

# Offered for Sale

MARKETING BROCHURE

## 31± ACRE INDUSTRIAL SITE

### Fronting US Rt 301 at a Lighted Intersection

## 14000 Crain Highway Brandywine, MD 20613



**NAI Michael**

The Property is being offered free and clear of any mortgage financing or management agreement.

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Marketing Brochure.

Inquiries concerning this Marketing Brochure may be directed to:



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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.



# Executive Summary

NAI Michael is pleased to exclusively present the opportunity to acquire and develop 14000 Crain Highway, Brandywine, Maryland 20613 ("The Property"), a rare 31± acre industrial site platted as "Parcel A Brandywine Sales and Service". This I-E zoned Property is fully cleared, graded and suitable for development of multiple industrial uses.

Situated in southern Prince George's County, Maryland at the lighted intersection of two main corridors -- MD Route 301 and MD Route 5 -- this site sits at the gateway from southern Maryland to Washington, DC. The site is only nine miles from the Capital Beltway and a half-hour from downtown Washington, DC.

Historically the Property was used for the storage and sale of used auto parts with most of the acreage being dedicated to outdoor storage of vehicles. It is improved by four various sized buildings totaling 75,000± square feet which can be repurposed or removed.

The I-E zone is an expansive and versatile zoning classification permitting a wide variety of uses by right including multi-family, hospitality, office, retail, institutional, medical, communications, utilities and industrial.





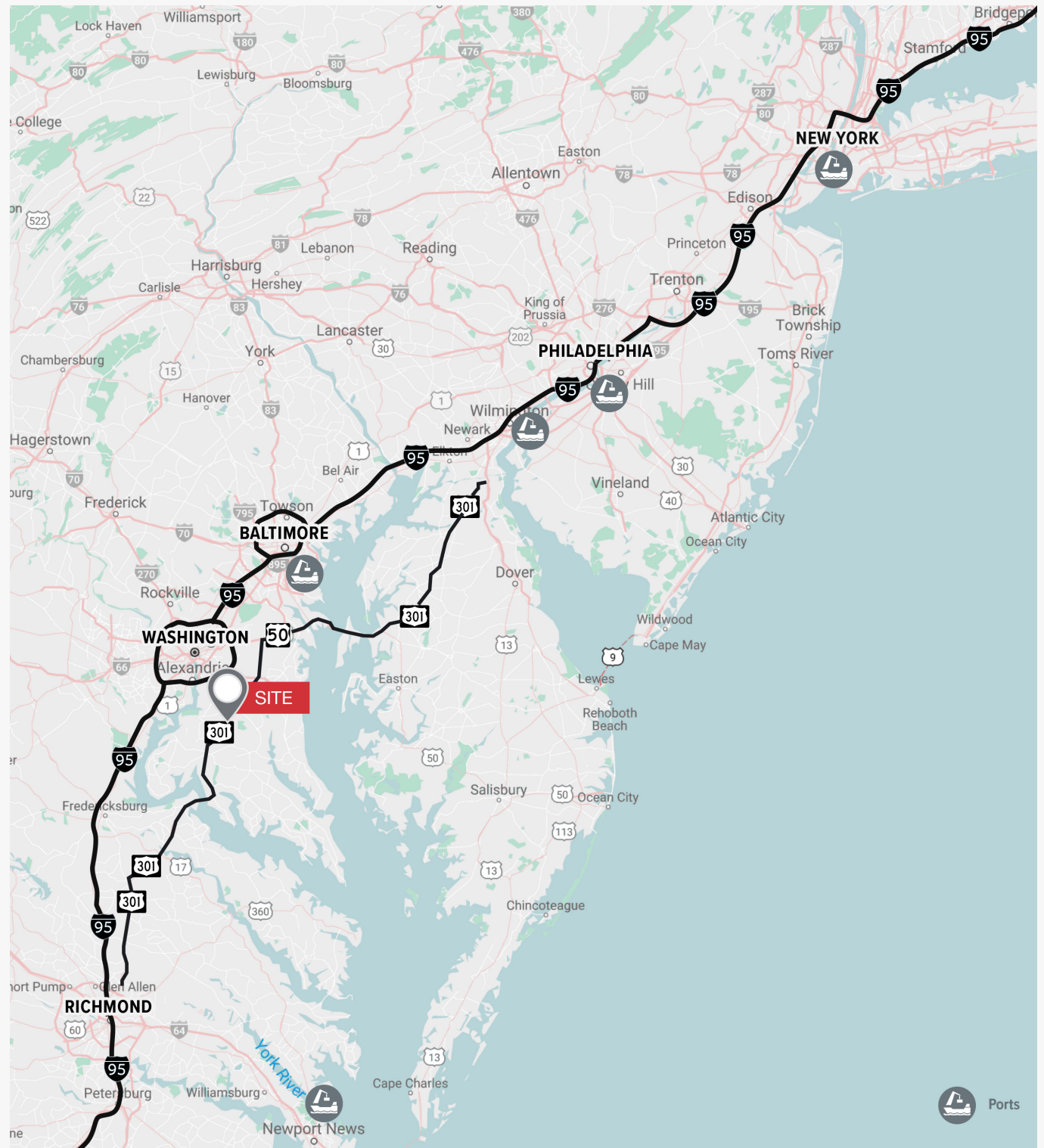
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## EAST COAST ROUTES I-95 / RT 301

