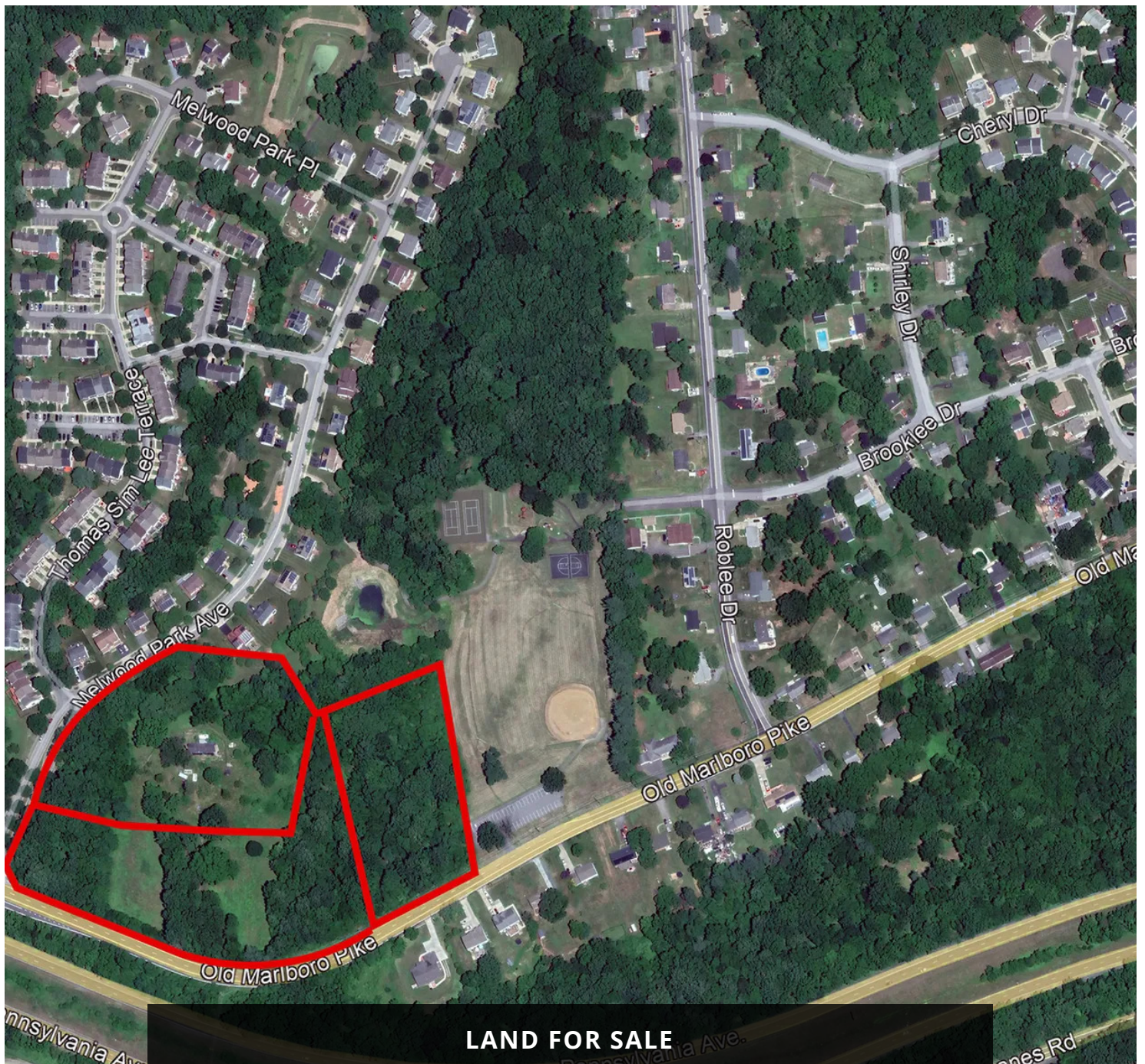




LAND FOR SALE

OLD MARLBORO PIKE & MELWOOD PARK AVENUE

10908 OLD MARLBORO PIKE, UPPER MARLBORO, MD 20772



OLD MARLBORO PIKE & MELWOOD PARK AVENUE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Opportunity to acquire approximately 12.49 acres across three parcels at 10908 Old Marlboro Pike in Upper Marlboro, Maryland. The property features an existing historic structure with redevelopment and adaptive-reuse potential, subject to zoning and governmental approvals. Architectural and stabilization plans are available, with historic preservation requirements applicable. Located near the Capital Beltway (I495/I95), Joint Base Andrews and the Westphalia Town Center Development

