

# FOR SALE

0 CABLE ROAD, HOLLYWOOD, MD 20636



**Industrial Land for Sale in Hollywood  
Maryland**

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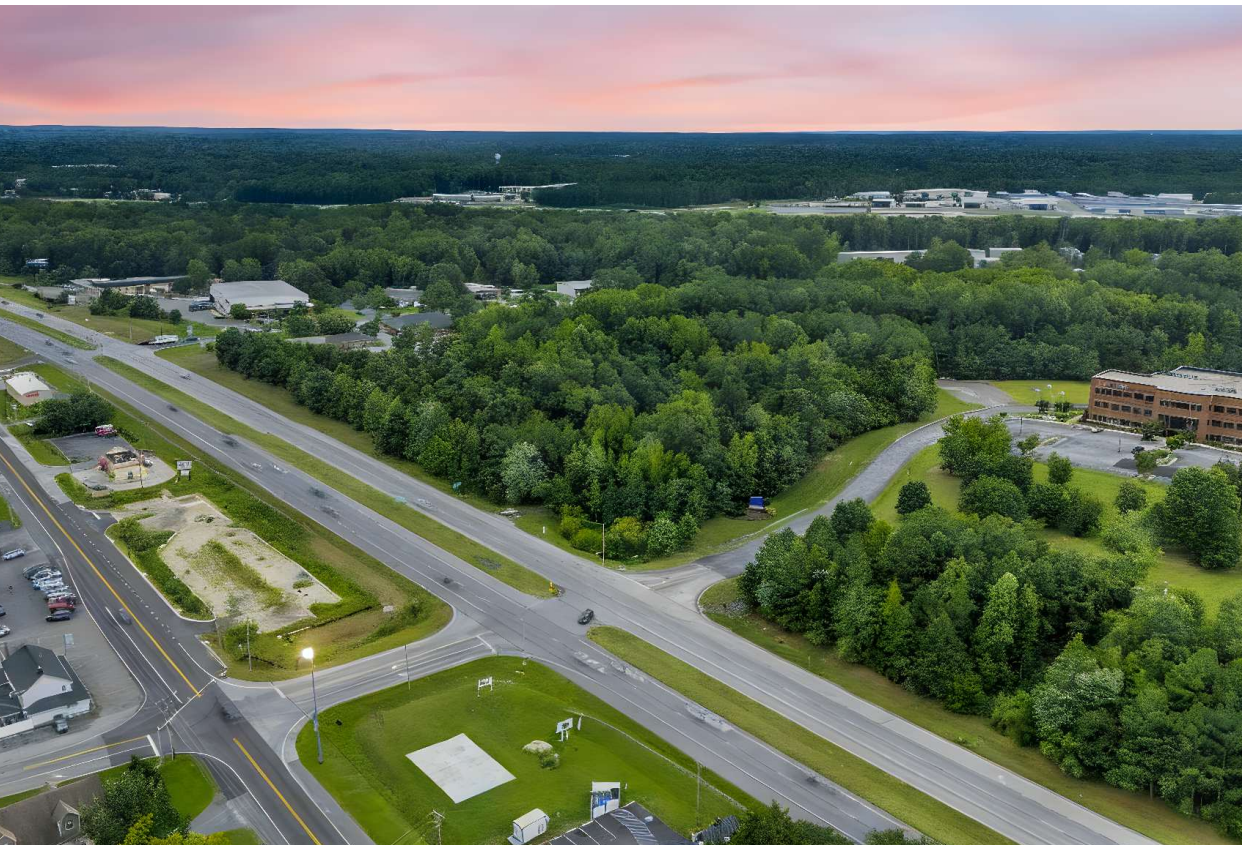
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## PROPERTY DESCRIPTION

This 6.14-acre industrial parcel is located within the Hollywood Industrial Park, one of St. Mary's County's most active business hubs. The site offers direct access from Airport View Drive with potential visibility and connectivity to Route 235 (Three Notch Road), the county's primary commercial and commuter corridor. Zoned for industrial use, the property is well-suited for warehouse, flex, contractor yard, or light manufacturing development. A notable advantage is the existing SMECO easement, which may be utilized for parking—creating additional functionality and flexibility in site planning. Its central Hollywood location places it minutes from Route 235 and just a short drive to Pax River NAS, offering strong regional connectivity to California, Lexington Park, Leonardtown, and the greater Washington, D.C. metro region. This combination of access, zoning, and development potential makes the property an attractive opportunity for owner-users or investors.

