

For Sale
Infill Development Opportunity



7210 Sheriff Road

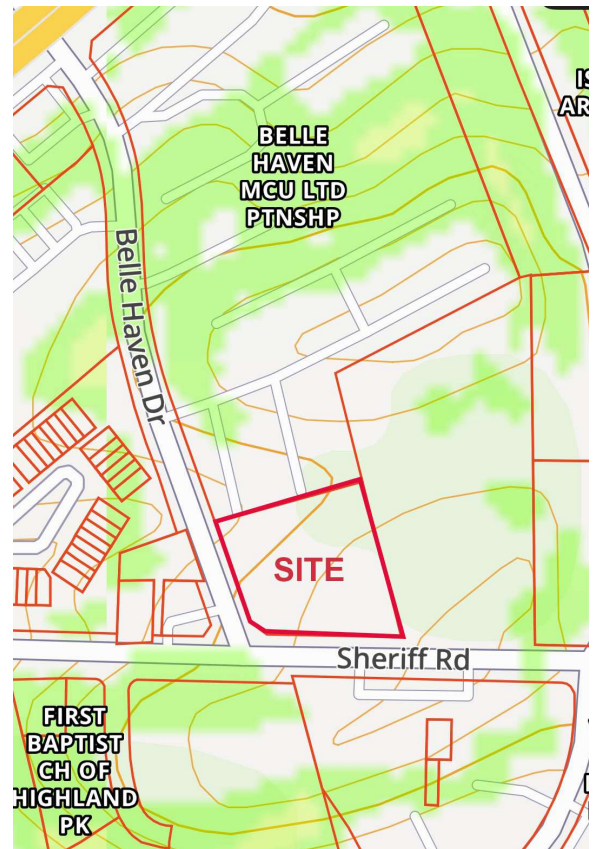
Landover, Maryland 20785

Property Description

- Approx. 1.96 acres
- Zoned RMF-20 (allows for Town Homes/Multifamily)
- In a Qualified Census Tract area
- Preliminary layouts show 29 townhomes
- Water and sewer to site (Category 3)
- Adjacent to park land (MNCPPC)
- Property level and clear
- Other permitted uses include: convenience store, fast food and drug store, Church
- **SALE PRICE: \$1,500,000**

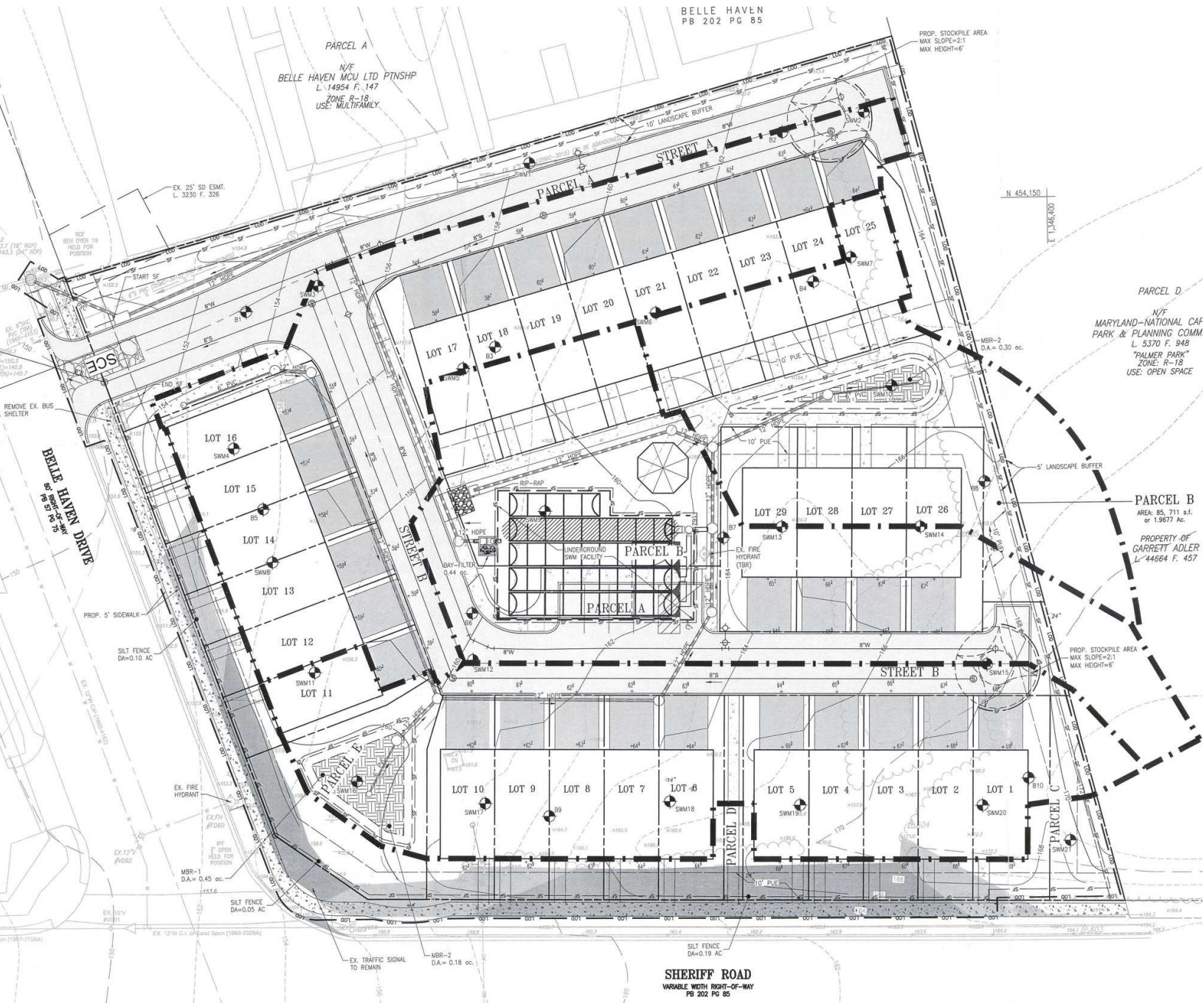
DEMOS:	Population	HouseHolds	Avg. HH Income
1 Mile	18,258	6,663	\$ 85,923
3 Mile	131,093	47,265	\$104,201
5 Mile	369,818	133,131	\$107,846

