

Prime Residential Development Opportunity
7.36 ± ACRES FOR SALE



9111 TEMPLE HILL ROAD

Temple Hills, MD 20748

PROPERTY HIGHLIGHTS

- Lot Size: 7.36 ± Acres
- Total Lots: 8 (7 raw, 1 finished)
- One (1) finished lot ready for immediate construction
- Seven (7) raw lots providing long-term pipeline
- Zoning: RSF-95 (Residential Single Family)
- Utilities: Water and sewer available to site
- Located in an established residential neighborhood with strong demand
- Easy access to I-495, Branch Avenue Metro, Andrews Air Force Base, and Washington, DC
- Great opportunity for builders, investors, or developers looking for a residential project in Prince George's County
- Attractive opportunity for homebuilders, investors, or land bankers
- **SALE PRICE: \$425,000.00**



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Land For Sale

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PROPERTY OVERVIEW

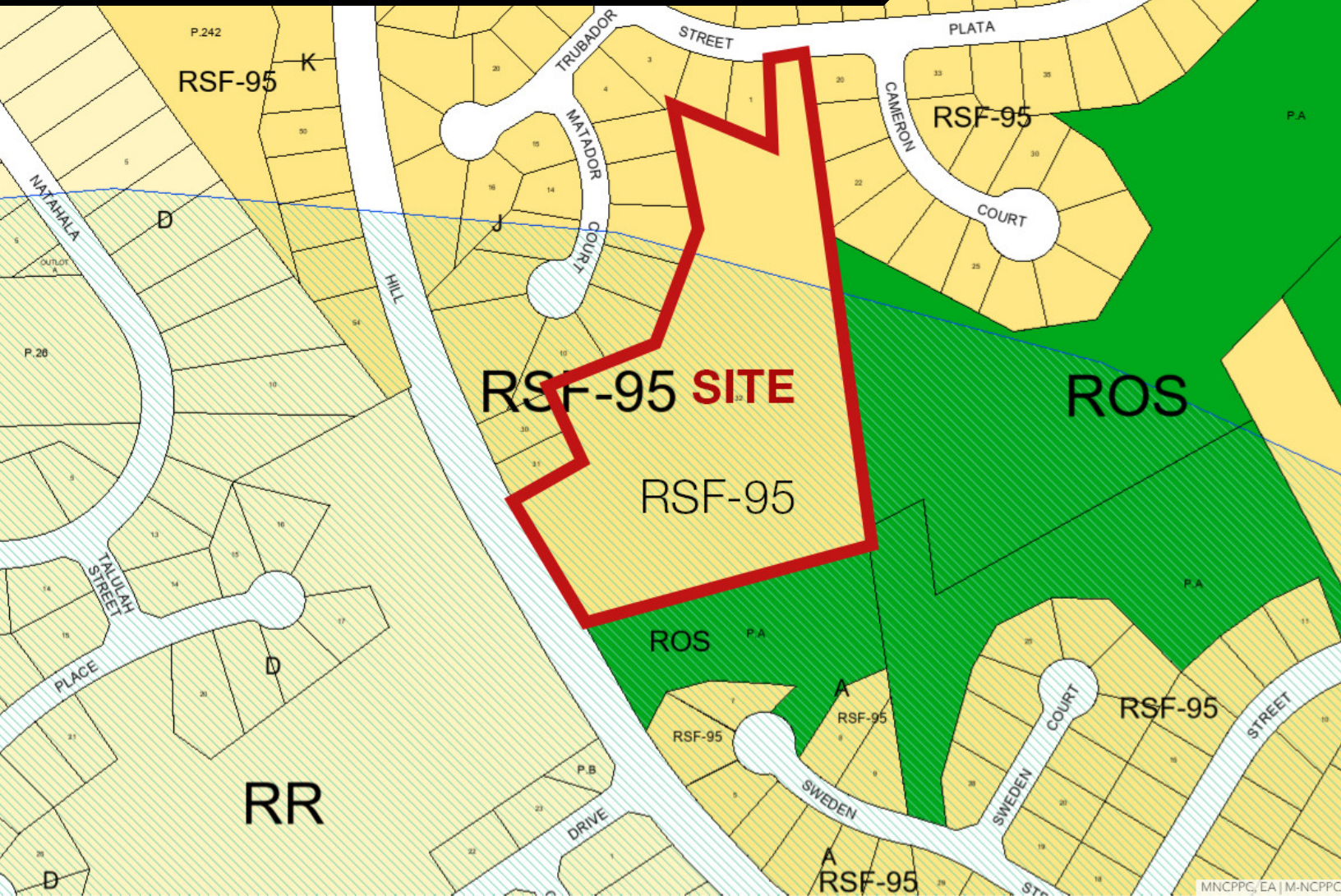
7.36 ± Acres of Land - Residential Development