PROPERTY HIGHLIGHTS

- Approximately 12.49 Acres for Sale along Route 4/Pennsylvania Ave
- Existing historic structure
- Redevelopment and adaptive-reuse potential
- Zoned LCD (PG County); Legacy Comprehensive Design Zone
- Potential residential, institutional, community-oriented or other uses, subject to zoning and governmental approvals

OFFERING SUMMARY

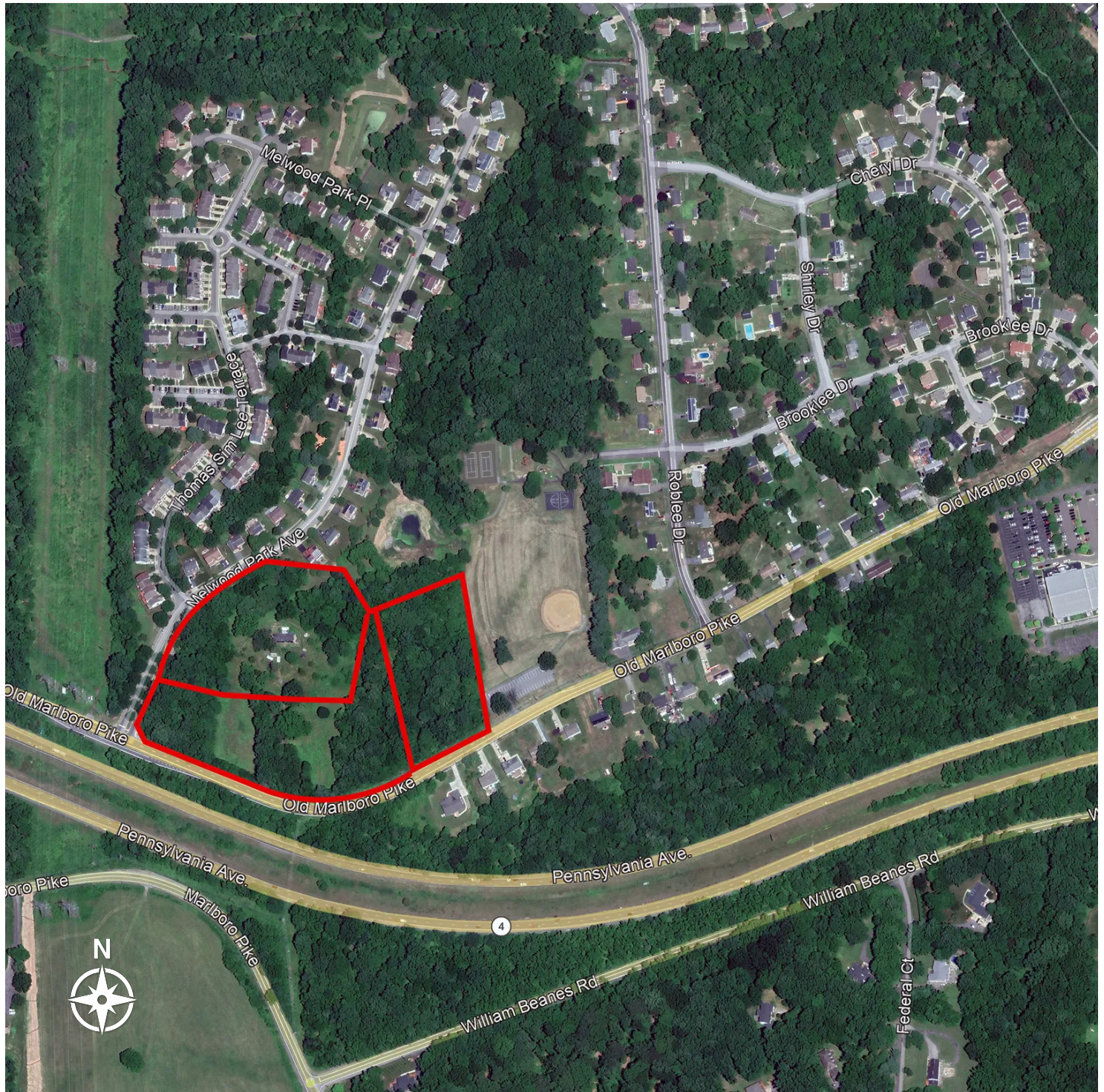
Sale Price:	Subject to Offer
Number of Units:	1
Lot Size:	12.49 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	967	9,963	40,661
Total Population	2,708	27,130	110,247
Average HH Income	\$193,891	\$163,256	\$140,555