Demographics data derived from AlphaMap

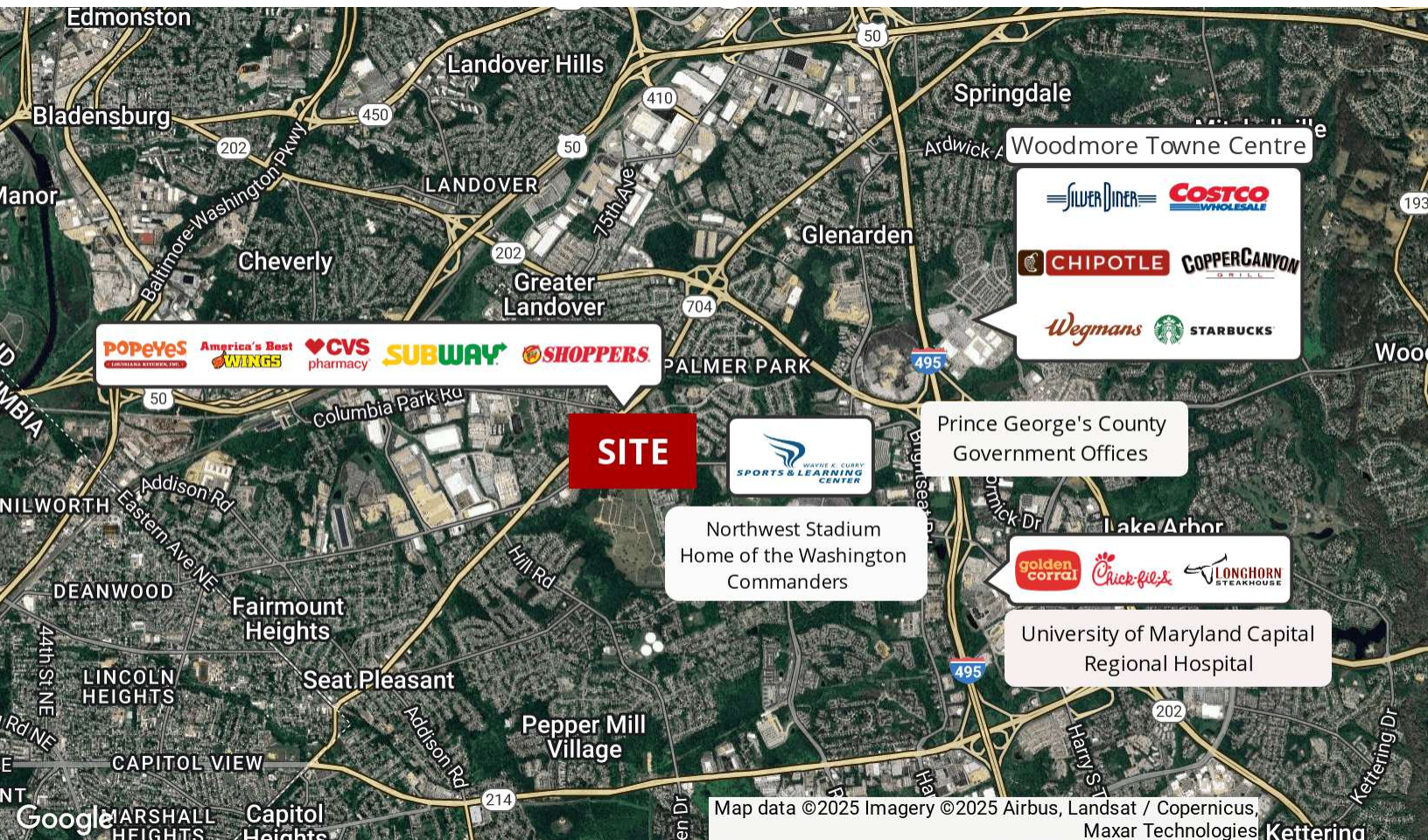
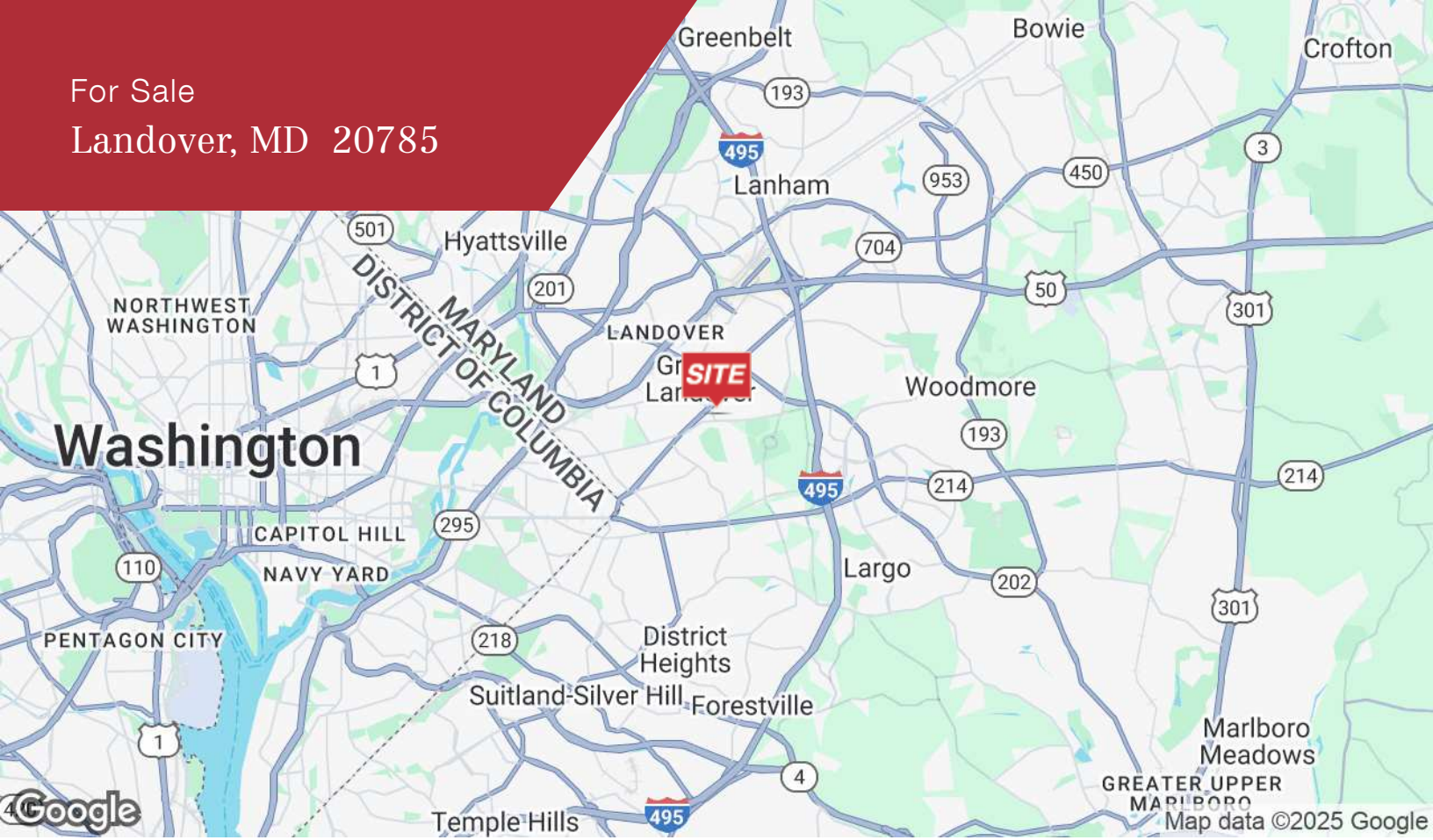


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Preliminary Layout Showing 29 Townhome Lots



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