PHILADELPHIA, PA	147 mi
BALTIMORE, MD	48 mi
WASHINGTON, DC	25 mi
FREDERICKSBURG, VA	65 mi
RICHMOND, VA	122 mi

## PORT LOCATIONS FROM NEW YORK, NY TO RICHMOND, VA

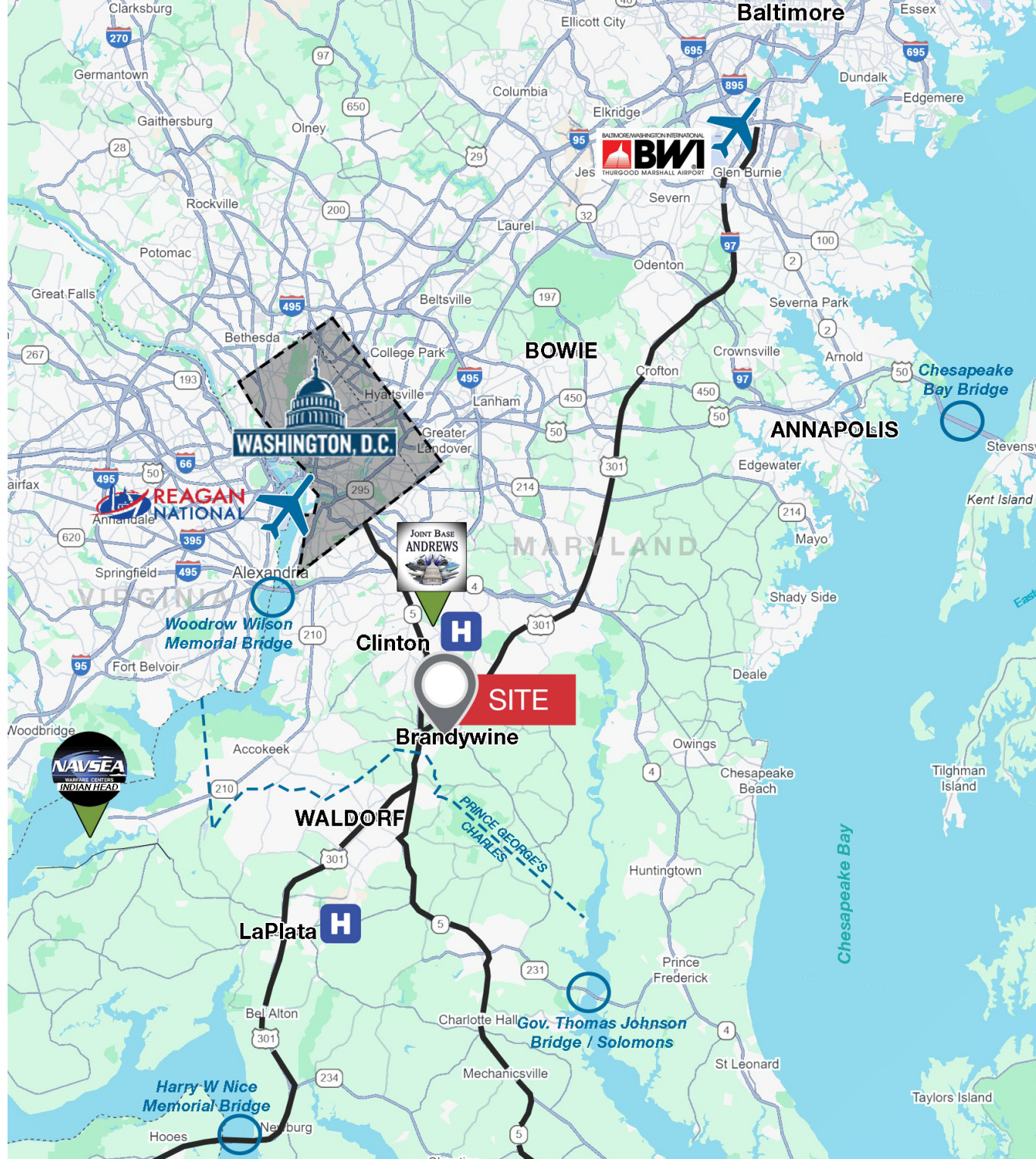
PhilaPort, PHILADELPHIA, PA	149 mi
Port of Baltimore, Baltimore, MD	50 mi
Port Warwick, Newport News, VA	170 mi





