

**FOR SALE** Available Immediately

# 2401 Pleasantville Road






Fallston, MD 21047

## Overview

Approximately 3 acres of commercially zoned land for sale on Pleasantville Road adjacent to Walgreens in Fallston, MD. Access to MD 152 (Fallston Road) is via a signalized intersection or by easement across the adjacent Walgreens. Ideal for a user or developer seeking to serve this affluent and growing Harford County submarket. Potential pylon opportunity is available along Fallston Road.

## Quick Facts

Availability	Immediate
Lot Size	±2.962 Acres
Sale Price	\$1,150,000
RE Taxes	\$3,970.51 (2024)
Zoning	B1

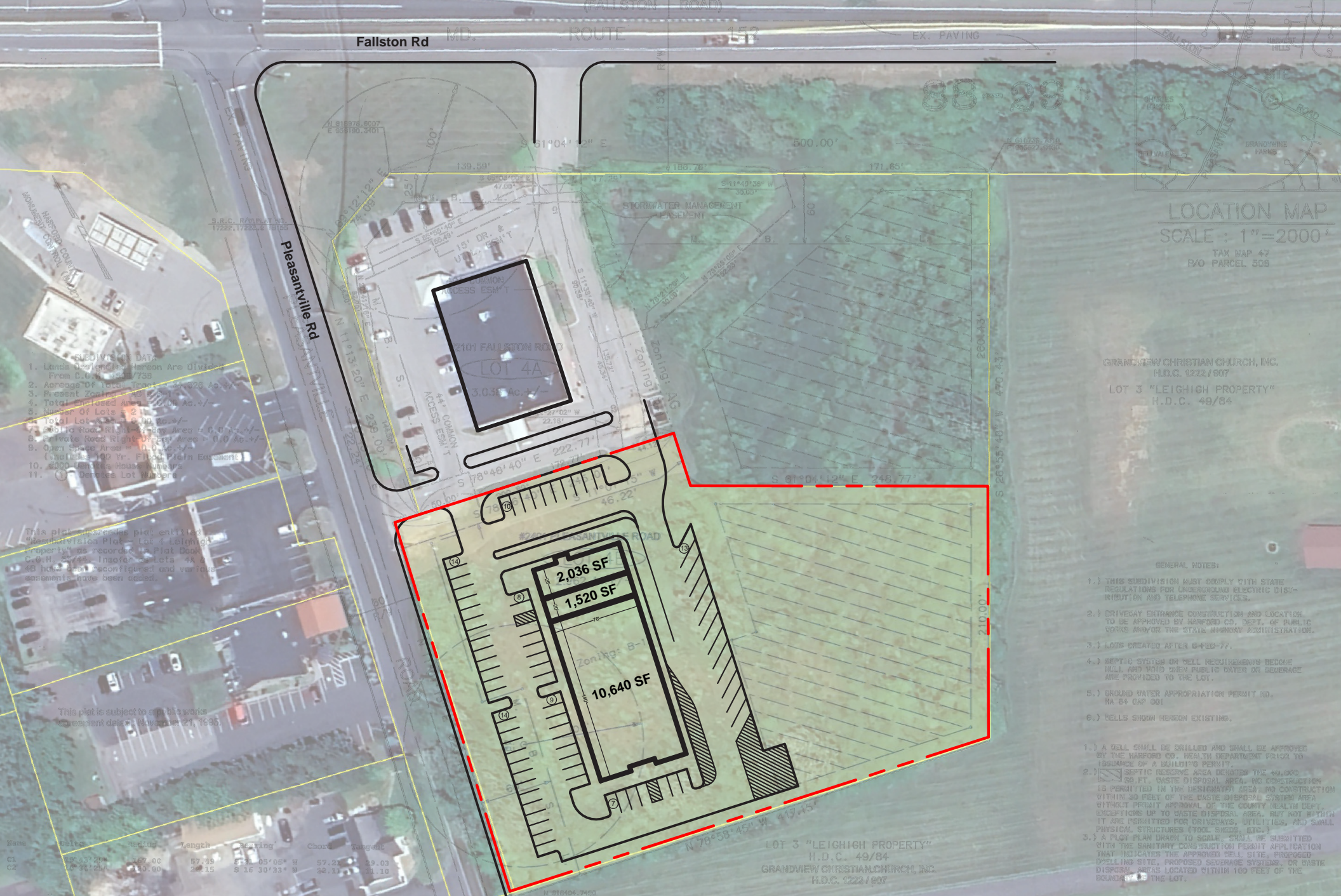
2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	1,706	11,893	50,985
 HOUSEHOLDS	605	4,183	18,742
 AVG. HH INCOME	\$189,379	\$179,784	\$159,589
 DAYTIME POPULATION	1,420	9,853	42,262
 TRAFFIC COUNT	22,575 AADT (Fallston Road)	4,715 AADT (Pleasantville Road)	











