



BANKRUPTCY SALE

On behalf of Roger Schlossberg, Chapter 11 Trustee for Prosperity Partners Inc.

COMMERCIAL & RESIDENTIAL LAND

>> 19 Lots Available Totaling 3.44 Acres

LDR Asphalt Paving

Willow St

Maple St

Jill Ln

Waggaman

Lib Ln

bp

Willow

OFFERING MEMORANDUM

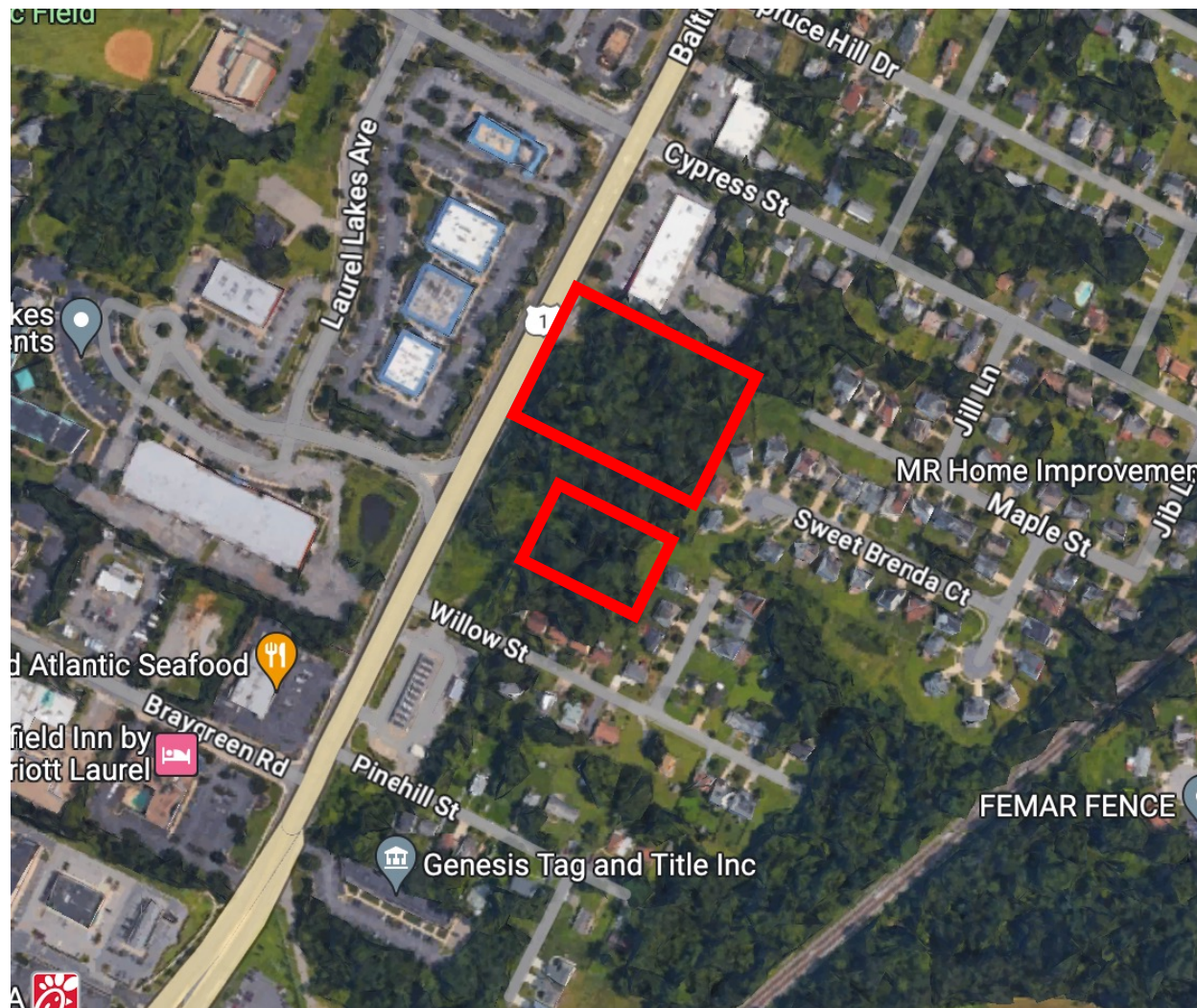
| Oakcrest Subdivision, Laurel, Maryland