# Distances

	(Miles)
SOUTHERN MARYLAND HOSPITAL (Clinton)	4.2
WALDORF, MD	6.2
JOINT BASE ANDREWS	8
CAPITAL BELTWAY (I-495)	9
WASHINGTON, DC	12
WOODROW WILSON BRIDGE (Northern Virginia)	16
UM CHARLES REG'L MEDICAL CTR	17
INDIAN HEAD NAVAL SURFACE WAREFARE CENTER	20
REAGAN NAT'L AIRPORT (DCA)	22
HARRY W NICE MEM BRIDGE (Southern Virginia)	33
BALTIMORE/WASHINGTON INT'L AIRPORT (BWI)	41
CHESAPEAKE BAY BRIDGE	42
THOMAS JOHNSON BRIDGE (Solomons)	44
BALTIMORE, MD	54





# Property Overview

ADDRESS	14000 Crain Highway, Brandywine, Prince George's County, MD 20613
LOCATION	Located at a lighted intersection at two main corridors - MD Rt 301 ( <i>Crain Hwy</i> ) and MD Rt 5 ( <i>Branch Ave</i> ).
LAND	31± acres
STRUCTURES	Four (4) buildings totaling approx. 75,000 square feet
UTILITIES	Site has electric and gas
ZONING	IE (Industrial Employment)
CONDITION	Cleared, graded and partially paved
CURRENT USE	Automobile storage and parts sales
NEIGHBORING USES	Industrial, residential, retail
ASKING PRICE	\$30,000,000 (\$967,000 per acre)













