



FOR SALE
\$15,000,000

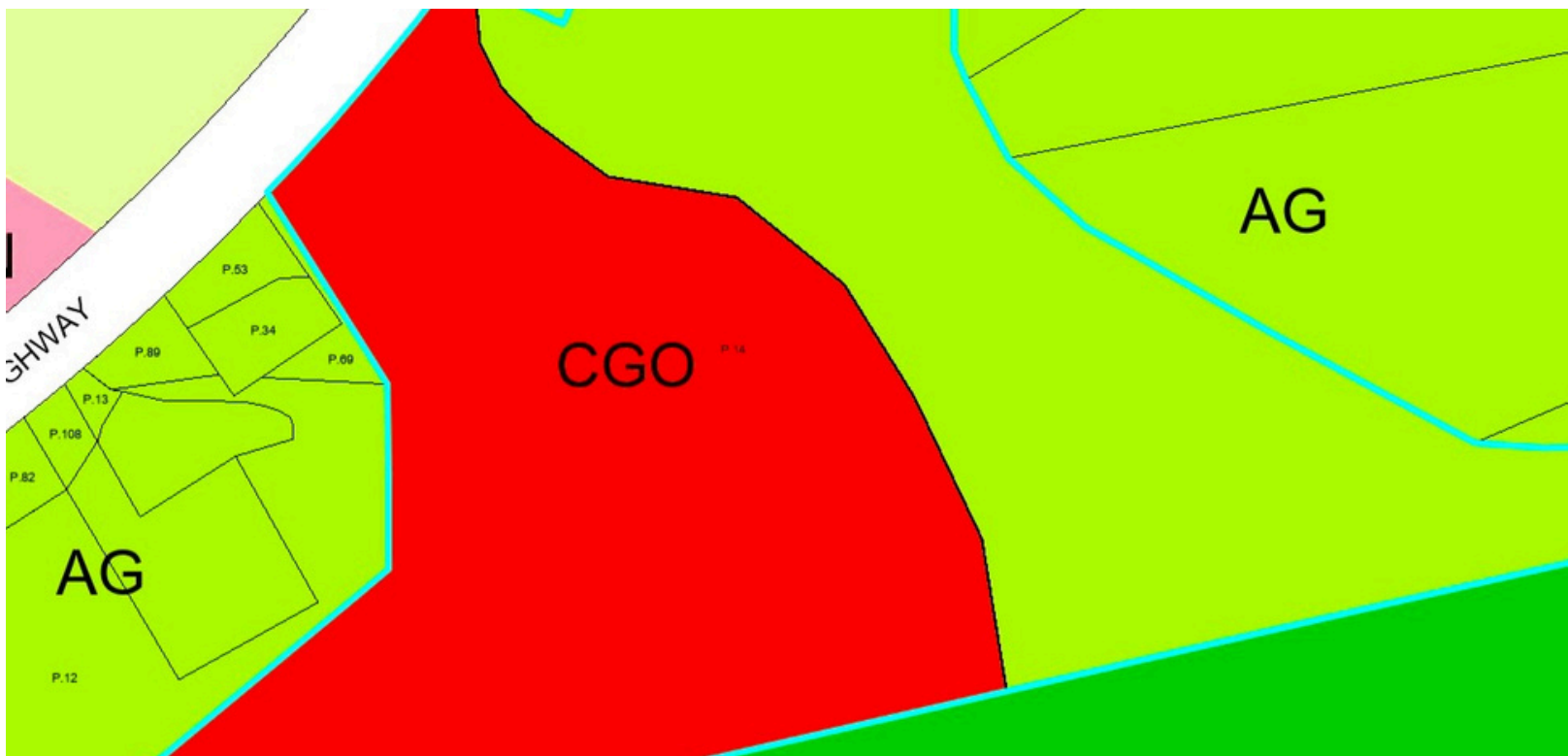


6000 MAUDE SAVOY BROWN RD
UPPER MARLBORO, MD 20772

PROPERTY INFO



ZONING :CGO/AG



PROPERTY HIGHLIGHTS

Prime 42.14-Acre Development Opportunity

Prime 42.14-Acre Development Opportunity – Upper Marlboro, Prince George's County, MD Exceptional 42.14-acre (1,835,618 SF) development site in the heart of Upper Marlboro, formerly operated as a race track and strategically positioned along Crain Highway. The property is currently zoned CGO/AG and was formerly zoned CSC (Commercial Shopping Center) and I-E (Industrial Employment), reflecting its long-standing development potential. The current zoning may support a variety of mixed-use development opportunities, subject to Prince George's County approvals and applicable regulations. Located adjacent to Giant Food and an established shopping center, the property is surrounded by significant recent residential and commercial development, making it an ideal location for future investment. Existing utilities, including public water and electricity, are available at the site, enhancing its development readiness and reducing infrastructure costs. Offering excellent visibility, strong highway access, nearby retail amenities, and substantial acreage in one of Prince George's County's growing corridors, this property presents a rare opportunity for developers, investors, and mixed-use projects seeking a highly desirable development site.

