



FOR SALE

Development Site

85,756 ± SF Available

25 Yacht Place

Capitol Heights, Maryland 20743

Assemblage of mostly unimproved lots totaling approximately 1.96 acres with a detached single family, one-story residential dwelling on the property located in Prince George's County.



Property Features

- Approx. 85,756 SF of Land
- Potential for increased density and mixed use
- Prior Zoning: R-20 (One Family Triple Attached Residential)
- Current Zoning: RSF-A (Residential, Single-Family-Attached)
- Located within ½ mile of the Washington DC border, Capitol Heights Metro and one mile of the Addison Road Metro
- **Located in an Opportunity Zone (OZ) - Great opportunity for OZ investors and developers**
- **SALE PRICE: \$2,100,000**



Marcus N. Daniels
Vice President
+1 301 918 2954
mdaniels@naimichael.com

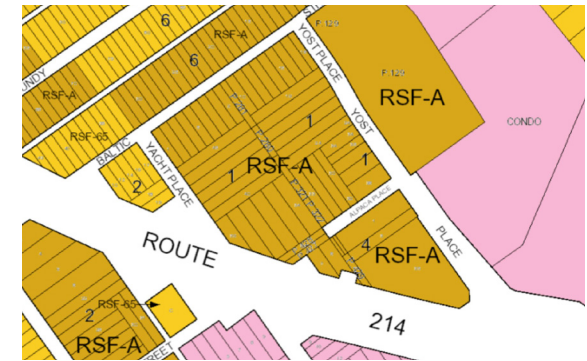
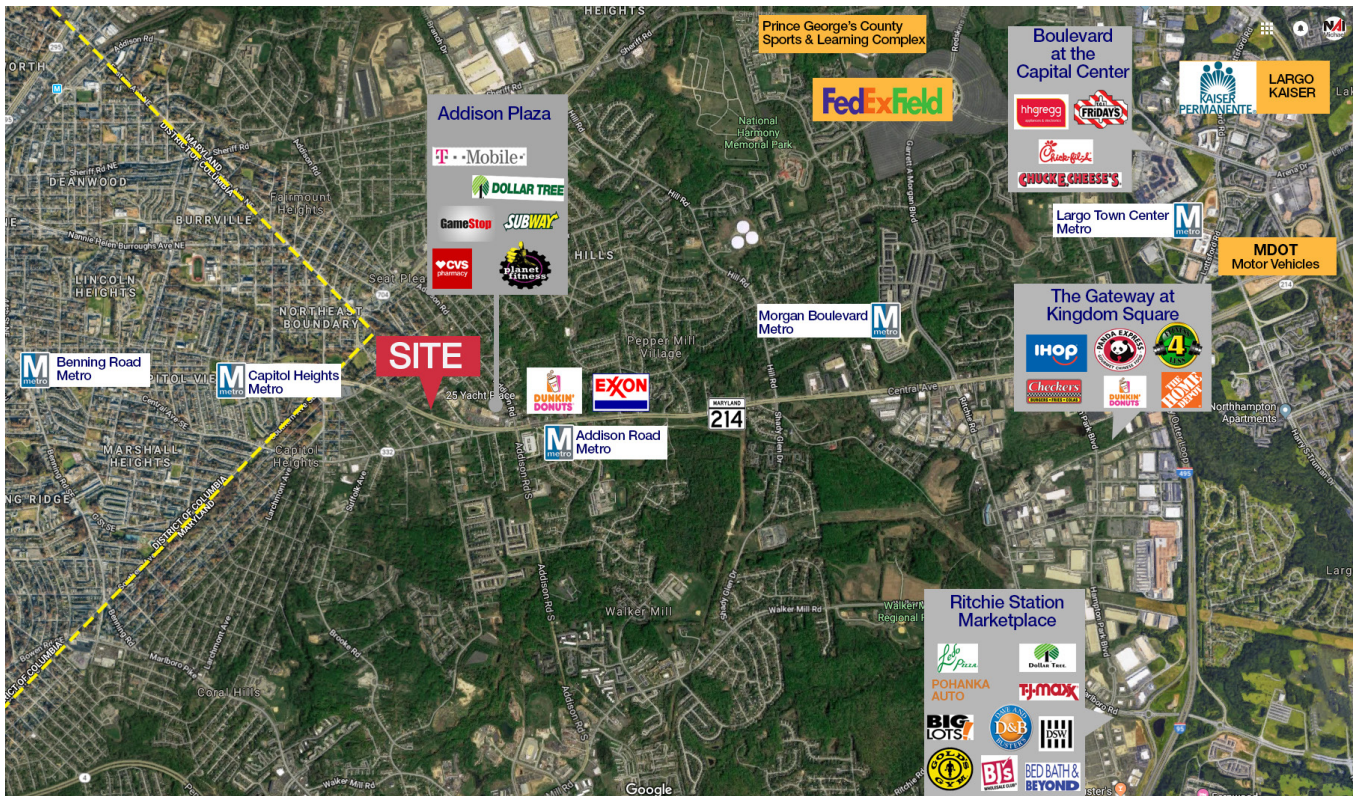
Ed Lockett
Senior Vice President
+1 301 918 2918
elockett@naimichael.com

Terry Rogers
Vice President
+1 301 526 2584
trogers@naimichael.com

10100 Business Parkway
Lanham, Maryland 20706
+1 301 459 4400 • naimichael.com

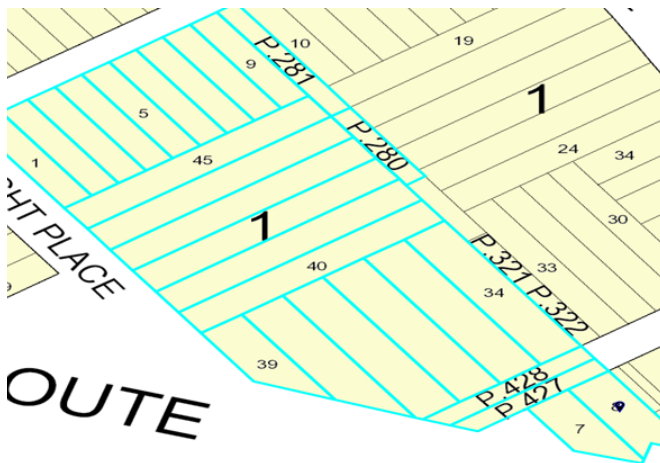
For Sale

25 Yacht Place Capitol Heights, MD



RSF-A Zoning Description:

Residential, Single-Family-Attached - Provides for a mix of residential types emphasizing attached dwellings such as townhouses, two-family attached, and threefamily attached homes in medium-density communities offering choices of residential types and price points.



Property Highlights & Programs

- Located In Designated Opportunity Zone
- Maryland Economic Development Assistance Authority & Fund
- Neighborhood BusinessWorks
- Job Creation Tax Credit
- Low Income Housing Tax Credit Program
- Maryland Revenue Bond Loan Program

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.



Marcus N. Daniels
Associate
+1 301 918 2954
mdaniels@naimichael.com

Ed Luckett
Senior Vice President
+1 301 918 2918
eluckett@naimichael.com

Terry Rogers
Associate Broker
+1 301 526 2584
trogers@naimichael.com

10100 Business Parkway
Lanham, Maryland 20706
+1 301 459 4400 • naimichael.com