

Introducing a unique property -

Greenlight Real Estate, LLC and Natalya Ford

are pleased to offer for sale or joint venture an excellent investment opportunity, for developers/builders, on a strategically located property in St. Mary's County along Route 235 (Three Notch Road) –

23098 Three Notch Road, California, Maryland

In 2019 a new access route was built from Route 235 (Three Notch Road) to Woodland Acres.



This opened up a new possibility for land development on an approx. 5 acre parcel ...



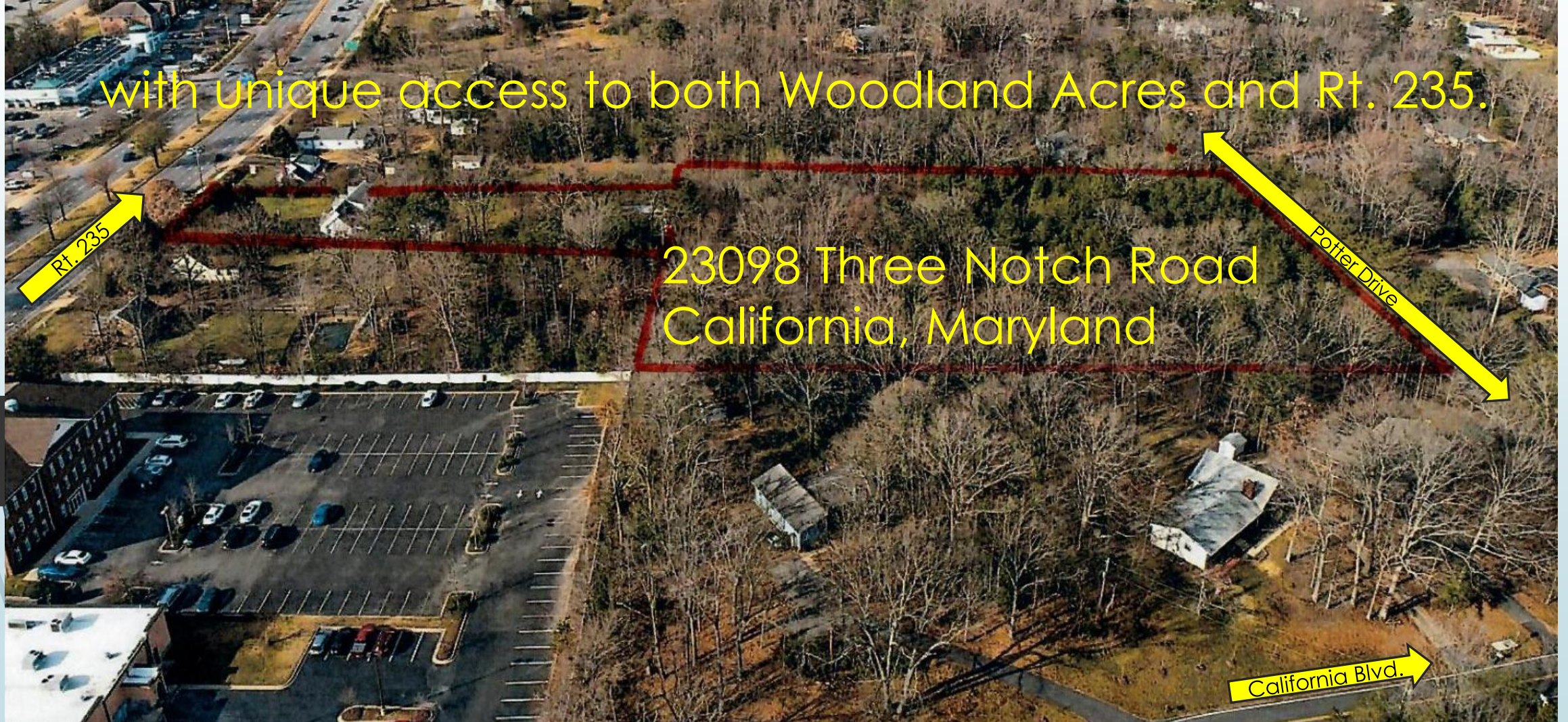
with unique access to both Woodland Acres and Rt. 235.

Rt. 235

23098 Three Notch Road
California, Maryland

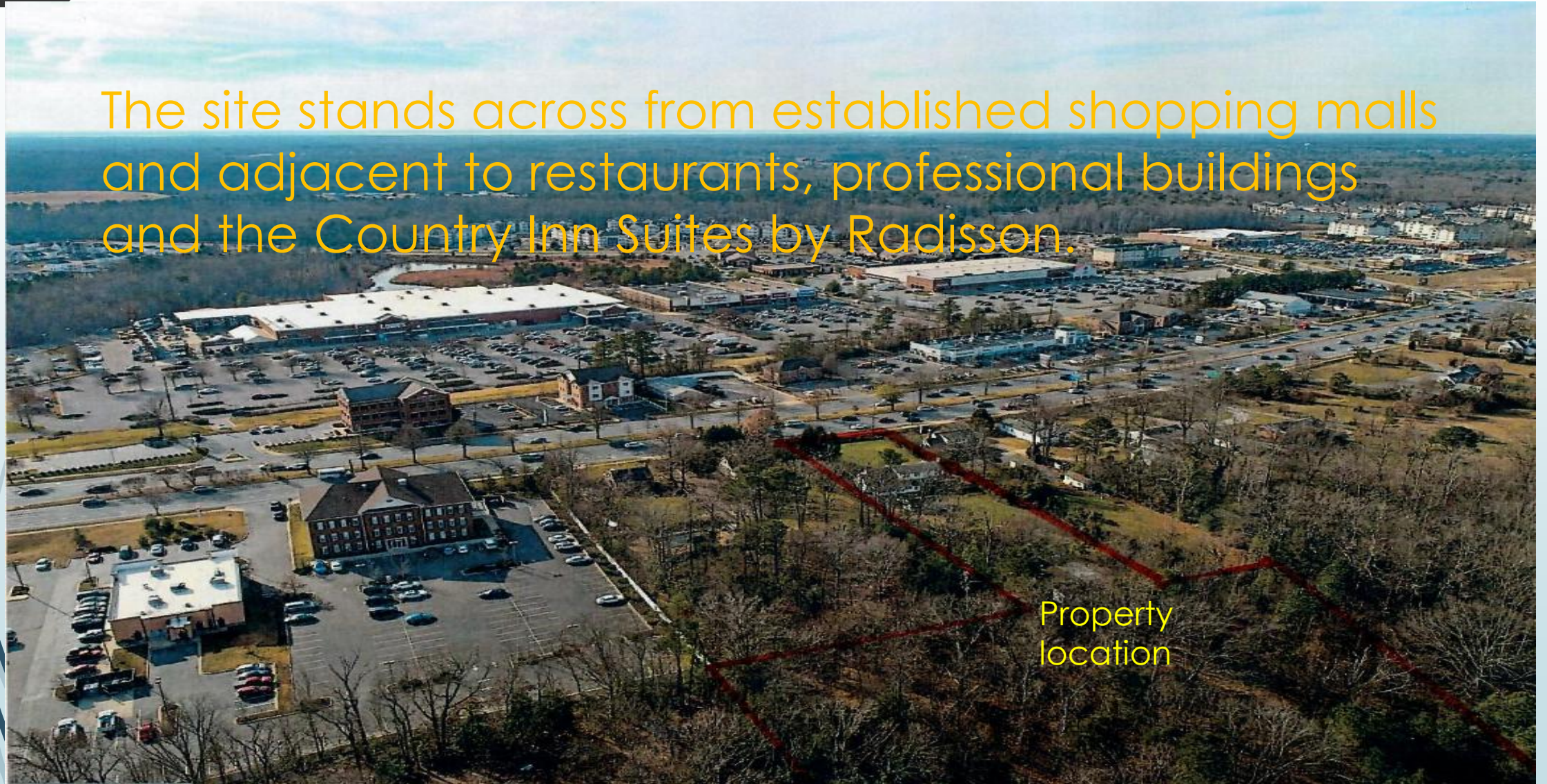
Potter Drive

California Blvd.



