

For Sale
Six Recorded Lots



NAMichael

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Six Recorded Lots



Contact Agent(s) for more information



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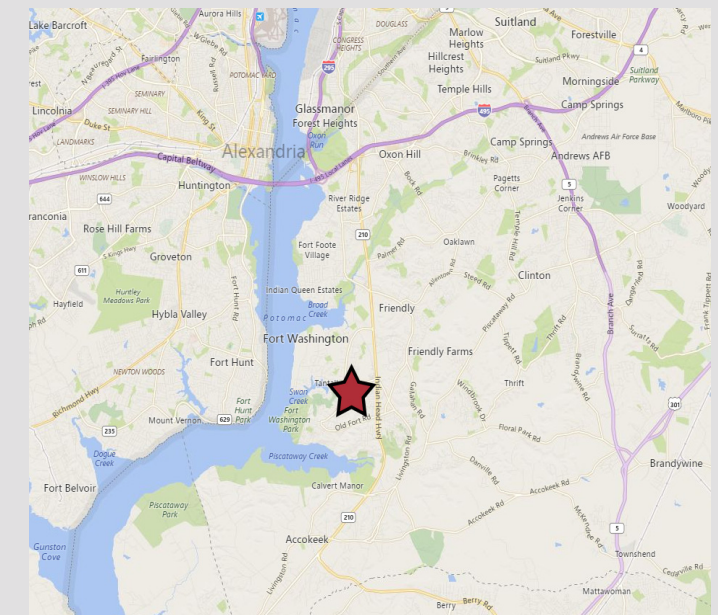
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13203-13217 Old Fort Road

Fort Washington, Prince George's County, MD

Property Description

- Approx. 6.239 acres
- Six (6) recorded lots
- Zoned R-80 (Single Family Detached)
- Minutes from Indian Head Hwy. and I-95
- Close to shopping and amenities
- Water Systems Area 3 and Sewer Systems Area 3 with water and sewer service near site
- In active residential development area with excellent amenity support
- Exceptionally well priced hard-to-find buildable lots
- **OFFERING PRICE: ~~\$635,000.00~~**
REDUCED PRICE: \$480,000.00



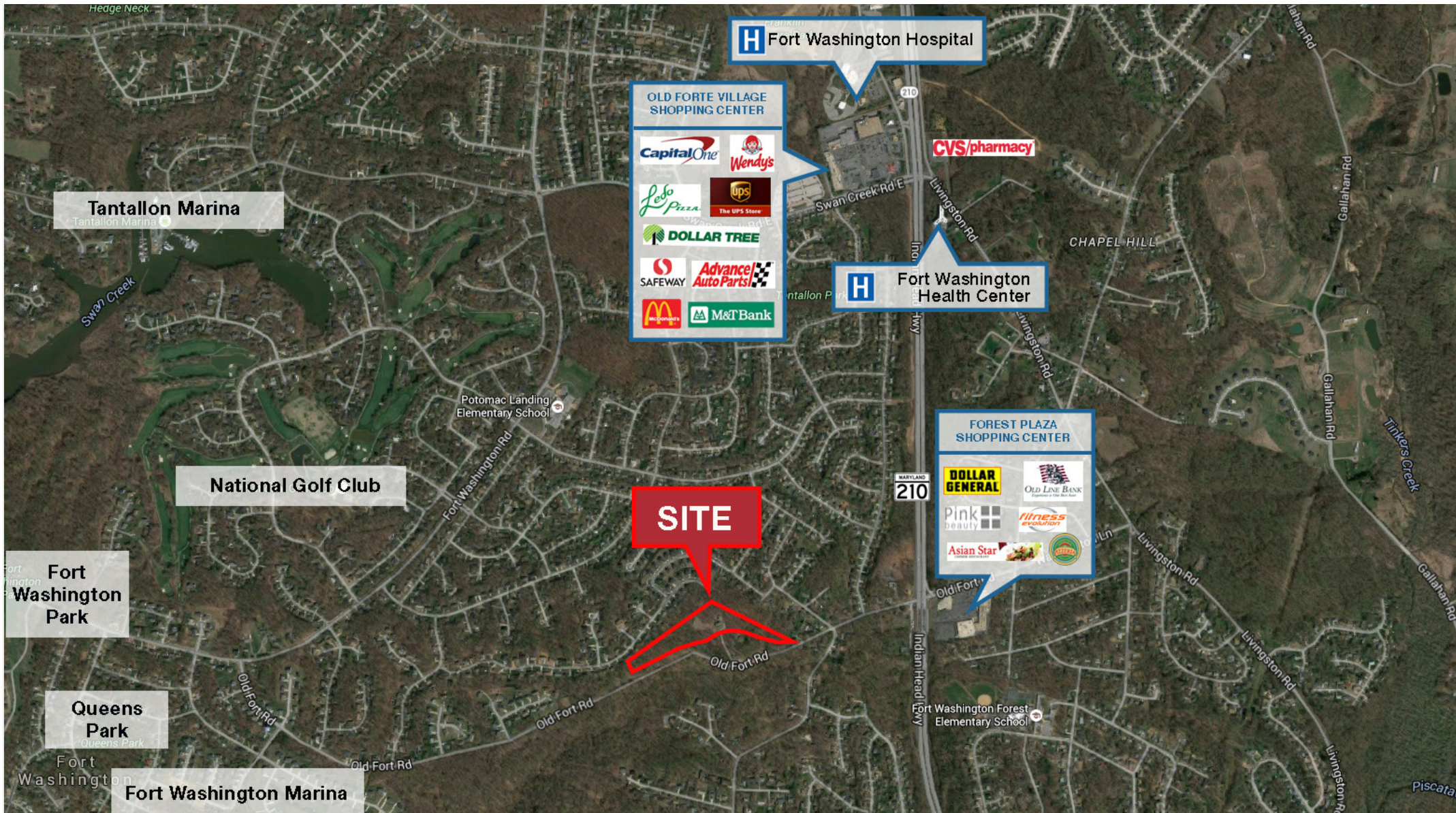
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

