

SALE OFFERING MEMORANDUM

54.71 ± Acres of Land

14251 Livingston Road, Clinton, Prince George's County, MD 29735

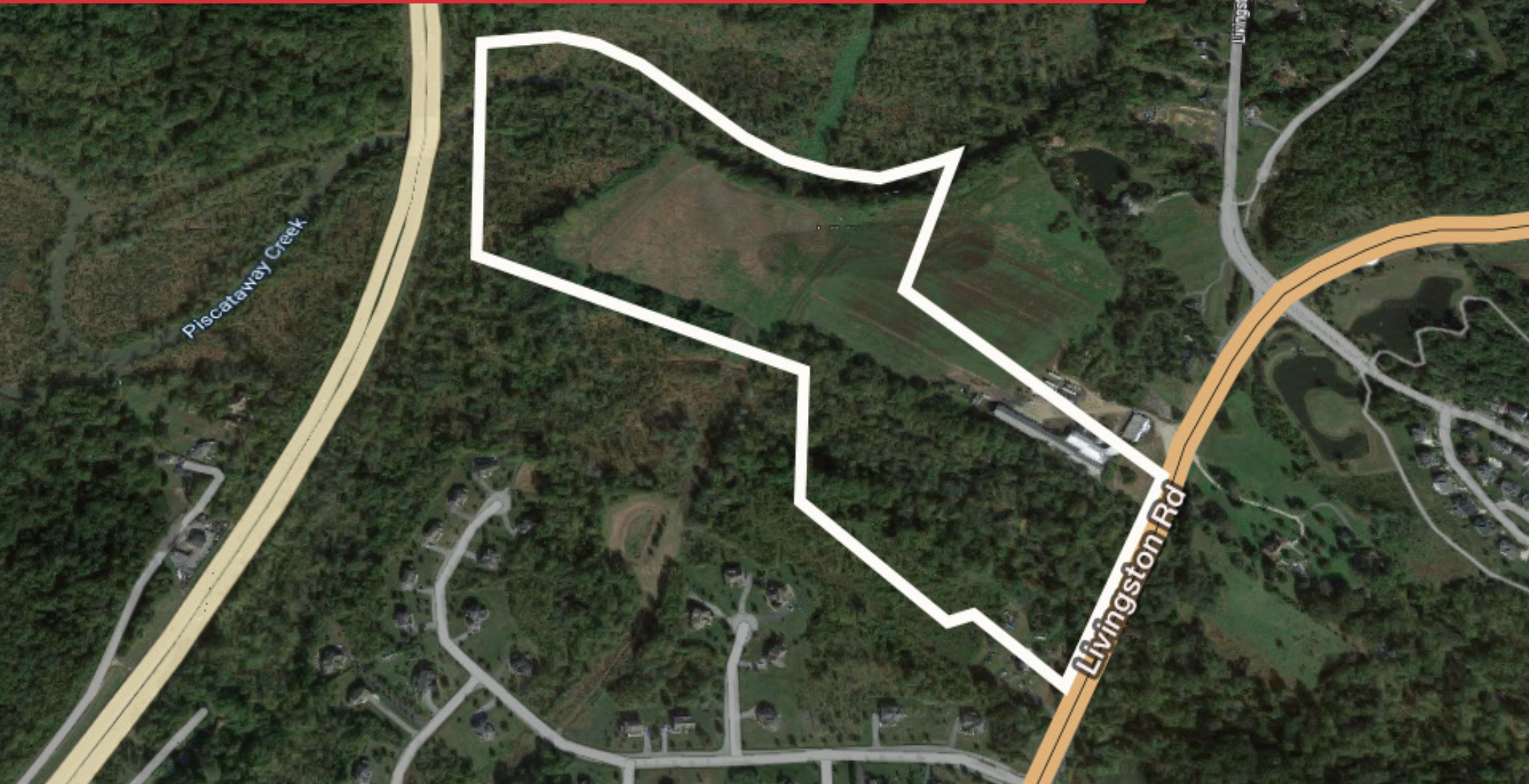


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DEVELOPMENT OPPORTUNITY

Commitment from Prince George's County
& State of Maryland
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:	54.71± Acres
STORE FRONT BUILDING:	5,900 SF
ZONING:	AR (Agricultural Residential)
CURRENT USE:	Residential & Agricultural
OCCUPANCY:	100%
SALE PRICE:	\$3,000,000

PROPERTY DESCRIPTION

14251 Livingston Road, Clinton, MD hereinafter referred to as “the property” is approximately 54.71 acres or 2,383,167 square feet of land located at 14251 Livingston Road in Clinton, Maryland nearby MD Route 210 and minutes away from Interstate 95.

This is a great opportunity for a residential developer, local, regional or national home builder or farm operator seeking to own over 50 acres close to Washington DC, Southern Maryland and Northern Virginia.

Property Summary

01

ABOUT THE OPPORTUNITY

14251 Livingston Road in Clinton, Maryland provides the opportunity for the development of upper-end luxury homes built on large 1 to 2 acre estate lots just off Livingston Road in Accokeek, 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 has several improvements including over 30,000 square feet of storage improvements and a 5,900 square foot storefront building used for the farming business. The property is zoned A-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.



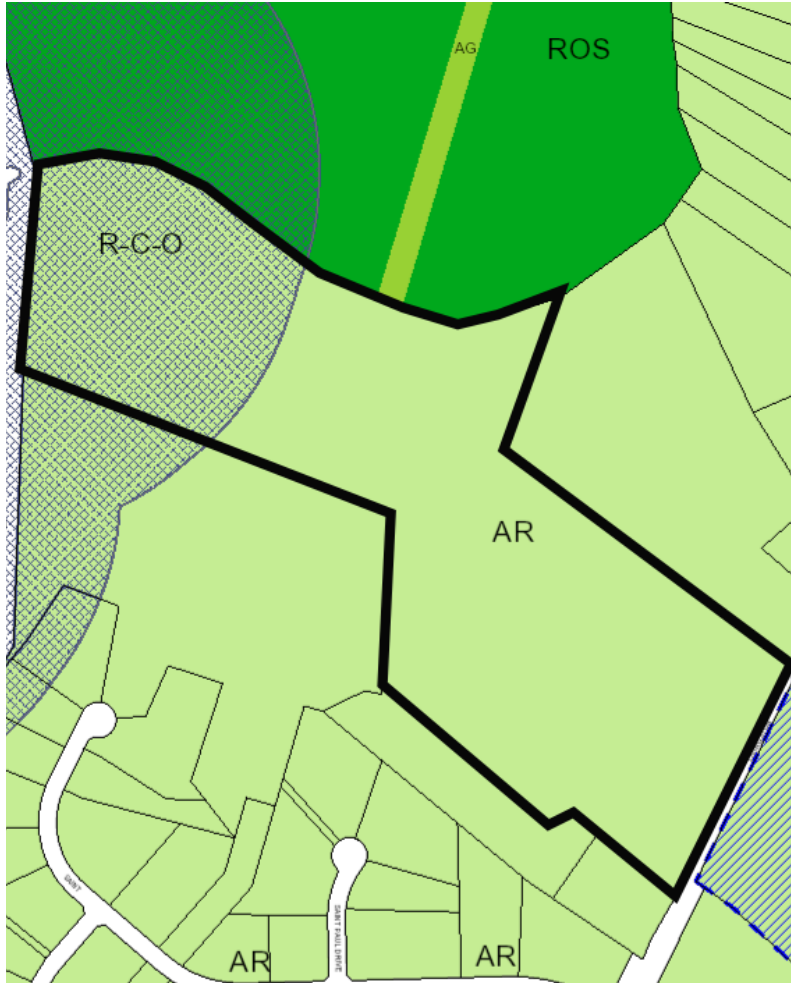
Zoning



AR
Agricultural - Residential



RCO
Resource Conservation Overlay Zone



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)

To provide adequate breeding, feeding, and wintering habitats for wildlife, to protect the land and water resources base necessary to support resource-oriented land uses, and to conserve existing woodland and forests for water quality benefits along the tributaries of the Chesapeake Bay. Maximum residential density is 0.5 dwelling units per gross acre of land.

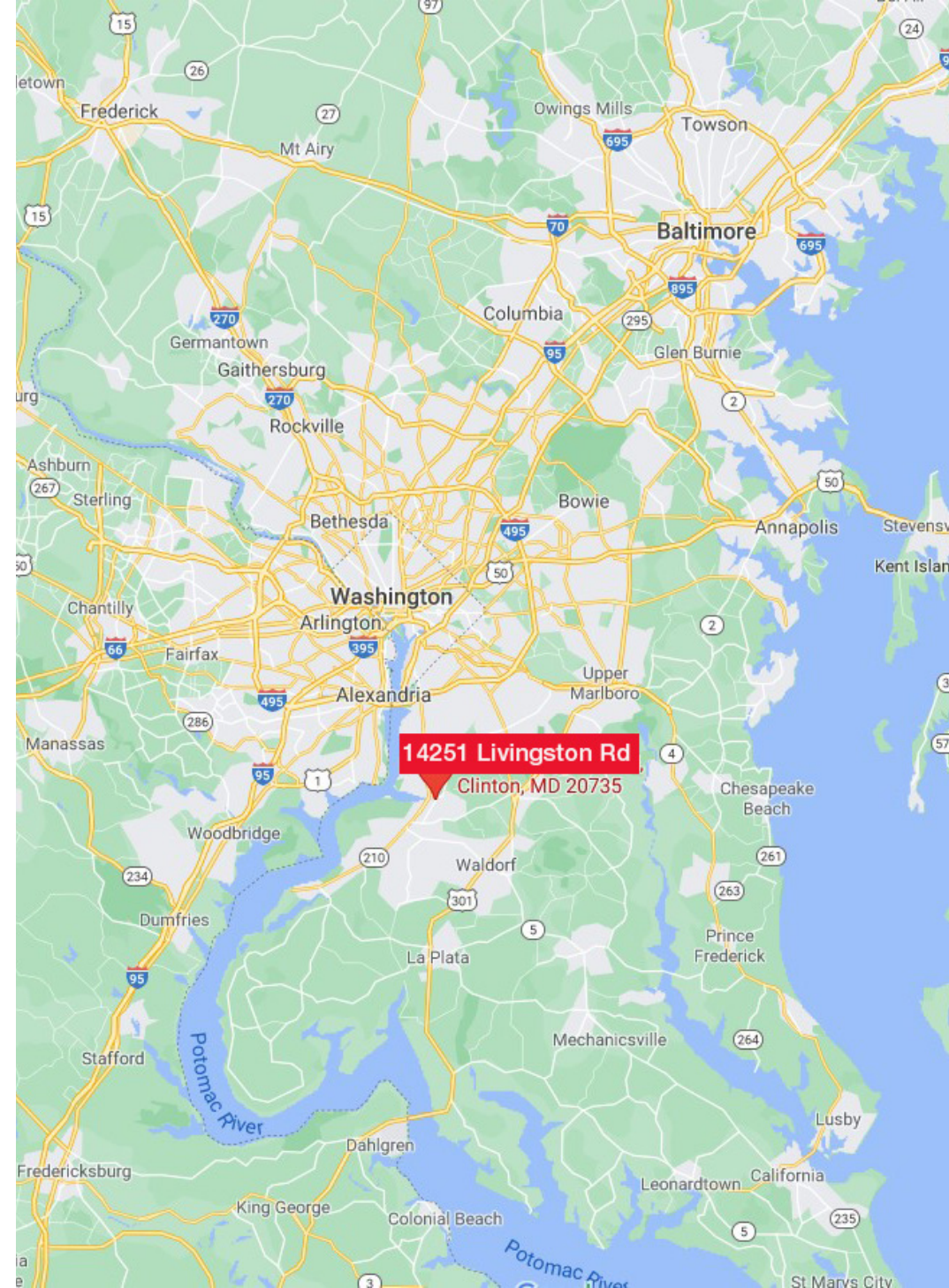
Location Overview

02

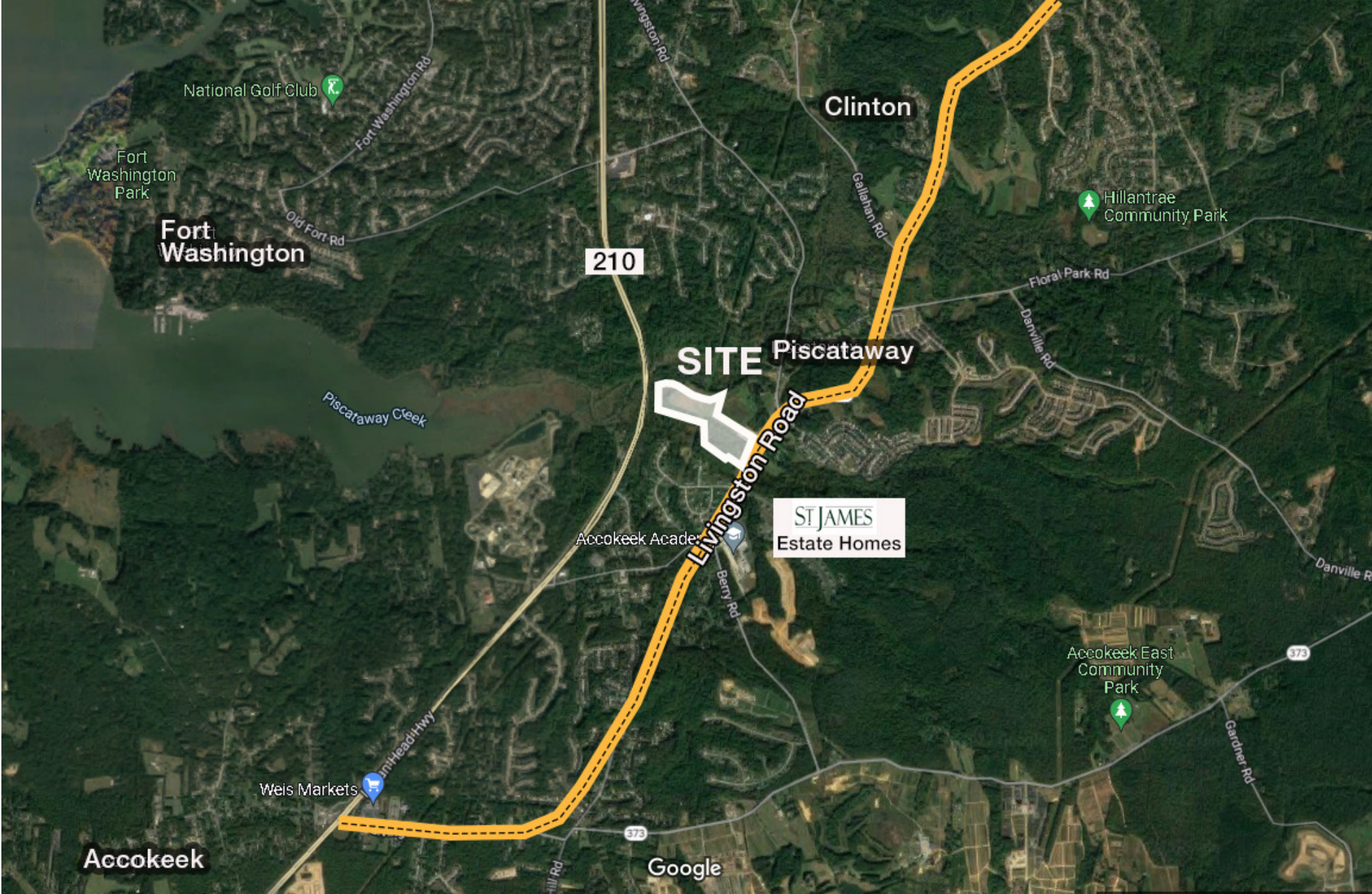
ABOUT 14251 LIVINGSTON ROAD

14251 Livingston Road 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.

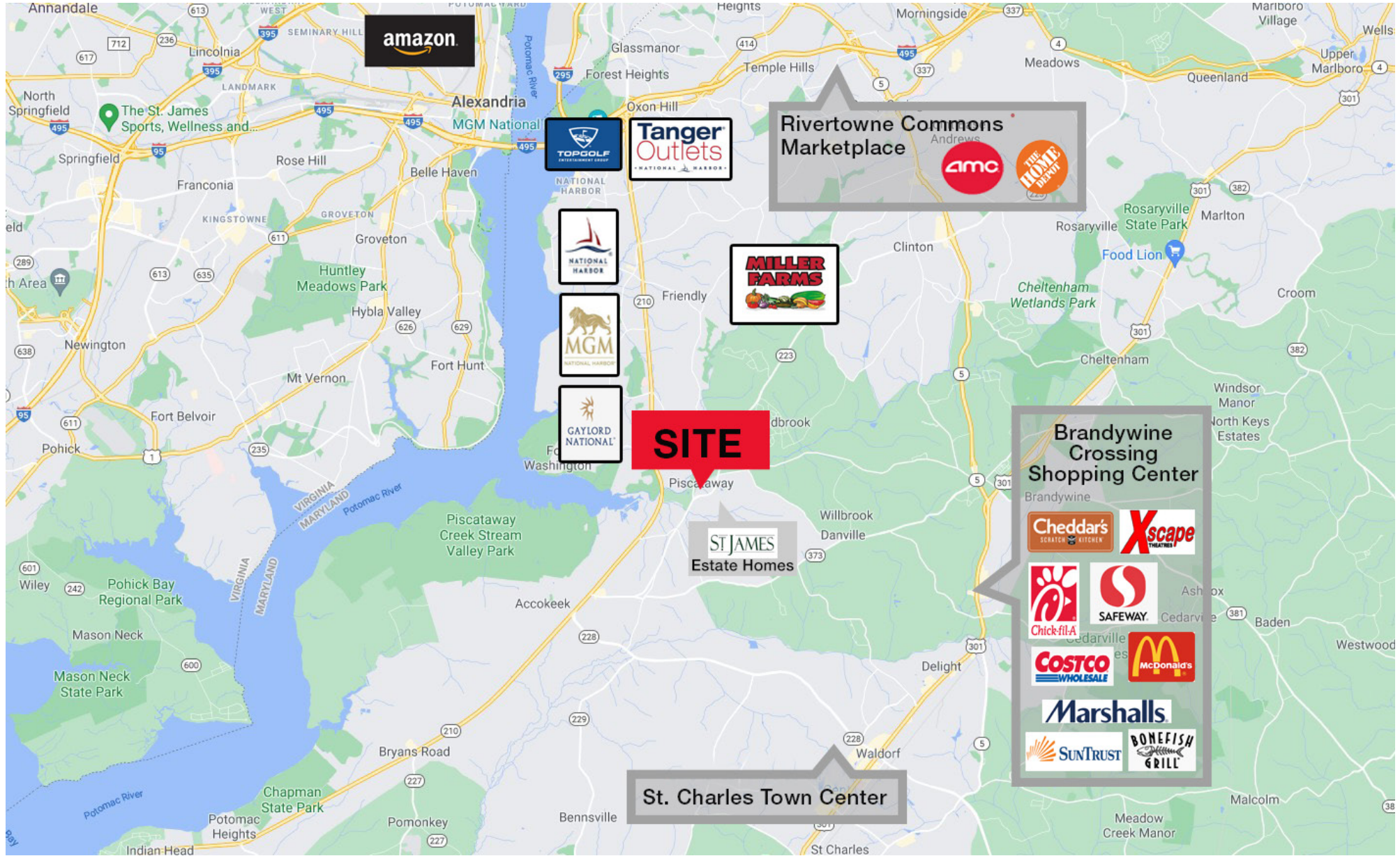
There is existing sewer on the property and approximately 28 acres of the site is located in the floodplain. Approximately 26 acres of the 54 acre site is developable for single family homes or an agricultural building. The property qualified for an agricultural tax assessment based off the A-R zoning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



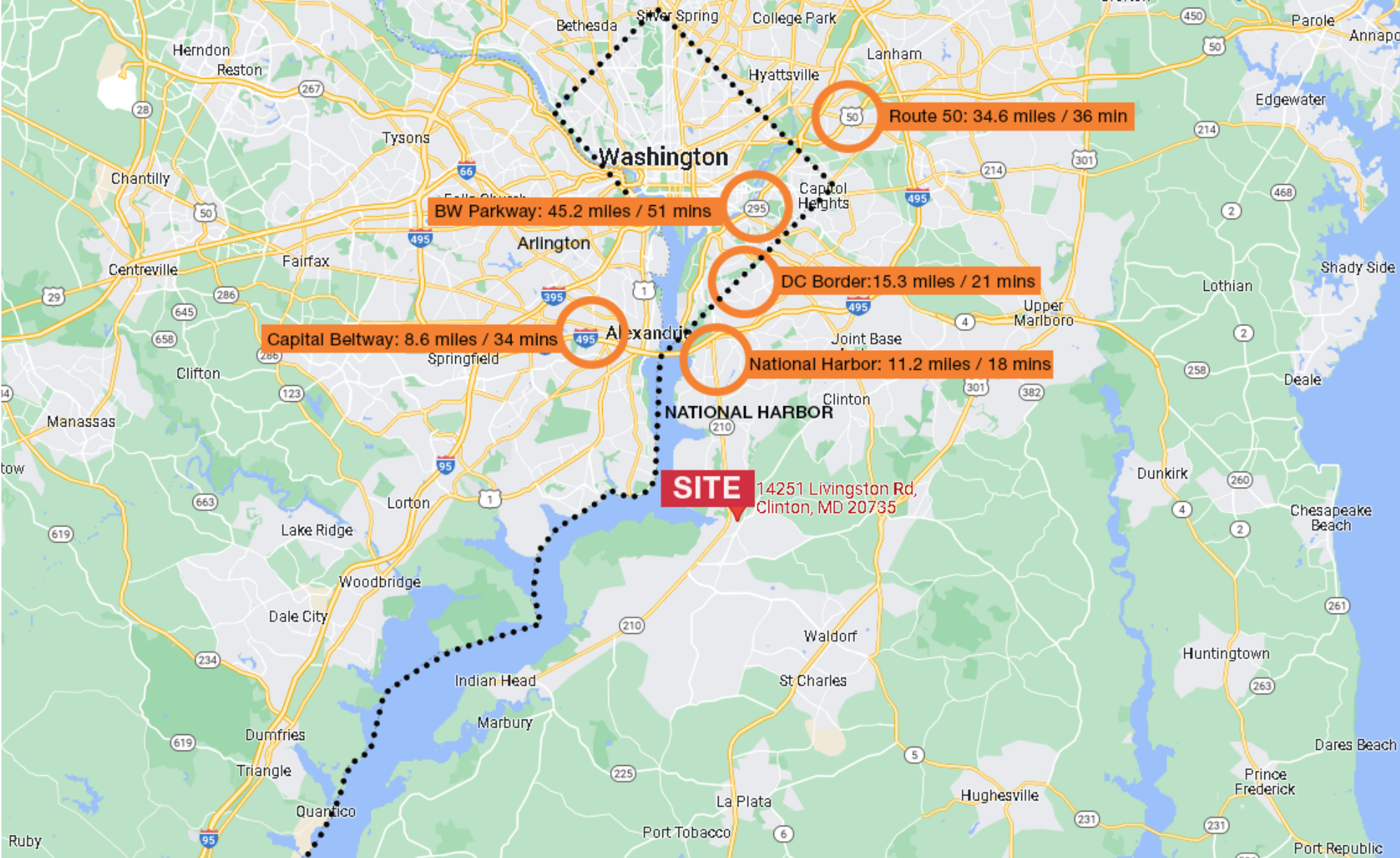
Location Aerial



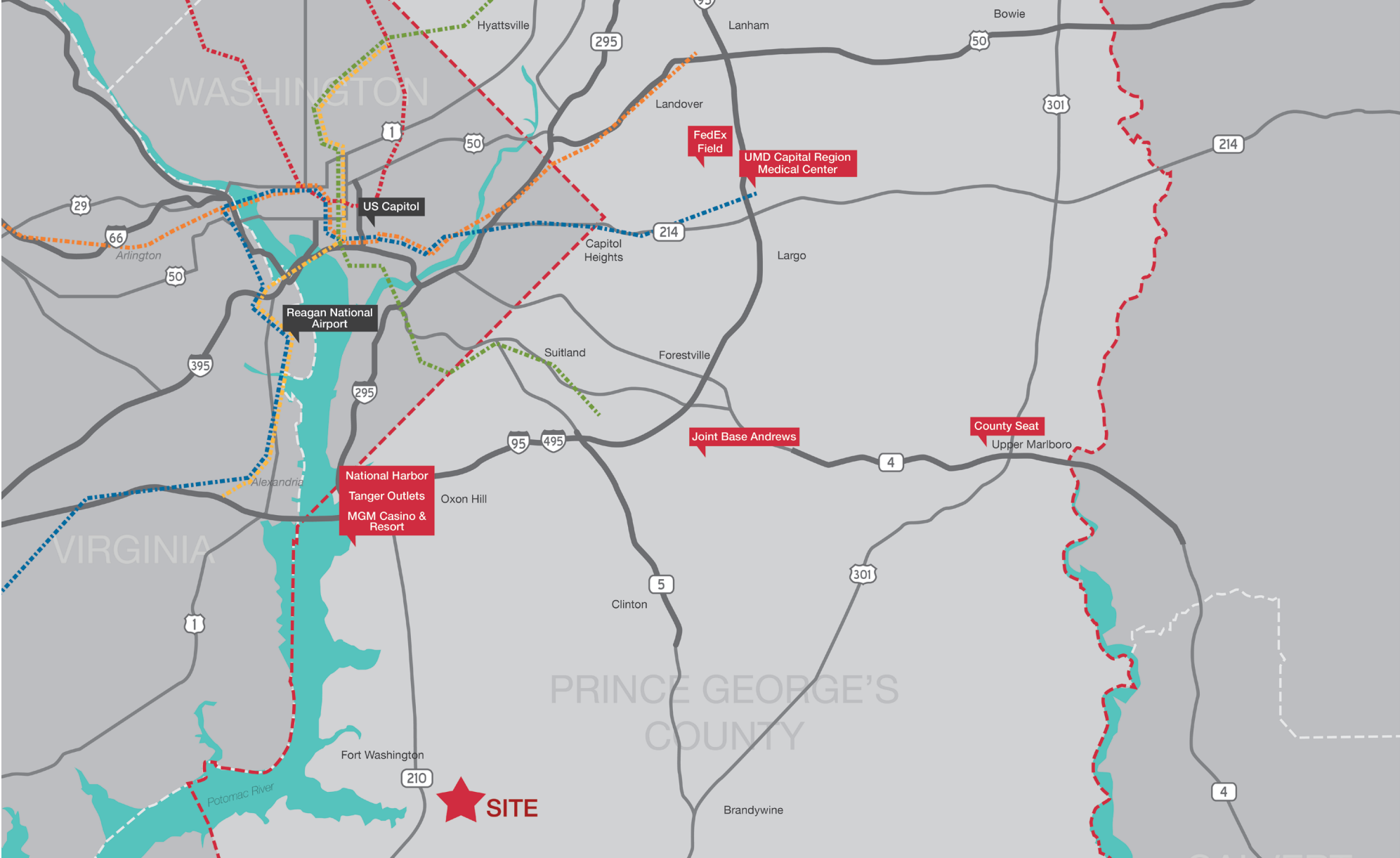
Local Amenities



Location Access







Nearby Employers





Property Photos



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 Aguasco, 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



CAPITOL HEIGHTS
THE GATEWAY TO PRINCE GEORGE'S COUNTY

Renewed Commitment from Prince George's County & State of Maryland for Central Avenue Corridor

“With the Maryland General Assembly completing its 90-day legislative session, one major plan approved seeks to boost transit-oriented development in Prince George’s County. Lawmakers approved a \$400 million economic development plan, to spruce up the vicinity along Metro’s Blue Line corridor in the county that includes the area around FedEx Field in Landover, home of the Washington Commanders. Morgan Boulevard serves as the closest Metrorail station to the stadium. The money, which would come from the Maryland Stadium Authority through the state lottery, wouldn’t be used to help build a new stadium that remains under contract through 2027.

Gov. Larry Hogan touted the state’s commitment to a project that would not only improve economic development but also create jobs.

“All of this great progress for Prince George’s County is another example that together we are changing Maryland and changing lives for the better,” the Republican governor said on April 7 during a ground breaking ceremony for a new cancer center in Largo.



ADDISON ROAD-SEAT PLEASANT
BRINGING ACTIVATION AND VIBRANCY TO THE NEIGHBORHOOD

The stadium property situated inside the Beltway in the 24th Legislative District includes the municipalities and neighborhoods of Glenarden, Capitol Heights and Lake Arbor.” The county has already secured nearly \$46 million for the Blue Line corridor project around the four Metrorail stations – Largo Town Center, Morgan Boulevard, Addison Road-Seat Pleasant and Capitol Heights.

Some of the work focuses on widening of streets, a possible amphitheater and public art installed at each station. Another goal for the county would be to increase the county’s commercial tax base by \$100 million per year.”

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Source: Washington Informer

St. James Estate Homes & 2 Acre Lots Property Photos



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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.

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Marcus N. Daniels

Vice President

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