Ideal location: Established Commercial Retail Area

The site stands across from established shopping malls and adjacent to restaurants, professional buildings and the Country Inn Suites by Radisson.

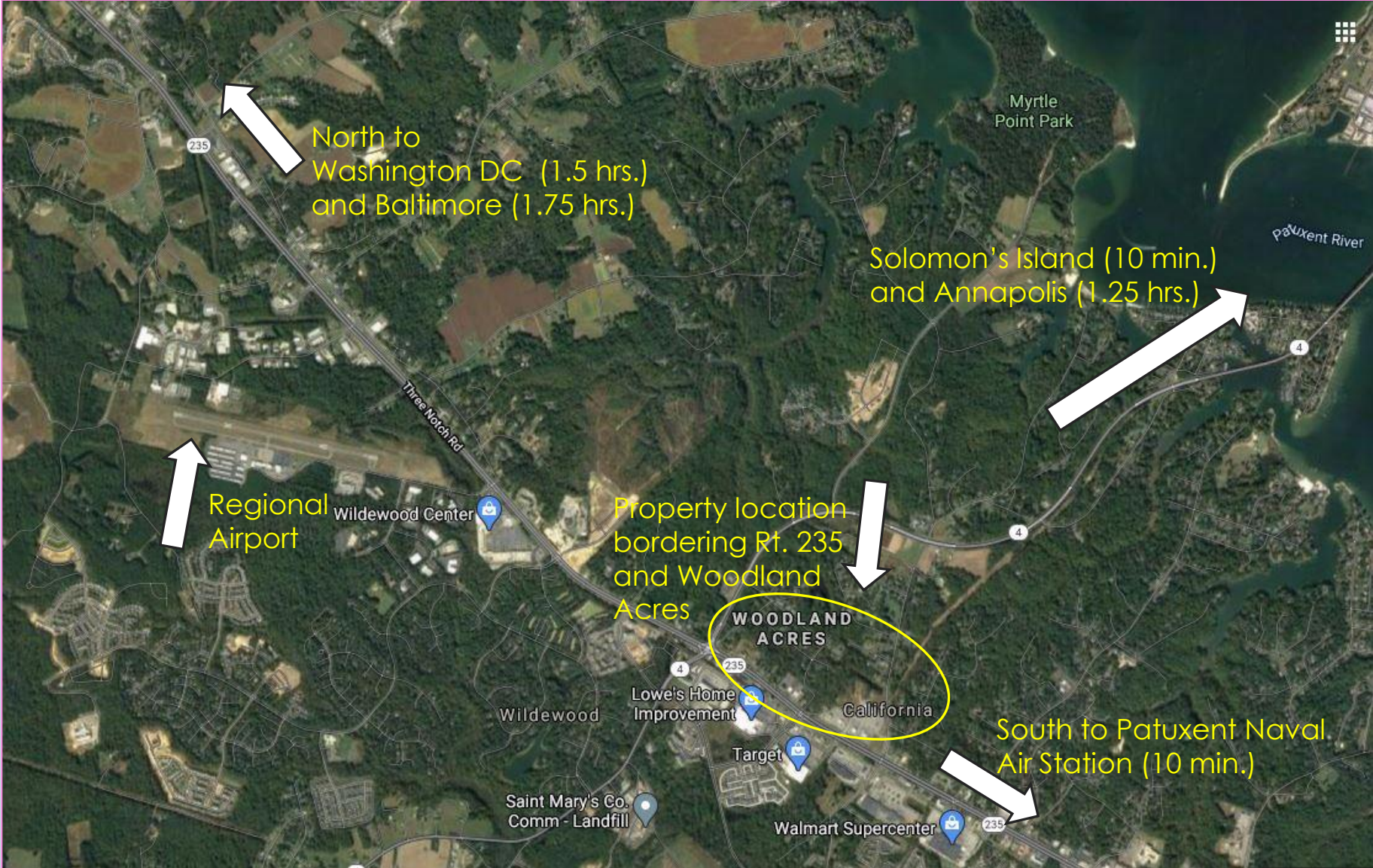


Property
location

Ideal location: Established Residential Enclave



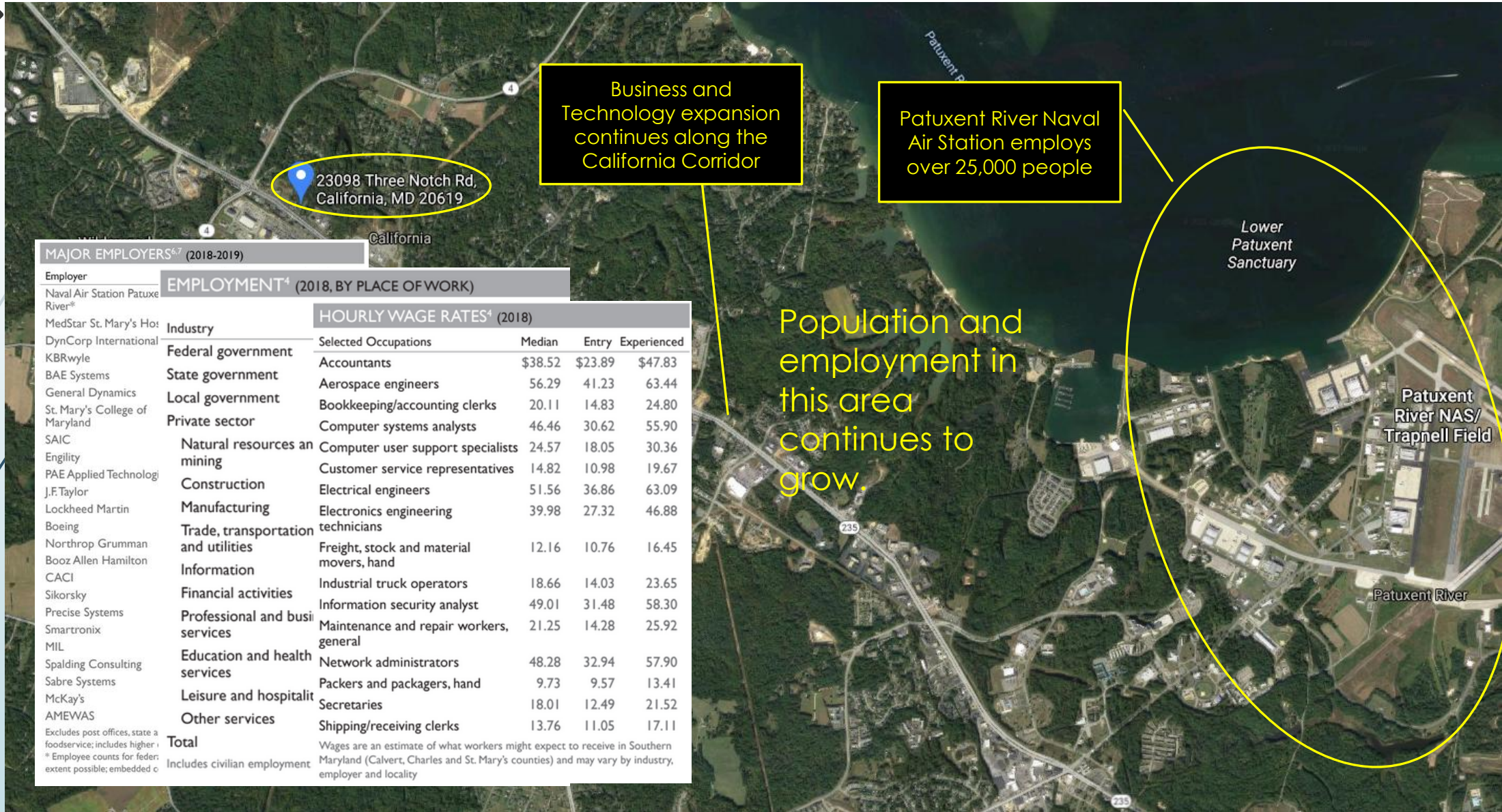
Ideal location: Centrally located in the California Corridor