Offering Summary

- & A&G Real Estate Partners is pleased to present the sale of 19 commercial and residential land lots, collectively spanning 3.44 acres, just off Baltimore Avenue in Laurel, Maryland.
- & With a combined area of 3.44 acres, this offering provides ample space for potential development projects, allowing for versatility in design and construction.
- & Located in a highly desirable locale, these lots are easily accessible, with major potential.

Offering Highlights

- & Strategically located in Laurel, close to key amenities and major roadways, including I-95.
- & Multiple lots available, with many adjacent to each other.
- & Incredible development potential.



Property Overview

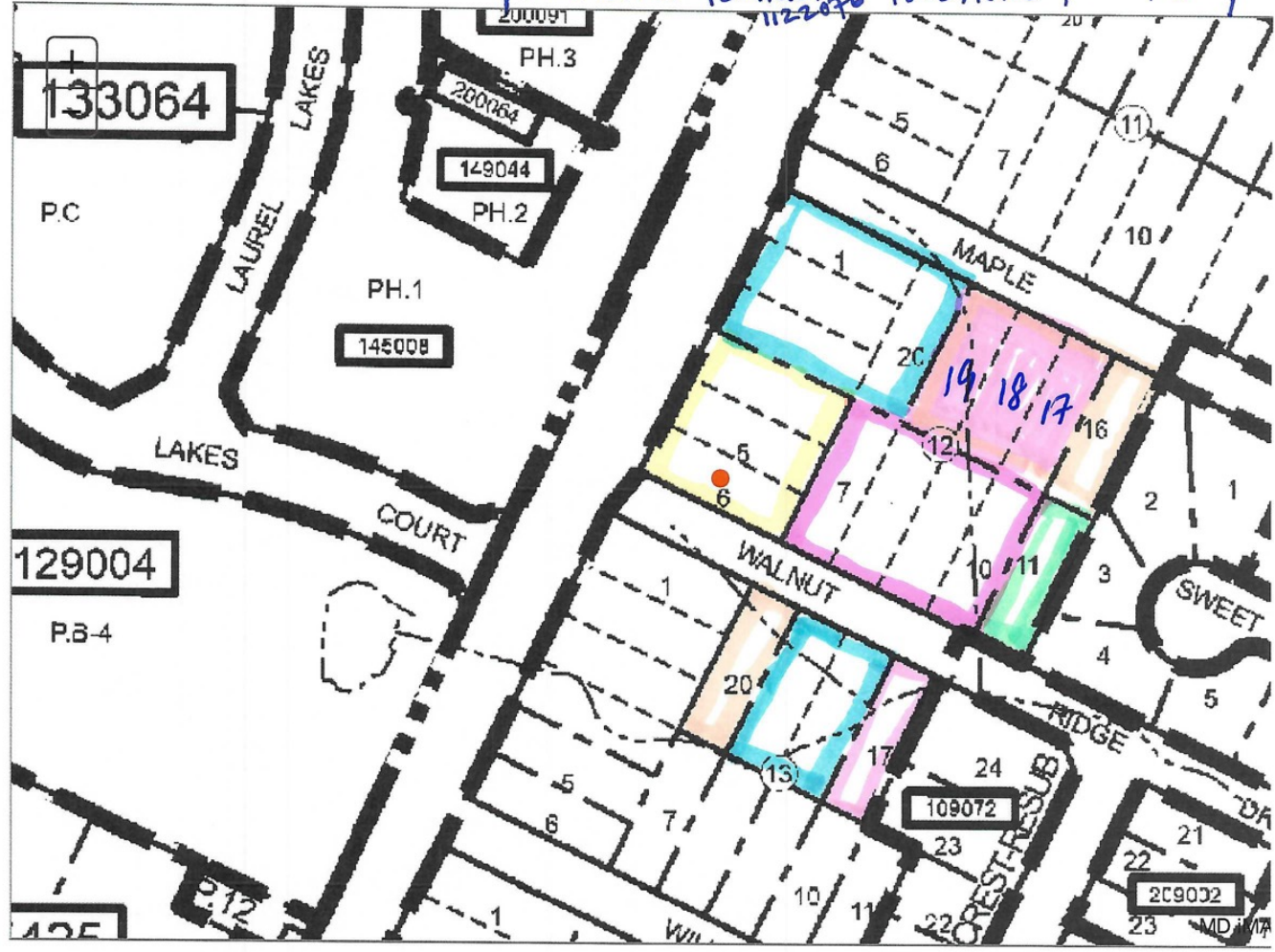
Address:	Oakcrest Subdivision, Laurel, MD				
Type:	Land				
Size:	3.44 Total Acres				
Property Breakdown:	Address	Parcel ID	Size	Type	Taxes FY24
	13909 Baltimore Avenue	Block 12, Lots 1-3 & 20: 10-1104413	0.689 Acres	Commercial	\$9,524.32
	Baltimore Avenue	Block 12, Lots 4-6: 10-1034693	0.517 Acres	Commercial	\$3,474.91
	Walnut Ridge Drive	Block 12, Lots 7-10: 10-1034701	0.680 Acres	Commercial	\$1,051.66
	Walnut Ridge Drive	Block 12, Lot 11: 10-1034719	0.172 Acres	Residential	\$425.12
	Maple Street	Block 12, Lot 16: 10-1034727	0.172 Acres	Residential	\$425.12
	Maple Street	Block 12, Lots 17-19: 10-1051127	0.517 Acres	Commercial	\$1,599.25
	Walnut Ridge Drive	Block 13, Lot 17: 10-0996470	0.172 Acres	Residential	\$425.12
	Walnut Ridge Drive	Block 13, Lot 18-19: 10-1122076	0.344 Acres	Commercial	\$2,325.23
	Walnut Ridge Drive	Block 13, Lot 20: 10-0996405	0.172 Acres	Commercial	\$1,175.56



