

# MOHR PROPERTY

## GERST AVENUE

BALTIMORE COUNTY

WHITE MARSH, MARYLAND



A 10-acre gem, the Mohr property is located in the Perry Hall/Honeygo growth area but is unburdened with the Honeygo overlay zoning. The property is easily accessible from Magnolia Rd, and has water and sewer available from both the Gerst and Magnolia sides. As one of the few larger properties remaining in private hands, this is a must-see for any developer or builder banking on a return to pre-bubble profitability.



### HIGHLIGHTS

- Parcel is 10 acres.
- Zoned D.R. 3.5.
- Water & sewer at property boundary.
- Highly desirable location, easy access to Rte. 695, Rte. 95, & Rte. 43.
- Walking distance to Perry Hall Senior High.
- Expected yield: 21 +/- single-family lots.
- Settlement after record plat.

## NAI KLNB LAND

Bringing land owners and land buyers together  
A division of KLNB, LLC

**Global Solutions. Local Expertise.**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein & make no warranty of any kind, express or implied, with respect to the property or any other matters.

### Contact:

Stephen J. Ferrandi  
6011 University Blvd.  
Suite 350  
Ellicott City, MD 21043  
Main: 410 290 1110  
Direct: 443 574 1430  
Cell: 410 925 4566  
sferrandi@klnb.com