- SUBDIVISION DATA:**
1. Landa Parcel and Section Are Divided From C.O. # 1222/1907
  2. Acreage Of Total Tract = 12.22 Ac +/-
  3. Present Zoning = R-1
  4. Total Enclosed Area = 12.22 Ac +/-
  5. Number Of Lots = 2
  6. Total Lot Area = 12.22 Ac +/-
  7. Existing Road Right-Of-Way Area = 0.0 Ac +/-
  8. Proposed Road Right-Of-Way Area = 0.0 Ac +/-
  9. 0.271 Square Acres = 18.75 x 18.75' (1/4 Acre)
  10. 2,500 (Two Thousand) Square Feet
  11. (1) Denotes Lot Numbers

This plot supercedes plot entitled "Leighigh Property" as recorded in Plot Book C.O.# 1222/1907. Insofar as Lots # 4A & 4B have been reconfigured and various encumbrances have been cleared.

This plot is subject to any and all zoning requirements dated prior to 12/1/1985.

Name	Bearing	Distance	Length	Chord	Angle
C1	S 81°04'12" E	171.65'	57.45'	8' 11" 05" 05" W	57.21'
C2	S 78°48'40" E	222.77'	29.15'	8' 16" 30" 33" W	29.03'

**LOCATION MAP**  
SCALE : 1" = 2000'  
TAX MAP 47  
R/O PARCEL 508

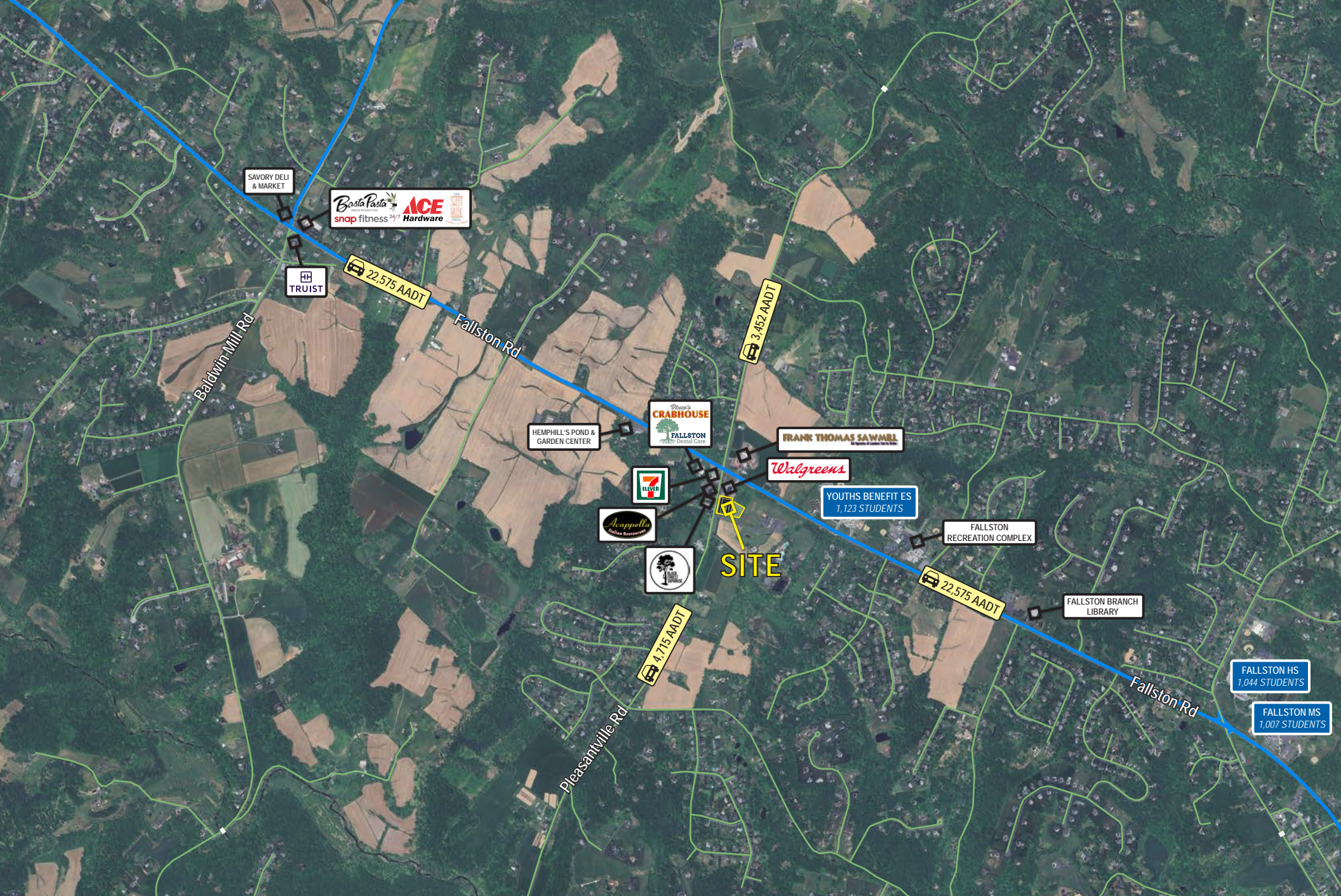
GRANDVIEW CHRISTIAN CHURCH, INC.  
H.D.C. 1222/1907  
LOT 3 "LEIGHIGH PROPERTY"  
H.D.C. 49/84

- GENERAL NOTES:**
