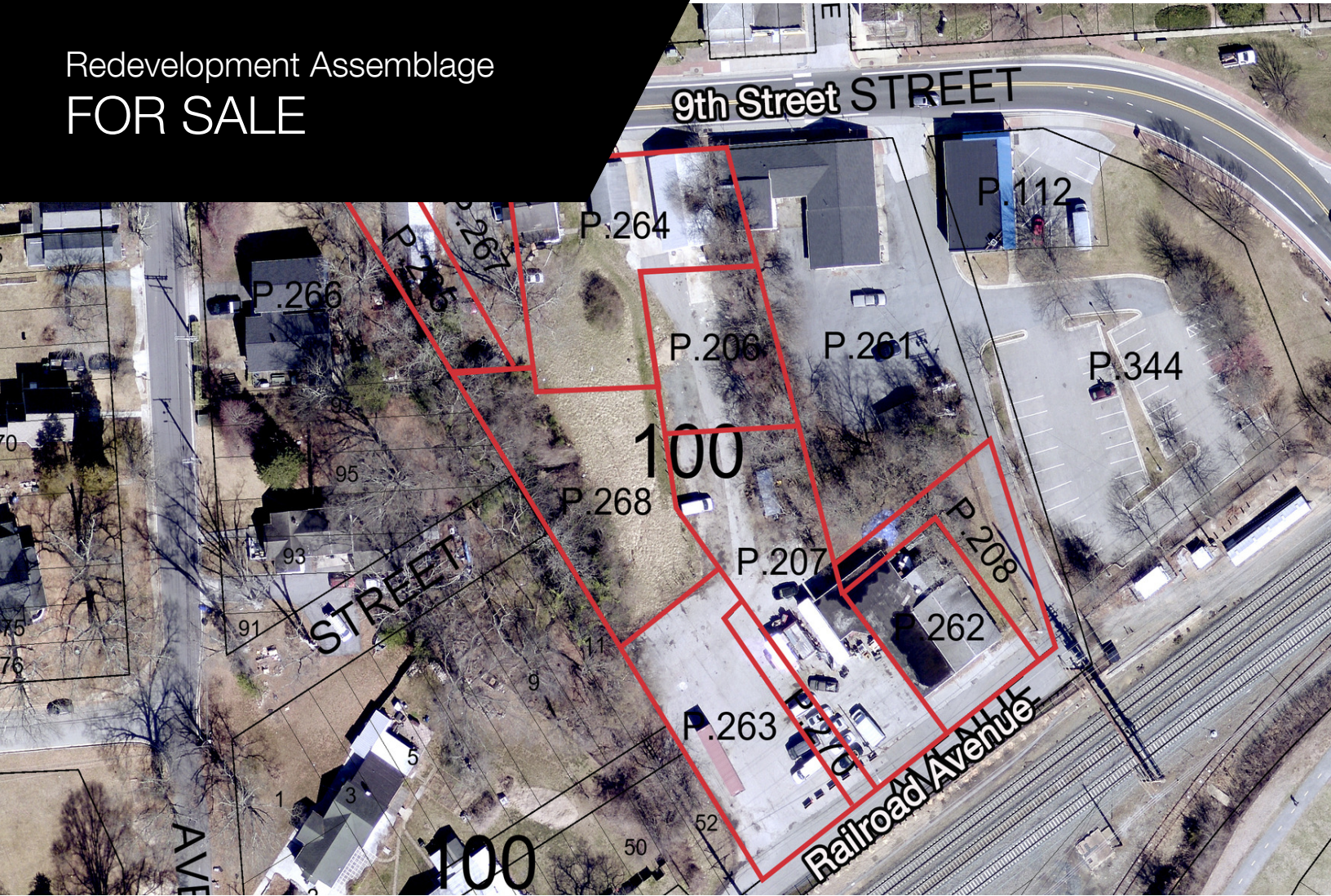


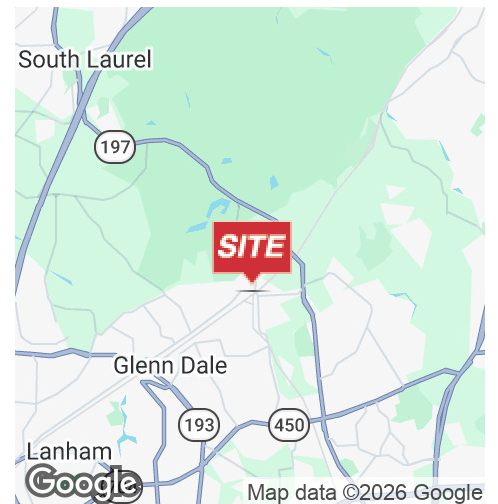
Redevelopment Assemblage FOR SALE



Old Bowie Assemblage 13005-13009 9th Street, Bowie, MD 20720

PROPERTY HIGHLIGHTS

- Ten (10) Parcels
- Prime infill redevelopment assemblage
- 1.6± Acres (69,96± SF)
- Zoned Neighborhood Commercial (CN)
- Traffic Counts - 7,173 vpd on 9th Street
- High Value-Add Potential
- Strong fundamentals for repositioning
- Attractive for: Local and regional developers seeking small-scale suburban infill, Owner-users looking for a highly visible location in a “village” environment, Investors pursuing long-term hold and phased redevelopment, and Public-sector alignment and potential incentives
- **REDUCED SALE PRICE: \$1,300,000**

