



# EXCLUSIVE OFFERING

SUBJECT PROPERTY

2.93-acre **development site**  
at the corner of Southern Ave and Wheeler Rd  
in Oxon Hill, Prince George's County, Maryland

# Property Highlights

**Address** Wheeler Road, Oxon Hill, MD 20745, Prince George's County

**Size** 2.93 acres (127,631 SF)

**Account ID** District: 12 Account: 1218973

**Asking Price** Unpriced

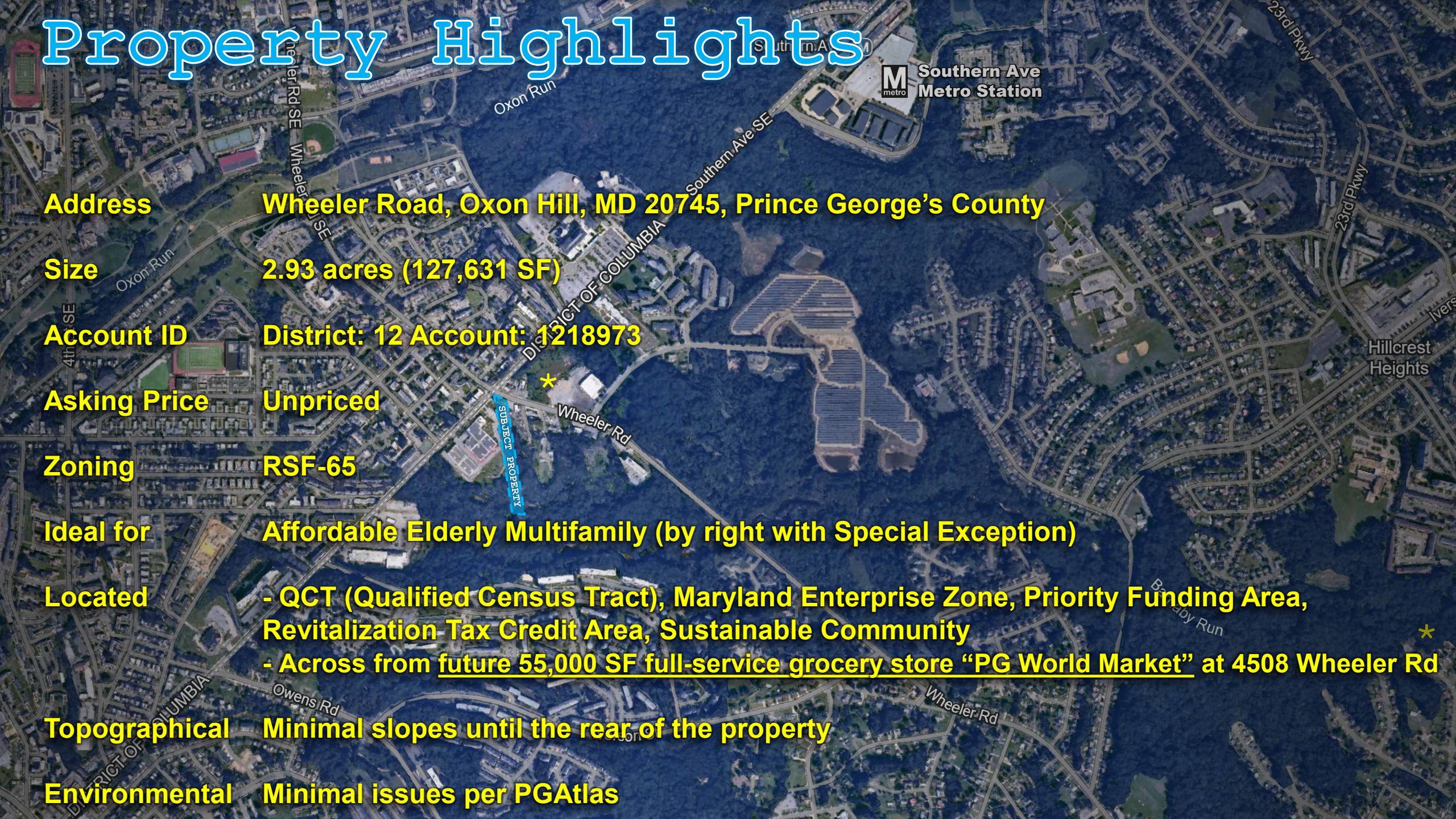
**Zoning** RSF-65

**Ideal for** Affordable Elderly Multifamily (by right with Special Exception)

**Located** - QCT (Qualified Census Tract), Maryland Enterprise Zone, Priority Funding Area, Revitalization Tax Credit Area, Sustainable Community  
- Across from future 55,000 SF full-service grocery store "PG World Market" at 4508 Wheeler Rd

