



For Sale  
**Development Site**

**11800-11810 Old Gunpowder Road**  
Beltsville, Prince George's County, MD 20705

### Property Features

- 7.09± acres total available
  - Parcel A - 5.5± acres and Parcel B - 1.49± acres
- Zoned M-X-T (Mixed-Use)
- Close to Ammendale Business Campus
- Ideally located near I-95 and the InterCounty Connector
- Potential for townhouse, multifamily, commercial or institutional development
- Water/sewer category 3
- Curb, gutter, sidewalk, street lights, street trees installed

For more information:

**Barbara Richman-Kahn**

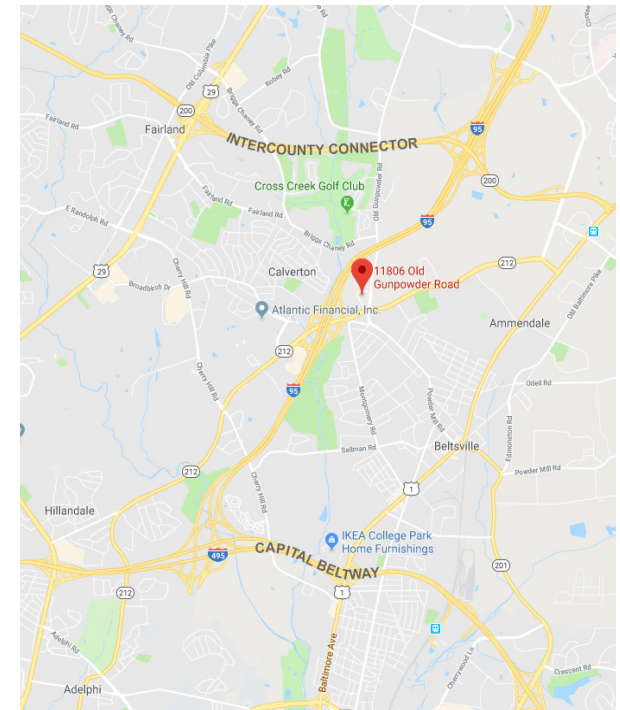
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### Demographics

	1	3	5
Avg HH Income	\$132,945	\$116,423	\$115,218

SPOTLIGHT (2020 Est's)

### Traffic Count

Powder Mill Road	<b>35,752 vehicles per day</b>
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MD SHA (2019 Est's)





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