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*Welcome to*  
**BALTIMORE  
PENINSULA**

**segall**  
GROUP







## Project Overview

**Baltimore Peninsula** seeks to be America's first purpose-driven impact community - a new category of urban development and community anchored in equity and opportunity.

This transformational development opportunity has the scale and ambition to lift Baltimore and create a model for urban redevelopment.



Baltimore Peninsula is a public/private partnership of historic significance. "Chapter One" is 1.1m square feet of development, consisting of five eight story structures; two Class A office buildings, Roost extended stay hotel & apartments, Rye House luxury residential and 250 Mission residential and structured parking deck.

Chapter One is the first phase of what will eventually be over 13m square feet of commercial and residential development.

Neighboring uses include: Under Armour World Headquarters + 25,000 square foot retail brand house, NCAA track and turf field and grandstand and supporting adjacent office and R&D, two marinas with approximately 200 slips, Volo Sports, Rye Street Tavern (Clyde's restaurant group), Sagamore Distillery, Nick's Fish House and Locke Landing, an 800 unit apartment and garage townhome community delivering starting 2024.

## Quick Facts

- Size** **100,403 square feet of total retail.**
- Rye Street Market:** 39,230 square feet of retail
- Rye House:** 15,556 square feet of retail
- 250 Mission:** 22,500 square feet of retail
- 2455 House Street:** 18,711 square feet of retail
- Roost:** 4,406 square feet of retail

2023 Demographics	1 mile	3 mile	5 miles	10 min DT
POPULATION	<b>15,094</b>	<b>185,931</b>	<b>438,265</b>	<b>309,676</b>
HOUSEHOLDS	<b>7,234</b>	<b>84,894</b>	<b>186,901</b>	<b>135,451</b>
AVG. HH INCOME	<b>\$115,758</b>	<b>\$87,506</b>	<b>\$77,833</b>	<b>\$80,556</b>
DAYTIME POPULATION	<b>16,587</b>	<b>302,886</b>	<b>656,249</b>	<b>299,638</b>
TRAFFIC COUNT	<b>118,287 AADT</b> (I-95)	<b>37,571 AADT</b> (Hanover Street)		