- 1.) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.
  - 2.) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY HARFORD CO., DEPT. OF PUBLIC WORKS AND/OR THE STATE HIGHWAY ADMINISTRATION.
  - 3.) LOTS CREATED AFTER 6-FEB-77.
  - 4.) SEPTIC SYSTEM OR WELL REQUIREMENTS BECOME NULL AND VOID WHEN PUBLIC WATER OR SEWERAGE ARE PROVIDED TO THE LOT.
  - 5.) GROUND WATER APPROPRIATION PERMIT NO. HA 84 CAP 001
  - 6.) WELLS SHOWN HEREON EXISTING.
- 1.) A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD CO. HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - 2.) THE SEPTIC RESERVE AREA DENOTES THE 40,000 SQ. FT. WASTE DISPOSAL AREA. NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA. NO CONSTRUCTION WITHIN 30 FEET OF THE WASTE DISPOSAL SYSTEM AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPT. EXCEPTIONS UP TO WASTE DISPOSAL AREA, BUT NOT WITHIN IT ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).
  - 3.) A PLOT PLAN DRAWN TO SCALE, SHALL BE SUBMITTED WITH THE SANITARY CONSTRUCTION PERMIT APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED SEPTIC SYSTEM, PROPOSED SEWERAGE SYSTEM, OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