Multiple Access Points to the Property



California Corridor's Continuing Growth

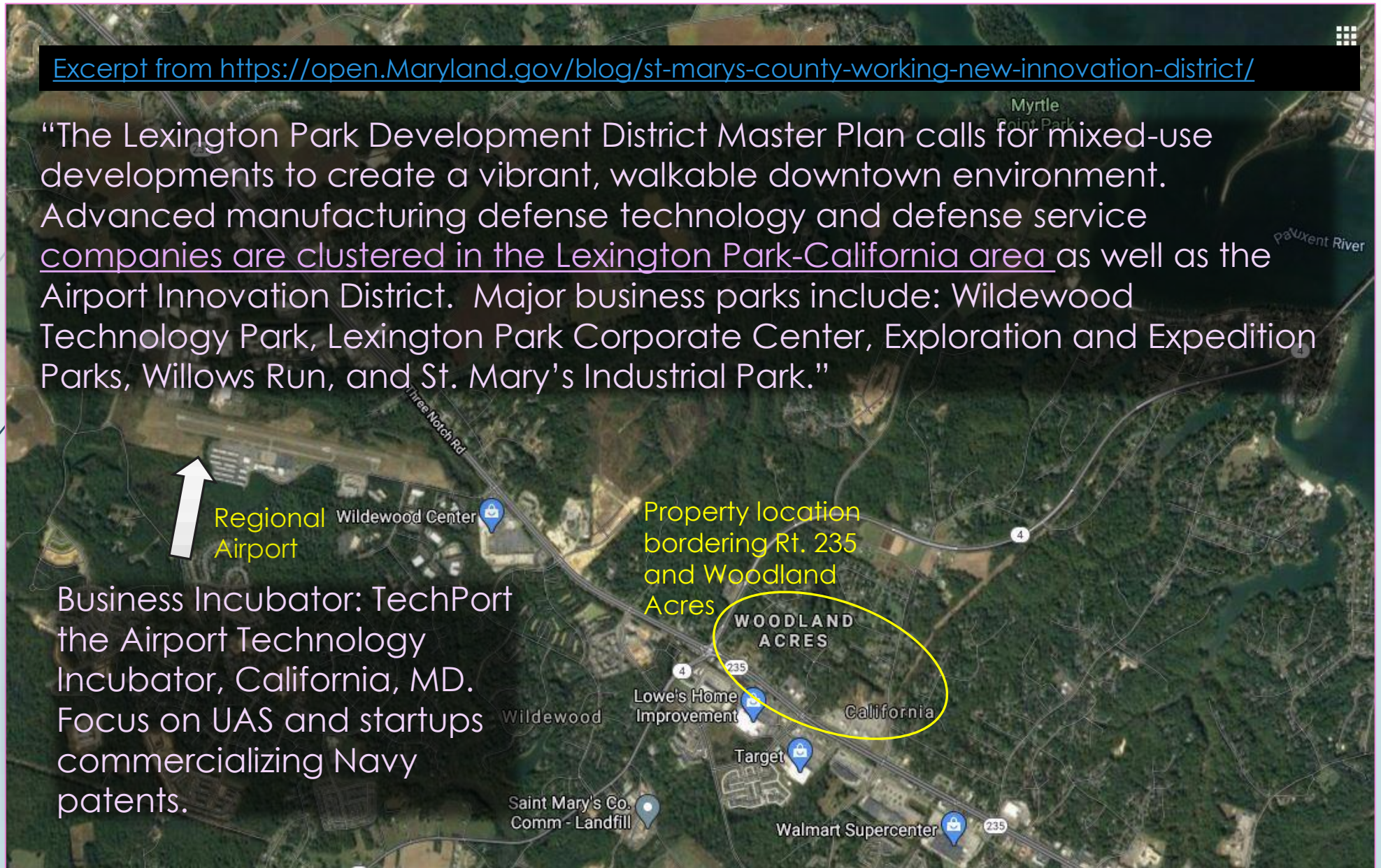


MAJOR EMPLOYERS ^{6,7} (2018-2019)		EMPLOYMENT ⁴ (2018, BY PLACE OF WORK)				HOURLY WAGE RATES ⁴ (2018)			
Employer	Industry	Selected Occupations	Median	Entry	Experienced				
Naval Air Station Patuxent River*	Federal government	Accountants	\$38.52	\$23.89	\$47.83				
MedStar St. Mary's Hospital	State government	Aerospace engineers	56.29	41.23	63.44				
DynCorp International	Local government	Bookkeeping/accounting clerks	20.11	14.83	24.80				
KBRwyle	Private sector	Computer systems analysts	46.46	30.62	55.90				
BAE Systems	Natural resources and mining	Computer user support specialists	24.57	18.05	30.36				
General Dynamics	Construction	Customer service representatives	14.82	10.98	19.67				
St. Mary's College of Maryland	Manufacturing	Electrical engineers	51.56	36.86	63.09				
SAIC	Trade, transportation and utilities	Electronics engineering technicians	39.98	27.32	46.88				
Engility	Information	Freight, stock and material movers, hand	12.16	10.76	16.45				
PAE Applied Technology	Financial activities	Industrial truck operators	18.66	14.03	23.65				
J.F.Taylor	Professional and business services	Information security analyst	49.01	31.48	58.30				
Lockheed Martin	Education and health services	Maintenance and repair workers, general	21.25	14.28	25.92				
Boeing	Leisure and hospitality	Network administrators	48.28	32.94	57.90				
Northrop Grumman	Other services	Packers and packagers, hand	9.73	9.57	13.41				
Booz Allen Hamilton		Secretaries	18.01	12.49	21.52				
CACI		Shipping/receiving clerks	13.76	11.05	17.11				
Sikorsky									
Precise Systems									
Smartronix									
MIL									
Spalding Consulting									
Sabre Systems									
McKay's									
AMEWAS									
Total		Wages are an estimate of what workers might expect to receive in Southern Maryland (Calvert, Charles and St. Mary's counties) and may vary by industry, employer and locality							
Excludes post offices, state and federal foodservice; includes higher education									
* Employee counts for federal agencies are not included to the extent possible; embedded counts are included									
Includes civilian employment									

California Corridor's Expanding Future

Excerpt from <https://open.Maryland.gov/blog/st-marys-county-working-new-innovation-district/>

"The Lexington Park Development District Master Plan calls for mixed-use developments to create a vibrant, walkable downtown environment. Advanced manufacturing defense technology and defense service companies are clustered in the Lexington Park-California area as well as the Airport Innovation District. Major business parks include: Wildewood Technology Park, Lexington Park Corporate Center, Exploration and Expedition Parks, Willows Run, and St. Mary's Industrial Park."



