

FOR SALE

MILL RD, LA PLATA, MD 20646



Mill Rd, La Plata



High Visibility Land For Sale with
Strong Growth Potential

Tyler Wood
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PROPERTY DESCRIPTION

Prime 3 acre commercial land opportunity along Mill Road in La Plata, MD. Strategically located in a growing Charles County market, this parcel offers strong development potential and long term investment value. Ideal for commercial or mixed use projects subject to zoning.

HIGHLIGHTS

- 3 Acre High Visibility Commercial Site
- CB Zoning Allows Retail and Office Uses
- Positioned Along the Mill Road Corridor
- Located in the Growing La Plata Market
- Strong Development and End User Potential
- Strategic Investment in Charles County



OFFERING

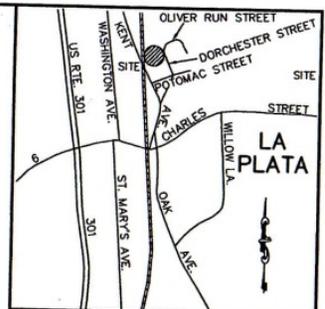
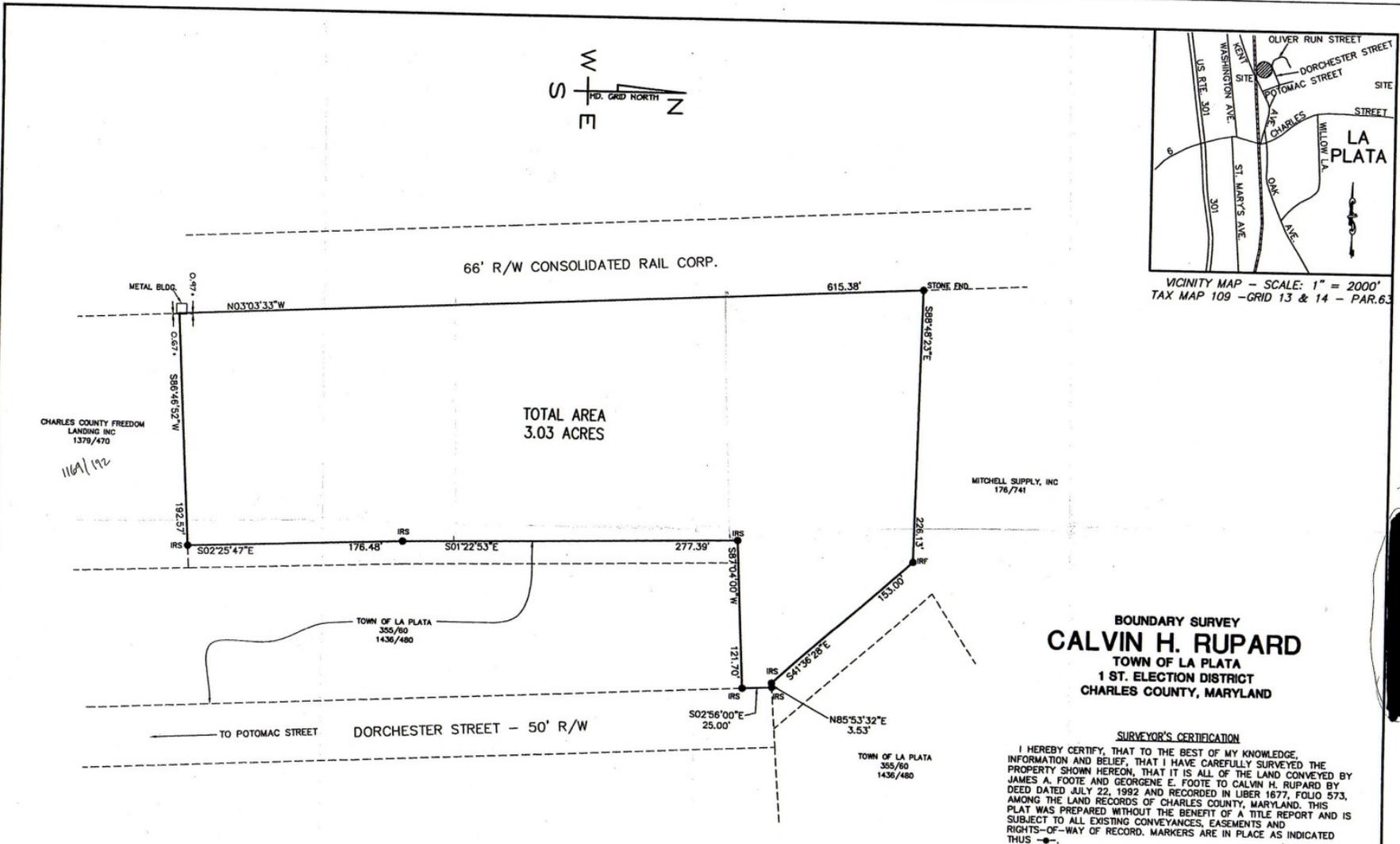


