

FOR SALE

**RELIGIOUS AND SCHOOL CAMPUS OR
REDEVELOPMENT OPPORTUNITY**



ST. PIUS X
6428 - 6432 YORK ROAD
BALTIMORE, MARYLAND

DAVID J. FRITZ, CCIM, SIOR
Principal
dfritz@klnb.com
443.574.1410

JOSEPH NOLAN, SIOR
Principal
jnolan@klnb.com
443-632-2065

KLNB.COM
in f @ @KLNB CRE

NAI klnb

THE OFFERING

KLNb, as exclusive agent, is pleased to present the opportunity to acquire the **St. Pius X Church and School Campus** representing a rare offering of a large-scale institutional campus in the highly desirable Towson submarket of Baltimore County. Situated on approximately **10.022± acres**, the Property offers a unique combination of the existing church and educational improvements, substantial land area, established infrastructure, and long-term repositioning potential. The site is currently improved by three buildings: a one-story (with full lower level) religious facility (built in 1957) consisting of 17,398± square feet, a two-story (with full lower level) parish office (built in 1959) consisting of 9,603± square feet, and a two-story convent / school building. The convent portion of the building (built in 1962) consists of 9,048± square feet (excludes unfinished lower level) and the school portion of the building (built in 1962 & 1968) consists of 42,210± square feet (excluding unfinished lower level). The school has a gymnasium area that is considered part of the first floor, even though it is partially below grade. The combined total square footage of the buildings is 78,259± square feet of gross building area (GBA).

The campus presents a compelling opportunity for religious institutions, educational operators, institutional users, investors, and developers seeking a strategically located asset with immediate usability and future adaptive reuse or redevelopment potential, subject to applicable zoning and governmental approvals.

Located within one of the region's most established residential and commercial corridors, the Property benefits from strong surrounding demographics, regional connectivity, and proximity to major transportation routes, employment centers, retail amenities, and community services.

The St. Pius X campus offers an increasingly scarce opportunity to control a sizable institutional landholding in a mature infill market with multiple pathways for value creation.

INVESTMENT HIGHLIGHTS

10.022± acres institutional campus in Towson, Maryland

Existing church, school, and supporting campus improvements

Established site infrastructure and parking accommodations

Highly accessible location within Baltimore County

Potential for continued institutional use, adaptive reuse, or redevelopment (subject to approvals)

Rare large-acreage offering in an infill market with limited comparable opportunities

OFFERS SUBMITTED TO

DAVID J. FRITZ, CCIM, SIOR

Principal
dfritz@klnb.com
443.574.1410

JOSEPH NOLAN, SIOR

Principal
jnolan@klnb.com
443-632-2065

PROPERTY INFORMATION

PROPERTY DETAILS

Offering Price	\$6,000,000	
School & Gymnasium	56,780± SF (23± classrooms, gym)	
Year Built	1962 & 1968	
Type	School, Gym, Former Convent, Rectory & Church	
School	2-Story, 42,210± SF	
Gym/School Addition	14,570± SF	
Former Convent	2-Story, 9,048± SF	
Rectory	Total Gross Floor Area: <u>10,448 SF</u> Above Grade Area: 3,416 SF At Grade (Ground Floor): 4,282 SF Basement Area: 2,750 SF	
Church	Sanctuary Capacity - 300 Lower Level Banquet Hall Capacity - 400	Total Gross Floor Area: <u>17,398 SF</u> At Grade (Ground Floor): 8,699 SF Basement Area: 8,699 SF
Construction	Concrete, concrete block, and wood for the religious facility and parish office; Concrete block and steel for the convent/school.	
Roof	TPO (2019), Flat Built Up Over Gym	
Zoning	DR 5.5	
Parking	Approx. 142± spaces (field verification required)	
R.E. Taxes	Tax Exempt	
Parcel Size	10.022± Acres	