**RYE STREET MARKET**  
 228,000 RSF office  
 39,230 RSF retail

**RYE HOUSE**  
 254 luxury apartments, 54 affordable  
 15,556 RSF retail

**250 MISSION**  
 162 luxury apartments, 35 affordable  
 22,500 RSF retail  
 1,023 parking spaces

**2455 HOUSE STREET**  
 212,000 RSF office  
 18,711 RSF retail

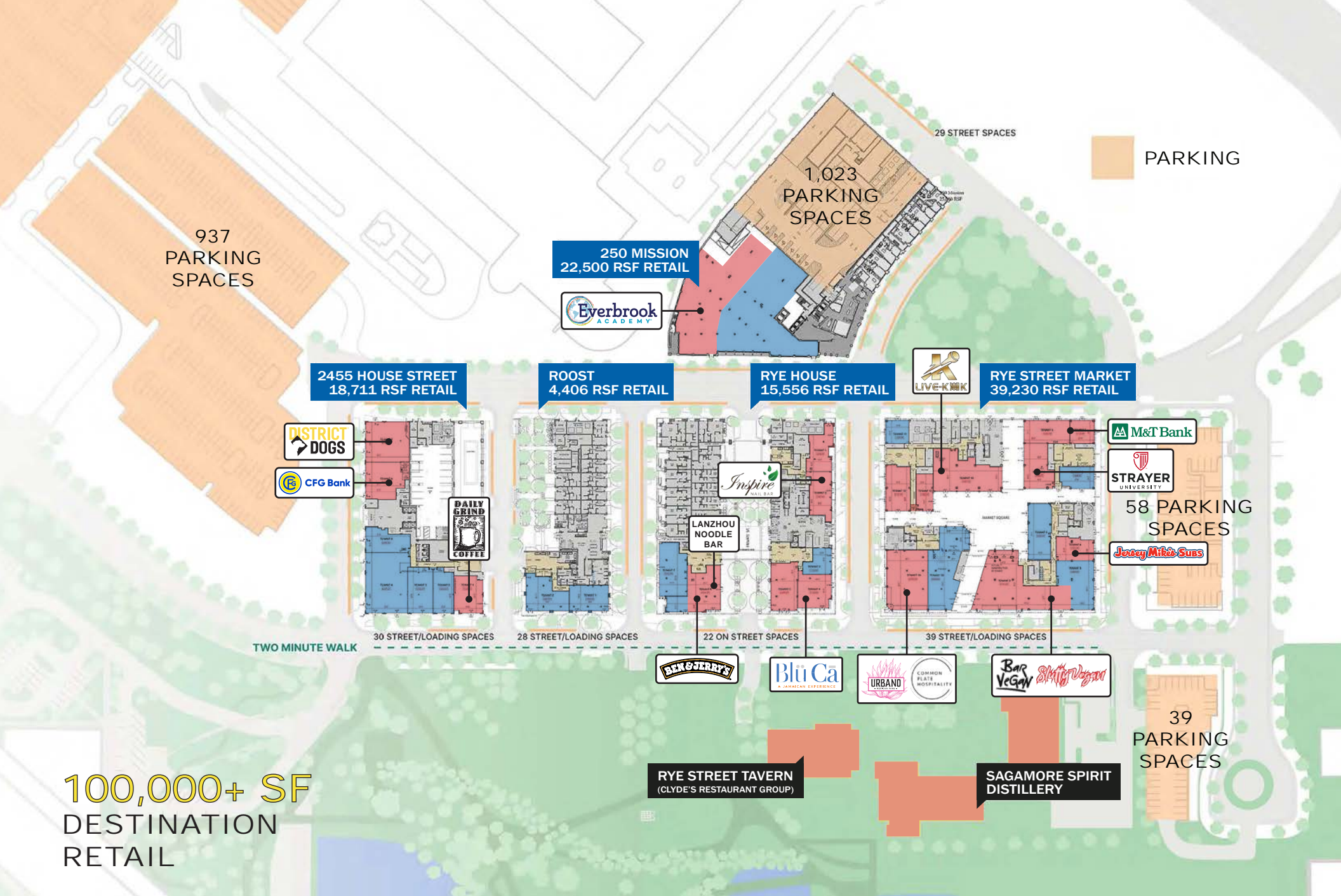
**ROOST**  
 40 luxury hotel apartments  
 81 extended stay apartments  
 4,406 RSF retail