**Topographical** Minimal slopes until the rear of the property

**Environmental** Minimal issues per PGAtlas



# Zoning

Table 27-5101(c): Principal Use Table for Rural and Agricultural, and Residential Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type		Rural and Agricultural Base Zones			Residential Base Zones							Use-Specific Standards	
			ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20		RMF-48
Group Living Uses	Apartment housing for elderly or physically disabled families		X	X	X	X	SE	SE	SE	SE	P	P	P	Refer to special exception standards
	Assisted living facility	≤ 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P	P	P	27-5102(c)(2)(A) and refer to special exception standards
		> 8 elderly or handicapped residents	X	X	X	X	SE	SE	SE	SE	P	P	P	
	Boarding or rooming house		SE	SE	SE	X	SE	X	X	X	X	X	X	27-5102(c)(2)(D) and refer to special exception standards
	Convent or monastery		P	P	P	P	P	P	P	P	P	P	P	
	Fraternity or sorority house		X	X	X	X	X	X	X	X	X	SE	P	Refer to special exception standards
	Group residential facility		P	P	P	P	P	P	P	P	P	P	P	27-5102(c)(2)(B)
	Planned retirement community		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards

# Easement to Southern Avenue



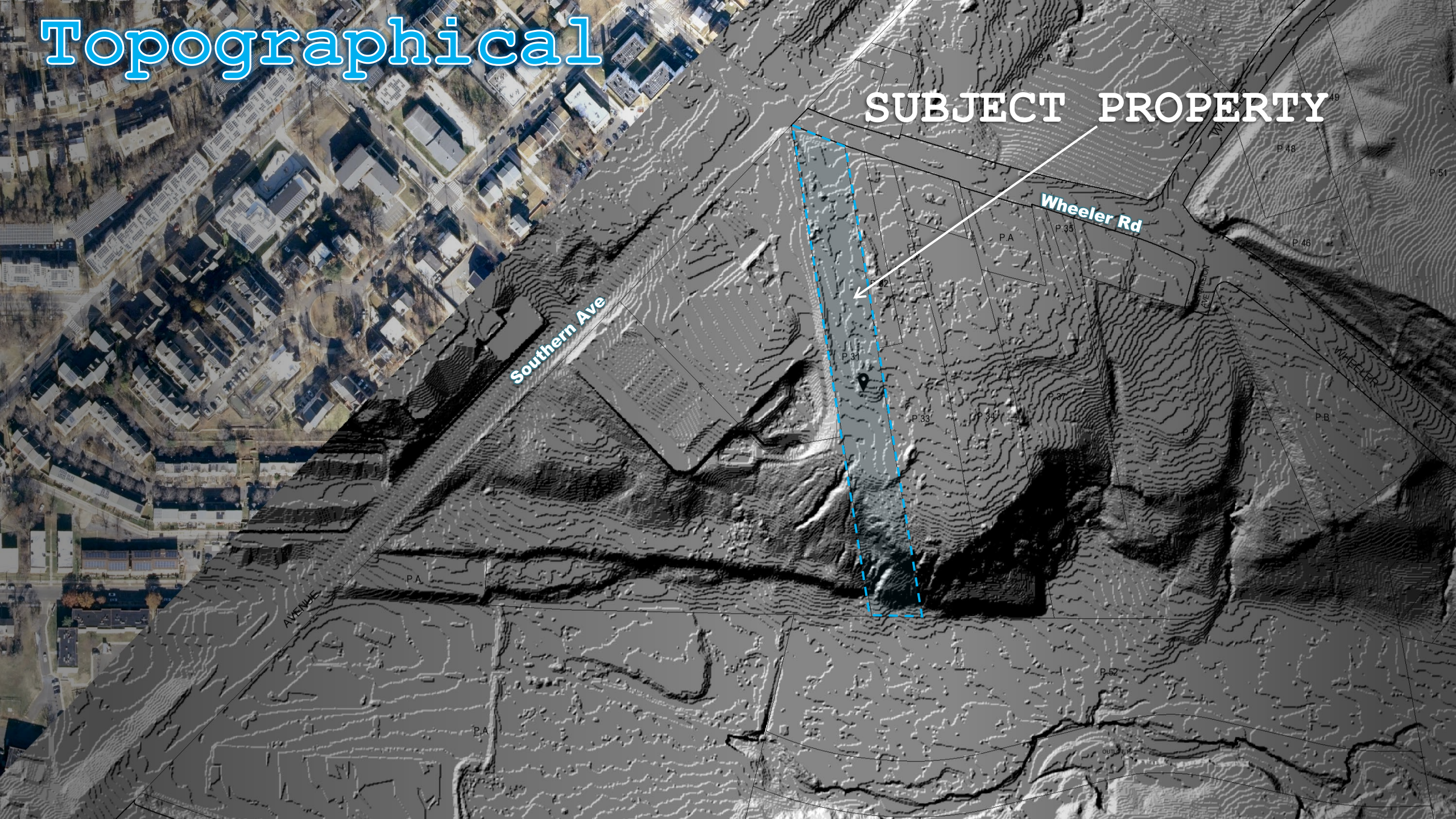
# Environmental

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# Topographical

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## Contact Information



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