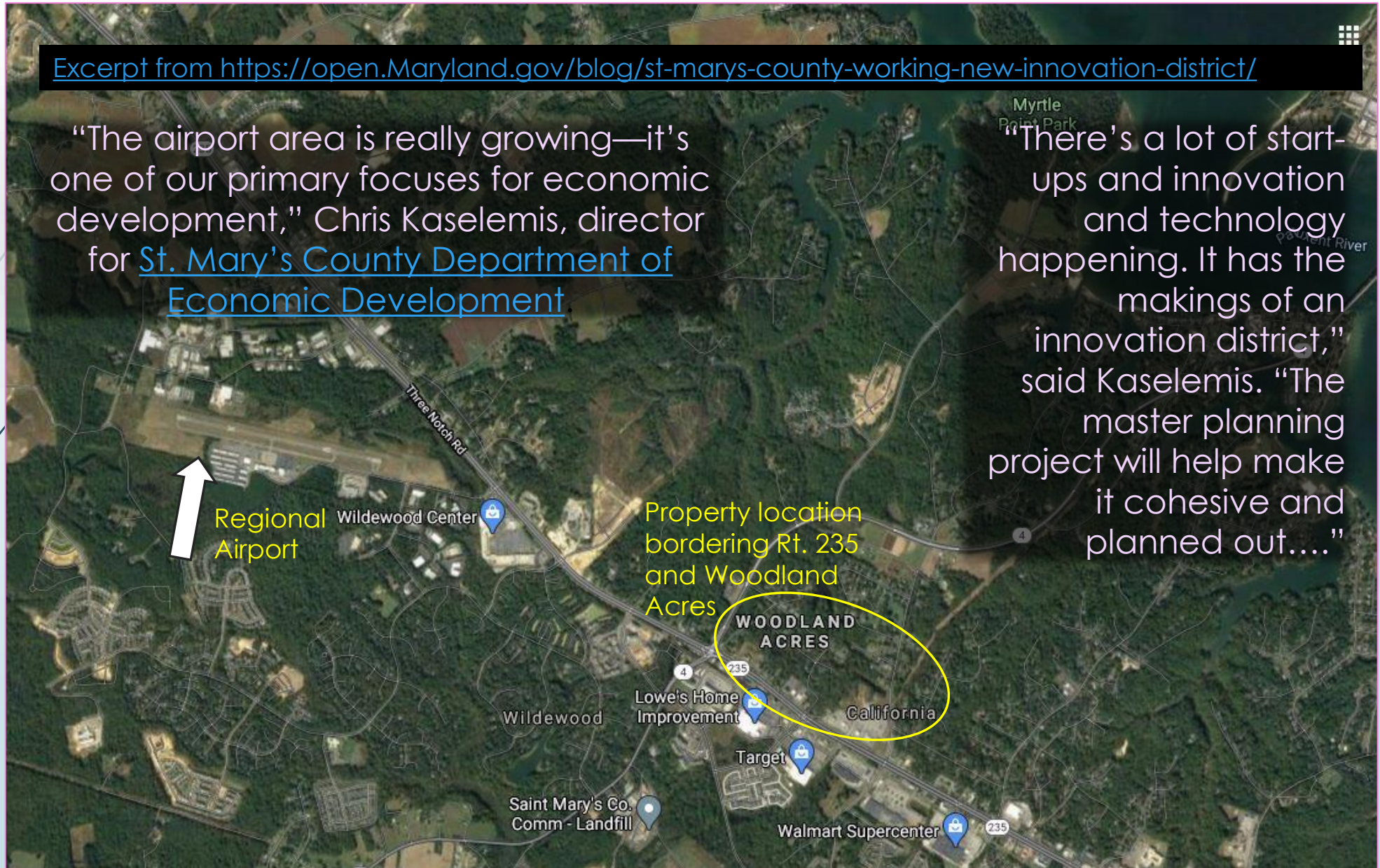
Business Incubator: TechPort
the Airport Technology
Incubator, California, MD.
Focus on UAS and startups
commercializing Navy
patents.

California Corridor: Heart of the Innovation District

Excerpt from <https://open.Maryland.gov/blog/st-marys-county-working-new-innovation-district/>

“The airport area is really growing—it’s one of our primary focuses for economic development,” Chris Kaselemis, director for [St. Mary’s County Department of Economic Development](#)

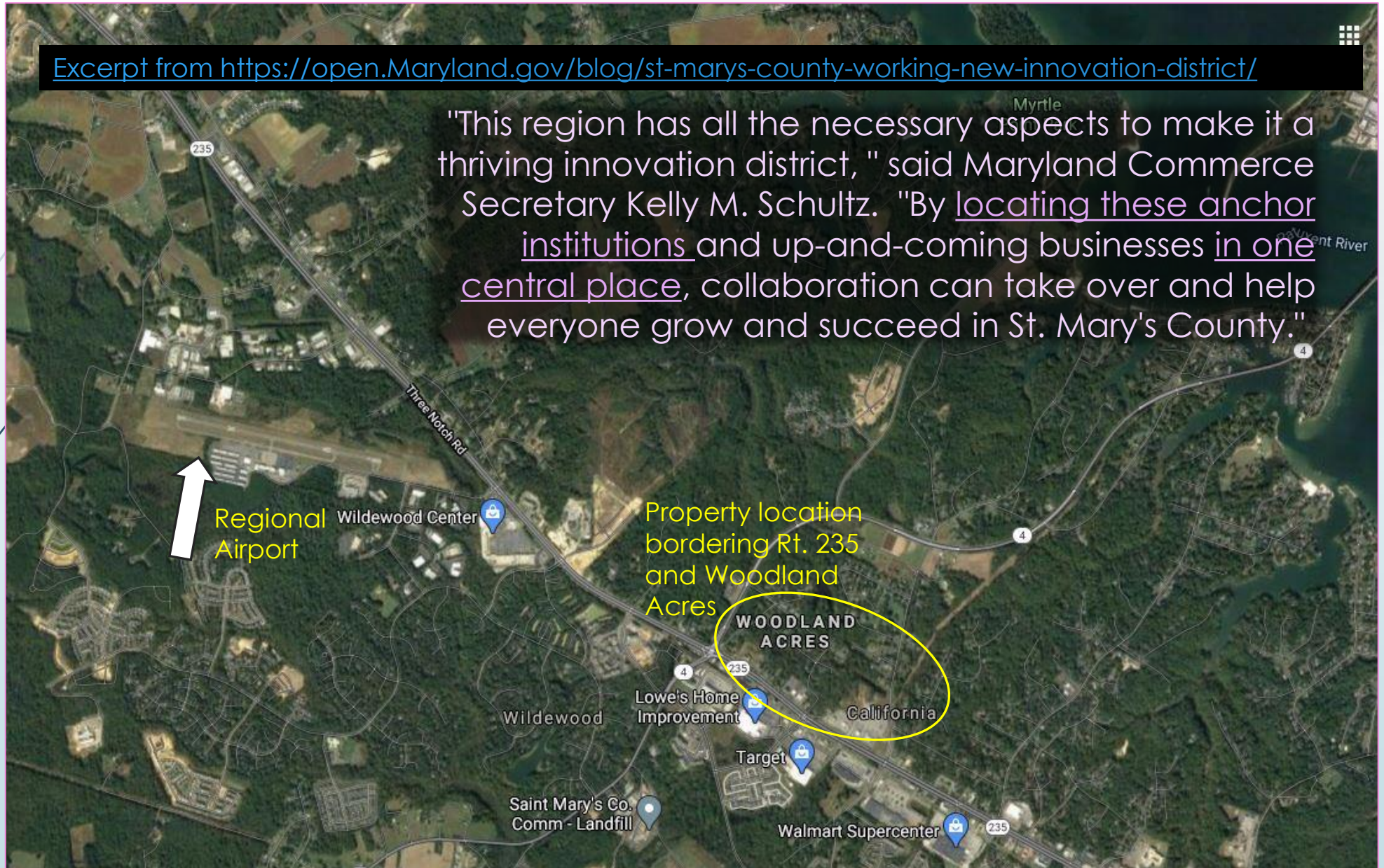
“There’s a lot of start-ups and innovation and technology happening. It has the makings of an innovation district,” said Kaselemis. “The master planning project will help make it cohesive and planned out....”



California Corridor: Anchor Institutions

Excerpt from <https://open.Maryland.gov/blog/st-marys-county-working-new-innovation-district/>

"This region has all the necessary aspects to make it a thriving innovation district," said Maryland Commerce Secretary Kelly M. Schultz. "By locating these anchor institutions and up-and-coming businesses in one central place, collaboration can take over and help everyone grow and succeed in St. Mary's County."

