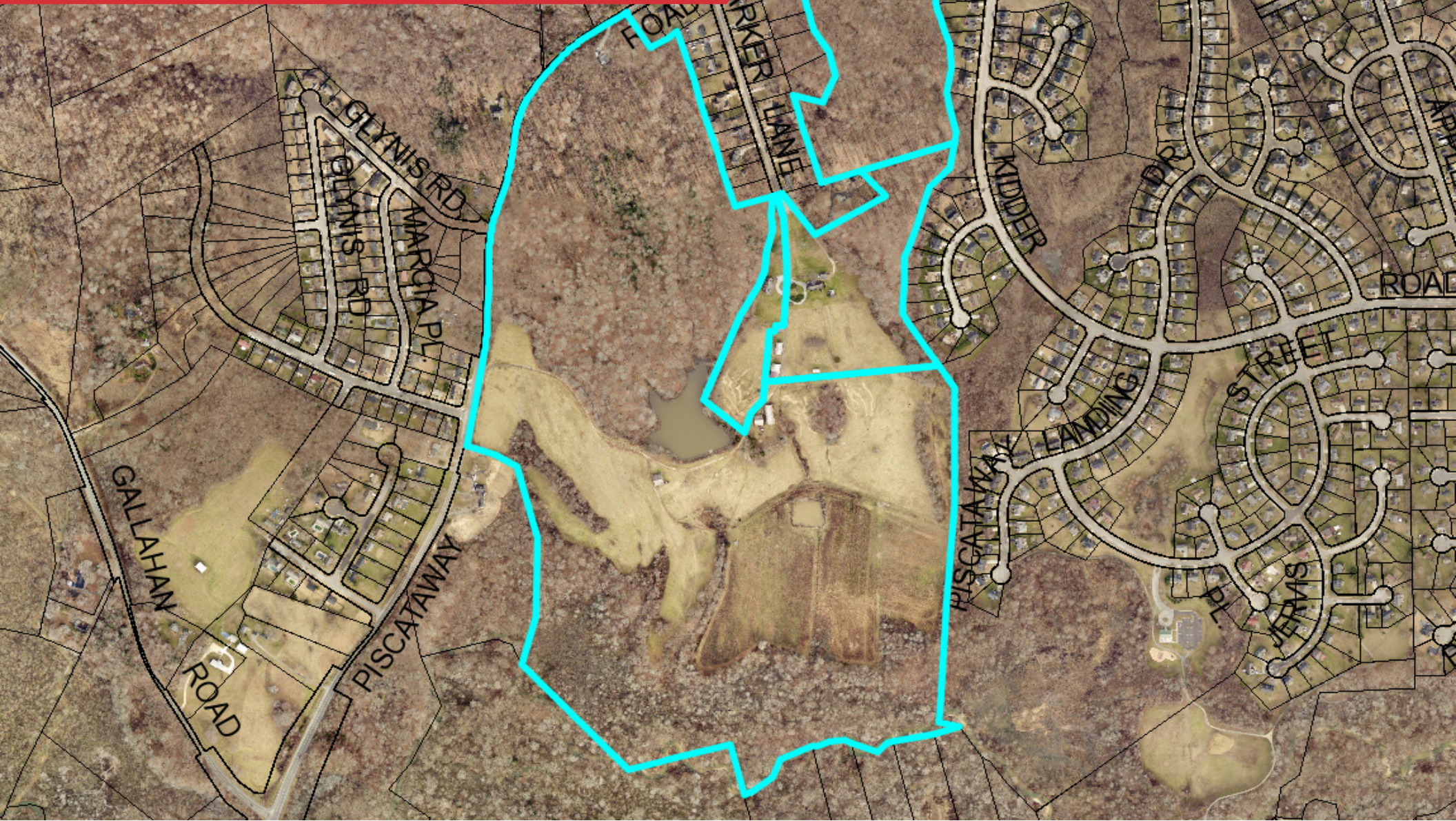


SALE OFFERING MEMORANDUM

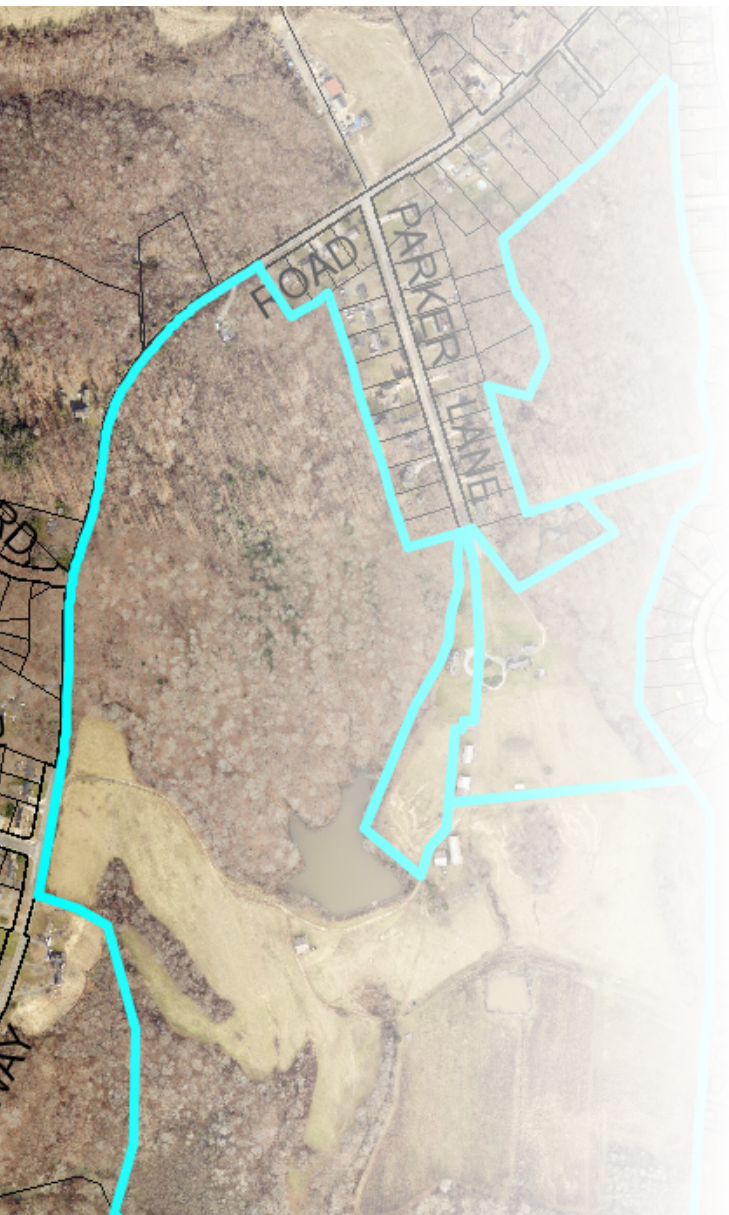
175 ± Acres of Land



12720 Parker Lane, Clinton, Prince George's County, MD 20735



Table of Contents



01

PROPERTY SUMMARY

Property Description
About Tenant & Opportunity
Zoning

Marcus N. Daniels

Vice President
+1 301 918 2954
mdaniels@naimichael.com

02

LOCATION OVERVIEW

Aerials & Maps
Amenities
Location Access
Nearby Employers
Comparable Sales

03

DEVELOPMENT OPPORTUNITY

St. James Estate Homes & 2-Acre Lots

Disclaimer: 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.

Property Summary

01



SUMMARY

TOTAL LAND SIZE:	175± Acres
ZONING:	AR (Agricultural Residential) & R-R (Residential Rural)
CURRENT USE:	Residential & Agricultural
OCCUPANCY:	100%
SALE PRICE:	\$10,000,000

PROPERTY DESCRIPTION

12720 Parker Lane, Clinton, MD hereinafter referred to as “the property” is approximately 175 ± acres of land located at 12720 Parker Lane in Clinton, Maryland nearby MD Route 5 (Branch Avenue) and minutes away from Route 301 and I-95.

This is a great opportunity for a residential developer, local, regional or national home builder or farm operator seeking to own over 175 ± Acres close to Washington DC, Southern Maryland and Northern Virginia.

