



LAND FOR SALE
9307 LYONS MILL ROAD
OWINGS MILLS, MARYLAND 21117

FOR SALE

Baltimore County, MD

RESIDENTIAL LAND

9307 LYONS MILL ROAD | OWINGS MILLS, MARYLAND 21117

BUILDING SIZE

5,815 sf

LOT SIZE

4.96 Acres

ZONING

DR 3.5 (Density Residential)

TRAFFIC COUNT

12,400 AADT (Lyons Mill Rd)

SALE PRICE

Negotiable

HIGHLIGHTS

- ▶ 385 feet ± of frontage on Lyons Mill Road (12,400 cars/day)
- ▶ Just off of a signalized intersection with Owings Mills Boulevard (36,571 cars/day)
- ▶ Adjacent to Winfield Drive Park
- ▶ Densely populated trade area
- ▶ Nearby retailers include Weis Markets, Rite Aid, Hyatt Place, Home2 Suites, Costco, Giant Food, Homesense, Burlington, Olive Garden, Red Lobster



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FOR SALE

Baltimore County, MD

ALTA SURVEY

9307 LYONS MILL ROAD | OWINGS MILLS, MARYLAND 21117

DISPOSITION OF TITLE EXCEPTIONS

TITLE EXCEPTIONS ARE BASED UPON LANDAMERICA LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 08-024198 BEARING AN EFFECTIVE DATE OF FEBRUARY 27, 2008.

- Terms, conditions, easements, notes, restrictions and other criteria as shown on the Plat entitled "Property of Homer E. Turner", which plat is recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 48, Folio 20. (THE FLOODPLAIN, 10' REVERTIBLE SLOPE EASEMENT, THE 20' AND 50' DRAINAGE AND UTILITY EASEMENT ARE SHOWN HEREON.)
- Right-of-Way Agreement dated August 28, 1978, by and between Homer E. Turner and Frances E. Turner and the Baltimore Gas and Electric Company and recorded among the Land Records of Baltimore County in Liber 5936, Folio 092. (THE LOCATION OF THE EASEMENT CANNOT BE PLOTTED WITH CERTAINTY.)
- Deed dated July 29, 1981, by and between Homer E. Turner and Frances E. Turner and Baltimore County, Maryland, and recorded among the Land Records of Baltimore County in Liber 6318, Folio 489. (THE HIGHWAY WIDENING DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Deed and Agreement dated July 29, 1981, by and between Homer E. Turner and Frances E. Turner and Baltimore County, Maryland, and recorded among the Land Records of Baltimore County in Liber 6318, Folio 492. (THE DRAINAGE AND UTILITY EASEMENT IS SHOWN HEREON.)
- Deed dated June 8, 1998, by and between Stillway Associates Partnership and Baltimore County, Maryland, and recorded among the Land Records of Baltimore County in Liber 12953, Folio 675, and re-recorded among the Land Records of Baltimore County in Liber 13044, Folio 038. (THE HIGHWAY WIDENING DOES NOT AFFECT THE SUBJECT PROPERTY AND THE REVERTIBLE SLOPE EASEMENT IS SHOWN HEREON.)
- Right-of-Way Agreement dated May 11, 1998, by and between Stillway Associates Partnership and the Baltimore Gas and Electric Company and recorded among the Land Records of Baltimore County in Liber 13023, Folio 214. (THE RIGHT-OF-WAY AGREEMENT AFFECTS THE ENTIRE SITE.)
- Deed of Declaration and Easement dated December 14, 2000, by and between Stillway Associates Partnership and Owings Park, L.L.C. and recorded among the Land Records of Baltimore County in Liber 14937, Folio 001. (THE ACCESS EASEMENT IS SHOWN HEREON.)

* NOTE:

THE UNDERGROUND GAS LINES SHOWN HEREON SERVICES THE EXISTING BUILDING FROM AN ON-SITE NATURAL GAS TANK.

