

FOR SALE

28890 THREE NOTCH ROAD, MECHANICSVILLE, MD 20659



**30.5± Acres of TMX Commercial
Land on Three Notch Road**

Nick G. Stellway, CCIM

443.584.4494

nstellway@hyattcommercial.com

Tyler Wood

301.643.2496

twood@hyattcommercial.com

HIGHLIGHTS

- Flexible development opportunity for retail, office, and mixed-use projects
- Extensive frontage along Three Notch Road with excellent visibility
- Predominantly level topography promotes efficient site planning
- Large contiguous parcel supports phased commercial development
- Pad sites and development concepts currently in progress
- Efficient site layout accommodates circulation and parking design
- Positioned within an established and growing commercial corridor
- Exceptional opportunity for long-term commercial development



OFFERING



FOR SALE

COMMERCIAL LAND

Sale Price	\$2,250,000
Lot Size	30.5 Acres
Zoning	TMX



RETAILER MAP



Exxon Mobil

NAPA AUTO PARTS

84 LUMBER

the BARNs at New Market

METRO SUPPLIES

CarSmart

MR. TIRE AUTO SERVICE CENTERS
CVS pharmacy
KIRBY AGRI
The Farm Store

28890 Three Notch Rd

DRIVE COLLISION

THREE MULES WELDING SUPPLY

Busy Corner Buggies
301-247-1394
www.busycornerbuggies.com



CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401



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