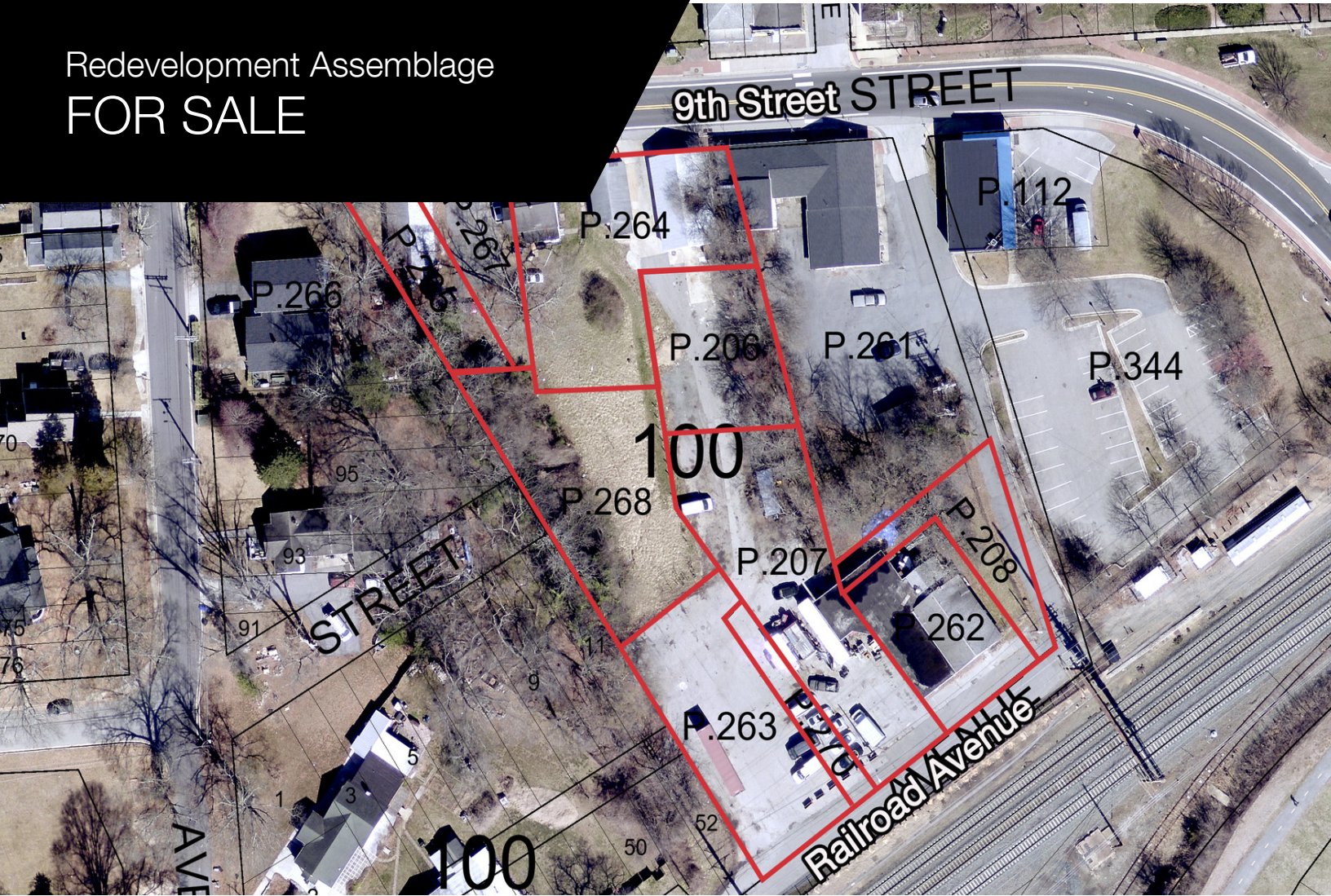


Redevelopment Assemblage FOR SALE



Old Bowie Assemblage 13005-13009 9th Street, Bowie, MD 20720

PROPERTY HIGHLIGHTS

- Ten (10) Parcels
- Prime infill redevelopment assemblage
- 1.6± Acres (69,96± SF)
- Zoned Neighborhood Commercial (CN)
- Traffic Counts - 7,173 vpd on 9th Street
- High Value-Add Potential
- Strong fundamentals for repositioning
- Attractive for: Local and regional developers seeking small-scale suburban infill, Owner-users looking for a highly visible location in a “village” environment, Investors pursuing long-term hold and phased redevelopment, and Public-sector alignment and potential incentives
- **SALE PRICE: \$1,800,000**