LOCATION OVERVIEW

Prime location in Temple Hills, MD with immediate and future development potential, offering many opportunities and convenient access to major transportation routes, making it an ideal location for residential land development. Nearby attractions such as the National Harbor, with its vibrant mix of shops, dining, and entertainment, offer endless potential for residents. The area's strategic location and proximity to Washington, D.C. provide access to a wealth of cultural and employment opportunities while maintaining a strong sense of community. Residential land investors will find this area to be an appealing choice for creating a vibrant and sought-after residential community.

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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	5,272	1,857	\$133,701
3 Miles	57,011	20,005	\$142,455
5 Miles	150,892	55,845	\$131,417

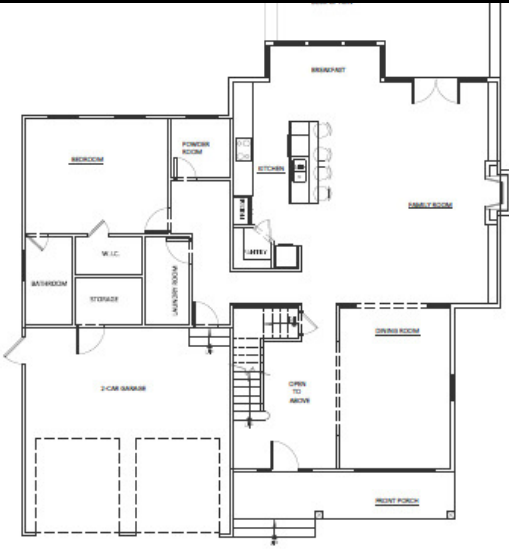
2020 American Community Survey (ACS)



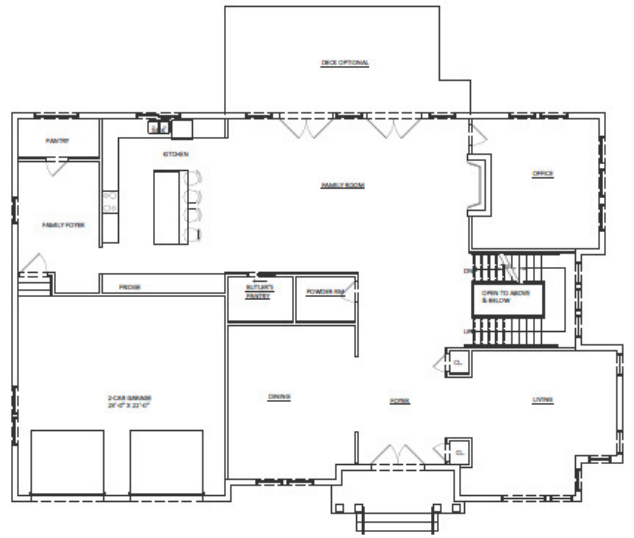
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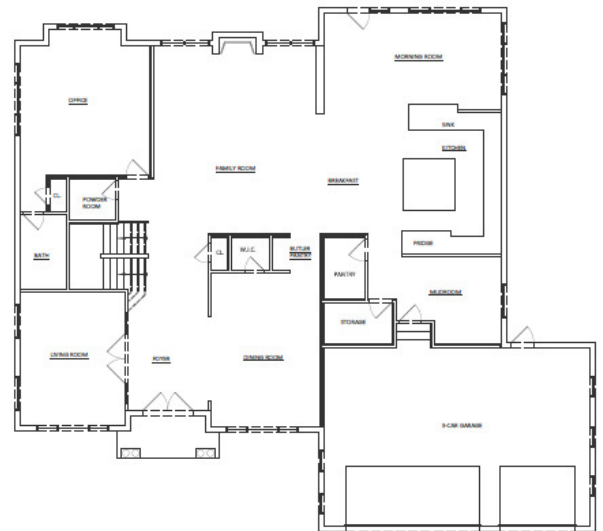
First Floor Plan Lot#1 Foot Print 2,348 SF