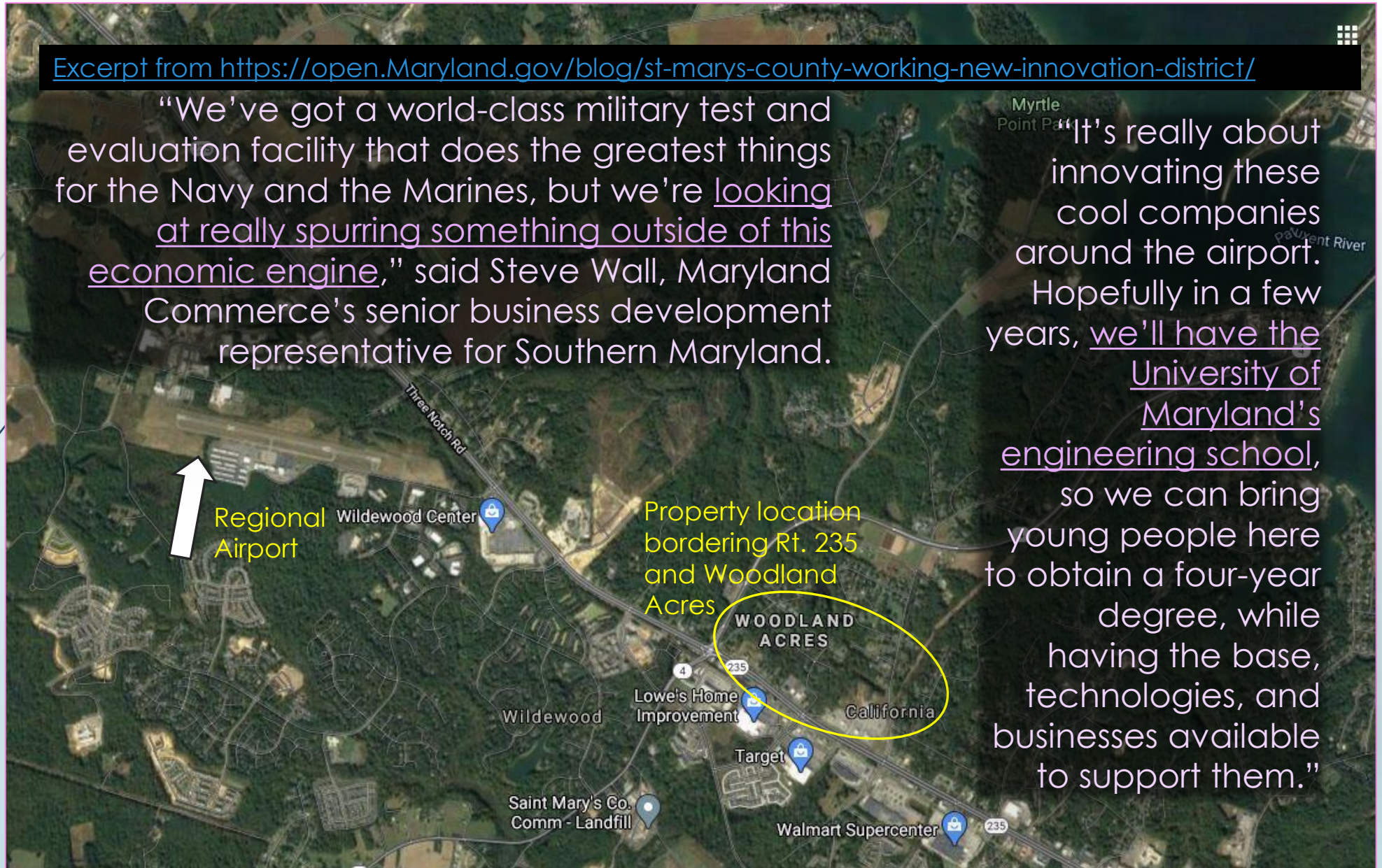


California Corridor: Expanding the Economic Engines

Excerpt from <https://open.Maryland.gov/blog/st-marys-county-working-new-innovation-district/>

“We’ve got a world-class military test and evaluation facility that does the greatest things for the Navy and the Marines, but we’re looking at really spurring something outside of this economic engine,” said Steve Wall, Maryland Commerce’s senior business development representative for Southern Maryland.

“It’s really about innovating these cool companies around the airport. Hopefully in a few years, we’ll have the University of Maryland’s engineering school, so we can bring young people here to obtain a four-year degree, while having the base, technologies, and businesses available to support them.”



California Corridor: High Tech Job Growth

Excerpt from <https://open.Maryland.gov/blog/st-marys-county-working-new-innovation-district/>

"According to a study completed in 2018, more than 43,000 jobs in the tri-county region will require a bachelors degree or higher by the year 2024; the needs of the tri-county work force will be met through this new higher education center in Southern Maryland. The future 72,000 square-foot building is slated to receive several millions of dollars in funding through Governor Hogan's FY 2020 budget."



Regional Airport
Wildewood Center

The University of Maryland is establishing its presence and constructing a building at the Airport Innovation District.