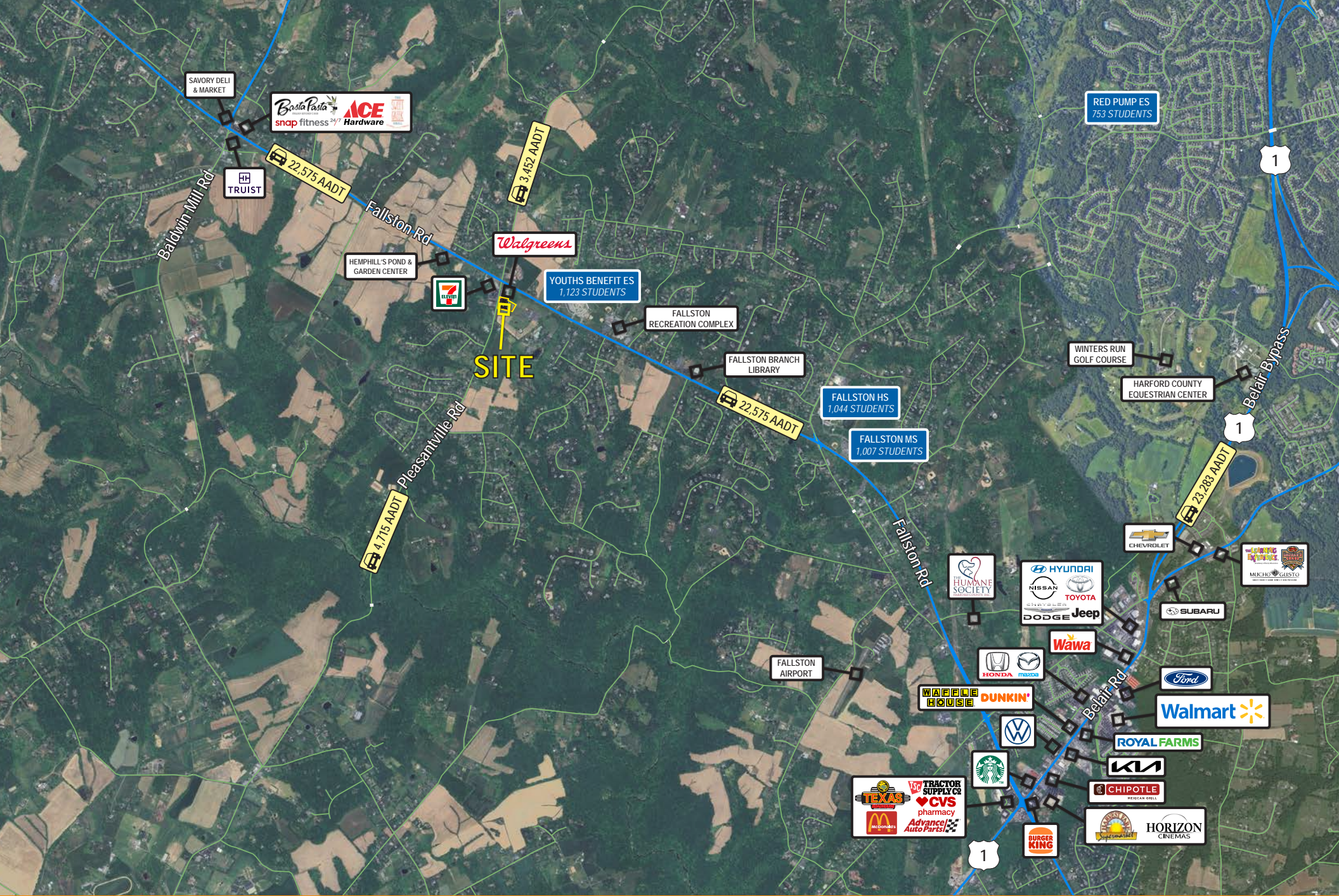















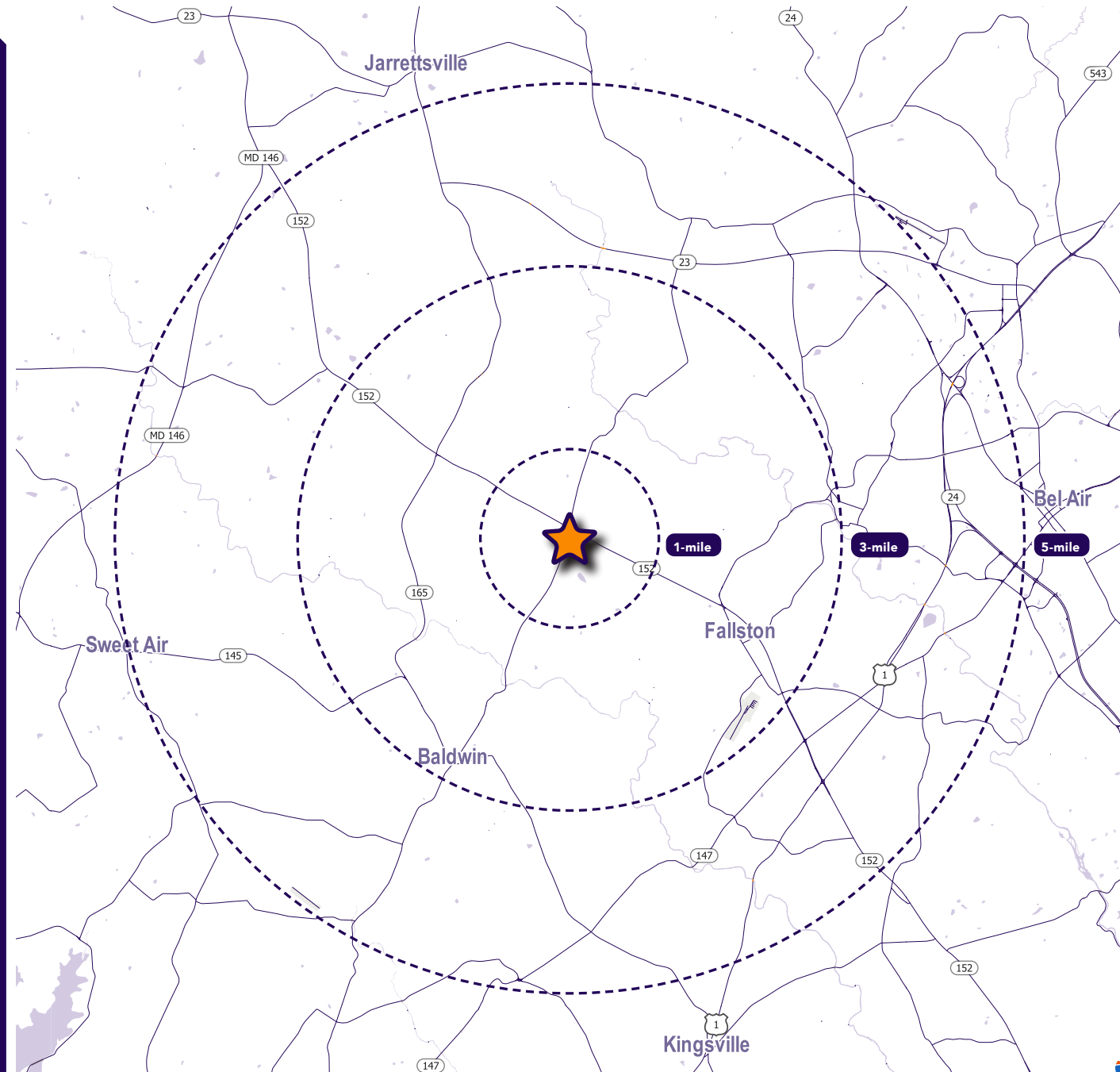
# Interested? Contact:

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