Tax Map

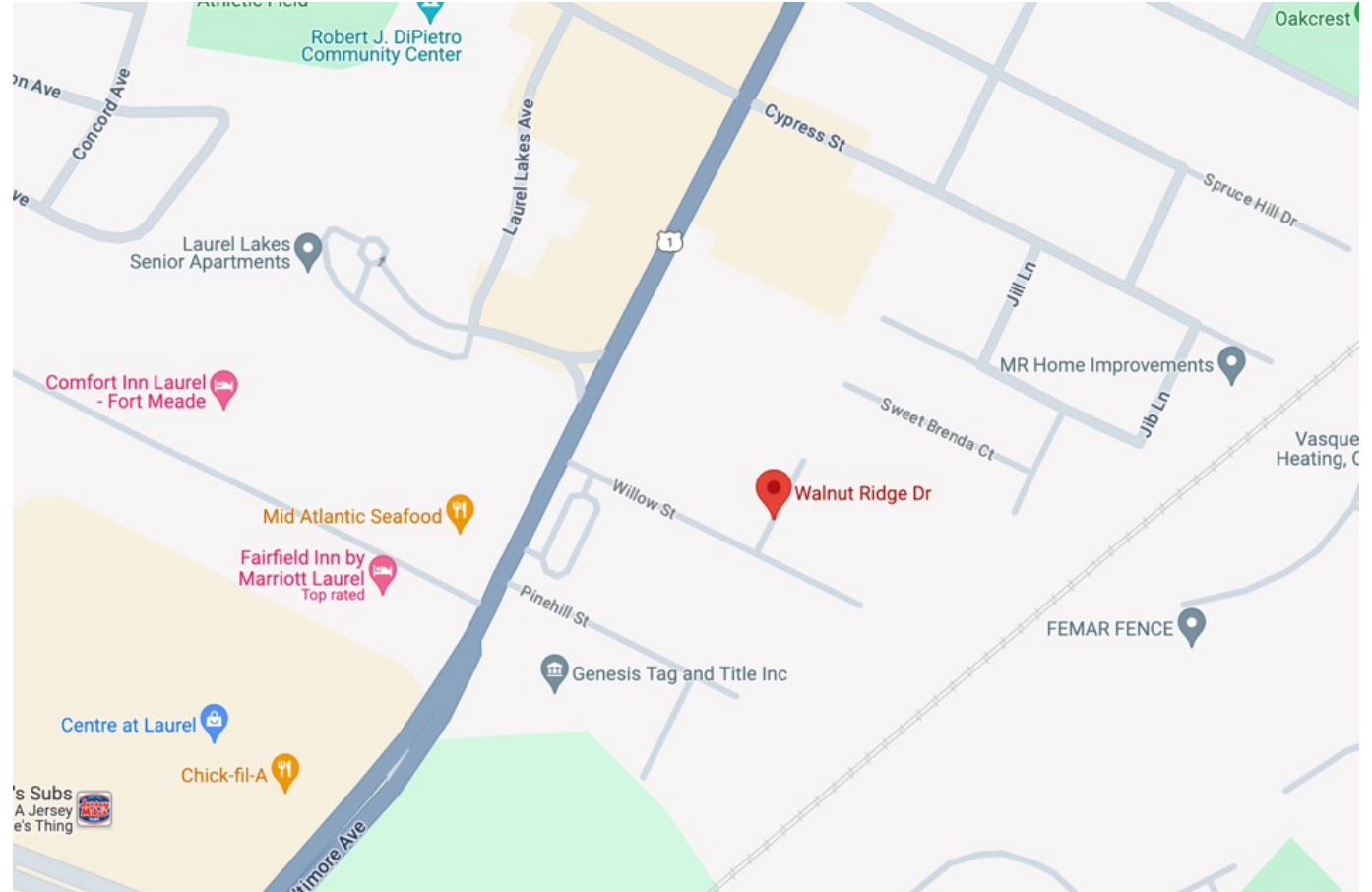
SDAT: Real Property Search 11/19/23, 12:12 PM
Block 12
Lots 4-6: 10-1034693
Lots 7-10: 10-1034701
Lot 11: 10-1034719
Lot 16: 10-1034727
Lots 17-19: 10-1051177
10-1104413

Prince George's County
District: 10 Account Number: 1034693
New Search (<https://sdat.dat.maryland.gov/RealProperty>)
Lot 17: 10-0996476
Lots 18-19: 10-1122076
Lot 20: 10-0996405
Block 13



