

ArcGIS Web Map



## 23092, 23088, 23098 THREE NOTCH RD

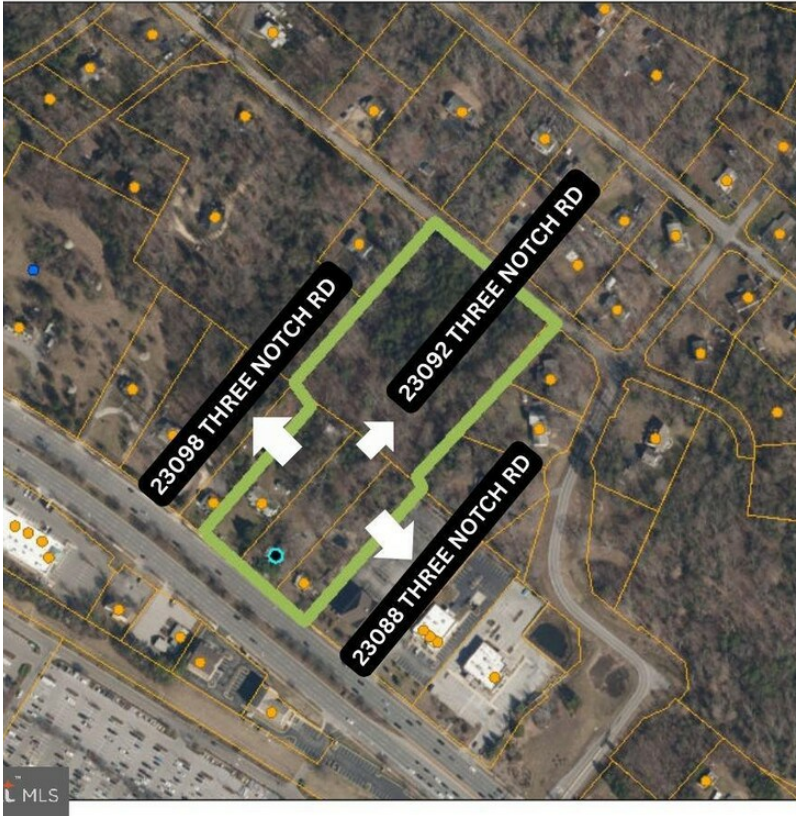
23092 23092, 23088, 23098 THREE NOTCH RD Rd,  
California, MD 20619



**Natalya Ford**

Green Light Real Estate  
22196 Three Notch Rd, California, MD 20619  
[nfordhomes@gmail.com](mailto:nfordhomes@gmail.com)  
(240) 298-0088

