

FOR SALE  
60.0+/- Acres Available



# 10200 Marlboro Pike

Upper Marlboro, Maryland 20772

## Property Highlights

- 60.0+/- acres available
- Prominent location along Pennsylvania Avenue (Route 4)
- Served by power (Pepco), water & sewer, and fiber optic lines

## Property Description

10200 Pennsylvania Avenue is approx. 60 acres of land ready for development. The site has power, water, sewer, and fiber access, and is currently in the process of being rezoned to M-X-T (Mixed-Use Transportation).

### OFFERING SUMMARY

<b>Sale Price</b>	Subject to offers
<b>Lot Size</b>	60.0 Acres
<b>Lot Size (SF)</b>	2,613,000 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	3,848	\$171,672
<b>3 Miles</b>	23,101	\$157,495
<b>5 Miles</b>	126,201	\$122,014

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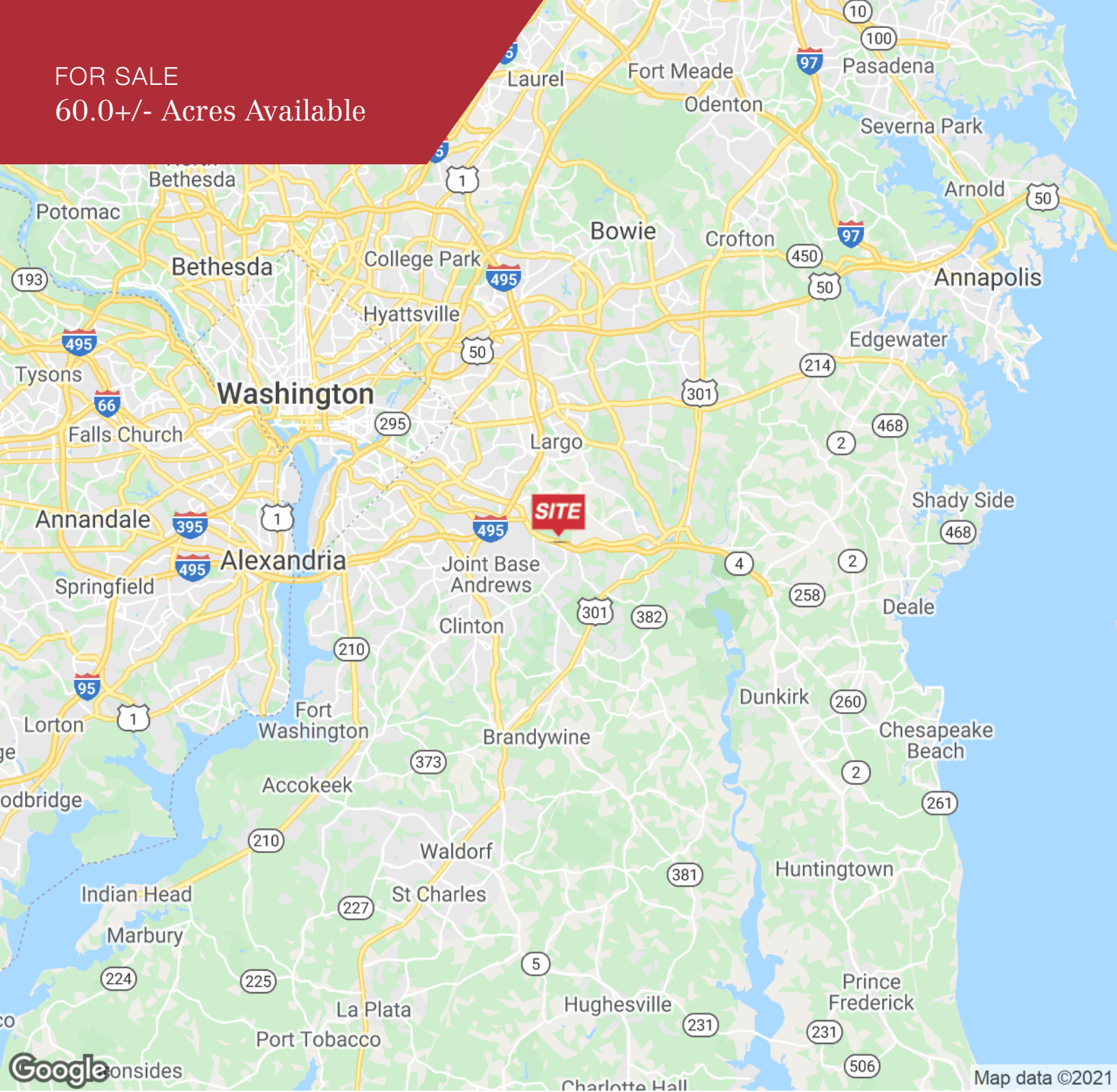
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PROPERTY ADDRESS:	10200 Marlboro Pike Upper Marlboro, MD 20772
LOT SIZE:	60 Acres
POWER:	Electric lines running length of the property along Marlboro Pike
TELECOM/FIBER:	Fiber optic lines in public utility right-of-way along Route 4
WATER/SEWER:	Water lines in public utility right-of-way along Old Marlboro Pike; existing sewer lines across Old Marlboro Pike and Route 4
ZONING:	Currently R-R; rezoning underway to M-X-T
REAL ESTATE TAX:	\$0.0149 per \$1,000 of value
TRANSIT:	Two miles southeast of Capital Beltway; five miles southeast of Washington DC Public transportation options available
SUBDIVISION:	Three separate tax parcels Owners will work with prospective purchaser to scale property as needed



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### Location Description

Well situated along Pennsylvania Avenue (Route 4), a prominent highway connecting Washington DC to suburban Maryland. The site is located near the Capital Beltway (I-495/I-95), Joint Base Andrews, and the new Westphalia Town Center development.



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