

Source: Baltimore County Government - Produced on: 6/20/2025

- County Boundary
- Property
- Zoning
- Zoning History Cases
- House Numbers

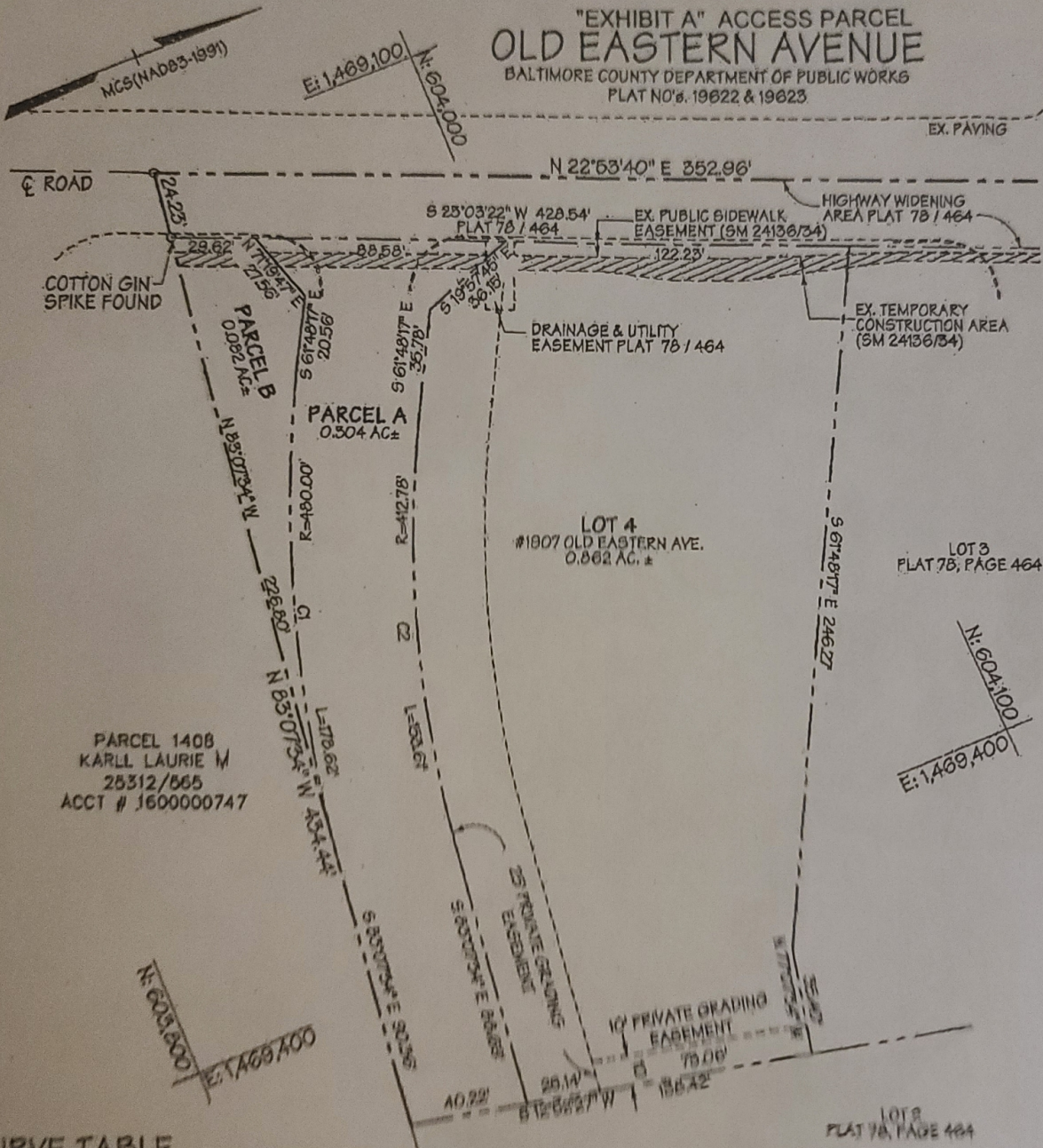


033830 278

"EXHIBIT A" ACCESS PARCEL OLD EASTERN AVENUE

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
PLAT NO'S. 19622 & 19623

EX. PAVING



PARCEL 1408
KARLL LAURIE M
25312/565
ACCT # 1600000747

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	21°19'17"	460.00'	178.62'	N 72°3'55"W	171.59'	80.36'
C2	21°19'17"	412.78'	163.61'	S 72°3'55"E	152.72'	77.90'

EXHIBIT SHOWING FUTURE PARCEL A & B
DEVONPORT COMMUNITY

PLAT 6.M. 7B, PAGE 464

DMW

DAFT HIGGINS WALKER INC

700 EAST JEFFERSON AVENUE, BALTIMORE, MD 21201-1000

A TEAM OF LAND SURVEYORS, ENGINEERS, AND ARCHITECTS

Field Crew: _____ Scale: 1"=50' Date: 03-28-15
Drawn by: C.S. Checked by: _____ Job No: 080000

2014 ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Search Tax Maps		No Ground Rent Redemption on File		No Ground Rent Registration on File					
Special Tax Recapture: None									
Account Number:		District - 15 Account Identifier - 2500011038							
Owner Information									
Owner Name:		ONASANYA FOLASADE		Use:	COMMERCIAL				
Mailing Address:		3312 CROYDEN RD BALTIMORE MD 21207-		Principal Residence:	NO				
				Deed Reference:	/46892/ 00114				
Location & Structure Information									
Premises Address:		1907 OLD EASTERN AVE ESSEX 21221-0000		Legal Description:	0.862 AC 1907 OLD EASTERN AVE ES DEVONPORT COMMUNITY				
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0090	0017	1425	31502.04	9405			4	2024	Plat Ref: 79/ 405
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						37,548 SF		30	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		Pending Permit
			/						None
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2024		07/01/2025		07/01/2026	
Land:		152,000		152,000					
Improvements		0		0					
Total:		152,000		152,000		152,000		152,000	
Preferential Land:		0		0					
Transfer Information									
Seller: DAVENPORT LLC		Date: 05/16/2022		Price: \$130,000					
Type: ARMS LENGTH VACANT		Deed1: /46892/ 00114		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2025		07/01/2026			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			