ZONE DESCRIPTION

(1) Purposes

The purposes of the Commercial, General and Office (CGO) Zone are:

- (A) To provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness;
- (B) To incorporate development with multiple uses, shared parking, and coordinated signage and landscaping; and
- (C) To accommodate higher-density residential uses as part of vertically or horizontally mixed-use development.



(2) Intensity and Dimensional Standards

Standard (1)	Two-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses
Density, max. (du/ac of net lot area)	40.00	20.00	48.00	No requiremen
Net lot area, min. (sf)	No requirement	No requirement	7,500	No requiremen
① Lot width, min. (ft)	20	20	50	No requiremen
Lot coverage, max. (% of net lot area)	65 (3)	65 (3)	70	No requiremen
② Front yard depth, min. (ft)	10	10	10	0
③ Side yard depth, min. (ft)	8 (4)	8 (4)	8	0
④ Rear yard depth, min. (ft)	15	15	15	0
⑤ Principal structure height, max. (ft) (5) (6)	50	50	86	No requiremen

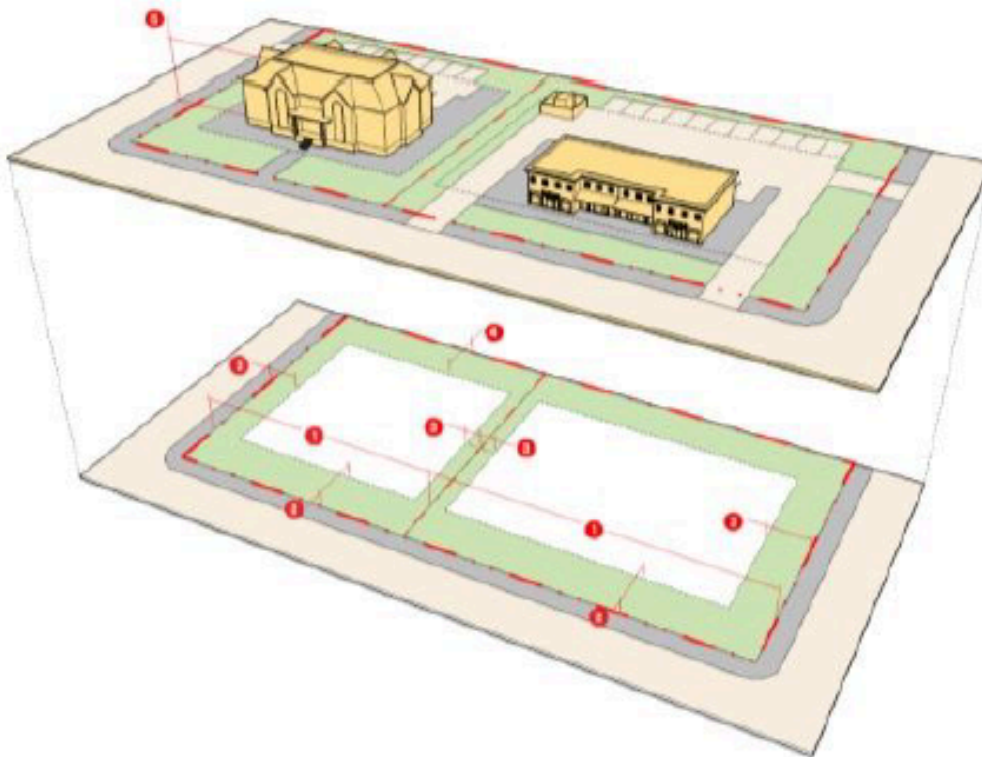
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NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

- (1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
- (2) The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.
- (3) Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.
- (4) Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.
- (5) Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.
- (6) 110 ft for office buildings or mixed-use development consisting primarily of office uses.