## ArcGIS Web Map



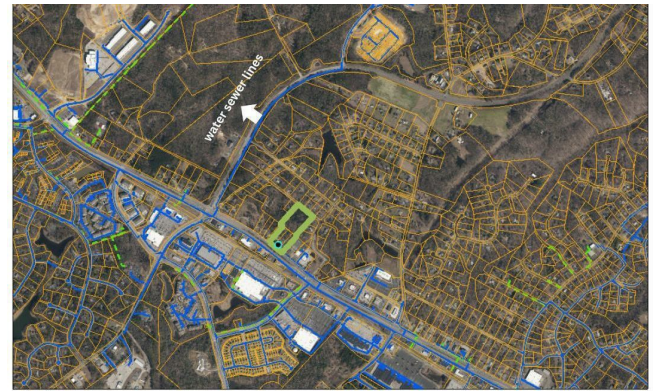
# 23092, 23088, 23098 THREE NOTCH RD

\$2,699,900

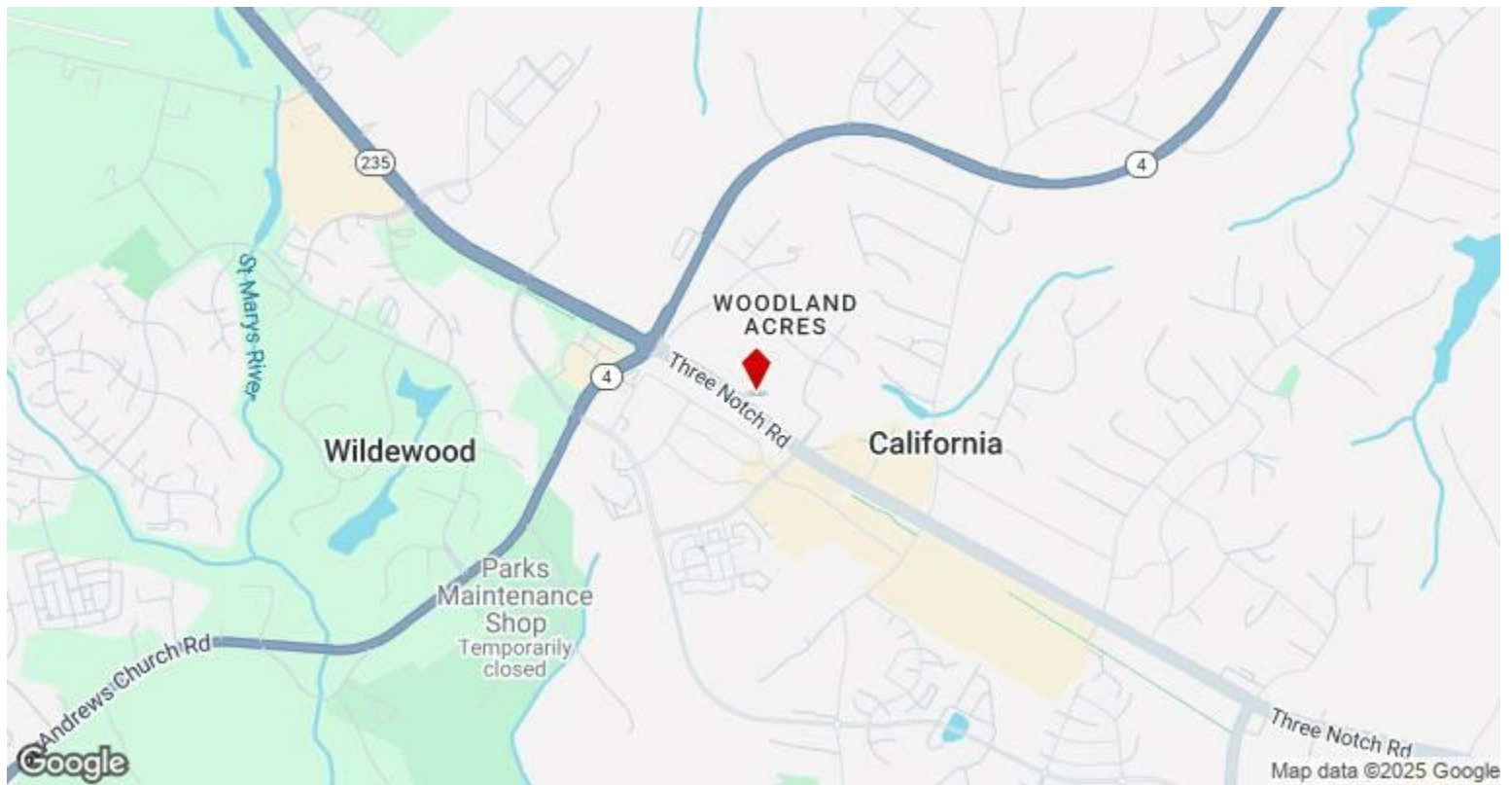
This property is located just minutes away from Patuxent River NAS Trapnell field....

Prime Commercial & Residential Lots – 6.66 Acres on Three Notch Rd - 3 LOTS! Three side-by-side lots offering 2.71 acres of commercial frontage and 4 acres...

- 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.
- Lots of daily foot traffic passing by.



Price:	\$2,699,900
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment or Owner User
Total Lot Size:	6.66 AC
No. Lots:	3
Zoning Description:	MXM



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This property is located just minutes away from Patuxent River NAS Trapnell field.