Property location bordering Rt. 235 and Woodland Acres

WOODLAND ACRES

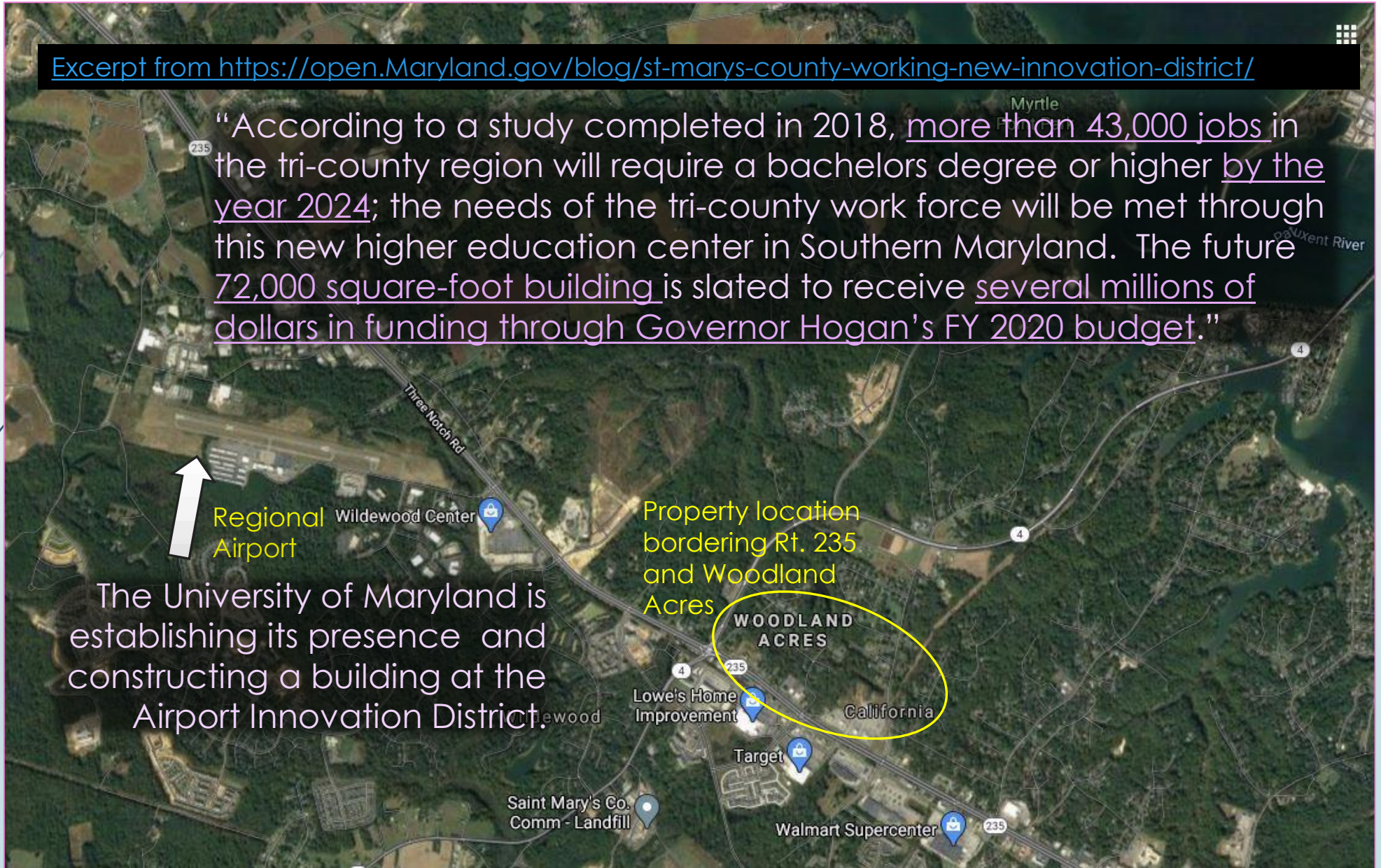
California

Saint Mary's Co. Comm - Landfill

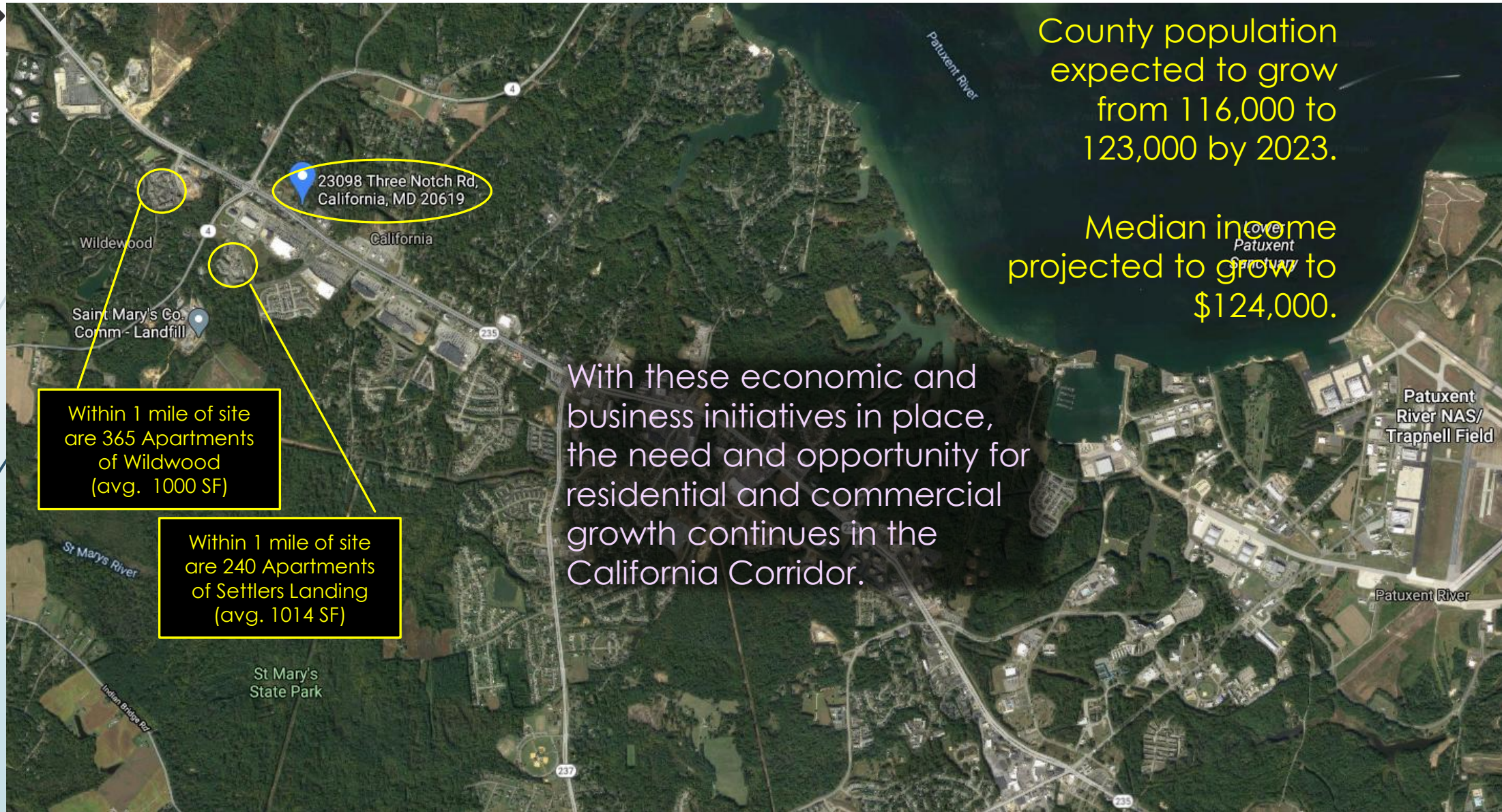
Lowe's Home Improvement

Target

Walmart Supercenter



California Corridor Projected Residential/Commercial Opportunities



County population expected to grow from 116,000 to 123,000 by 2023.

Median income projected to grow to \$124,000.

Within 1 mile of site are 365 Apartments of Wildewood (avg. 1000 SF)

Within 1 mile of site are 240 Apartments of Settlers Landing (avg. 1014 SF)

With these economic and business initiatives in place, the need and opportunity for residential and commercial growth continues in the California Corridor.

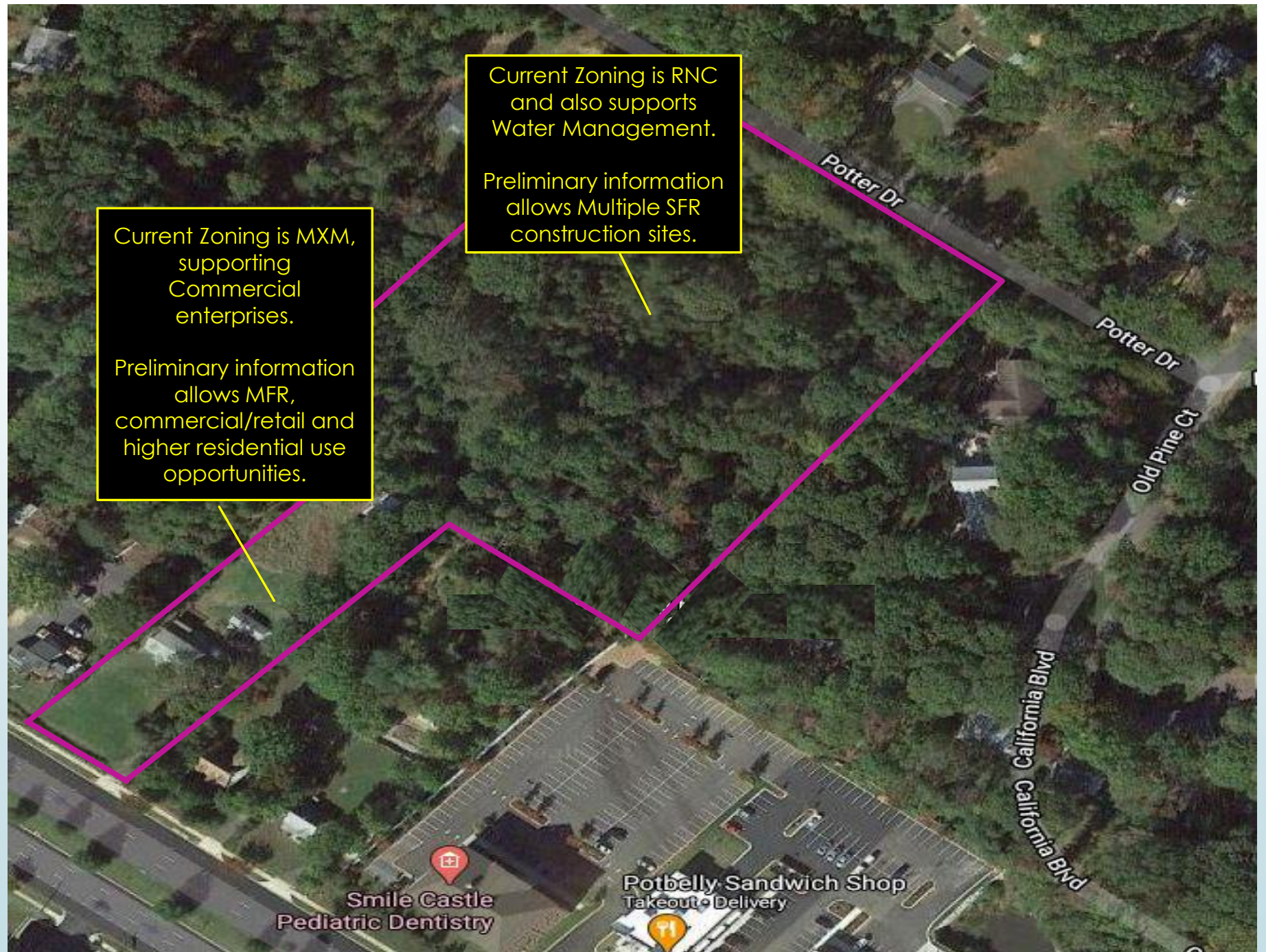
A dark grey arrow points to the right from the left edge of the slide. Several thin, curved lines in shades of blue and grey originate from the left side and sweep across the slide towards the text.