10100 Business Parkway
Lanham, Maryland 20706
+1 301 459 4400
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All or Part

6.239 ± Acres of Land

Available 6 Separate Units



Description

Six (6) recorded Lots on Old Fort Road.

Size

6.239 ± acres of land of which 1.298 acres is dedicated for public use.

Area

Fort Washington, MD, located minutes from Indian Head, Hwy. and I-95.

Location

Old Fort Road is right off of Route 210, Indian Head Hwy. and minutes away from I-95, National Harbor.

Schools

Accokeek Academy, Fort Washington Forest and Potomac Landing.

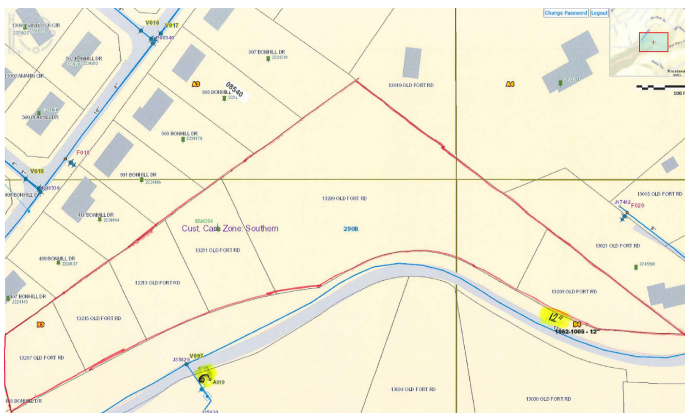
Zoning

R-80 (Single Family detached homes)

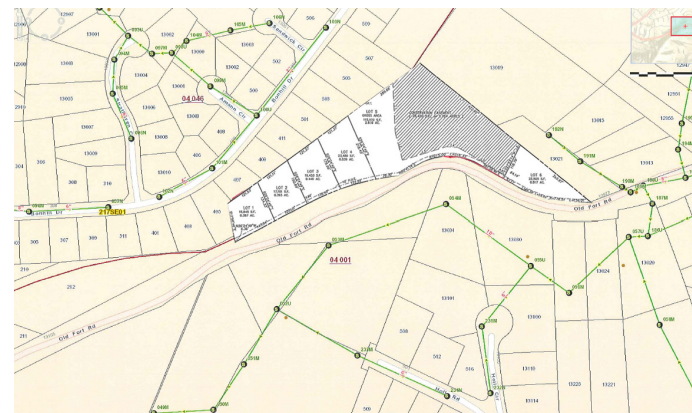
Demographics

	1 mile	3 mile	5 mile
Population	5,484	28,655	86,606
Households (HH)	1,936	9,917	30,669
Avg HH Income	\$159,560	\$165,410	\$159,378

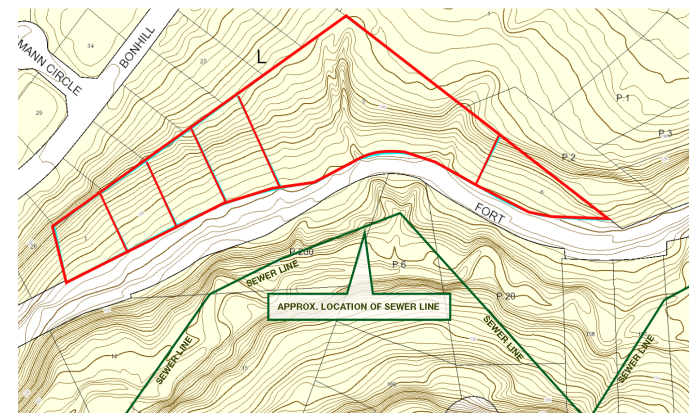
Spotlight Demographics 2020 est.



WSSC Water Map



WSSC Sewer Map showing Lot layout and Conservation Area (6 Buildable Lots)



Contour Map w/ Approx. Location of Sewer Line