Multifamily Dwelling and Other Uses



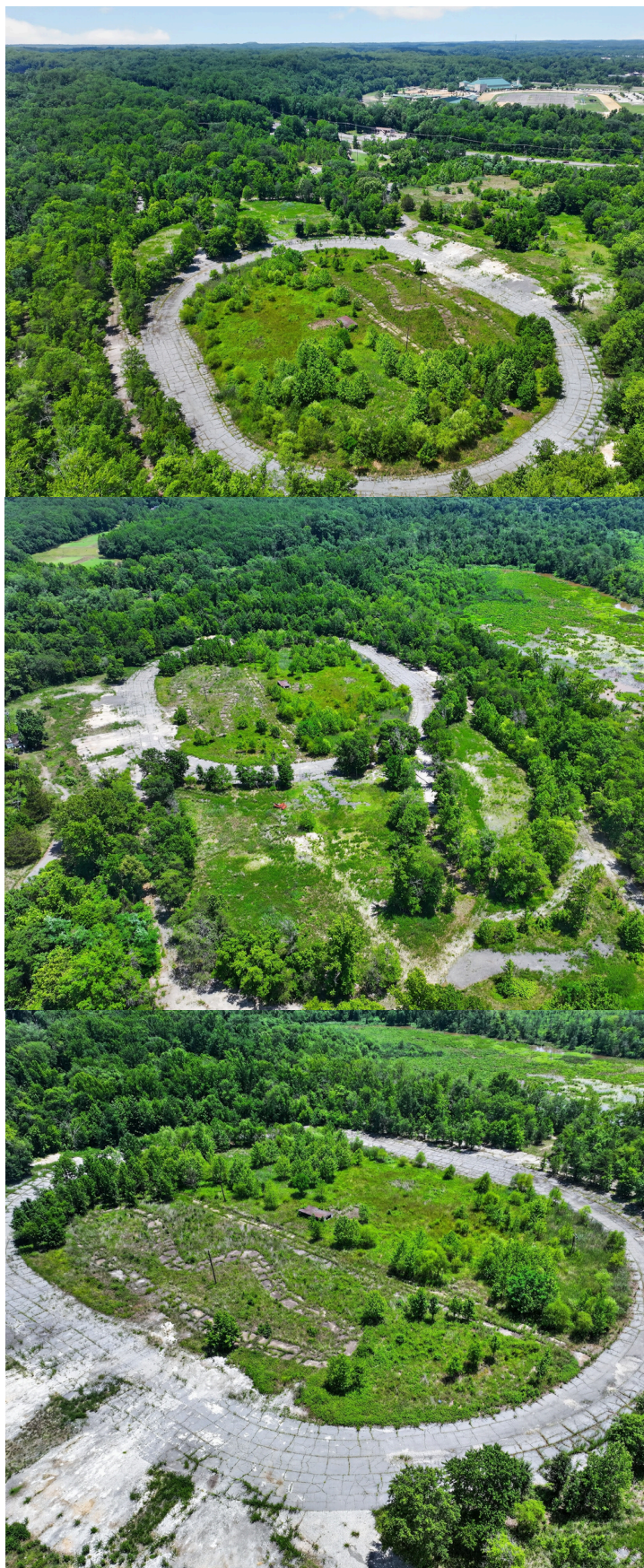
(3) Reference to Other Standards

Sec. 27-3400 Standard Review Procedures	Sec. 27-6400 Open Space Set-Asides	Sec. 27-61200 Neighborhood Compatibility Standards
Sec. 27-3600 Application-Specific Review Procedures and Decision Standards	Sec. 27-6500 Landscaping	Sec. 27-61300 Agricultural Compatibility Standards