Development Ideas for this strategically positioned property

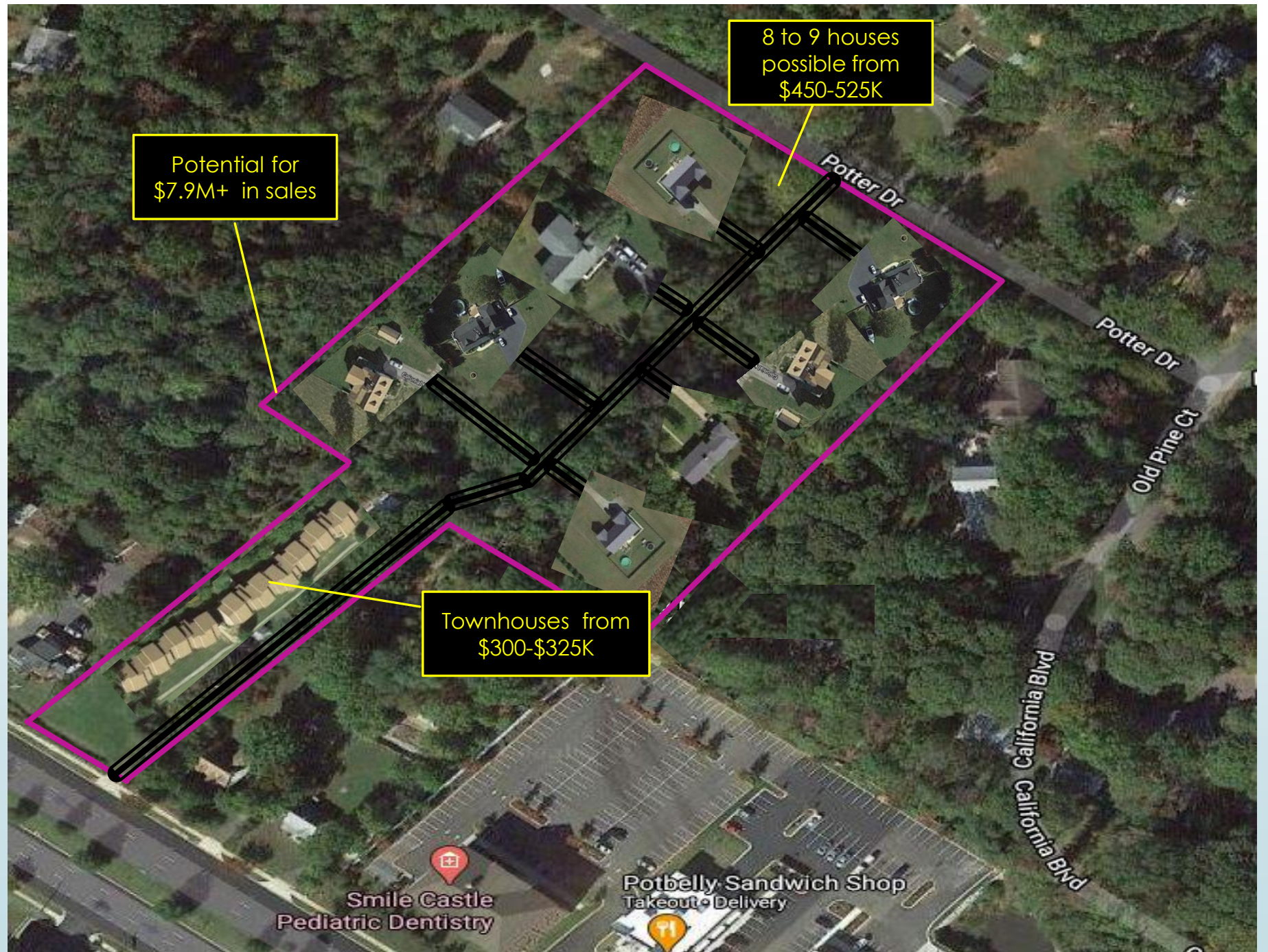
Custom Homes and
Townhouses/Condominiums

Custom Homes and
Light Commercial Business / Strip Mall

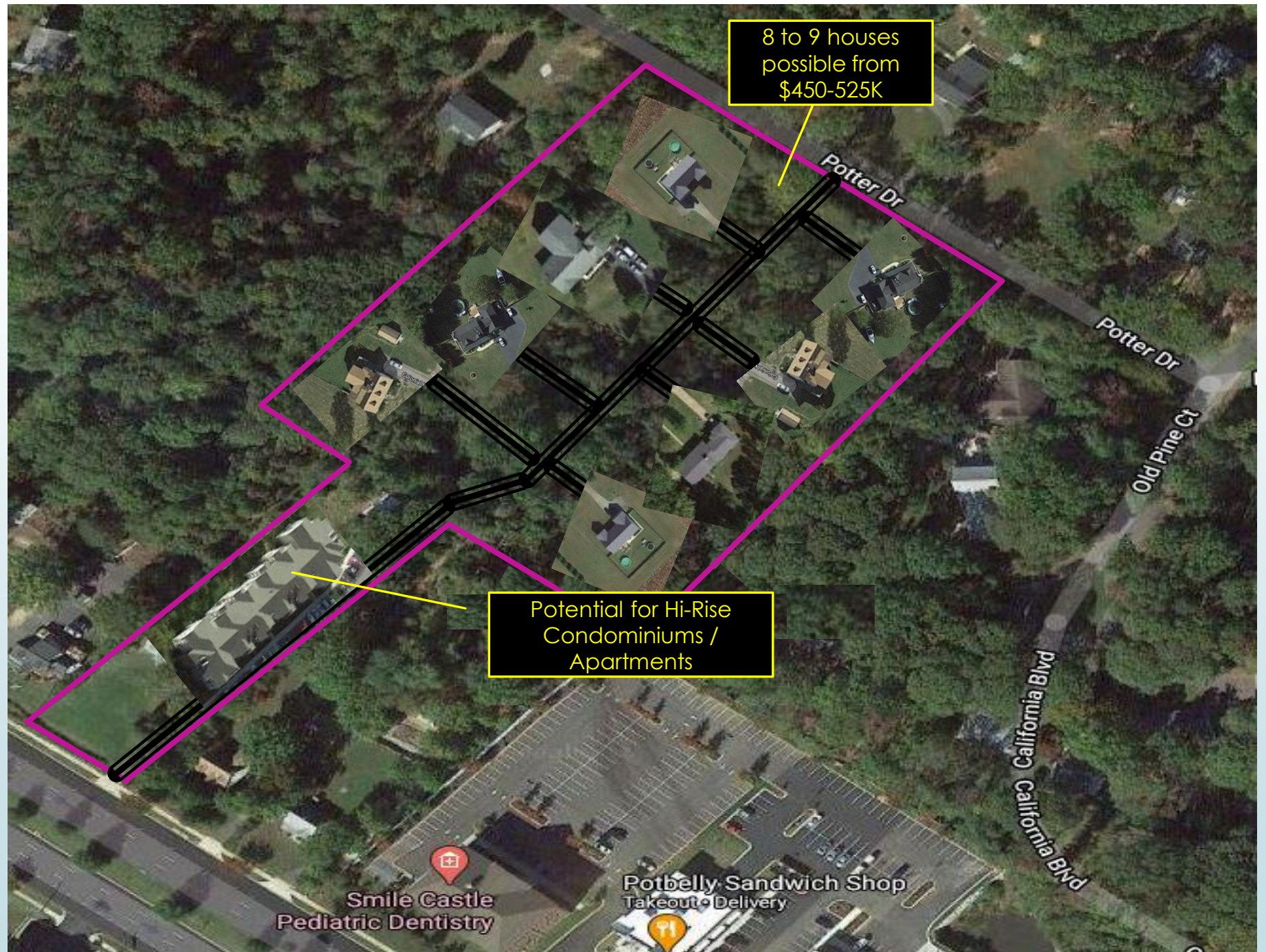
Start with a canvas and imagine the possibilities