**LOCKE LANDING  
 (2024 - 2025)**  
 800 UNIT RESIDENTIAL  
 DEVELOPMENT BY HOVNIANIAN

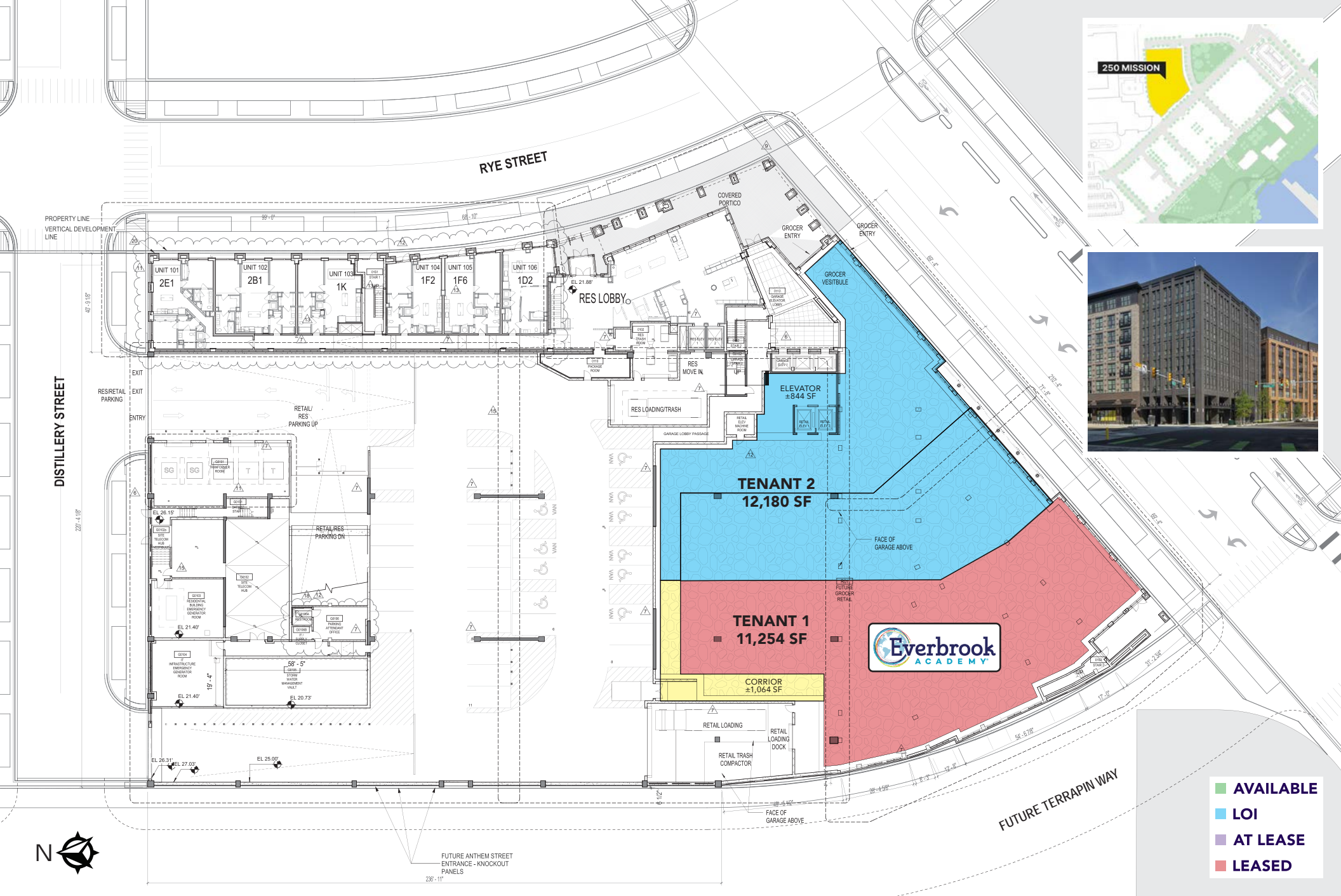
**UNDER ARMOUR  
 WORLD HQ AND BRAND HOUSE  
 (2025)**