PROPERTY PHOTOS

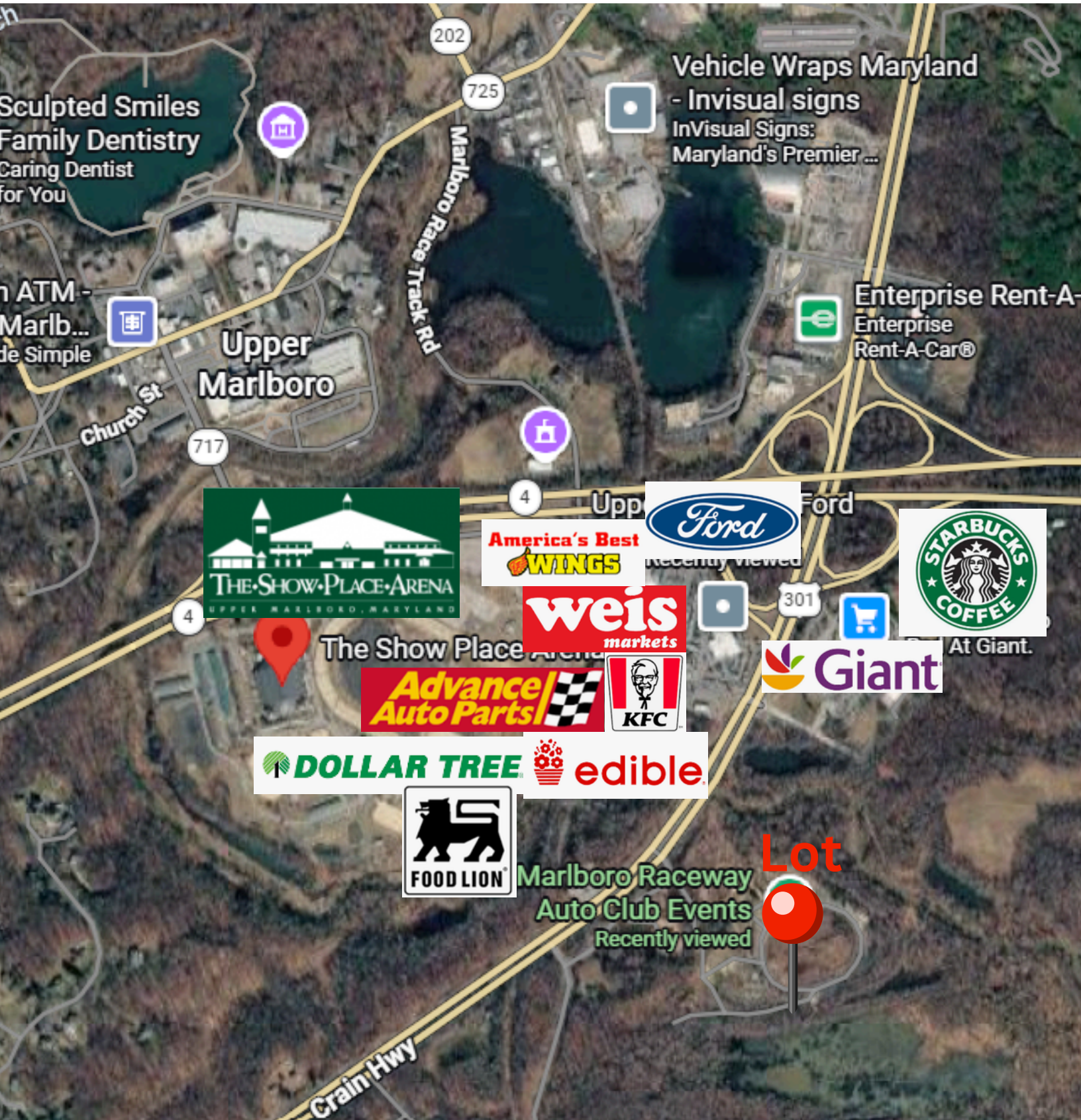


PROPERTY PHOTOS & AMNITIES NEARBY



- **NEAREST SHOPPING (ADJACENT): MARLBORO RIDGE CENTER (GIANT FOOD, STARBUCKS)**
- **NEAREST SHOPPING (ACROSS HIGHWAY): OSBORNE SHOPPING CENTER (FOOD LION)**
- **NEAREST RESTAURANT (0.2 MILES): MRS. K'S MOTEL AND RESTAURANT**
- **NEAREST TOWN DINING (3 MILES): MARLBORO GRILLE (MAIN ST)**
- **DISTANCE TO WASHINGTON, D.C.: 20 MILES (30-40 MINUTE DRIVE)**
- **DISTANCE TO MGM NATIONAL HARBOR: 18 MILES (25 MINUTE DRIVE)**
- **NEAREST METRO STATION: BRANCH AVENUE STATION (GREEN LINE, 15-18 MINUTE DRIVE)**
- **ALTERNATIVE METRO STATION: SUITLAND STATION (GREEN LINE, 20 MINUTE DRIVE)**
- **DISTANCE TO REAGAN NATIONAL AIRPORT (DCA): 22 MILES (30-35 MINUTE DRIVE)**
- **DISTANCE TO BALTIMORE/WASHINGTON AIRPORT (BWI): 34 MILES (40-45 MINUTE DRIVE)**
- **DISTANCE TO DULLES INTERNATIONAL AIRPORT (IAD): 50 MILES (55-70 MINUTE DRIVE)**

MAP VIEW



PROPERTY PHOTOS



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