

NAI Michael

FOR SALE

14.38± Acre Capital Beltway Development Site



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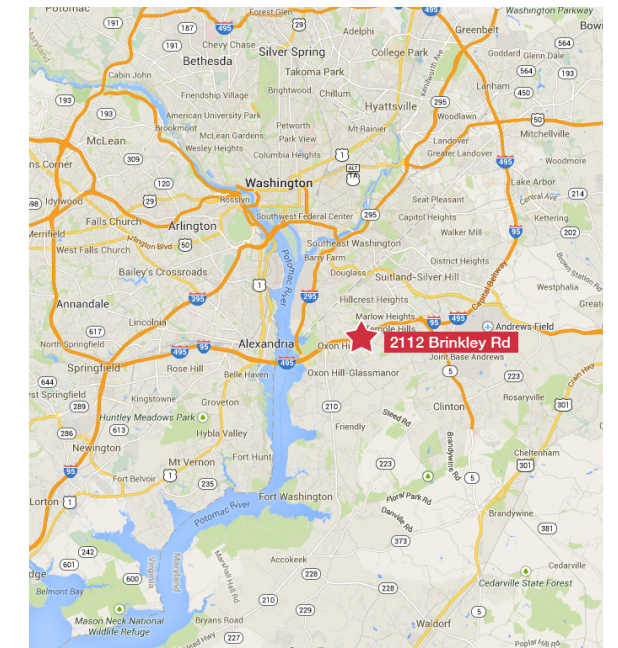
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2112 Brinkley Road
Fort Washington, MD 20774

Property Description

2112 Brinkley Road provides an excellent development opportunity in Fort Washington, Maryland. This 14.38± acre site is located off the Capital Beltway at St. Barnabas Road and Oxon Hill Road. It is within a few miles of National Harbor, Tanger Outlets, and the MGM Casino & Resort.



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.

Co-Op Fee: 3%

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FOR SALE

2112 Brinkley Rd, Fort Washington, MD



Property Features

- Conveniently located off of the Capital Beltway (I-495/I-95) at Exit 4 (St. Barnabas Road)
- Split Zoning - R-30C (Residential Condominium) and C-O (Commercial Office)
- Within 2 miles of MGM's National Harbor, Tanger Outlets and Gaylord Resort & Convention Center
- Near many transportation options including interstates, Metro, airports, trains and busses

Current Zones

R-30C Multifamily Low Density

Similar to C-O except ownership must be condominium, or development in accordance with the R-T Zone; Detailed Site Plan approval required for multifamily and attached dwellings.

CO-Commercial Office

Uses of a predominantly non-retail commercial nature, such as business, professional and medical offices, or related administrative services.

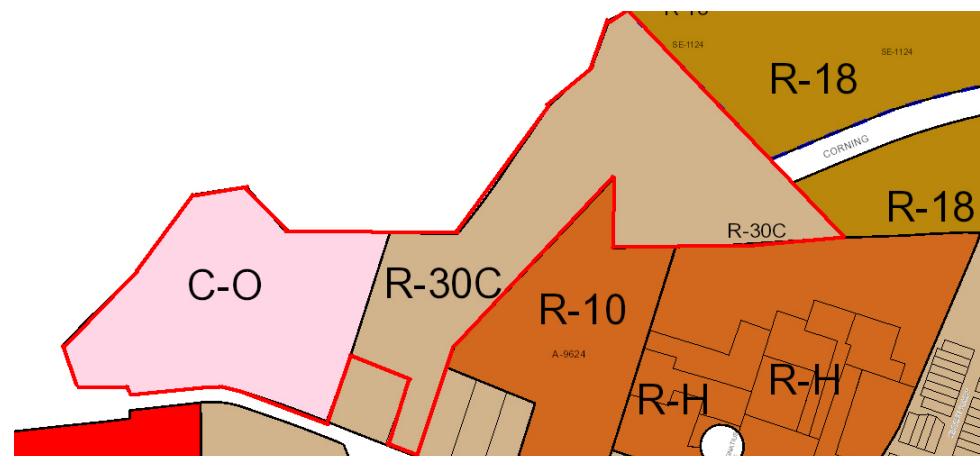
Proposed Future Zones

RMF-12 Residential, Multifamily-12

Provides for communities with a mix of medium density residential dwelling types, supports residential living and walkability; incorporates a mix of residential and non-residential uses; well connected to nearby activity centers. Use includes 12 multifamily and other dwelling units per net acre.

CGO Commercial, General and Office

Provides for a broad and diverse range of retail, business, civic and mixed-used development at major intersections and other highly visible and accessible locations; designed to support connectivity and provides a balance between automobile access and pedestrian, bicycle and transit friendliness.



Streetview from Brinkley Rd and St. Barnabas Rd.