**UNDER ARMOUR**

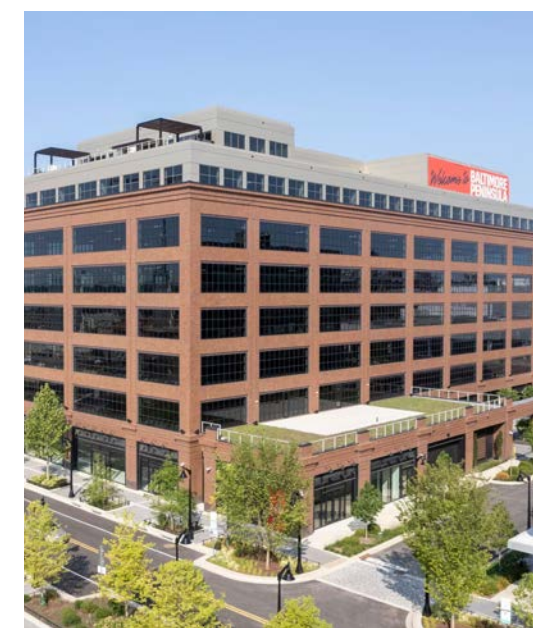
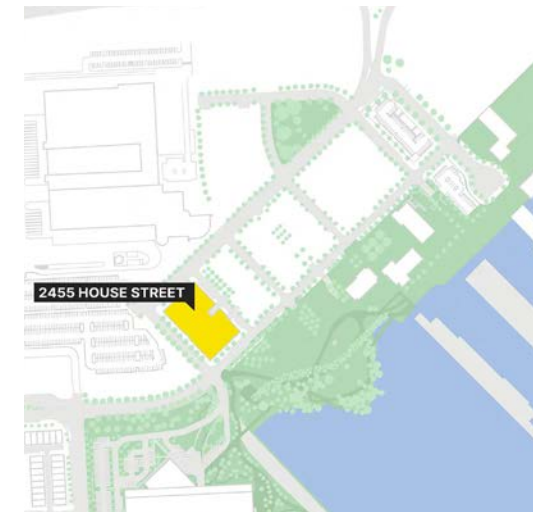
**UNDER ARMOUR**



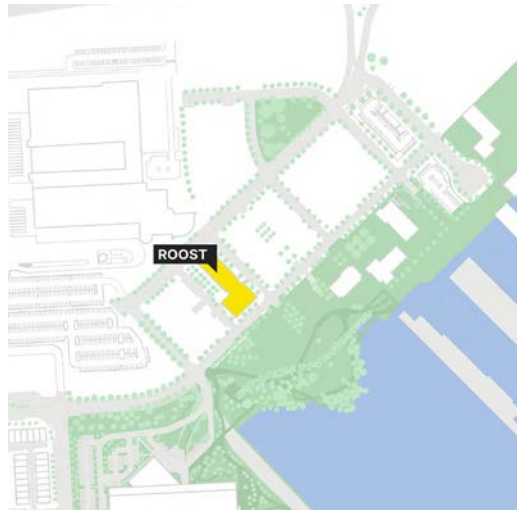
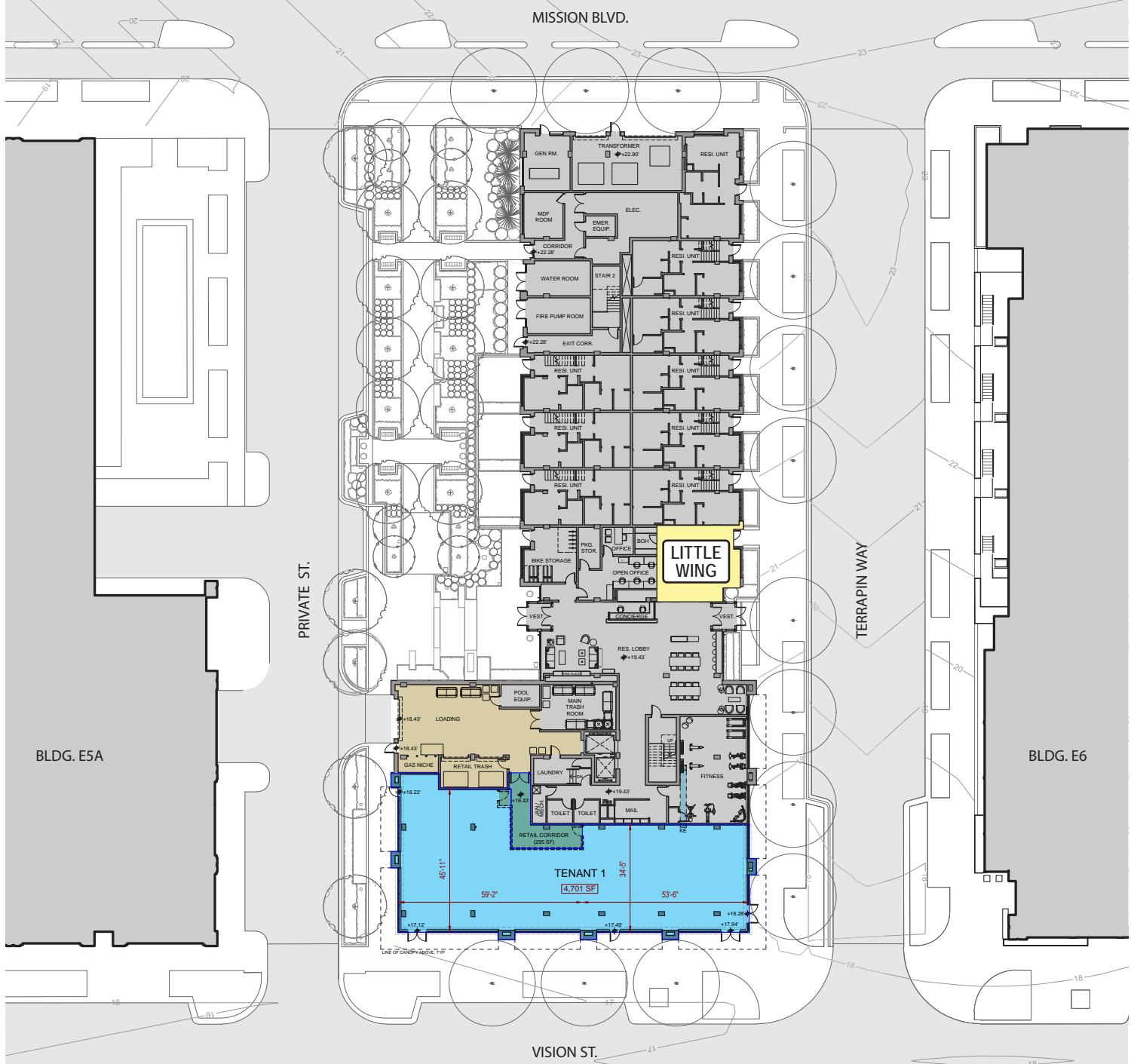