FOR SALE

LAND

Sale Price	\$1,000,000
Lot Size	3 Acres
Zoning	CB





VICINITY MAP - SCALE: 1" = 2000'
TAX MAP 109 - GRID 13 & 14 - PAR.6.3

BOUNDARY SURVEY
CALVIN H. RUPARD
TOWN OF LA PLATA
1 ST. ELECTION DISTRICT
CHARLES COUNTY, MARYLAND

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT I HAVE CAREFULLY SURVEYED THE PROPERTY SHOWN HEREON, THAT IT IS ALL OF THE LAND CONVEYED BY JAMES A. FOOTE AND GEORGENE E. FOOTE TO CALVIN H. RUPARD BY DEED DATED JULY 22, 1992 AND RECORDED IN LIBER 1677, FOLIO 573, AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EXISTING CONVEYANCES, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. MARKERS ARE IN PLACE AS INDICATED THUS -●-

D. H. STEFFENS COMPANY

DIETRICH H. STEFFENS, AGENT
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 2048

CALVIN H. RUPARD
5910 FENWICK RD
BRYANS ROAD MD 20616-3130

- LEGEND**
- IRS IRON ROD SET WITH CAP
Labeled PROP MARK CORP. 49
 - IPF IRON PIPE FOUND

DH Steffens Co.
ESTABLISHED 1923
ENGINEERS - SURVEYORS - PLANNERS
Copyright ©

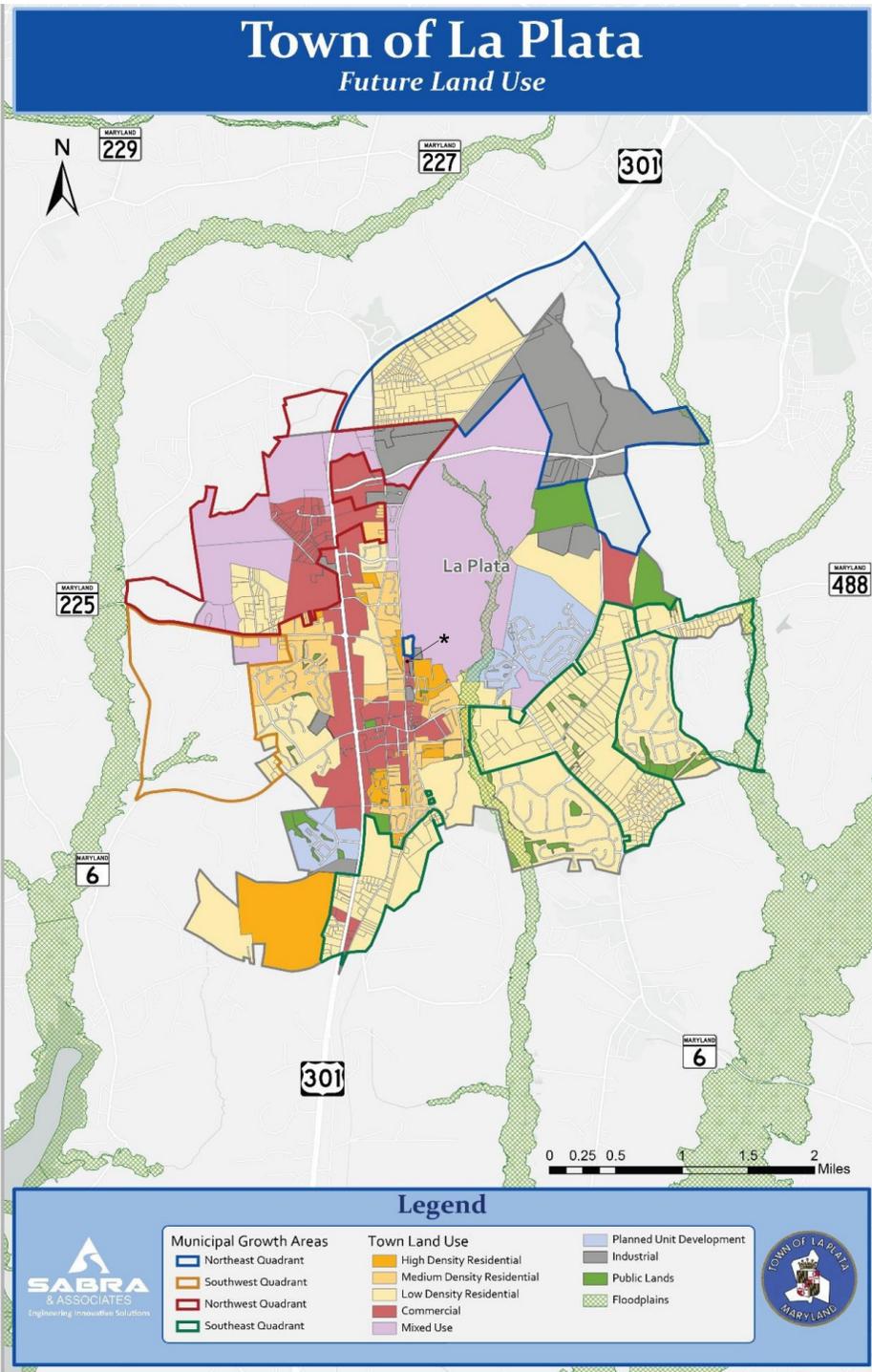
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22335 Exploration Drive