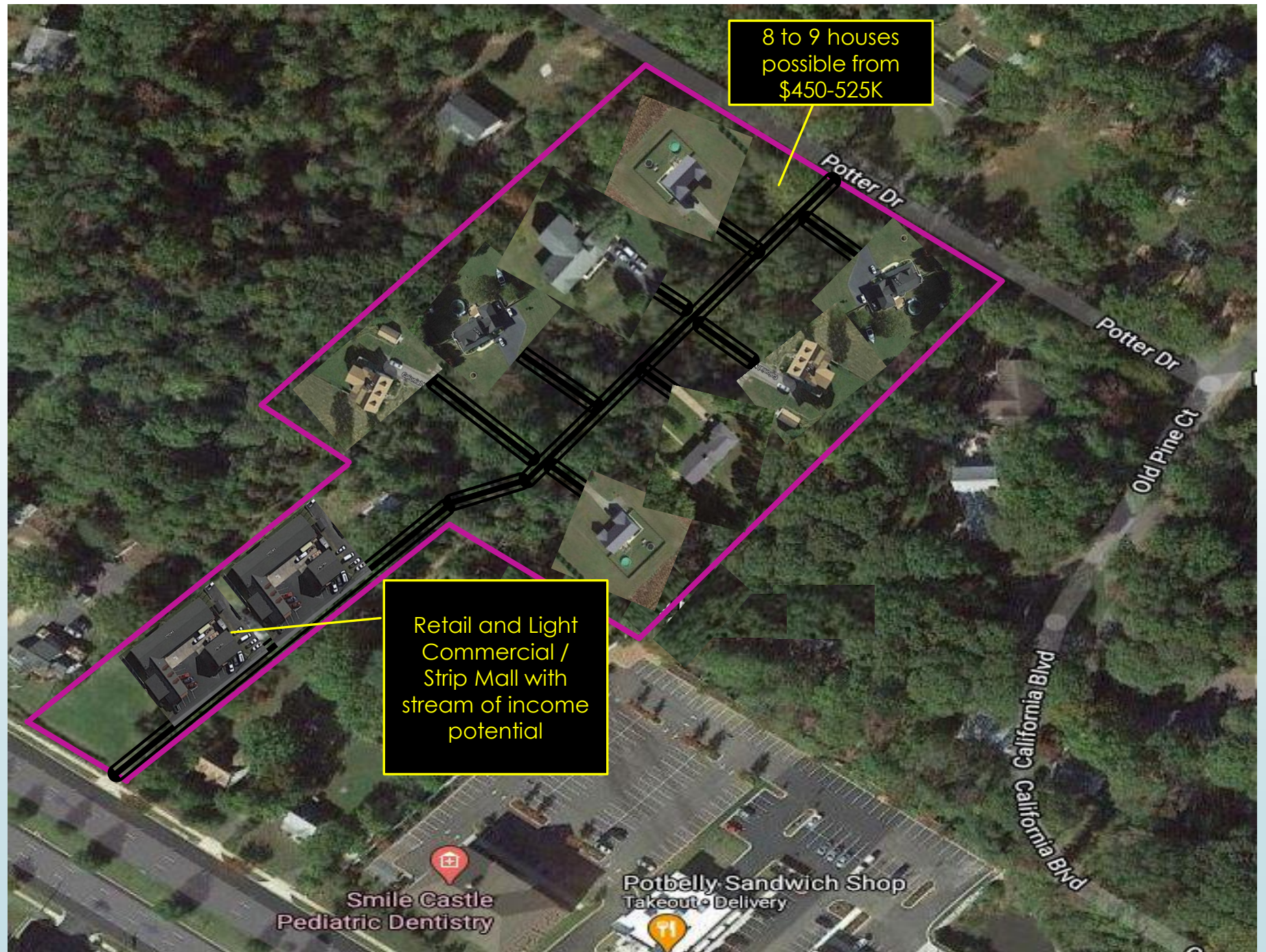
Custom Homes and Town Homes



Custom Homes and Condominiums or Apartments



Custom Homes and Light Commercial Business / Strip Mall



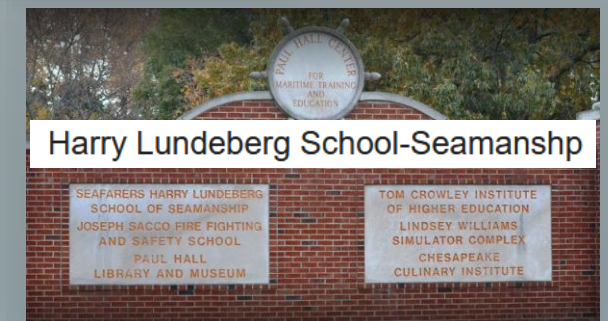
Established Education Infrastructure

Top St. Mary's County Private Schools

The King's Christian Academy	(Christian)
Bay Montessori School	(Montessori)
The Creative Beginnings School	
Gospel Light Baptist Academy	(Baptist)
Hollywood UMC Preschool & Kindergarten	(Methodist)
Honey Maccallum Christian Preschool	(Presbyterian)
Leonard Hall Jr Naval Academy	
Lexington Park Baptist Church Preschool	(Baptist)
Little Flower School	(Roman Catholic)
Mother Catherine Academy	(Roman Catholic)
St. John's Elementary School	(Roman Catholic)
St. Mary's Ryken High School	(Roman Catholic)
St. Michaels School	(Roman Catholic)
Starmarker School	(Montessori)
Victory Baptist Academy	(Baptist)

Top St. Mary's County Public Schools

Chesapeake Charter School
White Marsh Elementary School
Leonardtwn Elementary School
Hollywood Elementary School
Great Mills High School
Evergreen Elementary School
Leonardtwn Middle School
Leonardtwn High School
Piney Point Elementary School
Lettie Marshall Dent Elementary School
Town Creek Elementary School
Chopticon High School
Captain Walter Francis Duke Elementary School
Green Holly Elementary School
Esperanza Middle School
Mechanicsville Elementary School
Lexington Park Elementary School
Oakville Elementary School
Benjamin Banneker Elementary School
Margaret Brent Middle School
Spring Ridge Middle School



Established and available Utility Networks



SMECO
People. Power. Progress.

PAY YOUR BILL | OUTAGES | ENROLL

Account - Save Energy & Money - SMECO

PREVIOUS | NEXT

\$0.063225 per kWh
SMECO's February residential energy rate



Potable Water Distribution & Waste Water Treatment

Metcom has been faithfully serving St. Mary's County for over 50 years!

[VIEW MORE INFORMATION](#)



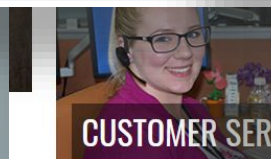
Washington Gas
A WGL Company



Burchoil



Taylor GAS Co.



CUSTOMER SERVICE



GREEN ENERGY



RELIABILITY

Compare Cable TV and Internet Deals in
California, MD

1 **DISH TV**
Authorized Retailer

2 **DIRECTV**
AUTHORIZED DEALER

3 **Verizon**
authorized retailer

For More Information on this unique property -

23098 Three Notch Road, California, Maryland

- Property centrally located in the commercially vibrant and residentially diverse California Corridor.
- 5 miles from Patuxent Naval Air Station and 15 minutes from the county seat of Leonardtown, Maryland.
- Adjacent to the Regional Airport Innovation District.
- Critical location for projected employment, income, education and technology growth.
- Single property positioned for both commercial and multifamily uses, and quiet, exclusive development of quality new homes.

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