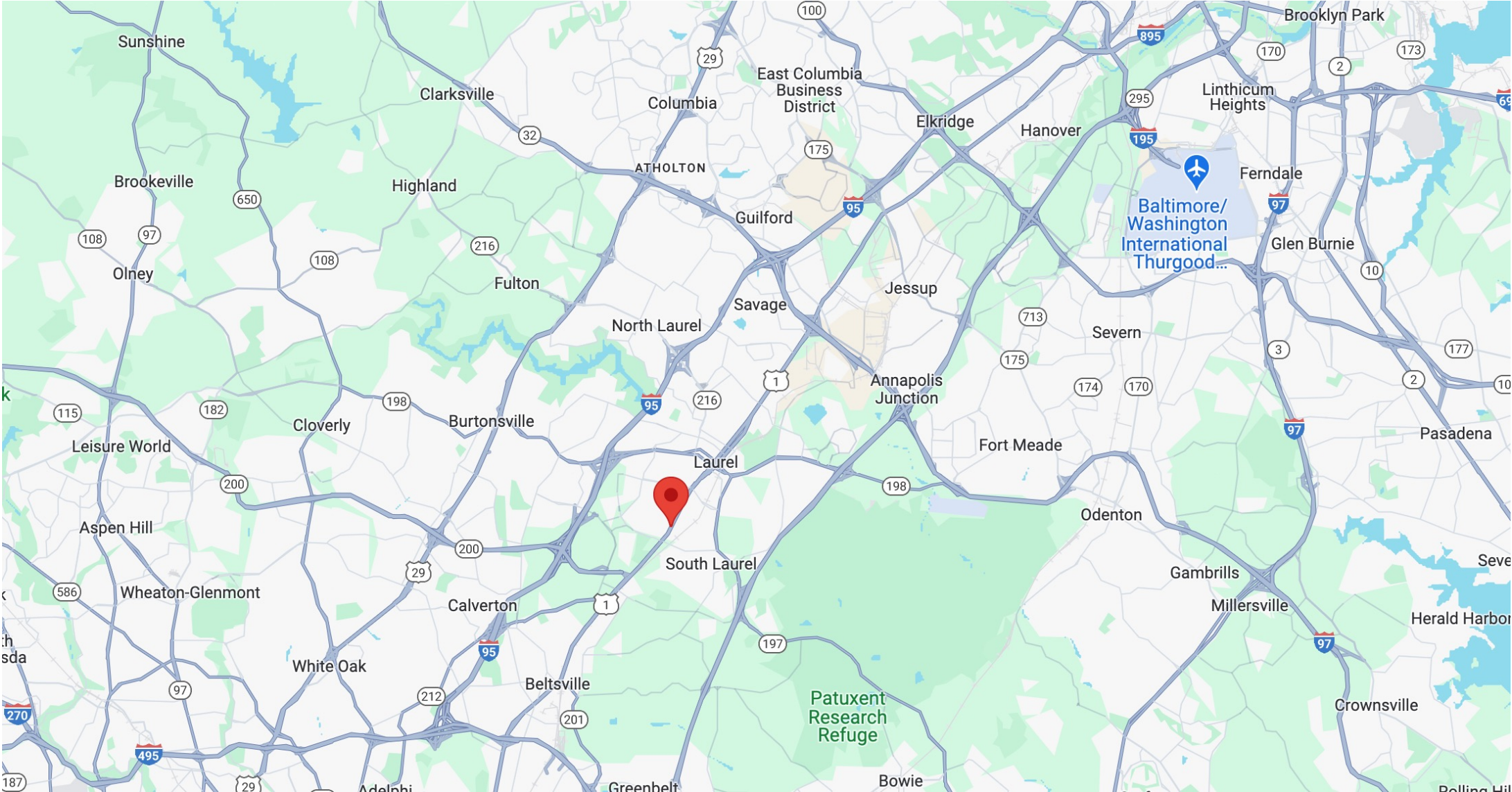
Location Summary

- & **Convenient Access:** The available lots are conveniently located to major transportation routes, including nearby highways and public transit options, facilitating easy commuting to surrounding areas.
- & **Established Healthcare Hub:** The surrounding area of Baltimore Avenue in Laurel is known for its concentration of healthcare facilities, including hospitals, clinics, and medical offices, making it an ideal location for medical professionals seeking to integrate into an established healthcare hub and collaborate within the industry.
- & **Growing Community:** Laurel, MD, is a rapidly growing community with a vibrant demographic profile.