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Internet: www.dhsteffens.com Email: dhsteffensco@dhsteffens.com

SEAL:

DATE	LP	SHEET 1 OF 1
DATE	LP	09/03 C1276-0301
ORDERED	RDS	SCALE 1" = 50' C1276



Legend

Zoning

- Central Business (CB)
- Central Business Transition (CBT)
- Commercial Highway (CH)
- Industrial High (IH)
- Industrial Low (IL)
- Neighborhood Commercial Mixed Use (NCX)
- Planned Development Agricopia (PD-AG)
- Planned Development Hickory Ridge (PD-HR)
- Planned Development Steeplechase (PD-ST)
- Residential 10,000 SF (R10)
- Residential 21,000 SF (R21)
- Residential 3,000 SF (R3)
- Residential 5,000 SF (R5)
- Residential 8,000 SF (R8)
- Traditional Development Mixed Use (TDX)

RETAILER MAP



ALDI, Pizza Hut, IHOP, Giant, 7 ELEVEN

Wawa

Walmart

Self Storage Plus
Room to Pursue Life

TACO BELL

Jockey Mikes Subs, TEXAS ROADHOUSE, Chick-fil-A, McDonald's, DUNKIN' DONUTS, AutoZone, PAPA JOHN'S, weis, Shore United Bank

DASH IN, SAFEWAY, TARGET, Wendy's, DQ, Panera Bread, CVS pharmacy, Walgreens, PETCO, redbox, Ledo Piza, ups, FIVE GUYS, Applebee's