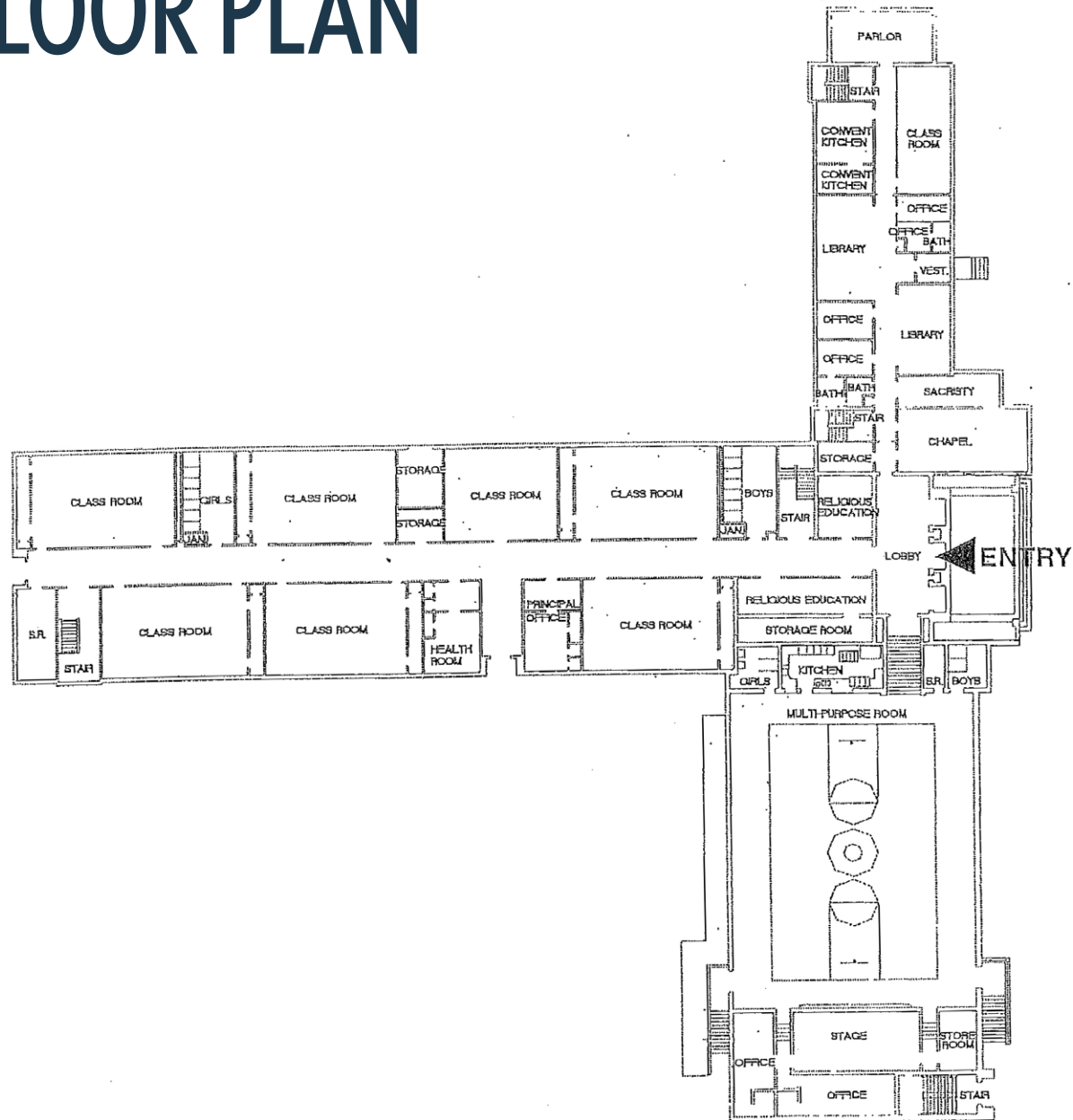
PROPERTY DETAILS (CONTINUED)

ADA Compliance	Church only
Elevators	There is one elevator in the religious facility, and there are chair lifts in the parish office and convent.
Security	Interior and exterior security cameras at the convent / school building.
Heating/HVAC	Hot water boiler heating in all buildings; central air conditioning in the religious facility and parish office, no central air conditioning (window units only) in the convent/school building.
Uses	Educational, Redevelopment For Assisted Living Or Residential Development
Electrical/Power	The Main Electrical Service Size is 600 Amps, 120/208 Volt Three-Phase Four-Wire Alternating Current (AC). The Electrical Wiring Is Reported To Be Copper, Installed In Metallic Conduit, Flexible Metal Conduit Or Non-Metallic Sheathed Cable. Circuit Breaker Panels Are Located Throughout The Building.
Fire & Life/Safety	Hydrants, Smoke Detectors, Alarms And Extinguishers. Single Fire Sprinkler Zone In Former Incinerator Room.

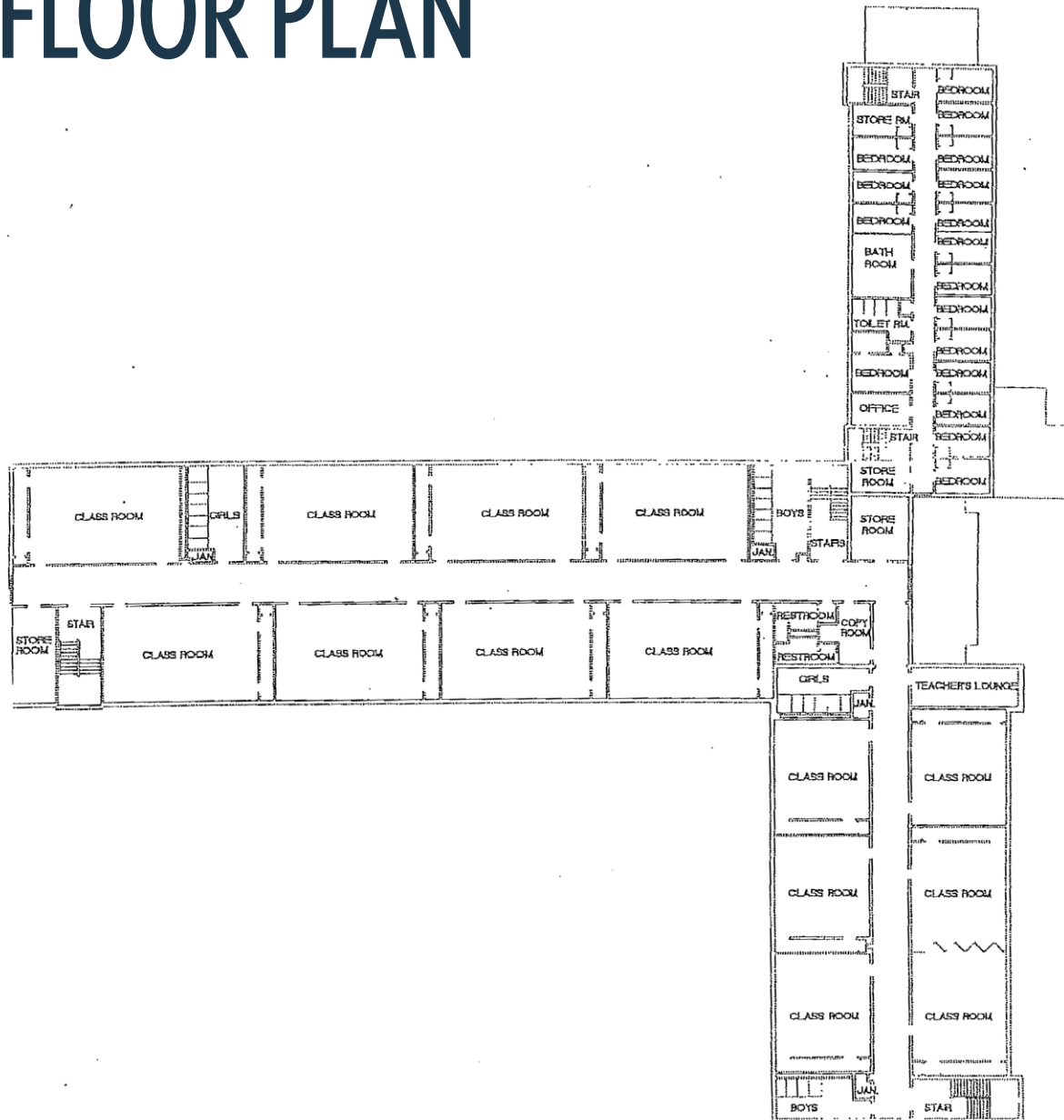
CURRENT SITE LAYOUT



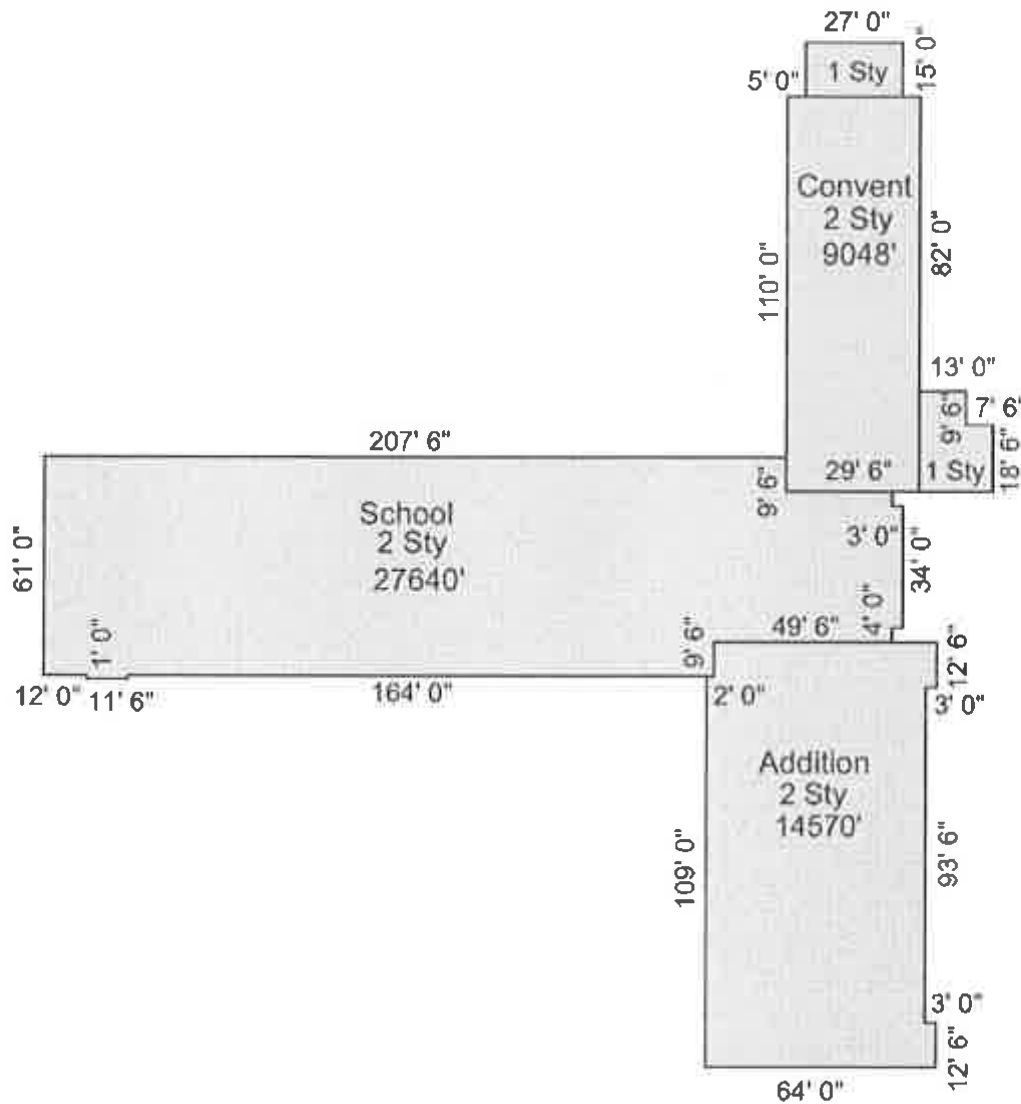
1ST FLOOR PLAN



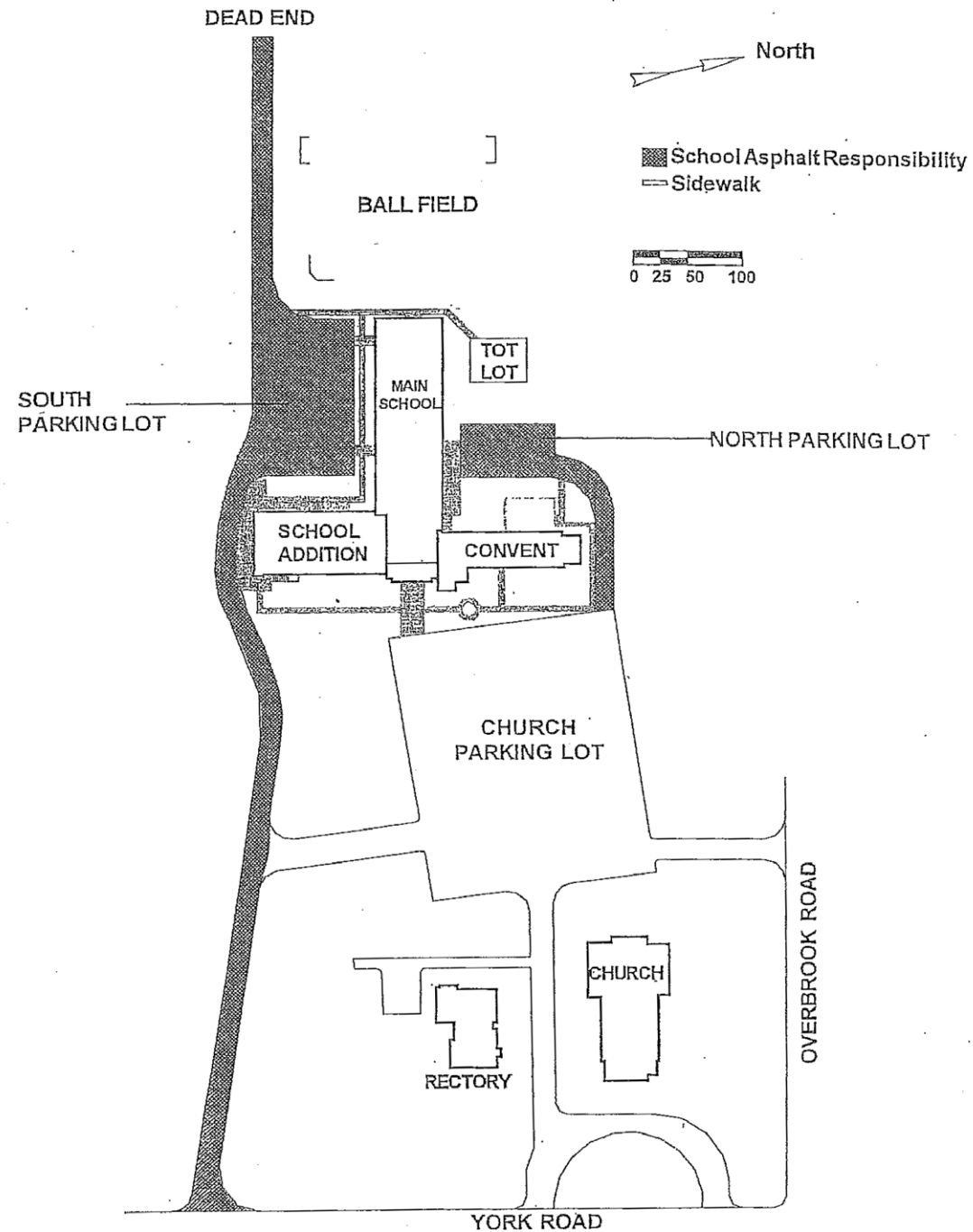
2ND FLOOR PLAN



AREA SUMMARY PLAN



SITE PLAN



CONCEPTUAL ASSISTED LIVING PLAN

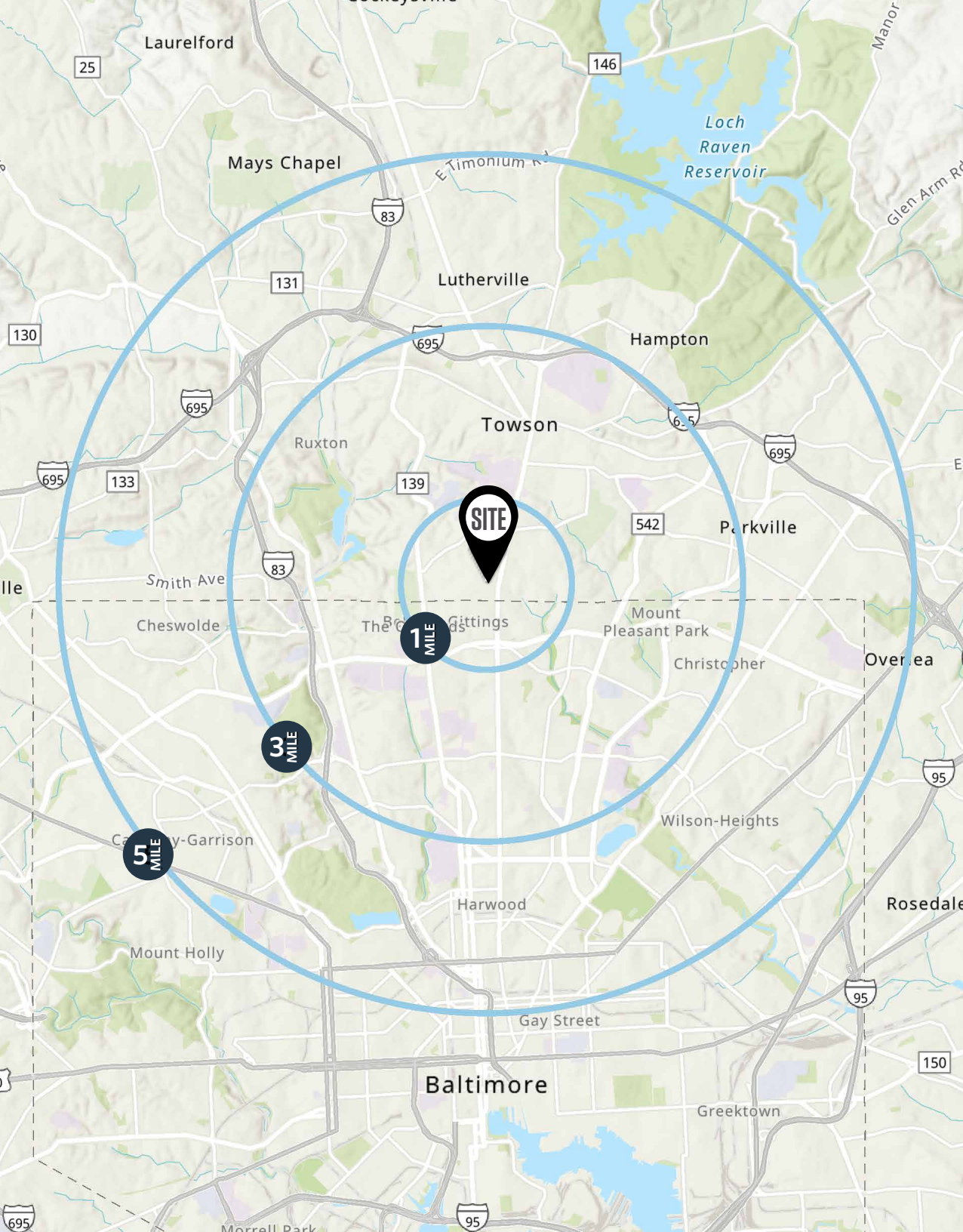


INTERIOR PHOTOS



INTERIOR PHOTOS





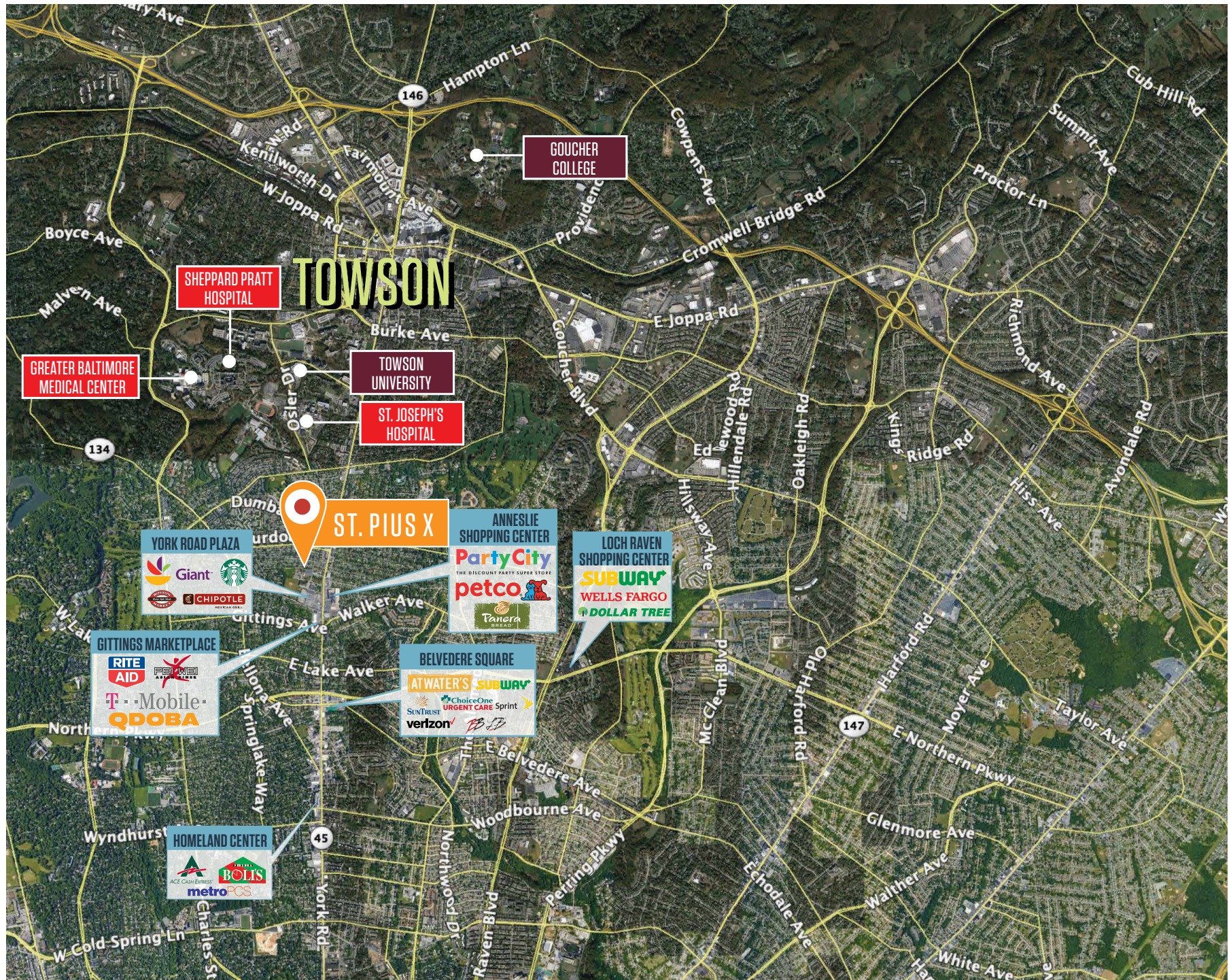
2025 SITE

Radius	1 mile	3 mile	5 mile
 Population	20,622	164,225	426,515
 Households	8,425	68,021	180,957
 Median Household Income	\$120,837	\$81,094	\$72,095
 Median Age	40.3	37.0	38.6
 Median Net Worth	\$525,144	\$184,385	\$141,025

NEARBY AMENITIES & EMPLOYMENT DRIVERS

KLNB

PG. 13



CONFIDENTIALITY DISCLAIMER

This Offering Memorandum ("Memorandum") is furnished to prospective purchasers solely to facilitate the purchaser's consideration of Subject Property. The Memorandum contains proprietary information and was prepared by KLNB, LLC ("KLNB") using information compiled from sources we consider to be reliable. By receipt of this Memorandum, you agree that: (a) the Memorandum and its contents are of a confidential nature and that you will hold and treat it in strictest confidence in full compliance with the separate confidentiality agreement you have executed; (b) you will not reproduce, transmit or disseminate the information contained in the Memorandum through any means, or disclose this Memorandum or any of its contents to any other entity without the prior written authorization of KLNB nor will you use this Memorandum or any of its contents in any fashion or manner detrimental to the interests of KLNB or seller; and (c) upon request you will return the Memorandum without retaining any copy or extract of any portion thereof.

Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers upon request. Each purchase offer is to be based strictly and entirely upon the purchaser's independent investigation, analysis, appraisal and evaluation of facts and circumstances deemed relevant by the purchaser. Neither Owner, KLNB nor any of their respective directors, officers or affiliates have made any representation or warranty, express or implied as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of this Memorandum or its contents.

This offering is submitted and received with the understanding that all negotiations for the acquisition of the herein described property will be conducted through KLNB. The sellers and KLNB expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice.



THE IN FOR MARKET INSIGHT

KLNB.COM    @KLNBCRE

TYSONS, VA

8065 Leesburg Pike
Suite 700
Tysons, VA 22182
703.268.2727

WASHINGTON, D.C.

1130 Connecticut Avenue, NW
Suite 600
Washington, DC 20036
202.375.7500

BALTIMORE, MD

100 West Road
Suite 505
Baltimore, MD 21204
410.321.0100

COLUMBIA, MD

9881 Broken Land Parkway
Suite 300
Columbia, MD 21046
410.290.1110

ROCKVILLE, MD

12435 Park Potomac Ave
Suite 250
Rockville, MD 20854
301.591.7330

FOR MORE INFO,
PLEASE CONTACT:

DAVID J. FRITZ, CCIM, SIOR

Principal

443.574.1410 | dfritz@klnb.com

JOSEPH NOLAN, SIOR

Principal

443.632.2065 | jnolan@klnb.com