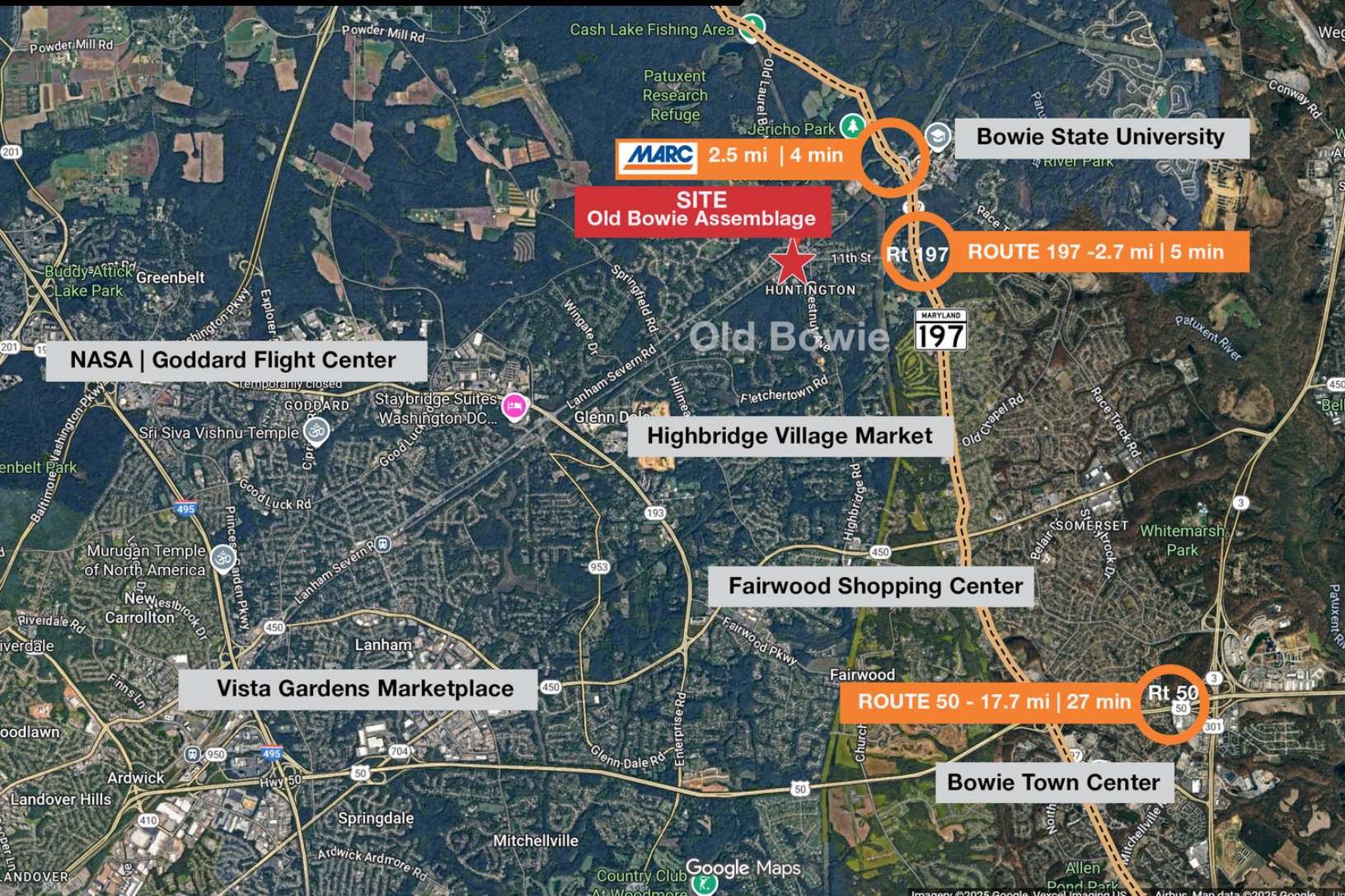


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Land For Sale

13005 - 13009 9TH ST, BOWIE, MD 20720



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	4,830	1,285	\$204,404
3 Miles	34,615	11,039	\$194,937
5 Miles	108,172	37,110	\$171,567

Demographics data derived from AlphaMap

LOCATION DESCRIPTION