ABOUT THE OPPORTUNITY

12720 Parker Lane in Clinton, Maryland is an 175 acre property that provides the opportunity for the development of upper-end luxury homes built on large 1 to 2 acre estate lots just off Piscataway Road in Clinton, Maryland. Similar homes nearby at St. James by Haverford currently sell from up \$500,000 to over \$1,000,000 as this community offers convenient access to the Beltway and close proximity to Alexandria and Washington, DC. Nearby amenities include Accokeek Academy, Tantallon Country Club and Potomac Ridge Golf Club, one of the newest public courses in Prince George's County.

The property is zoned A-R & R-R, a classification permitting single family home residential development, agricultural uses and very few commercial users which was established to promote agriculture and aquaculture in Prince George's County. The A-R zoning is a classification that permits some commercial uses which was established to promote the rural culture of the community in Prince George's County. The property neighbors the residential development, St. James, by Haverford Homes. St. James stands in a category of its own. At St. James, Haverford features some extraordinary upper-end luxury homes built on 1 to 2 acre.

The property is 175 acres with approximately 155 acres zoned A-R and about 20 acres zoned R-R permitting the ability to have a variety of housing typologies that could far well in the Southern Prince George's County residential sales market. Currently new construction homes nearby are selling from the high \$500,000's to over \$1 million. This site is well positioned to be able to be a luxury estate lot community in a private and secluded community within close distance to the major employment centers of the Washington DC Metro Region.

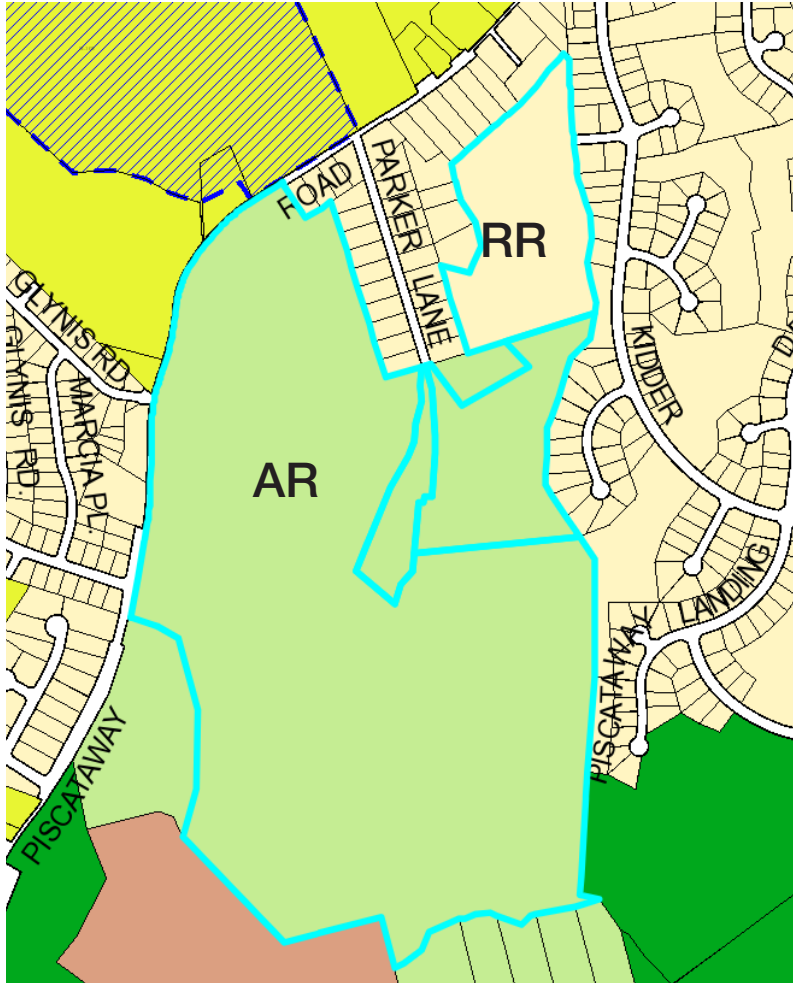
Zoning



AR
Agricultural - Residential



RR
Residential - Rural



Provides for agriculture as a primary use while supporting large-lot single-family detached housing; allows for limited nonresidential uses including animal care, recreation and entertainment, visitor accommodation, and resource extraction (under limited conditions).

Minimum lot size

- Single-family dwelling (2 acres)
- Other Uses (2 acres)

Maximum dwelling units per net acre (0.50)

Provides for low-density, single-family detached dwellings on lots approximately one half-acre in size that incorporate a rural character.

Minimum lot size

- Single-family dwelling (20,000 SF)
- Other Uses (20,000 SF)

Maximum dwelling units per net acre (2.17)

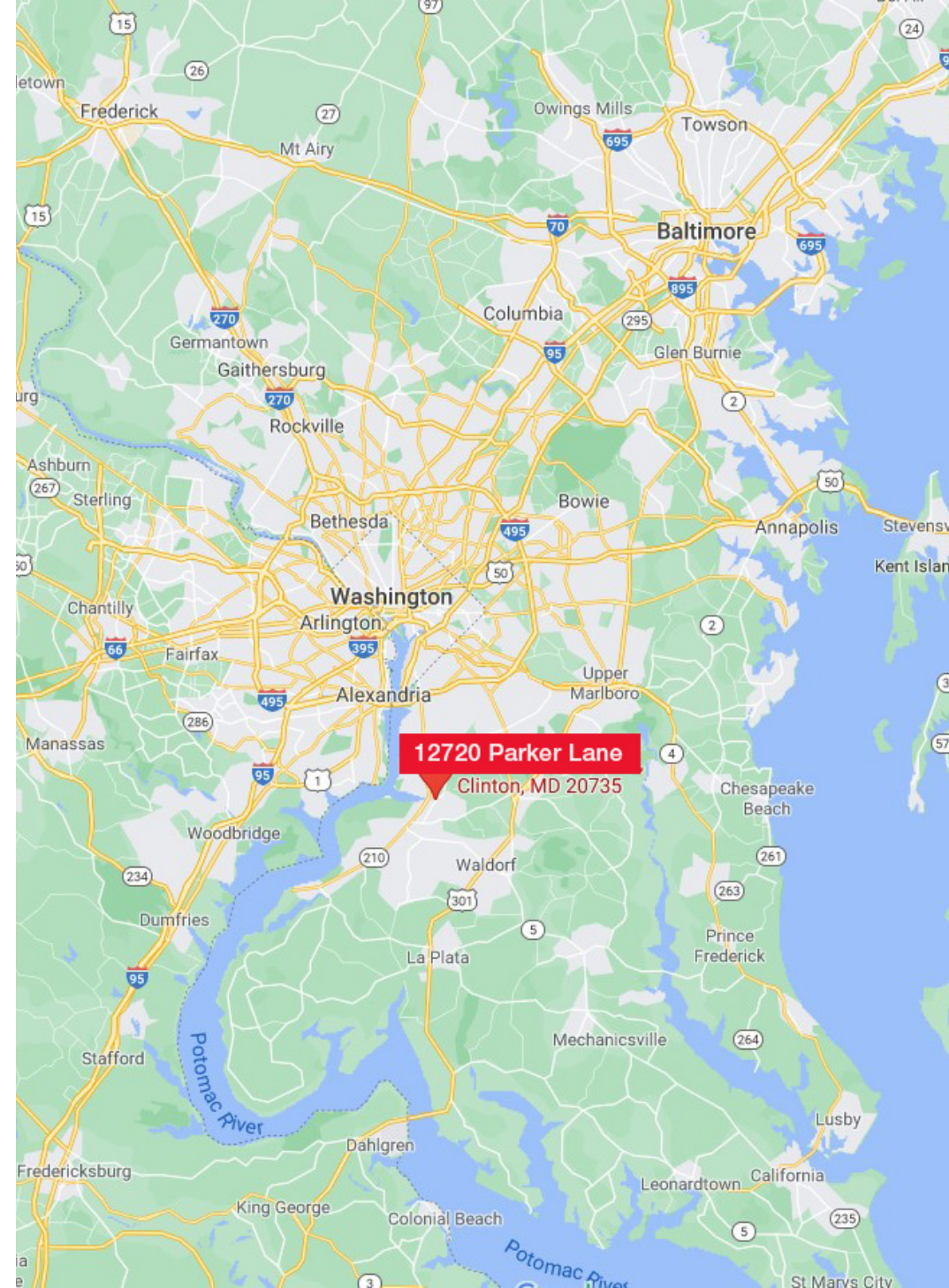
Location Overview

02

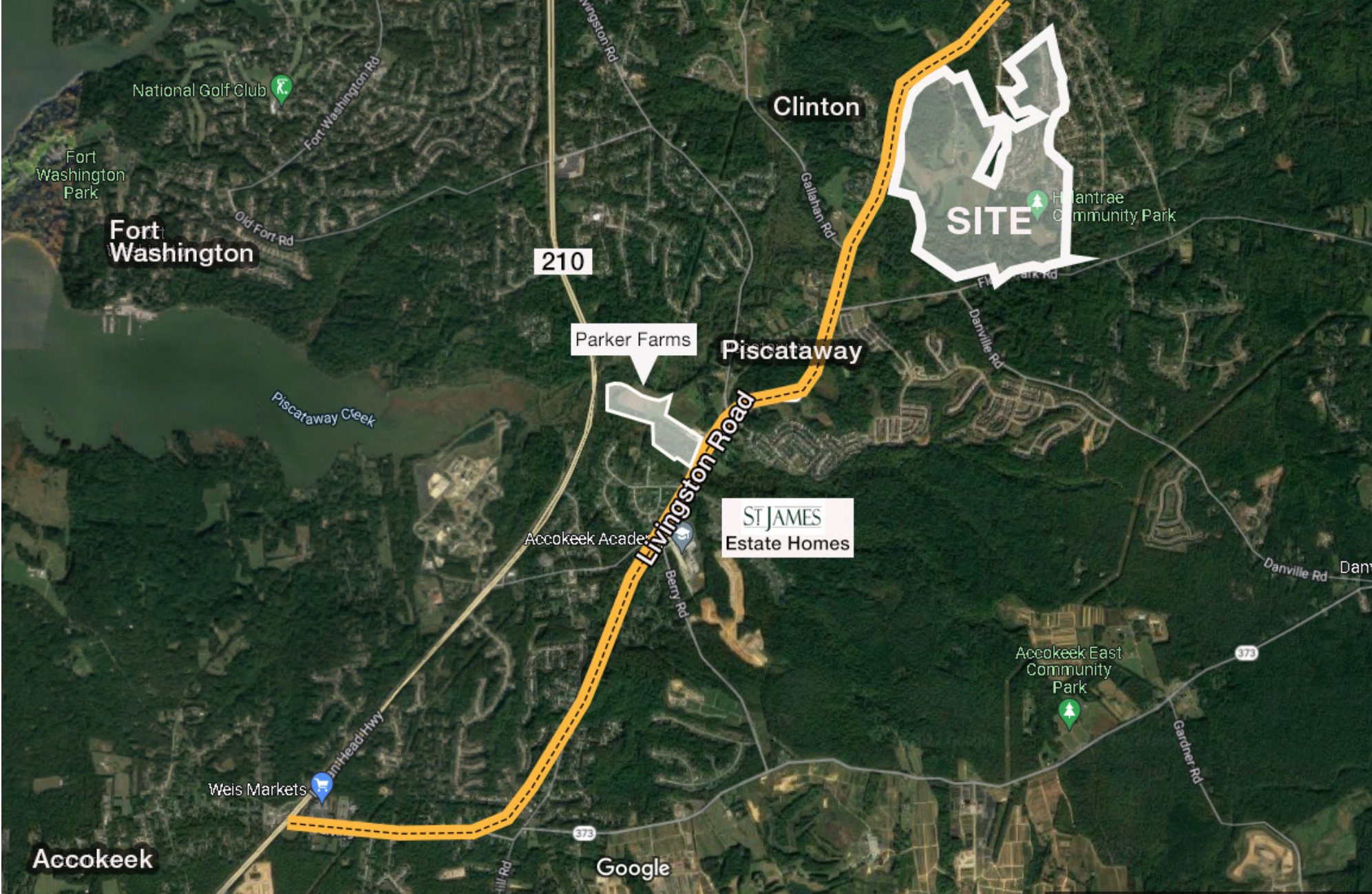
ABOUT 12720 PARKER LANE

12720 Parker Lane is located in Clinton, Maryland. The property offers convenient access to the Beltway and close proximity to Alexandria and Washington, DC. Amenities nearby include Tantallon Country Club and Potomac Ridge Golf Club, one of the newest public courses in Prince George's County and MGM National Harbor Resort & Casino.

There is existing sewer on the property and approximately 28 acres of the site is located in the floodplain. Approximately 26 acres of the 54 acre site is developable for single family homes or an agricultural building. The property qualified for an agricultural tax assessment based off the A-R zoning and the site acreage being over five acres.



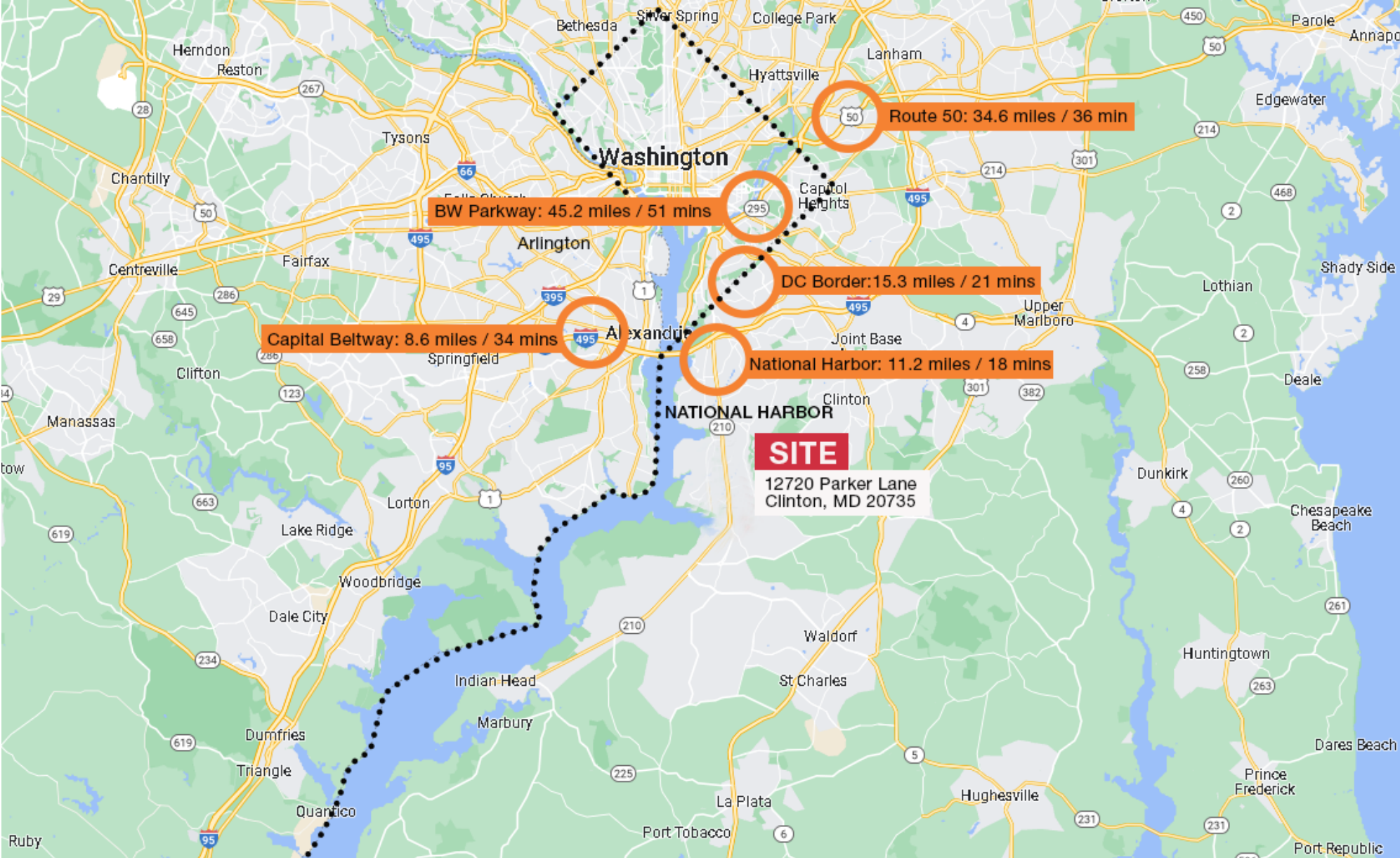
Location Aerial



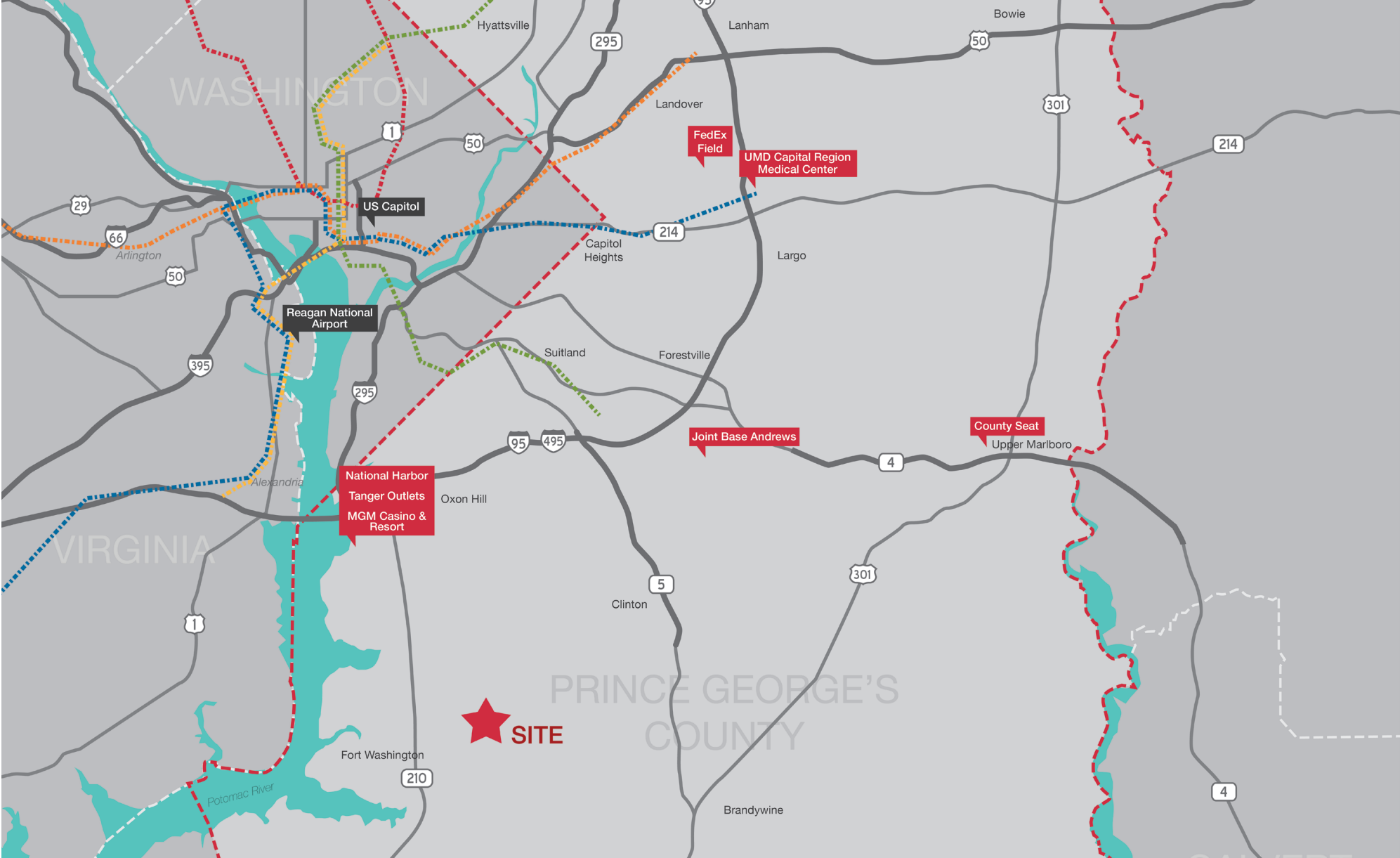
Local Amenities




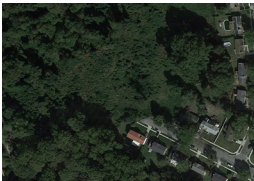



Location Access





Nearby Employers



Sale Comparables

	Address	Size	Sale Price	Price PSF	Sale Date	Purchaser	Seller	Details
	2008 Cedar Way Upper Marlboro, MD 20774	1,903,572 SF 43.7 AC	\$1,400,000	\$0.74/SF	May 22, 2019	DD Westphalia LLC	Northeast Land & Investment Co	Land Zoned RT
	Joseph Road Clinton, MD 20735	871,200 SF 20 AC	\$300,000	\$0.34/SF	Nov 15, 2019	Clinton Dev Group LLC	Owen George F Sr F & Tr	Land Zoned RE
	9700 Laurel Bowie Road Bowie, MD 20720	910,404 SF 20.9 AC	\$620,000	\$0.68/SF	Sep 23, 2020	N/A	RSSJ Associates, LLC	Land Zone RA
	5510 Old Crain Hwy Upper Marlboro, MD 20772	1,176,120 SF 27 AC	\$469,900	\$0.40/SF	Apr 2, 2019	Baltimore Home Wholesalers	Cibel Lammond	Land Zoned RR
	1101 Mitchellville Road Bowie, MD 20716	4,356,000 SF 100 AC	Not Disclosed	Not Disclosed	Aug 1, 2022	N/A	Parker Lewis J & Edward	Land Zoned R-A

Sale Comparables

	Address	Size	Sale Price	Price PSF	Sale Date	Purchaser	Seller	Details
	Stratford Estates Drive Upper Marlboro, MD 20772	5,105,232 SF 117.2 AC	\$1,100,000 AVAILABLE	\$12.63/SF	N/A AVAILABLE	N/A	N/A	Land Zoned O-S
	15800-16200 Venice Road Aquasco, MD 20608	2,381,600 SF 54.68 AC	\$250,000	\$0.10/SF	Jul 13, 2018	Flaim Brothers Const LLC	Griffin Realty LLC	Land Zoned O-S



St. James Estate Homes & 2 Acre Lots Property Photos



St. James Estate Homes & 2 Acre Lots Property Photos



Transaction Guidelines

OFFERING TIMELINE:

Following the distribution of offering materials, Brokers will be available to review information with prospective purchasers and answer any questions they may have. Prospective purchasers may schedule and conduct property tours by appointment. Offers will be reviewed by Seller upon submission by NAI Michael.

TERMS:

The Property is being offered on an “**as-is, where-is**” basis.

PROPERTY TOURS:

Property/market tours will be available by request. Per the terms of the Confidentiality Agreement, prospects agree to direct all questions to the Broker and not to contact the Seller, the tenants or the property management staff of the Property. Furthermore, prospects agree to not tour the Property without being accompanied by a representative of Seller or the Broker.

UNDERWRITING:

This is a confidential investment offering presented exclusively by NAI

Michael to a select group of qualified investors. The prospective purchaser will be selected by the Seller at its sole and absolute discretion based upon a variety of factors, including but not limited to:

- Offer price & terms
- Prospective purchaser’s financial strength
- Level of discretion to invest funds
- Level of property and market due diligence
- Experience with similar transactions
- Industry reputation

An investor’s underwriting should reflect the following:

CLOSING COSTS:

Purchaser shall pay all closing costs. Real property transfer taxes shall be shared equally by Purchaser and Seller and each party shall pay its own attorney fees.

BROKERAGE:

Seller shall pay NAI Michael a brokerage fee per a separate agreement between NAI Michael and the Seller. There is no co-op fee being offered by NAI Michael.

SALE OFFERING

175 ± Acres of Land

12720 Parker Lane, Clinton, Prince George's County, MD 20735

Marcus N. Daniels

Vice President

+1 301 918 2954 | mdaniels@naimichael.com



Disclaimer: 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.