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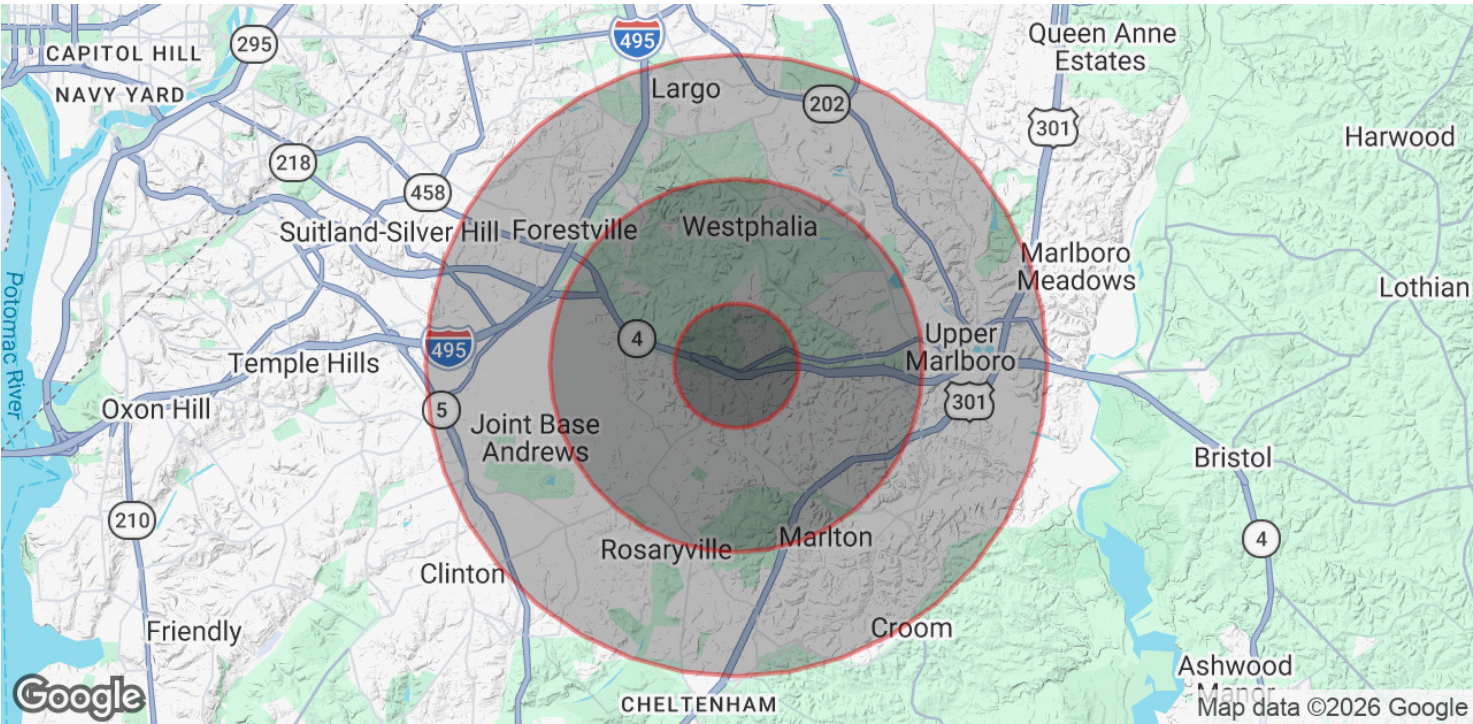
OLD MARLBORO PIKE & MELWOOD PARK AVENUE

PARCEL AERIAL



OLD MARLBORO PIKE & MELWOOD PARK AVENUE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,708	27,130	110,247
Average Age	45.0	42.7	42.0
Average Age (Male)	44.5	41.2	40.7
Average Age (Female)	43.4	43.5	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	967	9,963	40,661
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$193,891	\$163,256	\$140,555
Average House Value	\$540,481	\$473,605	\$441,091

2023 American Community Survey (ACS)

OLD MARLBORO PIKE & MELWOOD PARK AVENUE

LOCATION MAPS