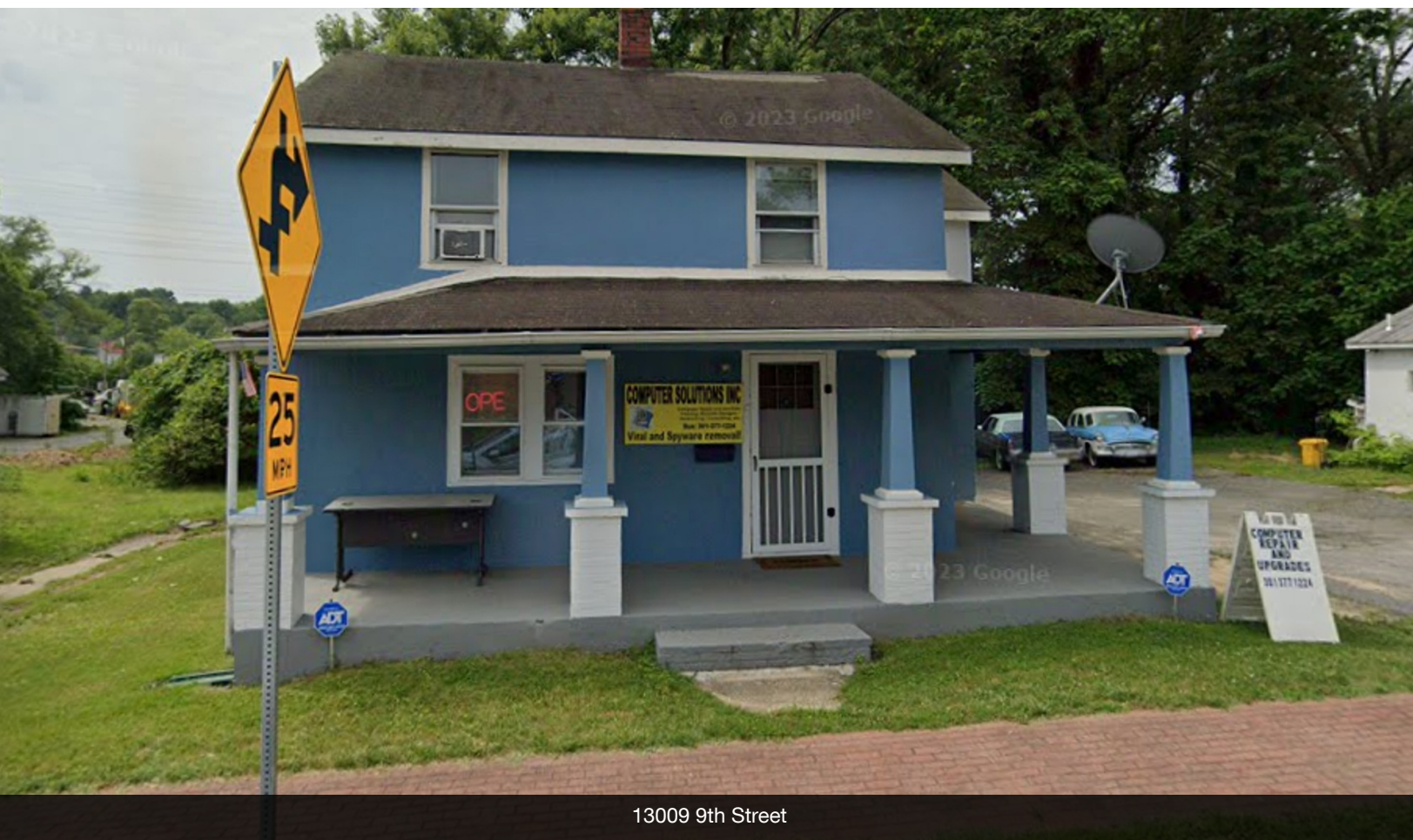
This property is located in the historic Old Town Bowie Main Street location. Gateway to Bowie State University. The location is targeted for revitalization and public investment. Described as a walkable "village street" environment in a character-driven setting, and part of an established neighborhood commercial cluster.