## HIGHLIGHTS

- 6.14 Acres of Industrial Land
- Concept Site Plans Created
- Survey & Soil Borings Completed
- Access via Airport View Drive on Cable Road



## OFFERING



## FOR SALE

### LAND

| Property Type | Land        |
|---------------|-------------|
| Lot Size      | 6.14 Acres  |
| Price         | \$1,230,000 |
| Year Built    | \$200,326   |
| Zoning        | Industrial  |



# ADDITIONAL PHOTOS



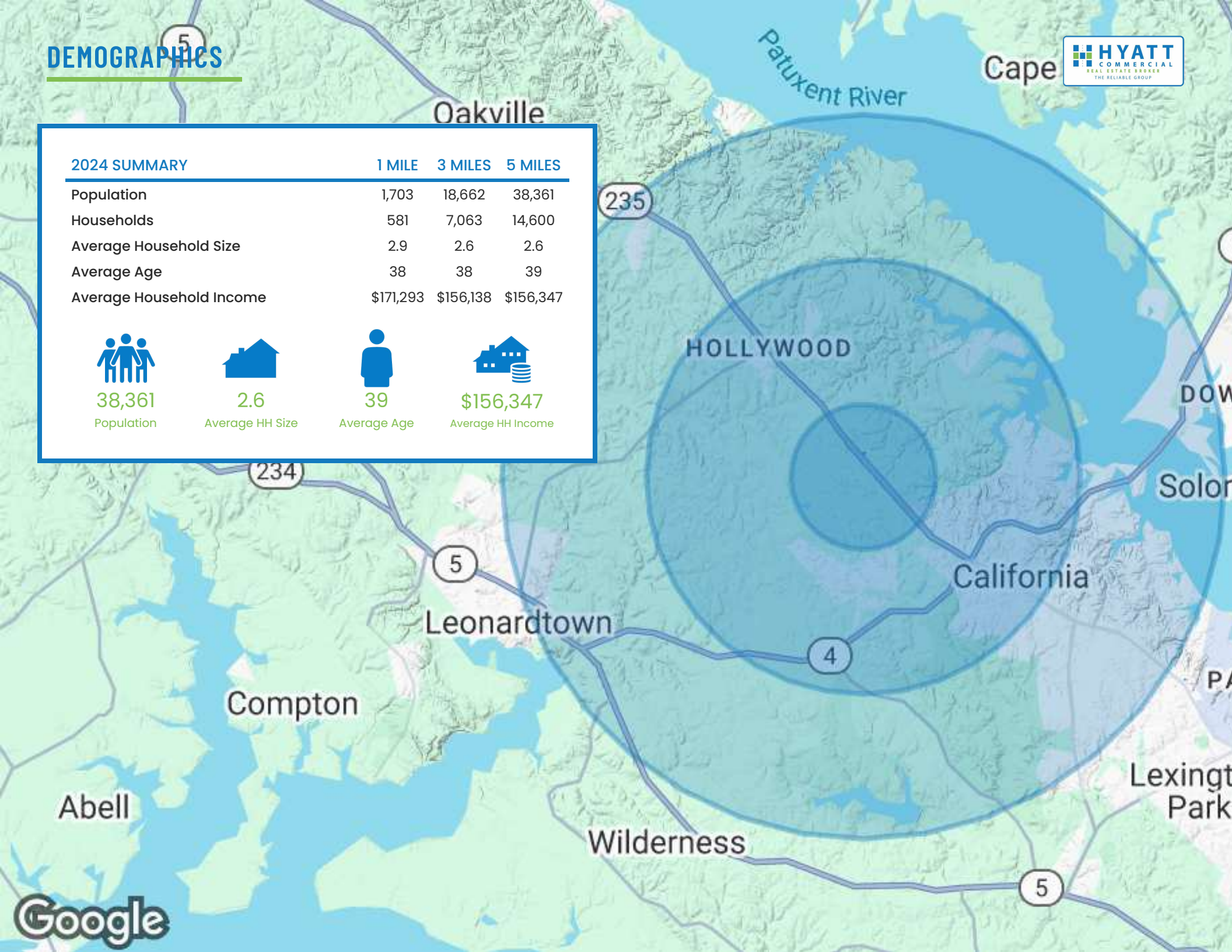
# DEMOGRAPHICS



| 2024 SUMMARY             | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Population               | 1,703     | 18,662    | 38,361    |
| Households               | 581       | 7,063     | 14,600    |
| Average Household Size   | 2.9       | 2.6       | 2.6       |
| Average Age              | 38        | 38        | 39        |
| Average Household Income | \$171,293 | \$156,138 | \$156,347 |

|            |                 |             |                   |
|------------|-----------------|-------------|-------------------|
|            |                 |             |                   |
| 38,361     | 2.6             | 39          | \$156,347         |
| Population | Average HH Size | Average Age | Average HH Income |





# CONTACT

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