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MISSION BLVD.



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PHILADELPHIA ↗

3 RAMPS

Directly from I-95 to Baltimore Peninsula

15 MINUTES

BWI and Baltimore Penn Station

46 MILLION VEHICLES

See Baltimore Peninsula annually

BIKE-FRIENDLY

Cycle network throughout the neighborhood, including protected bike paths to create safe lanes for cyclists, and onsite bike racks

WATER TAXI

Future Water Taxi Connection to Inner Harbor

GAME DAY SHUTTLES

Shuttles to and from Oriole Park at Camden Yards (7 minutes/2 miles) and M&T Bank Stadium (5 minutes/1.5 miles) on game days

↙ WASHINGTON, D.C.

BALTIMORE

BALTIMORE PENINSULA

THE MOST  
CONNECTED  
AND VISIBLE  
LOCATION



52 Places to Go in 2024

**BALTIMORE**

**#14**

The New York Times



**ORIOLE PARK AT CAMDEN YARDS**  
1.5M ANNUAL ATTENDANCE



**M&T BANK STADIUM**  
600K ANNUAL ATTENDANCE

**INNER HARBOR**  
14M ANNUAL VISITORS

**FORT MCHENRY**  
600K ANNUAL VISITORS

**ORIOLE PARK AT CAMDEN YARDS**  
7 MINUTES @ 2 MI FROM BALTIMORE PENINSULA  
1.5M ANNUAL ATTENDANCE  
SHUTTLES TO AND FROM BALTIMORE PENINSULA ON GAME DAYS

**M&T BANK STADIUM**  
5 MINUTES @ 1.5 MI FROM BALTIMORE PENINSULA  
600K ANNUAL ATTENDANCE  
SHUTTLES TO AND FROM BALTIMORE PENINSULA ON GAME DAYS