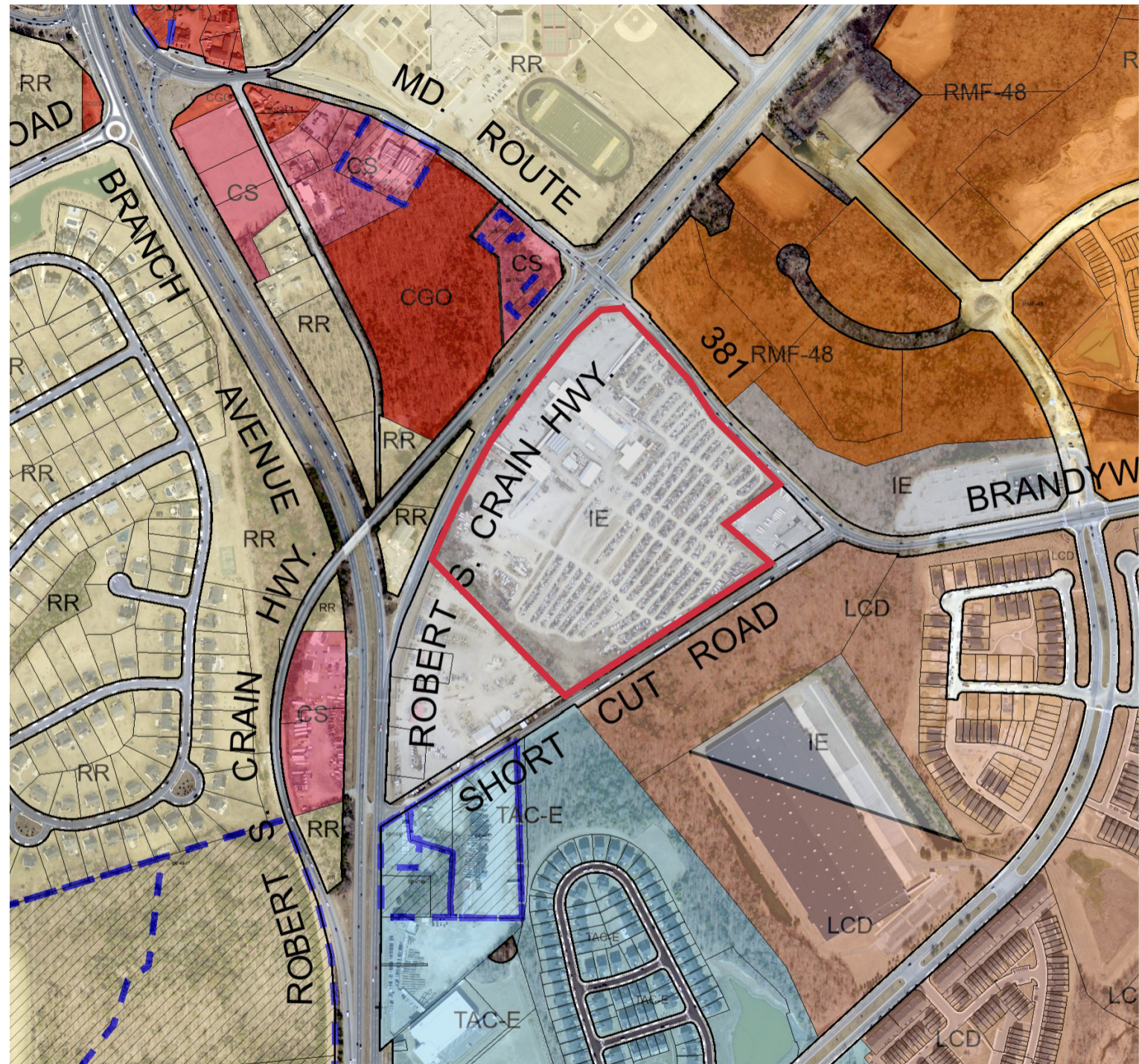
# Zoning

## I-E

### (INDUSTRIAL EMPLOYMENT)

This zoning provides for a mix of light industrial, employment and research and development uses with an expectation of high quality design.

Uses include a broad array of light industrial, research and development, manufacturing, and warehousing operations complemented by multi-family residential opportunities, retail, hospitality and institutional uses. Twenty-five percent green area required.





# Market Overview

Prince George's County reflects above-average demographics with a population of 970,000, median household income of \$100k (20% above national average), and 40% college degree attainment.

Over the past year, the Southern Prince George's County industrial submarket has posted net absorption of about 400,000 SF. With an additional 350,000 SF looking to close in Q1 of 2026. Rents have managed to increase 56% over the past 5 years.

