

9002-9004 WOODYARD ROAD

1.265-acre commercial infill site | Clinton, Maryland | MD 223 frontage

FOR SALE

GROUND LEASE

OWNER BUILD-TO-SUIT



A SITE WITH THE HARD EARLY WORK ALREADY STARTED

Vacant commercial land next to Patient First with current survey, certified subdivision and tree-conservation plans, signed adequacy determination, approved stormwater concept, and an active lot-consolidation plat process. Seller will consider an outright sale, a long-term ground lease, or an owner-developed build-to-suit for a qualified tenant.

ASKING SALE PRICE

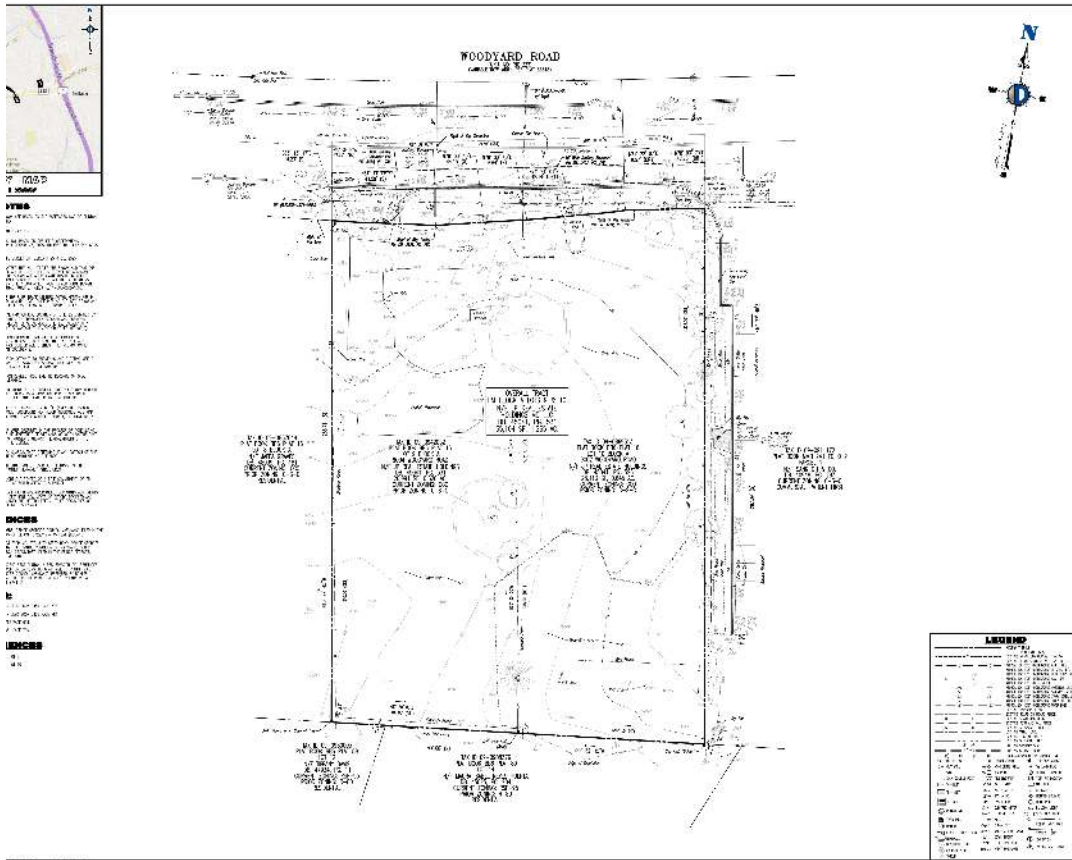
\$1,500,000

JULIAN PARK

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SITE + ENTITLEMENT HEAD START

CURRENT BASELINE FOR TENANT TEST-FITS - NOT A REPRESENTATION THAT EVERY USE IS APPROVED



2025 DYNAMIC BOUNDARY + TOPOGRAPHIC SURVEY

LOTS 9 + 10 | 55,104.1 SF

1.265 AC

COMBINED SITE AREA

CGO

CURRENT ZONING

38,950

MD 223 DAILY TRAFFIC (2023)

14,372 SF

CURRENT ENTITLEMENT PROGRAM

CURRENT APPROVALS AND WORK PRODUCT

- Certified PPS 4-24035 and TCP1-010-2025; signed ADQ-2024-068.
- DPIE SWM Concept 40102-2021-00; extension work to be maintained by owner.
- Approved Simplified NRI; no county-regulated 100-year floodplain shown in the approved record.
- Dynamic 2025 survey/CAD and Greenway civil/SWM/erosion-control base files.
- Lot-consolidation plat is in active approval and recordation processing.
- One direct MD 223 access point is reflected in the approval chain, subject to all conditions and agency review.

ILLUSTRATIVE LEGACY CONCEPT

MW Architects prepared a 35-sheet, 14,372 SF shell concept with four first-floor retail bays and second-floor office space. The recovered July 2024 set is unsigned/unsealed and is presented only as a design basis. A tenant prototype must be tested against current zoning, traffic, stormwater, access, parking and permit requirements.

Sources: Dynamic survey 3/10/2025; Lenhart TIA 2/10/2025; certified PPS/TCP1; ADQ; Planning Board Resolution; DPIE SWM approval.

All dates, continued validity, tenant uses, site capacity and approval pathways require confirmation by the applicable agencies and project consultants.