

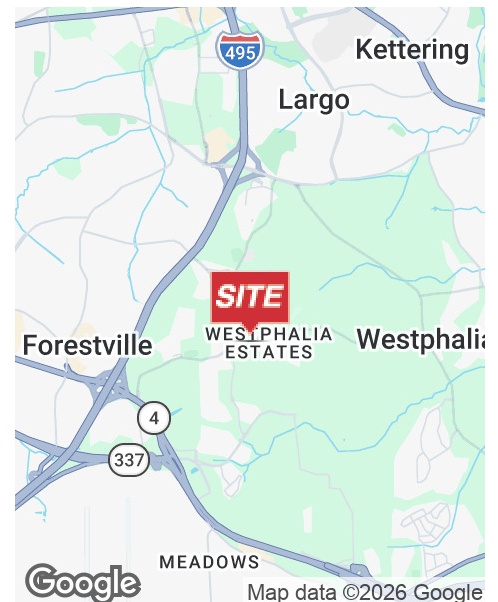
5.43 ± Acre Development Opportunity FOR SALE



9410 WESTPHALIA RD Upper Marlboro, MD 20774

PROPERTY HIGHLIGHTS

- 5.43± acre development site that offers a rare opportunity to acquire a substantially development-ready property approved for a place of worship. The site features predominantly flat and usable topography, providing an efficient development footprint for the planned facility, parking, circulation, outdoor gathering areas, and potential future expansion.
- The property is zoned RR (Rural Residential) and benefits from existing approvals for the construction of an approximately 27,000-square-foot place of worship facility. A complete set of permitted construction drawings has already been prepared, allowing a purchaser to benefit from significant upfront planning, design, engineering, and entitlement work completed by the current ownership.
- The approved facility provides an attractive foundation for a growing congregation seeking a permanent campus while preserving the ability to expand the building and overall campus program in the future, subject to applicable approvals. The property's 5.43± acre configuration provides flexibility for worship, administrative, educational, fellowship, community-serving, and related accessory uses.
- With its combination of substantial acreage, flat terrain, existing development approvals, permitted plans, and expansion potential, the property provides a significant head start compared with acquiring an unentitled parcel and undertaking the development process from the beginning.
- **SALE PRICE: \$750,000**



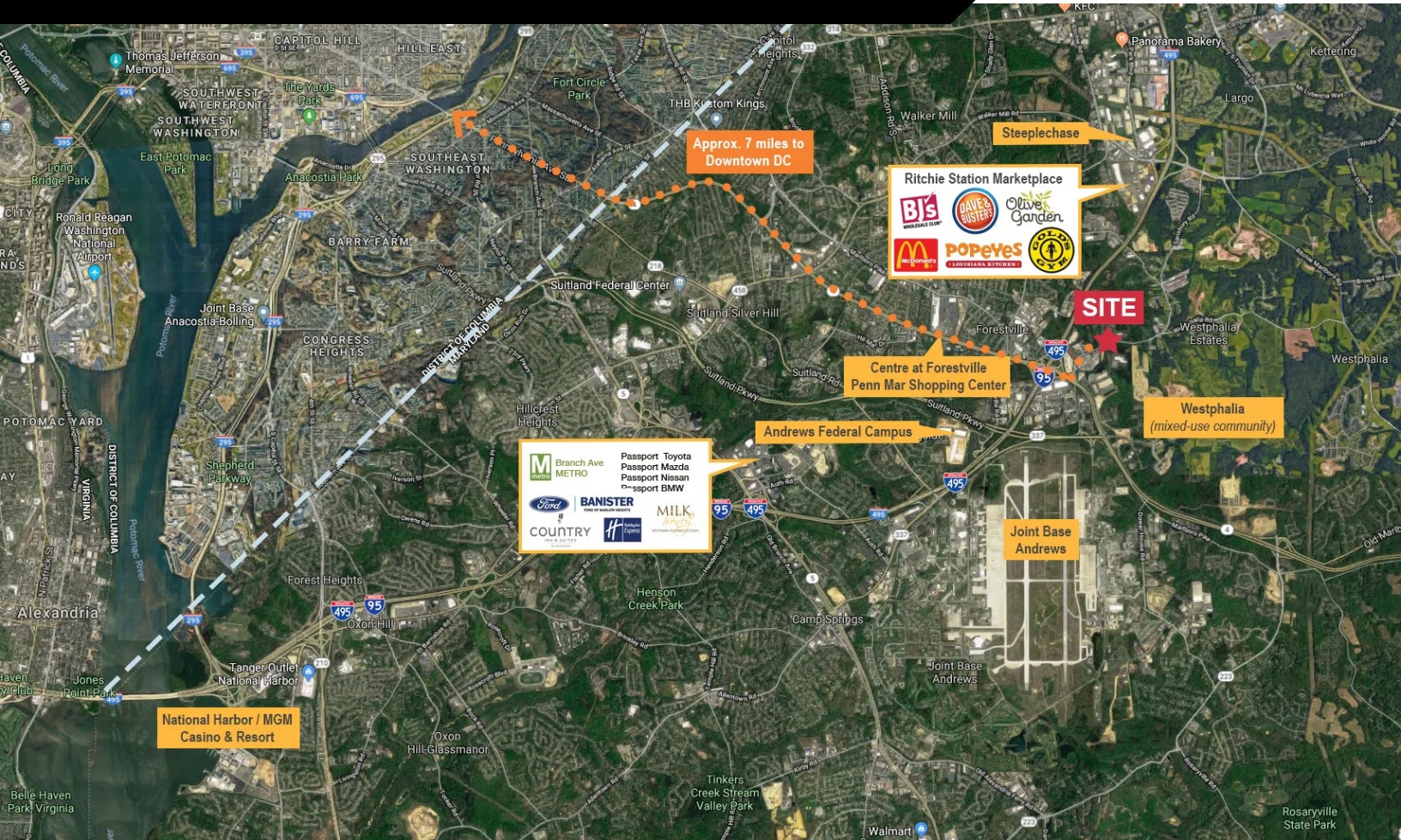
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DEMOGRAPHICS

			
	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 Mile	4,067	1,611	\$146,786
3 Miles	48,312	18,693	\$126,143
5 Miles	183,041	74,161	\$116,522

2023 American Community Survey (ACS)

LOCATION DESCRIPTION

Located in the Westphalia growth corridor of Upper Marlboro, roughly eight miles from the Capital Beltway (I-495) and within thirty minutes of downtown Washington, D.C. Westphalia has been a designated growth center under County planning policy since 2007, and the surrounding area has seen substantial new single-family, townhome, and institutional development over the past decade, supported by improved access via Westphalia Road, D'Arcy Road, and Presidential Parkway.