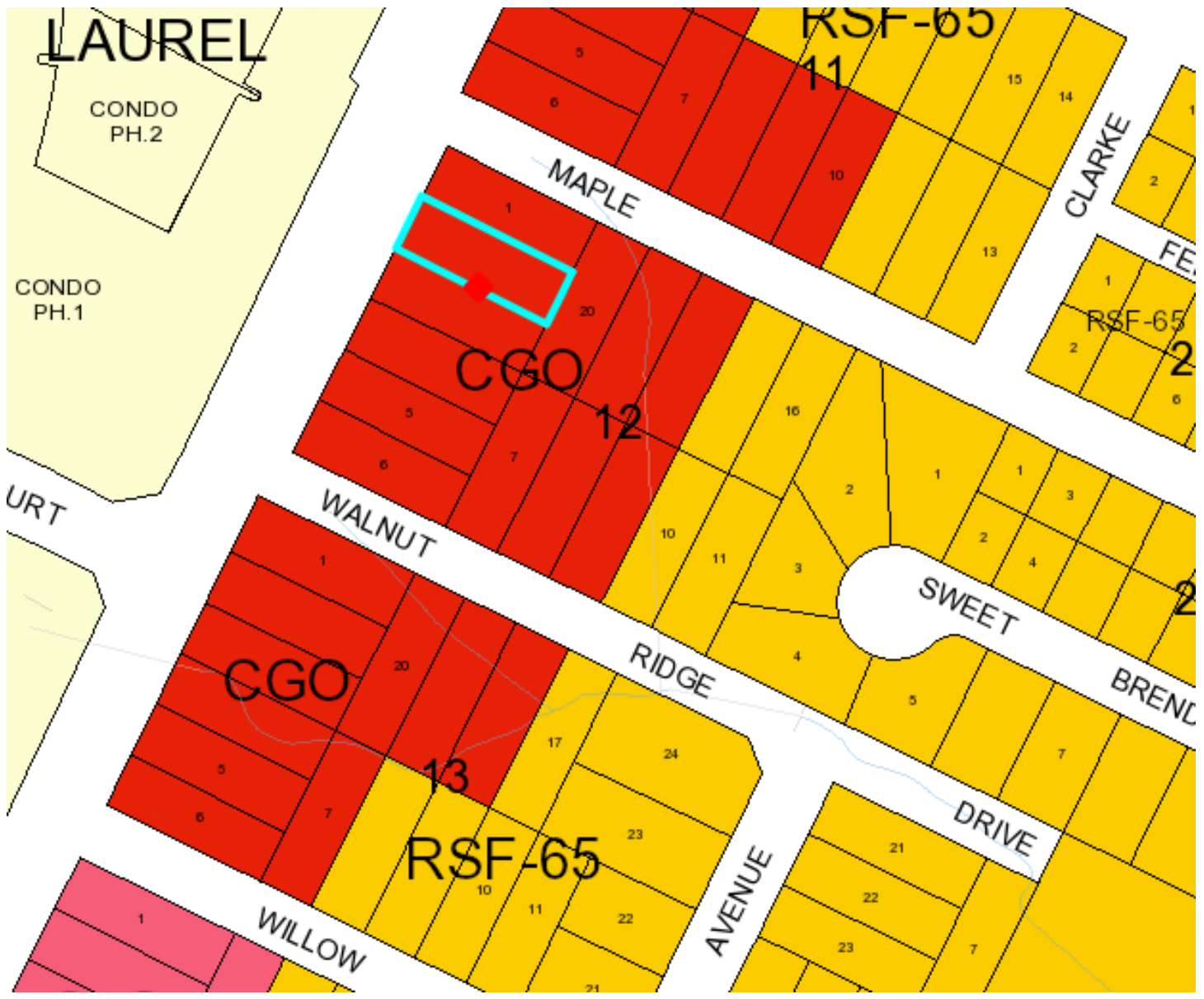




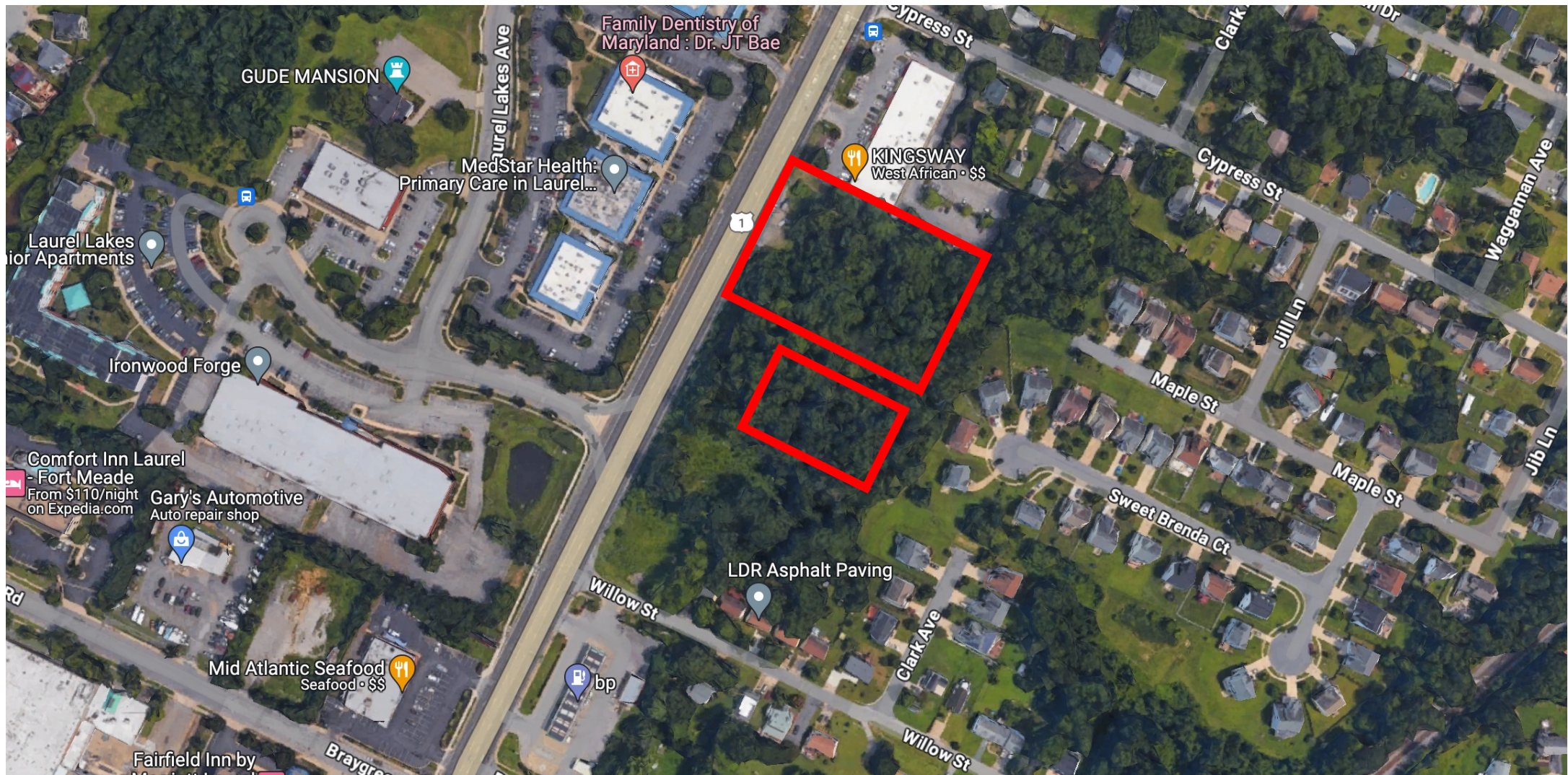
Location Map



Zoning Map



Aerial View



// Contact Us

Confidentiality & Conditions:

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