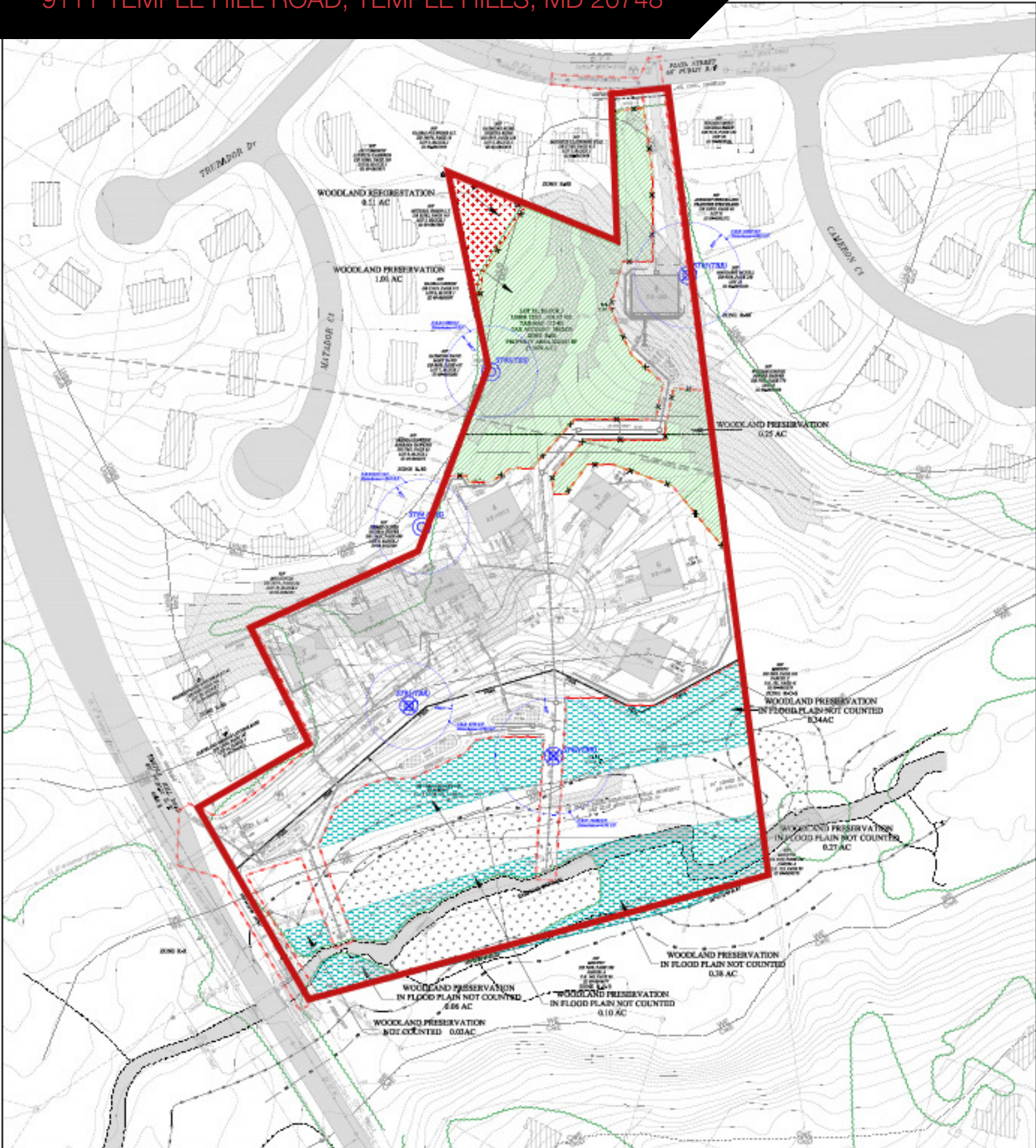
First Floor Plan Lot# 3, 4, 8 - Foot Print 2,812 SF
Lot#2 - Foot Print 2,786 SF



First Floor Plan Lot# 5, 6, 7 - Foot Print 3,196 SF



First Floor Plan Lot # 5, 7 - Foot Print 3,447 SF



Site Plan