

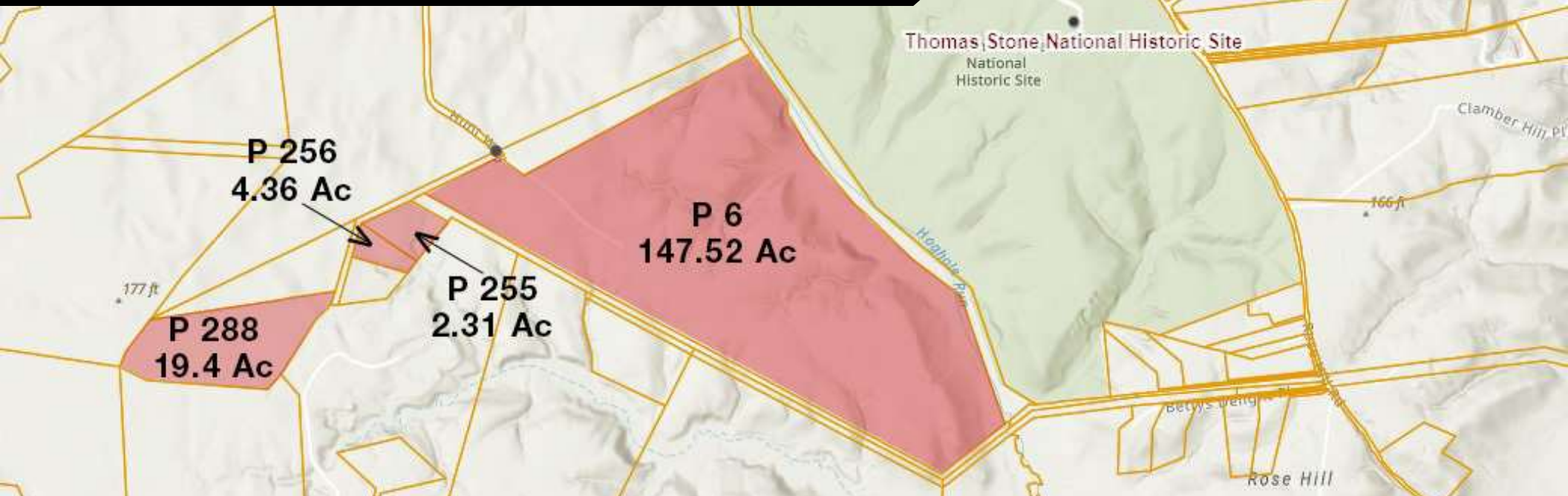
LAND
FOR SALE

ROSE HILL ROAD & HUNT ROAD
Port Tobacco, MD 20677



Land For Sale

ROSE HILL ROAD & HUNT ROAD , PORT TOBACCO, MD 20677



ROSE HILL ROAD & HUNT ROAD

Port Tobacco, MD
20677

PROPERTY OVERVIEW

(4) lots totaling approx. 173.59 acres
known as:

Parcel 6 - 147.52 acs

Parcel 288 - 19.4 acs

Parcel 256 - 4.36 acs

Parcel 255 - 2.31 acs

Zoned R-C (Rural Conservation)

SALE PRICE: \$2,500,000

LOCATION OVERVIEW

Located off of Rt 301 (Robert Crain Hwy), just a short distance down Rt 6 (Port Tobacco Rd) to Rose Hill Rd. Situated in a very quiet, rural area of Charles County,