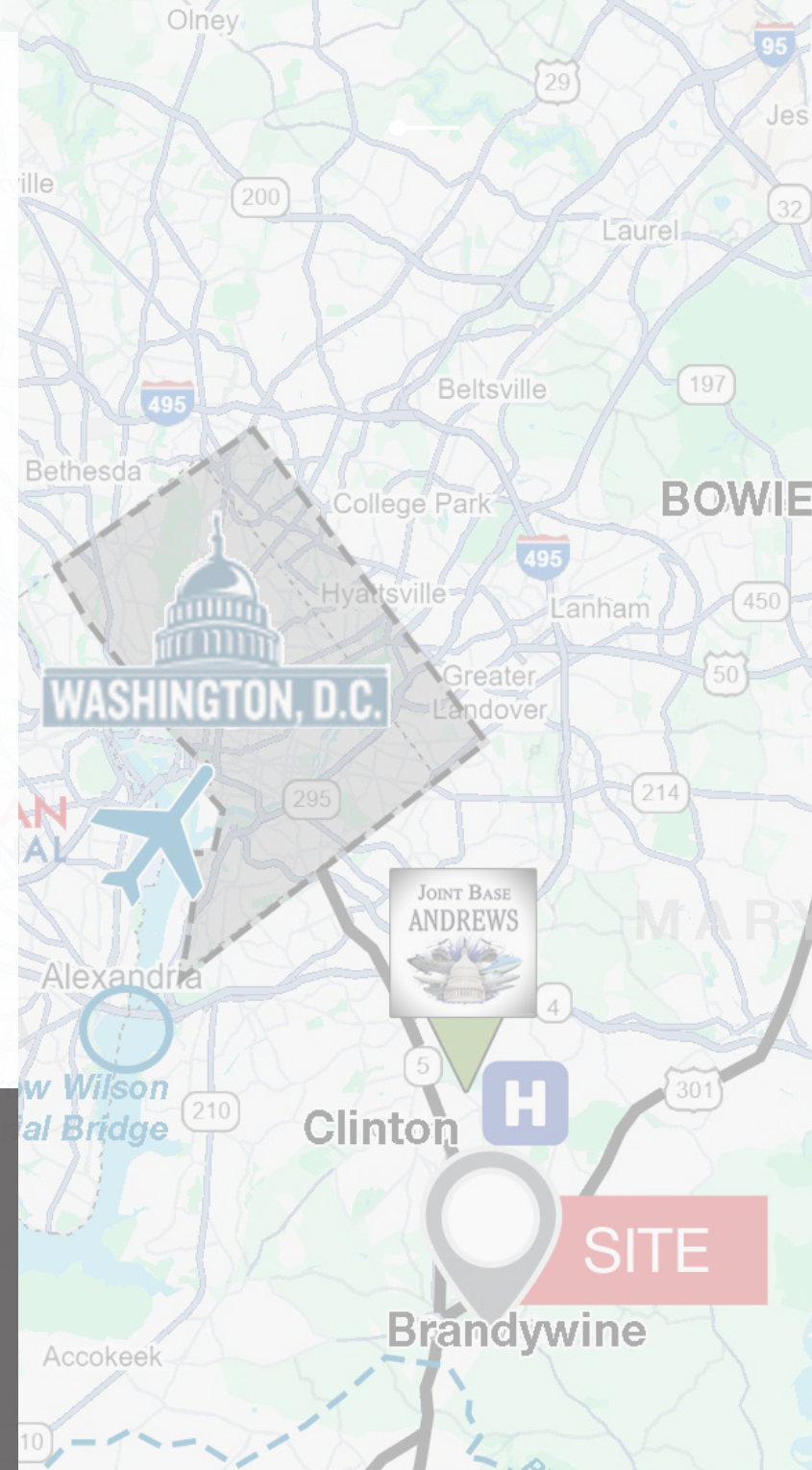
This past year, the Southern Prince George's County office submarket has posted net absorption of about 4,600 SF with a low vacancy for office of 5.7%. With no new deliveries under construction, the office of the area will remain tight. Rents have managed to increase 17% over the past 5 years in spite of National Trends.

Retail is even tighter for the submarket with net absorption of 25k SF over the past year and an astounding 0.47% Vacancy Rate. Rents have grown 20% over the past 5 years.