Mill Rd, La Plata

Valvoline, PANDA EXPRESS, BURGER KING, TRUIST

BANK OF AMERICA

La Plata Shopping Center
STARBUCKS COFFEE, DOLLAR TREE, Popeyes, KFC, planet fitness, OUTBACK STEAKHOUSE, at&t

the Greene Turtle

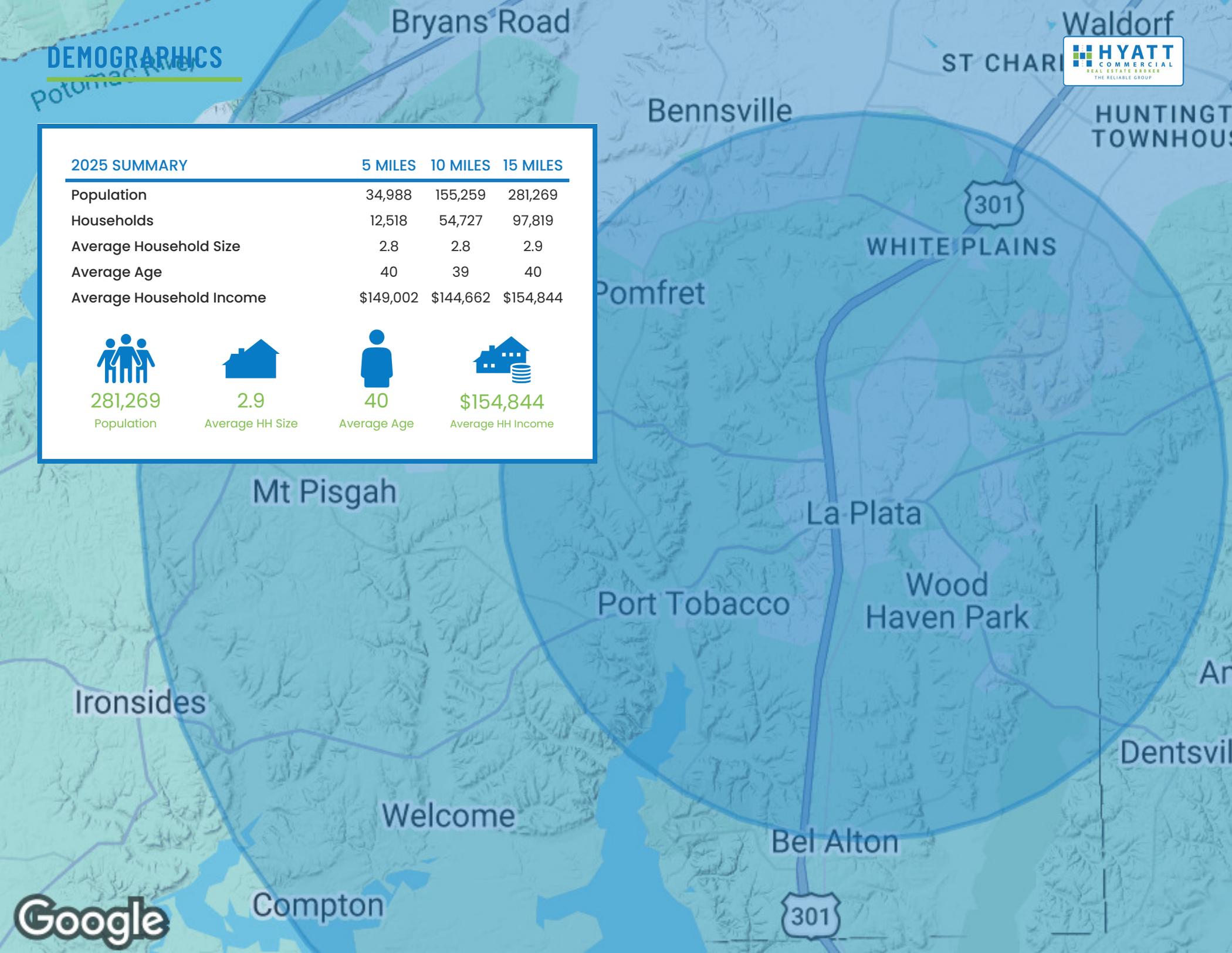
Dominos Pizza

DEMOGRAPHICS



2025 SUMMARY	5 MILES	10 MILES	15 MILES
Population	34,988	155,259	281,269
Households	12,518	54,727	97,819
Average Household Size	2.8	2.8	2.9
Average Age	40	39	40
Average Household Income	\$149,002	\$144,662	\$154,844

281,269	2.9	40	\$154,844
Population	Average HH Size	Average Age	Average HH Income





Mill Rd, La Plata



CONTACT

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