

MAIN STREET AT WAUGH CHAPEL

10.56 ACRES OF C1 ZONED LAND

FULLY APPROVED FOR 92,559 SF OF RETAIL/OFFICE



FOR SALE

- 10.56 acres in five parcels, bifurcated by BGE power lines.
- Proximate to the Villages at Waugh Chapel and Waugh Chapel South (currently under development)
- Full approvals and active grading permit through Anne Arundel County in hand for the construction of a 92,559 square foot retail/office project.
- Flexible C1 zoning allows for many uses to include office, bank pad, child care centers, retail, restaurants, dry cleaning establishments, health clubs or spas, religious facilities, private schools, and many more.
- 2008 Annual Average Daily Traffic (AADT) on Route 3 is 63,990.
- Bank-owned real estate disposition

Development



Investment



Consulting



Brokerage

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Exclusive Listing For Sale Main Street at Waugh Chapel Gambrills, Anne Arundel County, Maryland 21054

Approved Lot Breakdown:

- Lot 1 – 25,873 square foot retail/mixed use building
- Lot 2 – 44,106 square foot 3 story retail/office
- Lot 3 – 8,462 square foot retail/mixed use
- Lot 4 – 14,118 square foot retail/mixed use
- Lot 5 – Existing gas station site **not** included in this offering
- Lot 6 – Remainder R2 ground, 3.61 acres (North of the power lines)

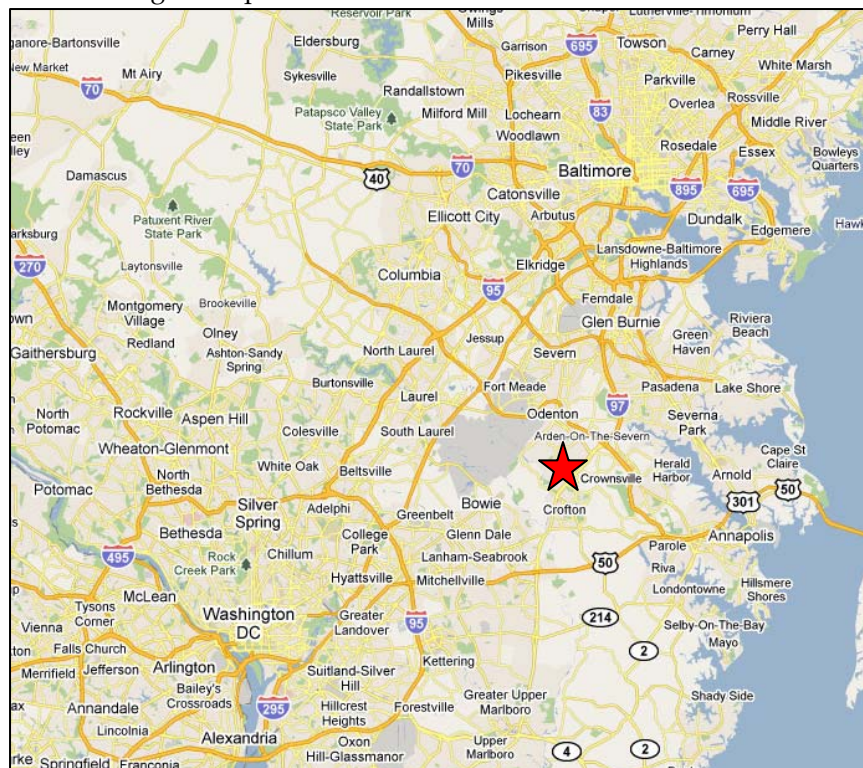
Condition: The site is partially wooded and raw. Site work began in 2009 but was stopped before substantial grading could occur.

Utilities: Currently served by public water and sewer.

Tax Map: Anne Arundel County Tax Map 37, Grid 7, Parcel 56, Lots 1, 2, 3, 4, and 6.

Acreage: Approximately 10.56 Acres. Parcel North of power lines is 3.61 acres. Parcels South of power lines total 6.95 acres.

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