● RETAIL  
◆ APARTMENTS

- 1 LUMINARY AT ONE LIGHT: 281 UNITS
- 2 414 LIGHT STREET: 394 UNITS
- 3 BANNER HILL: 391 UNITS
- 4 HANOVER CROSS STREET: 29 UNITS
- 5 2 EAST WELLS: 153 UNITS
- 6 901 S CHARLES: 164 UNITS
- 7 MCHENRY ROW: 250 UNITS
- 8 ANTHEM HOUSE: 344 UNITS
- 9 BAINBRIDGE: 227 UNITS
- 10 1405 POINT: 289 UNITS
- 11 5 DOCK STREET: 103 UNITS
- 12 LIBERTY HARBOR EAST: 292 UNITS
- 13 ALTA FEDERAL HILL: 275 UNITS



# TOWNHOME SALES AT FORMER LOCKE INSULATORS SITE TOP 100

August 19, 2024 - The Baltimore Business Journal

Over 100 homes have sold at the emerging Locke Landing development in Port Covington as the city's residential market shows a bump in activity despite high mortgage rates.

The benchmark is being lauded as a bright spot in the city's housing market that has produced few new construction projects over the past decade as luxury apartment construction has dominated Baltimore's residential growth.

It is also another signal that the transformation of the peninsula south of Federal Hill is starting to move forward at a faster pace.

The development on the former Locke Insulators site on the Middle Branch is expected to bring 1,300 new residents to the southern rim of Port Covington and sits next to the \$5.5 billion Baltimore Peninsula project, a separate development.

Locke Landing is being developed by Mark Sapperstein's 28 Walker and kicked off last year with plans for 390 townhomes, 420 luxury apartment units and a 600-car garage to be constructed by late next year. A clubhouse and swimming pool are expected to break ground next month, Sapperstein said.

"It feels good," Sapperstein said, of the up-and-coming vibe at the site. "It has great surroundings and the right mix. We'll soon have 1,300 new residents living there."

Workers are busy this summer adding to the growing townhome segment of the 25-acre site that once held the hulking Locke Insulators industrial plant, he said. National firms DRB Group and K. Hovnanian Homes are building two and three-story upscale townhouses and the first wave of residents has already moved in. Developer Greystar is building the apartment towers that broke ground earlier this year.

List prices at Locke Landing start in the \$500,000s but some are going for as high as \$750,000, Sapperstein said. That's well above the original price of \$530,000, a benchmark that had already jumped to close to \$543,000 in March based on buyer demand, Brandon Gurney, a regional division president for DRB, told the Baltimore Business Journal earlier this year. Gurney was unavailable for comment on the project's progress since then.

With a steady stream of tours given to potential new homeowners this year and 110 townhomes already closed, Sapperstein said the project is serving as another step in the transformation of the waterfront into a modern mixed-use development.

The final segment of the townhomes will sit on the waterfront near a promenade and are expected to fetch higher prices — and fast sales, according to Sapperstein. Other amenities also abound.

Locke Landing is next door to Nick's Fish House, the popular seafood restaurant that soon will boast a redeveloped 150-slip marina abutting its outdoor crab deck.

With Baltimore Peninsula's massive overhaul by Under Armour CEO Kevin Plank's Sagamore Ventures and MAG Partners, the area this summer is a beehive of activity that also includes the development of a 280,000-square-foot Under Armour corporate headquarters expected to open by December.

Across Hanover Street, workers have broken ground on the sweeping redevelopment of the barren land called Westport. They are focused on infrastructure this summer and the beginnings of a new waterfront park this year, said Ray Jackson, principal at Stonewall Capital, developer of Westport.

And more new homes are on the way at the 43-acre site, too, Jackson added.

"We will have them under construction before year's end," he said.



Source:  
<https://www.bizjournals.com/baltimore/news/2024/08/19/port-covington-locke-landing-townhomes-sell.html>



**Interested?**

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