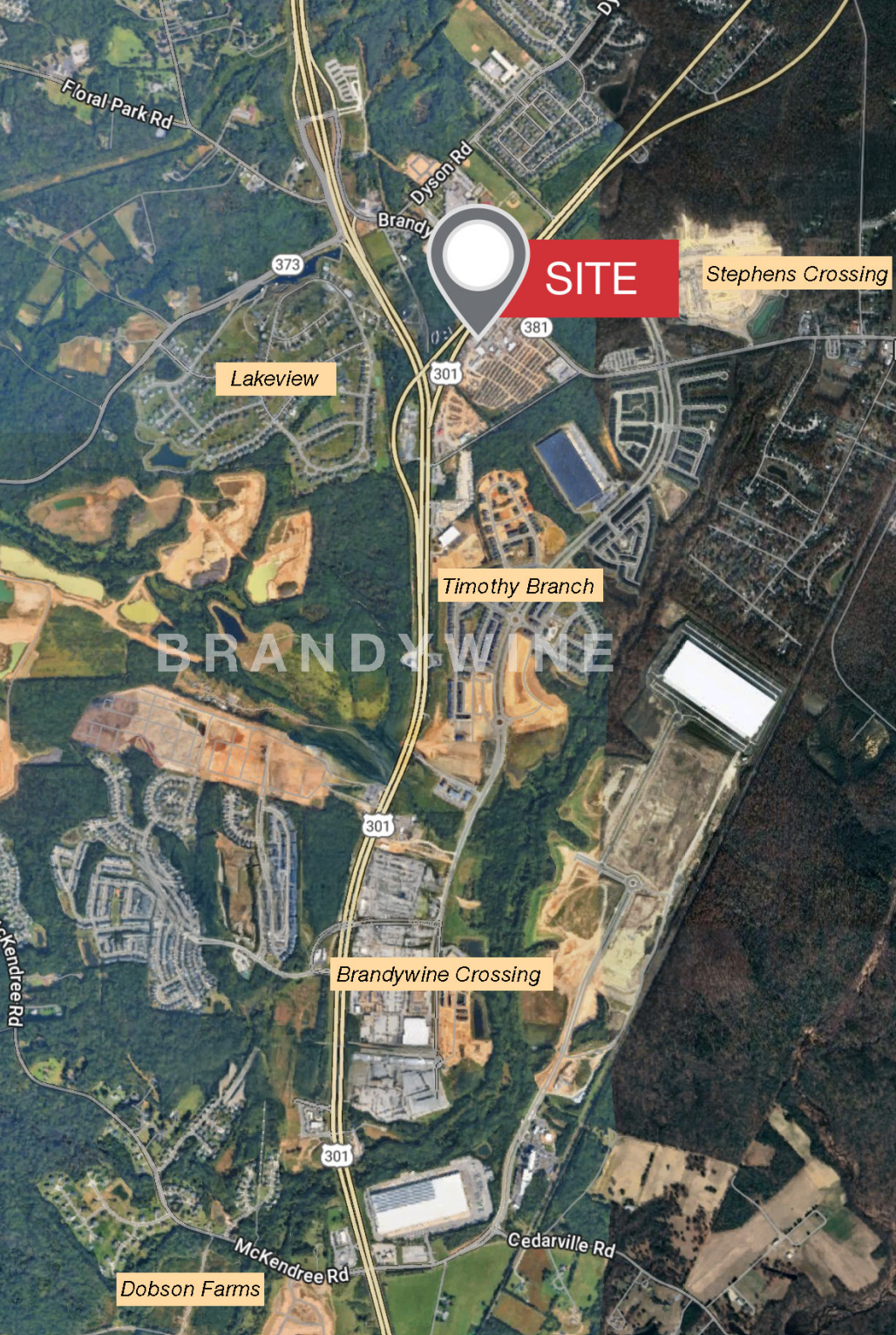
# Demographics

	 POPULATION	 HOUSEHOLDS	 AVG HH INCOME
3 MI	2,456	976	\$172,777
5 MI	22,481	8,138	\$176,705
10 MI	205,357	72,173	\$165,735

Claritas 2026 Est's







## Nearby Subdivisions & Amenities

Exceptional growth in Prince George's County and Southern Prince George's submarket with several new residential developments that were recently completed and additional ones coming to the area in the near future.

New developments include:

*Stephens Crossing* (496 TH units), *Lakeview* (258 SFH), *Timothy Branch* (Over 1,000 Dwelling Units), and *Dobson Farms* (1,106 Dwelling Units).

*Medstar Southern Maryland Hospital Center* – As part of its regional expansion, MedStar is expanded their existing location by 50% for a now over 200,000 SF campus. The new facility added over 70,000 SF than its predecessor and includes a new emergency department with 40 exam rooms, trauma bays, and plans for a new ICU/CCU wing are underway.

### *Brandywine Crossing*

- Prominent regional power center
- Approx. 800,000 sf of shopping center space
- Retailers include:





## PRINCE GEORGE'S COUNTY MAJOR EMPLOYERS

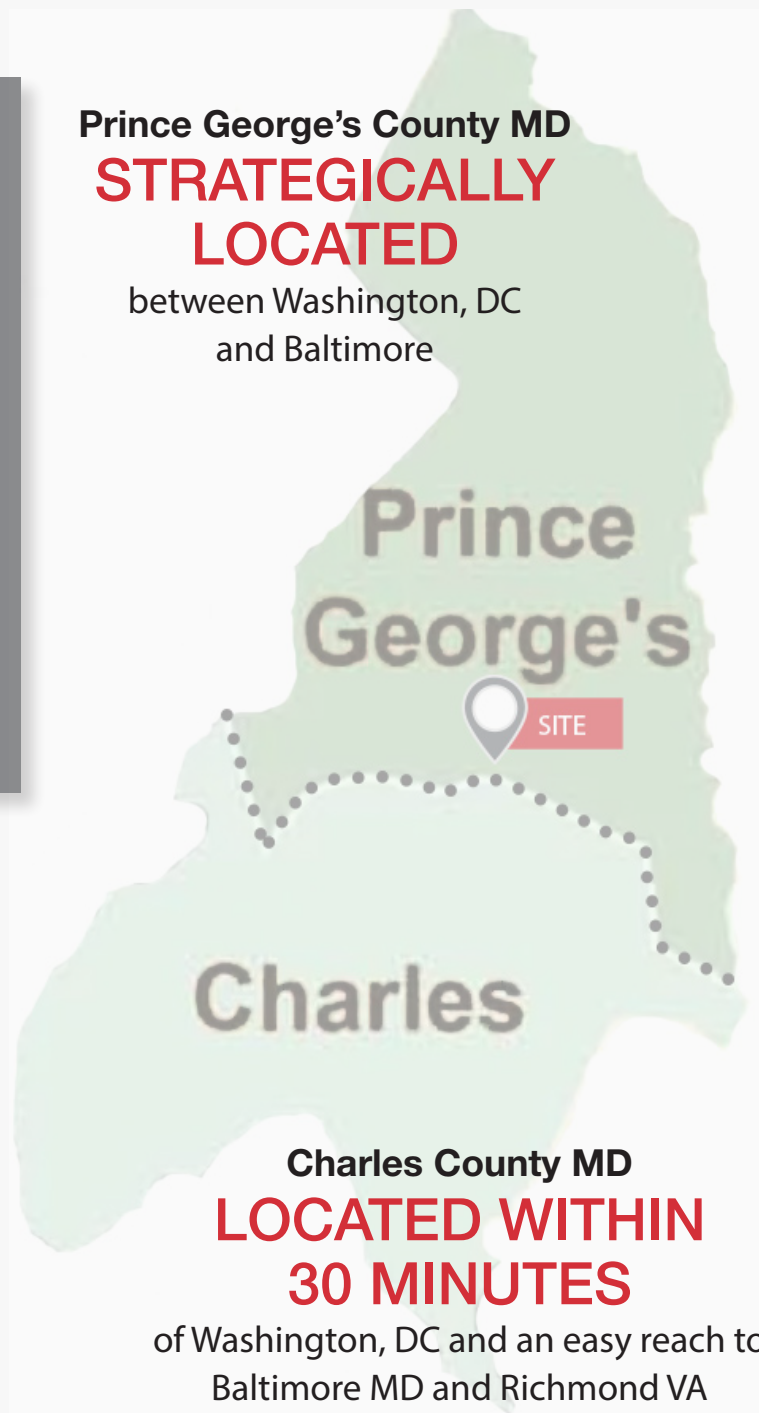
University System of Maryland	15,257
Nat'l Maritime Intl. Integ. (NMIO)	3,000
NASA/Goddard Space Fl Center	14,683
MedStar Health	2,416
Joint Base Andrews	3,125
UMD Capital Region Health	2,350
WMATA	5,093
Giant Food	2,197
US Census Bureau	4,559
Prince George's Co. Comm. Col.	2,175
US Dept. of Agriculture	3,322
Gaylord Nat'l Resort (Conv. Ctr)	2,000
MGM National Harbor	3,254
Kaiser Permanente	1,843
Nat'l Oceanic & Atmos. Admin (NOAA)	3,227

### HOSPITAL

- UNIVERSITY OF MD  
CHARLES REGIONAL  
MEDICAL CENTER  
98 bed medical center  
(LaPlata, MD)

## Prince George's County MD STRATEGICALLY LOCATED

between Washington, DC  
and Baltimore



## Charles County MD LOCATED WITHIN 30 MINUTES

of Washington, DC and an easy reach to  
Baltimore MD and Richmond VA

### HOSPITAL

MEDSTAR SOUTHERN MD  
HOSPITAL CENTER  
182 bed acute care facility  
(Clinton, MD)

## CHARLES COUNTY MAJOR EMPLOYERS

Charles County Board of Education	4,612
Naval Support Facility (NSF) Indian Head	4,272
Charles County Government	2,035
UMD Charles Regional Medical Center	841
College of Southern MD	711
Walmart / Sam's Club	638
Southern MD Electric Coop (SMECO)	527
Waldorf Chevy/Cadillac/Honda/Ford/ Toyota/Scion/Dodge	527
Safeway	466
Target	400
MedStar Shah	400
Lowe's	310
Amazon	300
Chick-fil-A	253
Genesis Health Care (LaPlata Center)	211





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