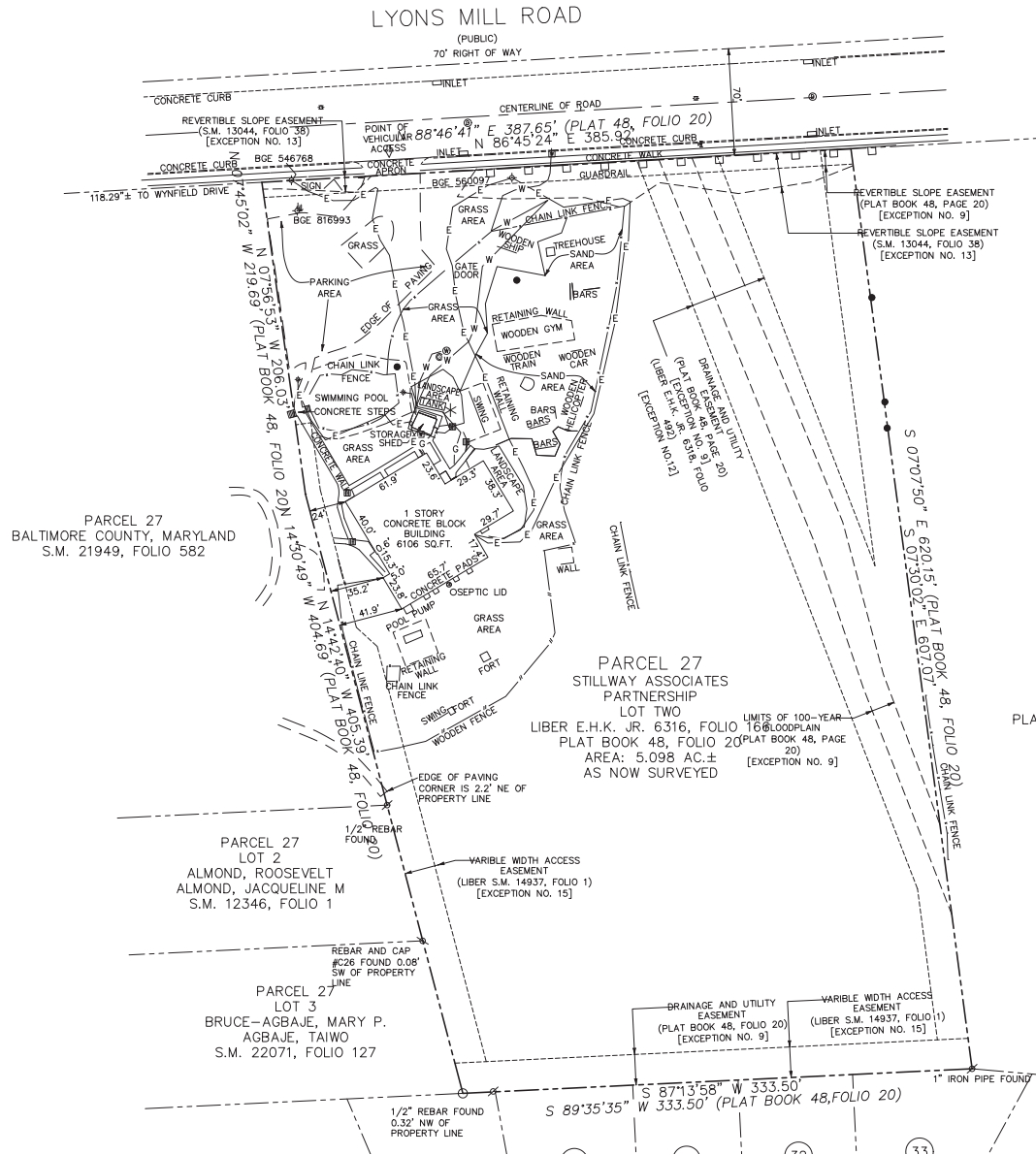
ZONING INFORMATION

According to the Baltimore County, Maryland Zoning Regulations, the parcel is zoned DR 16 (Density Residential) and is subject to the following:

- From front building face to: Public street right-of-way or property line - 25 feet
- From side building face to: Side building face - 16 < 20 Public street right-of-way - 15 feet Paving of a private road - 25 feet Tract Boundary - 15
- From rear building face to: Rear property line - 30 feet Public street right-of-way - 30 feet

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT NO. TWO AS SHOWN ON A PLAT ENTITLED "PROPERTY OF HOMER E. TURNER" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER E.H.K. JR. NO. 48, FOLIO 20.



GENERAL NOTES

- THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83 (1991) AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS, PROVIDED BY THE NATIONAL GEODETIC SURVEY:

GIS-199	DESIGNATION	NORTH (±FT)	EAST (±FT)
GIS-198	627852.55	372833.49	
	632625.01	1364867.89	
- CURRENT OWNERSHIP: STILLWAY ASSOCIATES PARTNERSHIP
CURRENT TITLE REFERENCE: E.H.K. JR. 6316, FOLIO 166
- TOTAL AREA 5.098 ACRES OF LAND, MORE OR LESS
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MAY 13, 2008.
- THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION, UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN IDENTIFIED BY INFRAMAP, INC. AND FIELD LOCATED BY DMW.
- THE SUBJECT PROPERTY IS SITUATE IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY 240010, PANEL 0220 B, BEARING AN EFFECTIVE DATE OF SEPTEMBER 3, 1992.
- NO EVIDENCE OF PARKING STRIPING WAS VISIBLE ON SITE.
- NO REPRESENTATIONS ARE MADE BY THE UNDERSIGNED SURVEYOR AS TO THE EXISTENCE OR LOCATION OF ANY EASEMENT OR ANY ENCUMBRANCES EXCEPT THOSE SET FORTH IN THE COMMITMENT FOR TITLE INSURANCE (SEE DISPOSITION OF TITLE EXCEPTIONS HEREON.)
- THE WORDS "CERTIFY" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE UNDERSIGNED SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, SAID OPINION DOES NOT CONSTITUTE A GUARANTEE OR A WARRANTY, EXPRESSED OR IMPLIED.
- THERE MAY BE A NEED FOR AN INTERPRETATION OR OPINION BY ANOTHER PARTY REGARDING ZONING INFORMATION AS DEFINED IN THE "2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS". ALTA/ACSM DOES NOT ALLOW THE SURVEYOR TO MAKE "CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. THE ZONING INFORMATION SHOWN HEREON IS BASED ON THE CURRENT INFORMATION AS AVAILABLE TO THE PUBLIC AT THE TIME OF THIS SURVEY.
- NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE FOUND WHILE PERFORMING THIS SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

PARCEL 29
OWINGS PARK, LLC
PLAT BOOK 73, PAGE 135

LEGEND		LEGEND	
— W —	UNDERGROUND WATER	⊗	STORM DRAIN MANHOLE
— G —	UNDERGROUND GAS	⊙	SANITARY SEWER MANHOLE
— E —	UNDERGROUND ELECTRIC	⊕	WATER VALVE
		⊕	WATER METER
		⊕	FIRE HYDRANT
		⊕	UTILITY POLE
		⊕	CLEANOUT
		⊕	LIGHT POLE
		⊕	FLAGPOLE
		⊕	METALPOLE/POST
		⊕	GUY WIRE
		⊕	STORM DRAIN INLET
		⊕	WELL

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BIRDSEYE

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SITE

LYONS MILL RD **12,400 AADT**

OWINGS MILLS BLVD
37,571 AADT

THE LEARNING EXPERIENCE

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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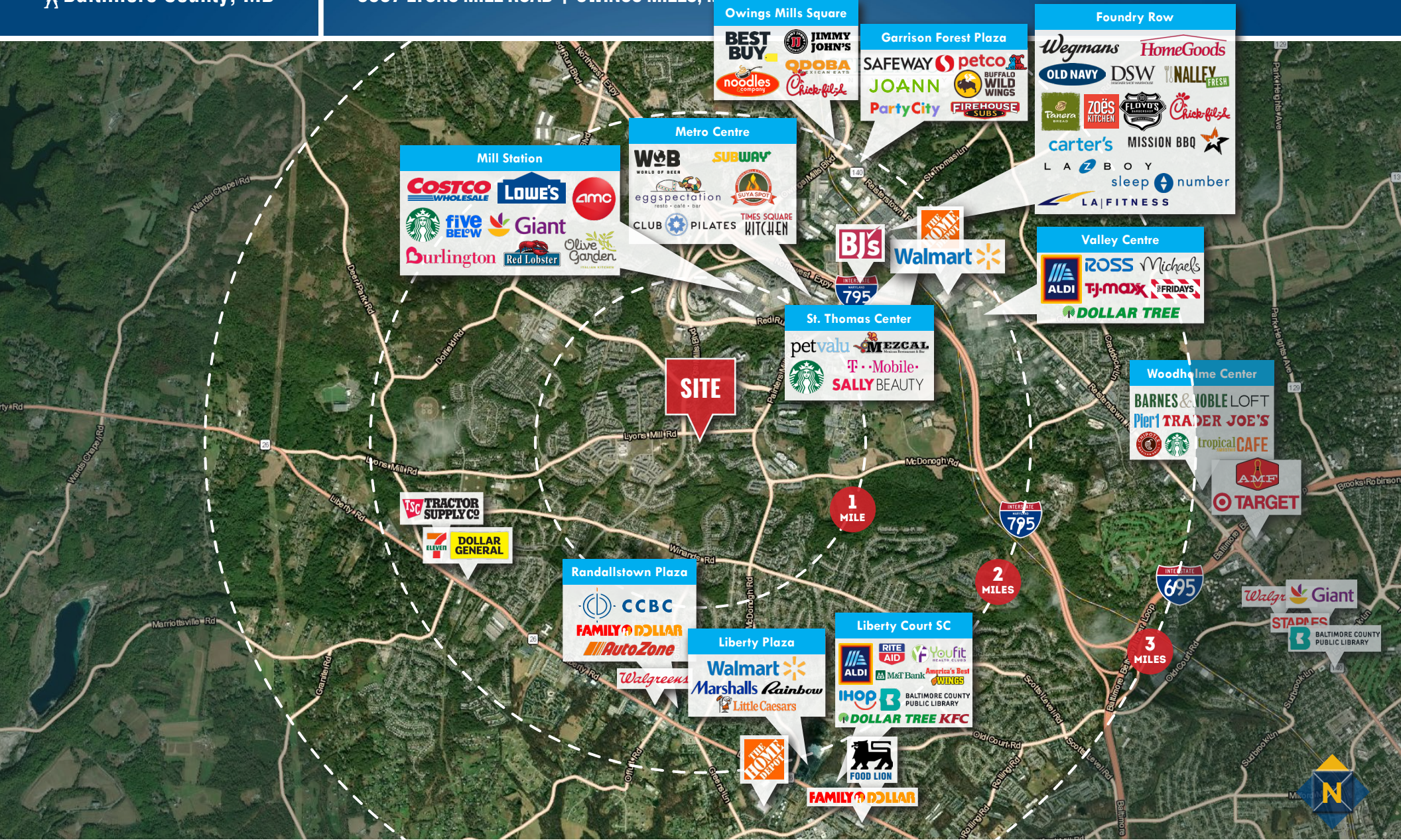
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TRADE AREA

