

\$2,500,000 - 605, 607 Crain Hwy N, Millersville

MLS® #MDAA2111214

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Land on 2.65 Acres

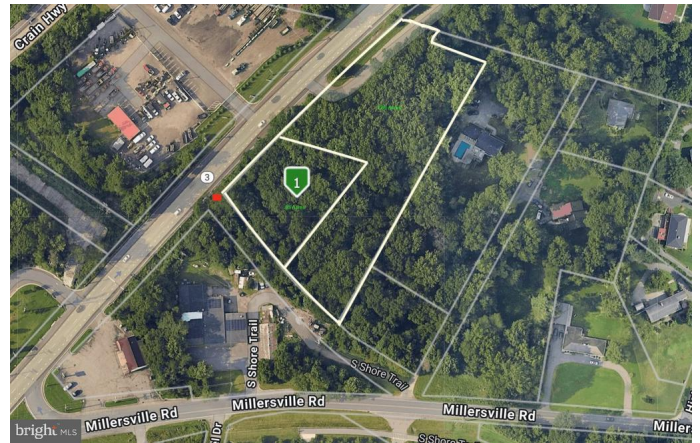
N/A, Millersville, MD

Prime Development Opportunity on Rt. 3 â€“ High-Visibility C-4 Zoned Commercial Land in Millersville. Unlock the full potential of this exceptional 2.65-acre offering, comprised of two separate, flat, perk approved and cleared--available individually or together. Strategically positioned along the highly trafficked Rt. 3 corridor, this property enjoys outstanding exposure with an impressive traffic count of approximately 70,000 vehicles per day, making it an ideal location for a wide array of commercial ventures.

Zoned C4 â€“ Highway Commercial District, the site is suited for larger-scale, auto-oriented retail and service businesses, including vehicle, RV, and boat sales or rentals, major repair facilities, and many other commercial uses. This high-visibility corridor caters to both local and regional traffic as well as the traveling public, ensuring a strong customer base and robust footfall for any future enterprise.

Key features include:

- 2.65 total acres of commercially zoned land (C4 â€“ Highway Commercial)
- Two separately deeded parcels â€“ sold together or individually
- Flat, cleared, and graveled â€“ ready for immediate use
- Excellent frontage and access on Rt. 3, with strong signage potential
- Landlord in the process of obtaining grading permits, further streamlining future development and reducing lead time



Whether you're an end user, developer, or investor seeking a high-traffic location with strong growth potential, this property presents a rare chance to secure a highly marketable asset in one of Millersville’s most active commercial corridors.

DO NOT WALK THE PROPERTY WITHOUT FIRST MAKING AN APPOINTMENT.

All uses subject to county approval “ buyers and agents to verify zoning and allowable uses

Essential Information

MLS® #	MDAA2111214
Price	\$2,500,000
Bathrooms	0.00
Acres	2.65
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	605, 607 Crain Hwy N
Subdivision	N/A
City	Millersville
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21108

Amenities

View	Street
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Exterior

Lot Description	Cleared, Level, Partly Wooded, Additional Lot(s), Adjoins - Game Land
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School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	April 7th, 2025
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Days on Market 205
Zoning C4

Listing Details

Listing Office Keller Williams Flagship



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Listing information last updated on October 29th, 2025 at 12:00am EDT