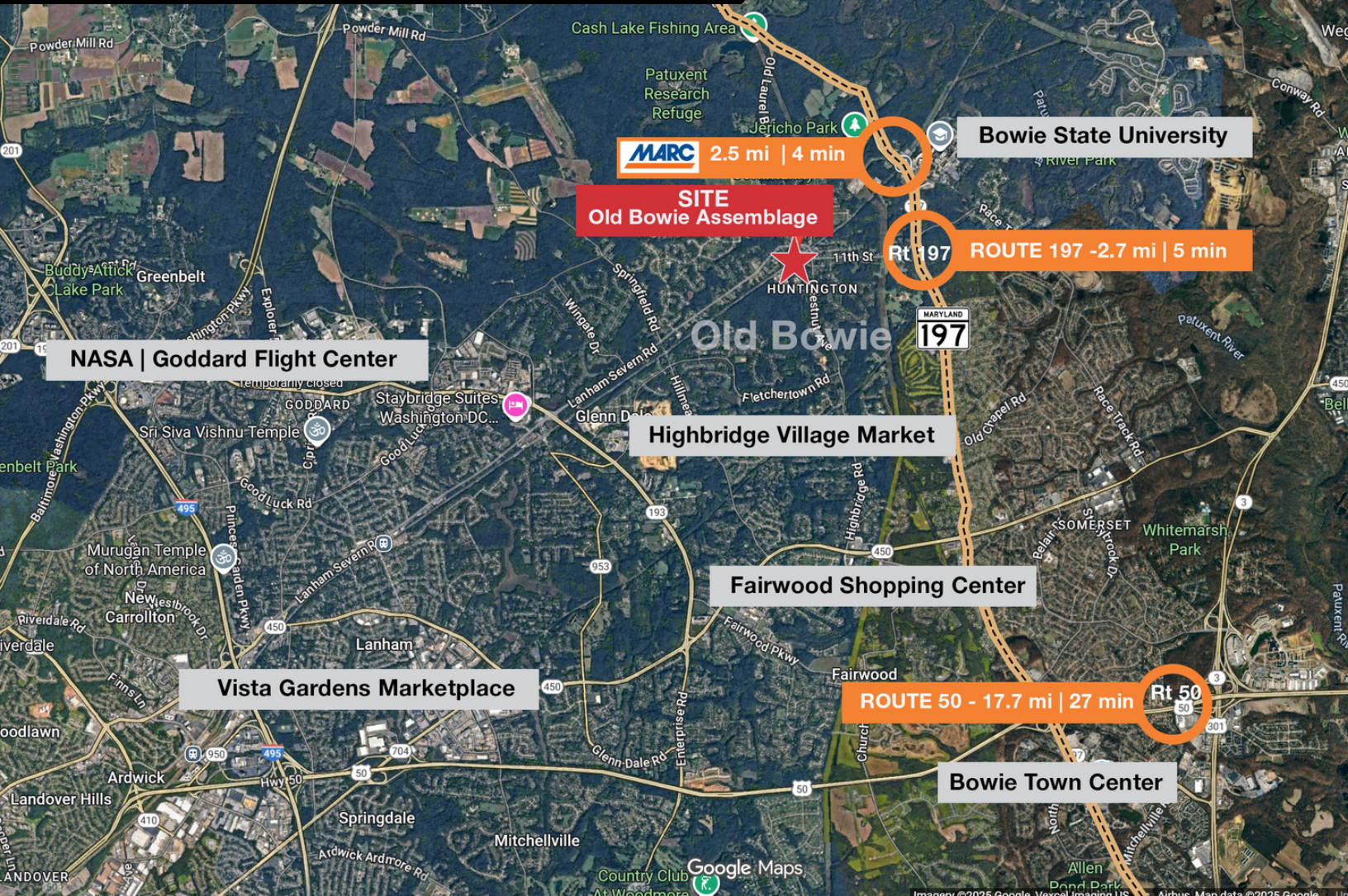


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Land For Sale

13005 - 13009 9TH ST, BOWIE, MD 20720



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	4,830	1,285	\$204,404
3 Miles	34,615	11,039	\$194,937
5 Miles	108,172	37,110	\$171,567

Demographics data derived from AlphaMap

LOCATION DESCRIPTION

This property is located in the historic Old Town Bowie Main Street location. Gateway to Bowie State University. The location is targeted for revitalization and public investment. Described as a walkable "village street" environment in a character-driven setting, and part of an established neighborhood commercial cluster.



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Land For Sale

13005 - 13009 9TH ST, BOWIE, MD 20720



13001 9th Street



13009 9th Street

Land For Sale

13005 - 13009 9TH ST, BOWIE, MD 20720



13005 9th Street



13007 9th Street



13001 Railroad Avenue

Naimichael

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