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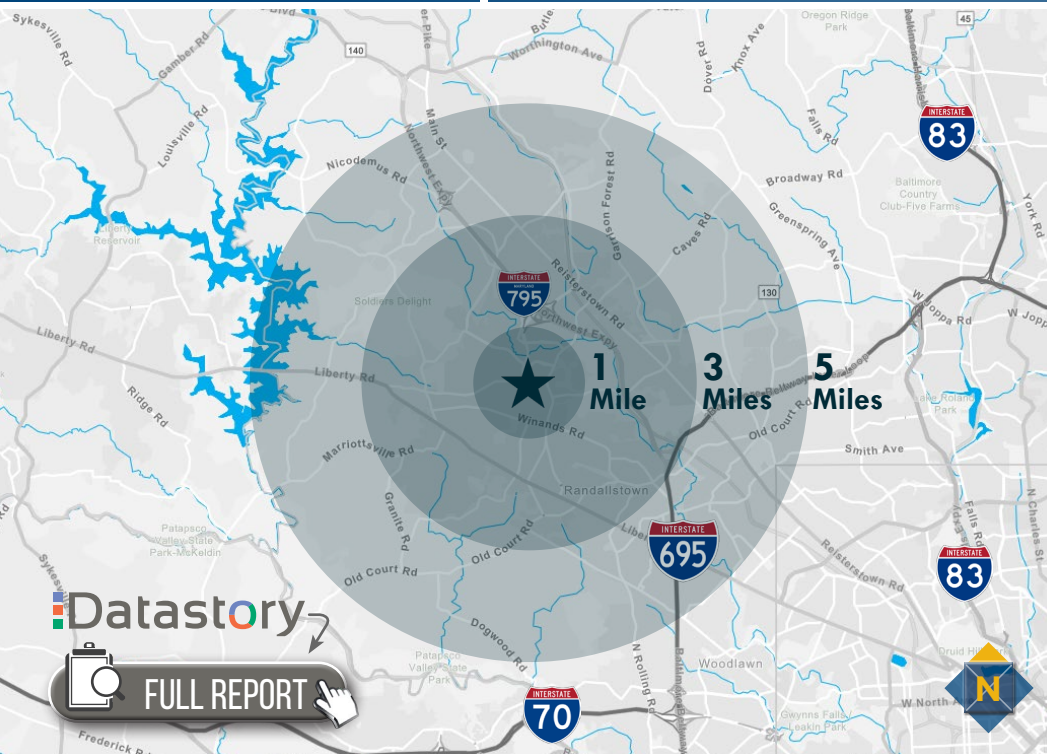


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LOCATION / DEMOGRAPHICS (2020)

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
17,163 1 MILE	7,292 1 MILE	2.35 1 MILE	37.0 1 MILE
87,646 3 MILES	34,612 3 MILES	2.46 3 MILES	37.3 3 MILES
171,213 5 MILES	67,771 5 MILES	2.47 5 MILES	39.3 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$111,786 1 MILE	82.1% 1 MILE	90.8% 1 MILE	13,839 1 MILE
\$99,423 3 MILES	72.8% 3 MILES	90.0% 3 MILES	82,526 3 MILES
\$104,905 5 MILES	72.1% 5 MILES	90.0% 5 MILES	157,548 5 MILES

50%
ENTERPRISING PROFESSIONALS
2 MILES

[LEARN MORE](#)

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

16%
PLEASANTVILLE
2 MILES

[LEARN MORE](#)

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

8%
BRIGHT YOUNG PROFESSIONALS
2 MILES

[LEARN MORE](#)

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

7%
SOCCER MOMS
2 MILES

[LEARN MORE](#)

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME