

FOR SALE

Three Notch Rd | Mechanicsville, MD 20659



Rare Large TMX Zoned
Land For Sale

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Tyler Wood

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THREE NOTCH RD

HIGHLIGHTS

- 30.5 acres
- Zoned TMX
- Prime location on Three Notch Rd High Traffic Count
- Concept plan and access permits in process

OFFERING



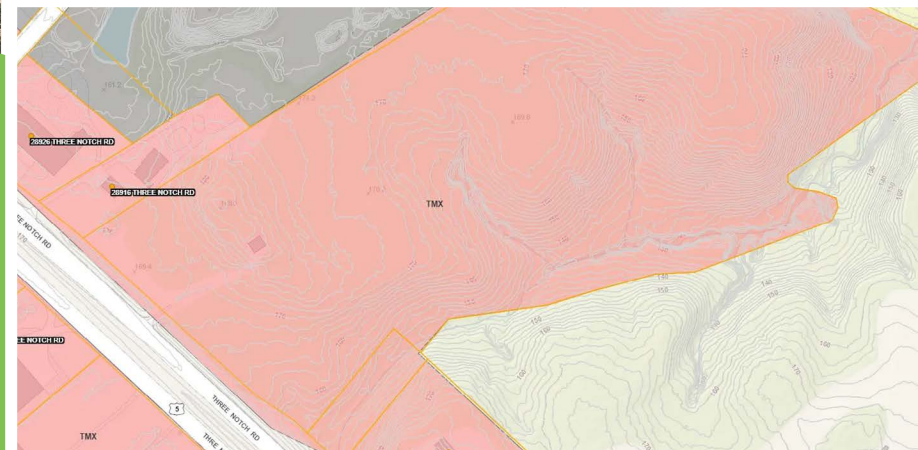
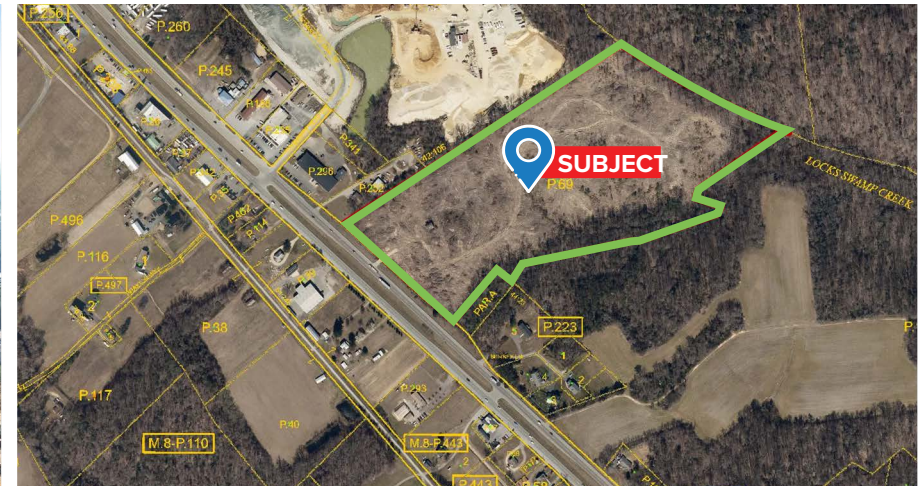
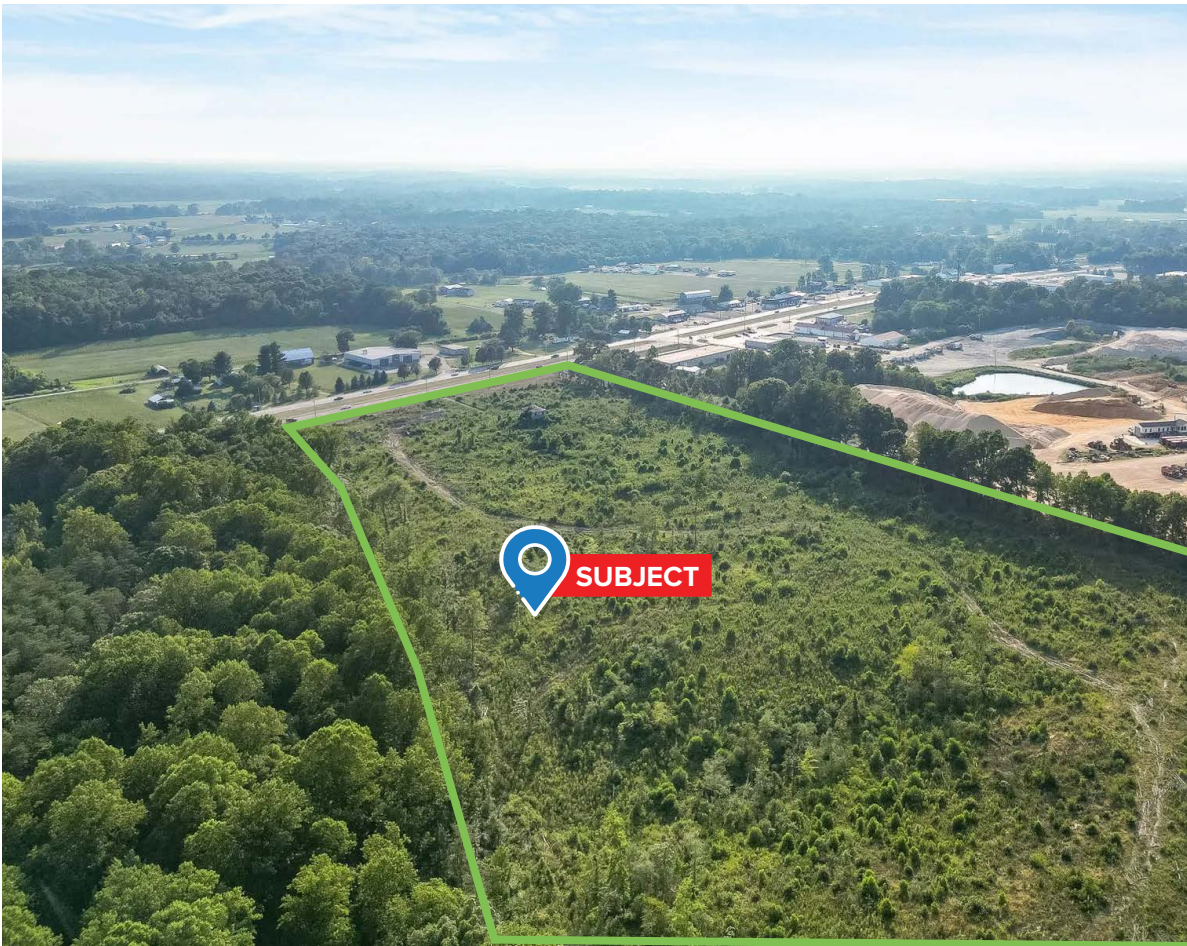
FOR SALE

COMMERCE PARK

Sale Price ----- \$2,400,000

Property Type ----- Land

Lot Size ----- 30.5 Acres



SITE PLAN



DATE	REVISIONS	BY	NUMBER	NEW NOTES	DATE	BY	NUMBER	PROJECT	SHEET	OF
APRIL 11, 2023		CJM						154274	1	1

JHOPSON
CONSULTING LLC
Civil Engineering-Construction Management

154274

OVERALL PLAN

CONCEPT PLAN- NEW MARKET PLAZA

MARYLAND ROUTE 5

FIFTH ELECTION DISTRICT

ST. MARY'S COUNTY, MARYLAND

154274

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RETAILER MAP



THREE NOTCH RD



DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	737	6,986	20,529
Households	270	2,166	6,806
Families	206	1,668	5,257
Average Household Size	2.44	3.04	2.94
Owner Occupied Housing Units	224	1,862	6,069
Renter Occupied Housing Units	46	304	737
Median Age	43.8	41.1	40.4
Median Household Income	\$112,256	\$107,765	\$114,969
Average Household Income	\$147,311	\$137,425	\$148,005

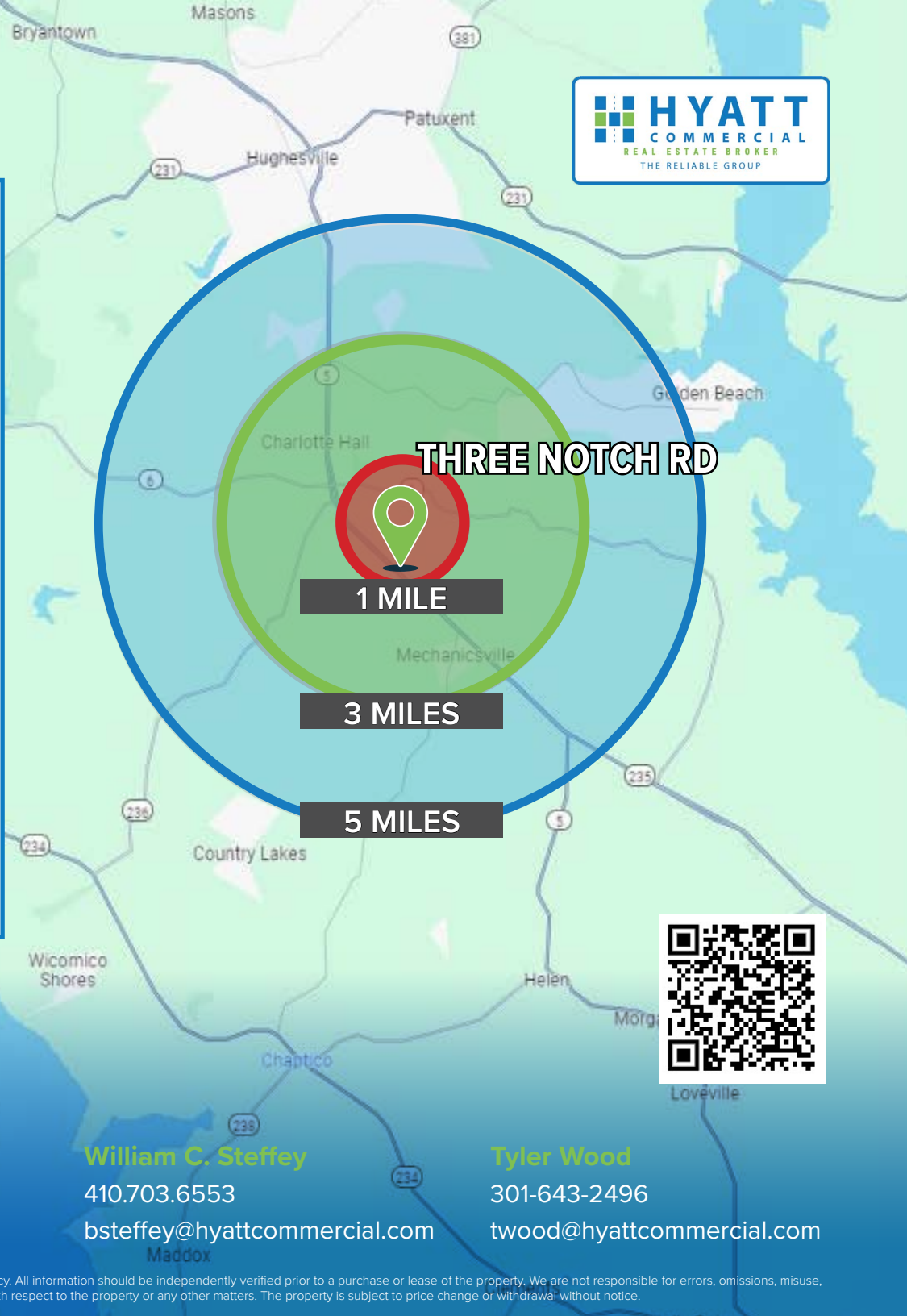
29,529
Population

2.94
Average HH Size

40.4
Median Age

\$114,969
Median HH Income

[VIEW FULL REPORT](#)



CONTACT

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