Land For Sale

13005 - 13009 9TH ST, BOWIE, MD 20720



13001 9th Street



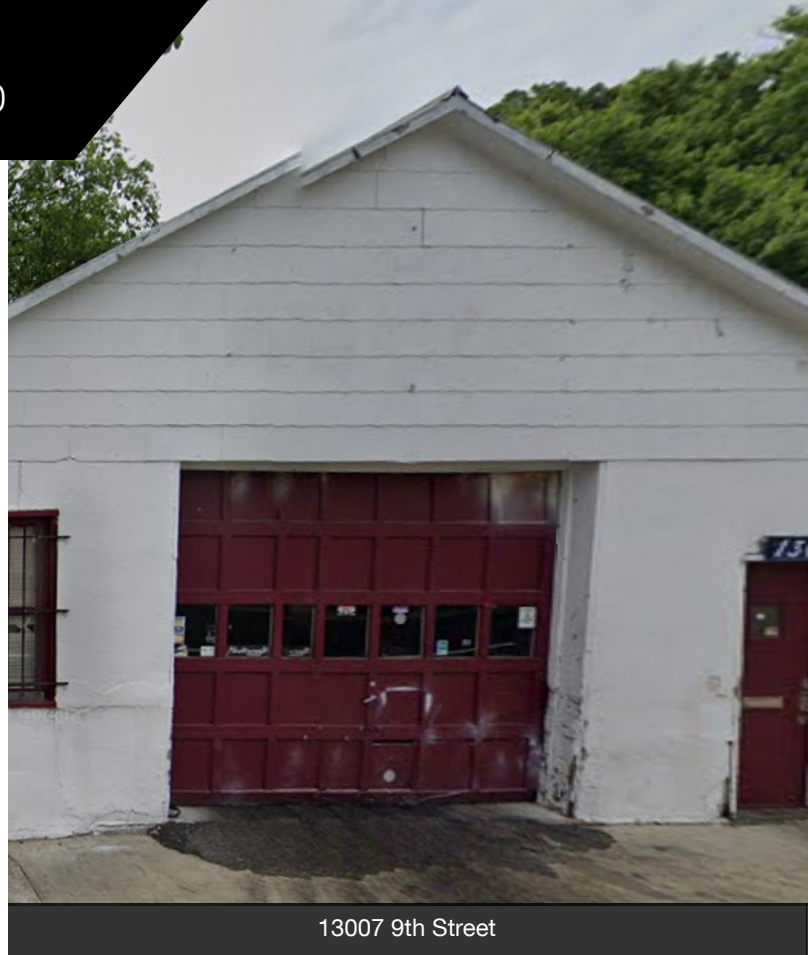
13009 9th Street

Land For Sale

13005 - 13009 9TH ST, BOWIE, MD 20720



13005 9th Street



13007 9th Street



13001 Railroad Avenue



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.