LAND & COMMERCIAL, INC.

Serving Maryland's Real Estate Needs Since 1974



13900 Mattawoman Road

Brandywine, MD 20613 Property Information:

- 30 acres at 2 fully lighted intersections, with 3rd fully lit intersection being built
- CORNER PROPERTY with High Traffic & Visibility
- MXT zoning
 – many types of businesses permitted
 –hotel, fast food, shopping center, etc.
- This is 30 AC dedicated Retail Master Planned Land of 196 Acre Stephen's Crossing Community
- HIGH VISIBILITY: Property fronts US Rte 301 Crain Hwy where Average Daily Traffic count is 32K+; 0.5mi to MD Rte 5 Branch Ave w/ ADT 65K+
- Adjacent to the Southern Area Aquatic and Recreation Complex (SAARC), the first Multi-Generational Community Recreational Center in Prince George's County. The 75,000 SF project includes a natatorium, a gymnasium, a fitness room & flexible programmable space, a \$37 Million facility.



Leo Bruso, SIOR Direct: 301-952-9705 LeoBruso@LandCommercial.com

Carrie J. Shearer, Broker CarrieShearer@LandCommercial.com

14416 Old Mill Road, Suite 201 Upper Marlboro, MD 20772 Main: 301-952-9700 www.LandCommercial.com

Note: The information contained within this publication has been obtained from sources believed reliable. While we believe it is accurate, we make no guarantees, warranties or representations as to its accuracy.