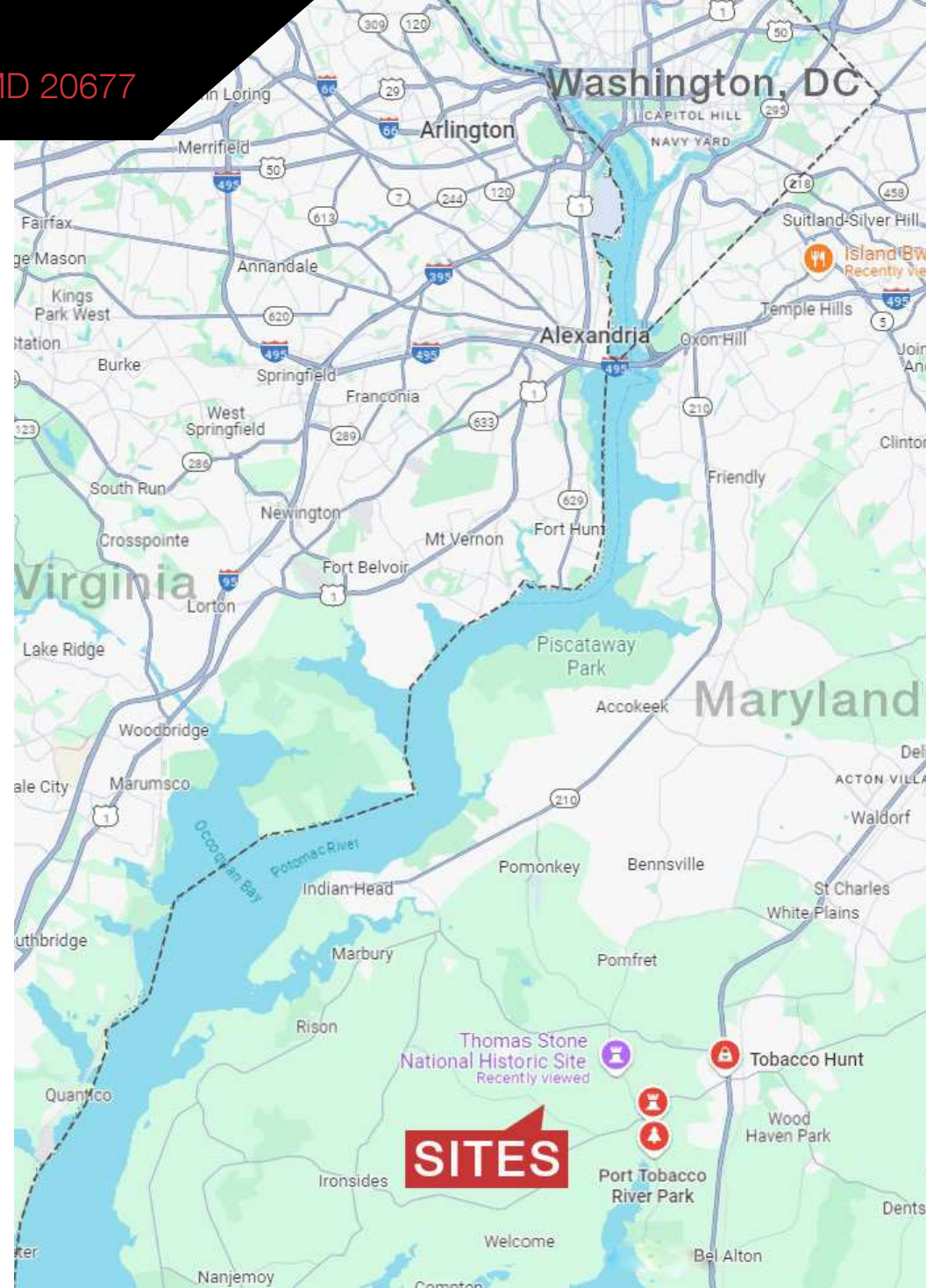
MARVIN E. HOLMES, JR., GRI, CMCA, AMS, REALTOR®
301.918.2958 | mholmes@naimichael.com

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.

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Land:	173.59 Acres
Parcels:	P 6 - 147.52 acs P 288 - 19.4 acs P 256 - 4.36 acs P 255 - 2.31 acs
Zoning:	R-C (Rural Conservation)
Use:	Residential
Estimated Taxes (202_/202_):	P 6 - \$10,983.15 P 288 - \$1,614.69 P 256 - \$100.76 P 255 - \$87.31
Distances	2.8 m to Port Tobacco Marina (Port Tobacco Creek / Potomac River) 4.3 m to the Town of La Plata 4.5 m to College of Southern Maryland 22 m to the Harry W Nice Memorial Bridge (Potomac River Bridge) to Virginia 25 m to National Harbor, MGM Casino & Tanger Outlets 33.8 m to Ronald Reagan Washington National Airport
Frontage	-



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DEMOGRAPHICS



POPULATION

1 Mile	462
3 Miles	8,283
5 Miles	20,971



HOUSEHOLDS

1 Mile	154
3 Miles	3,067
5 Miles	7,648



AVG. HOUSEHOLD INCOME

1 Mile	\$177,911
3 Miles	\$149,237
5 Miles	\$152,166

Demographics data derived from AlphaMap

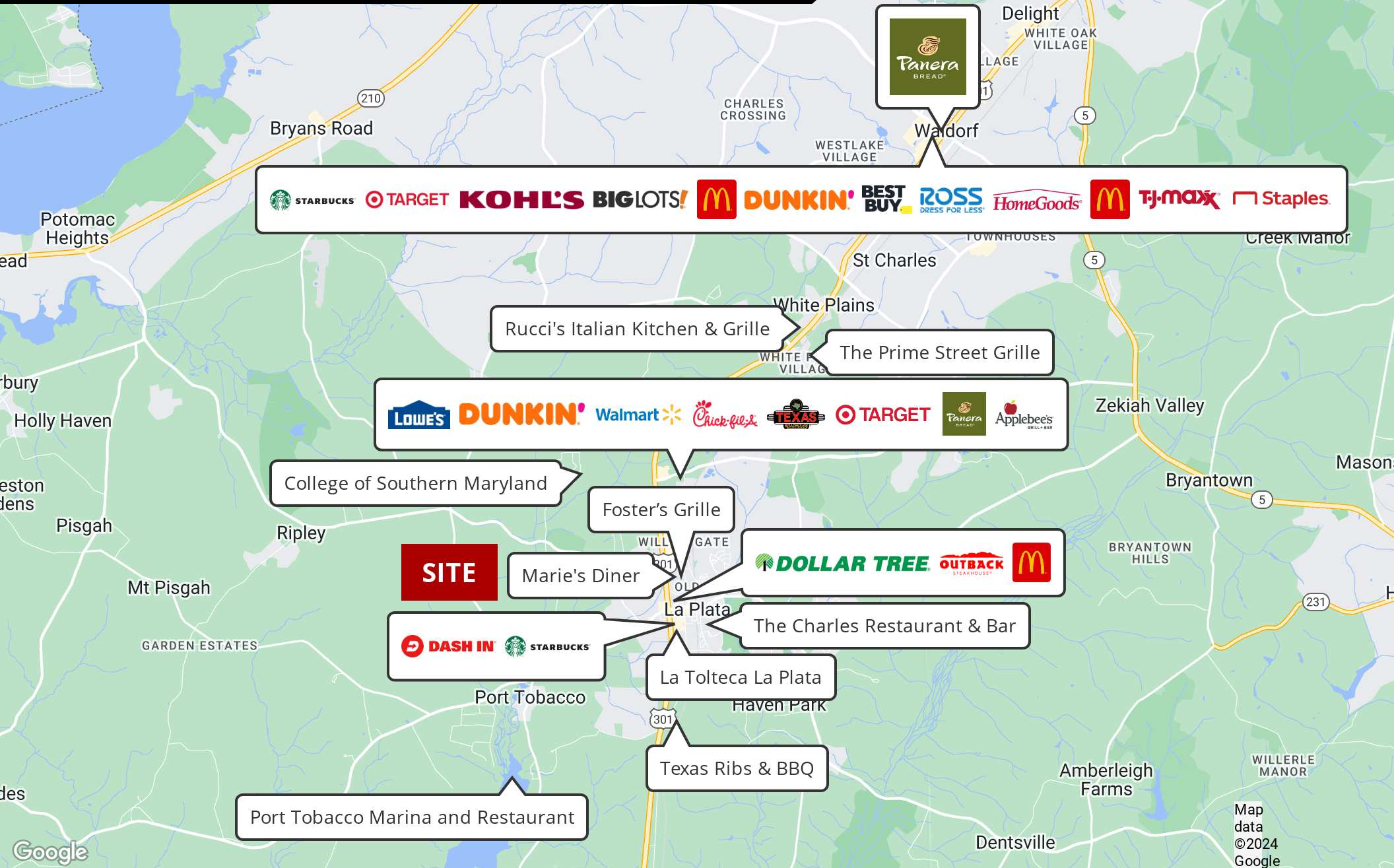


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