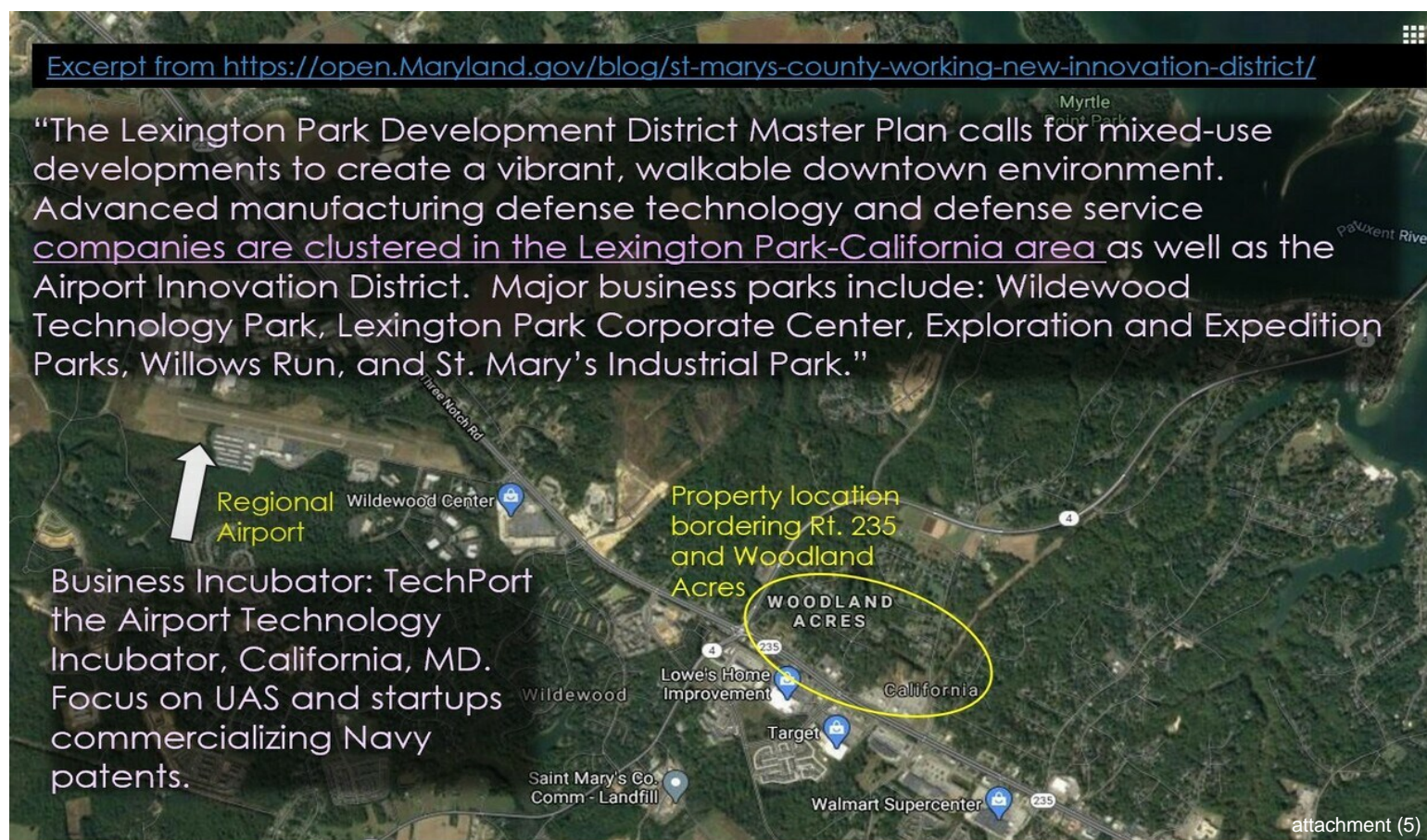
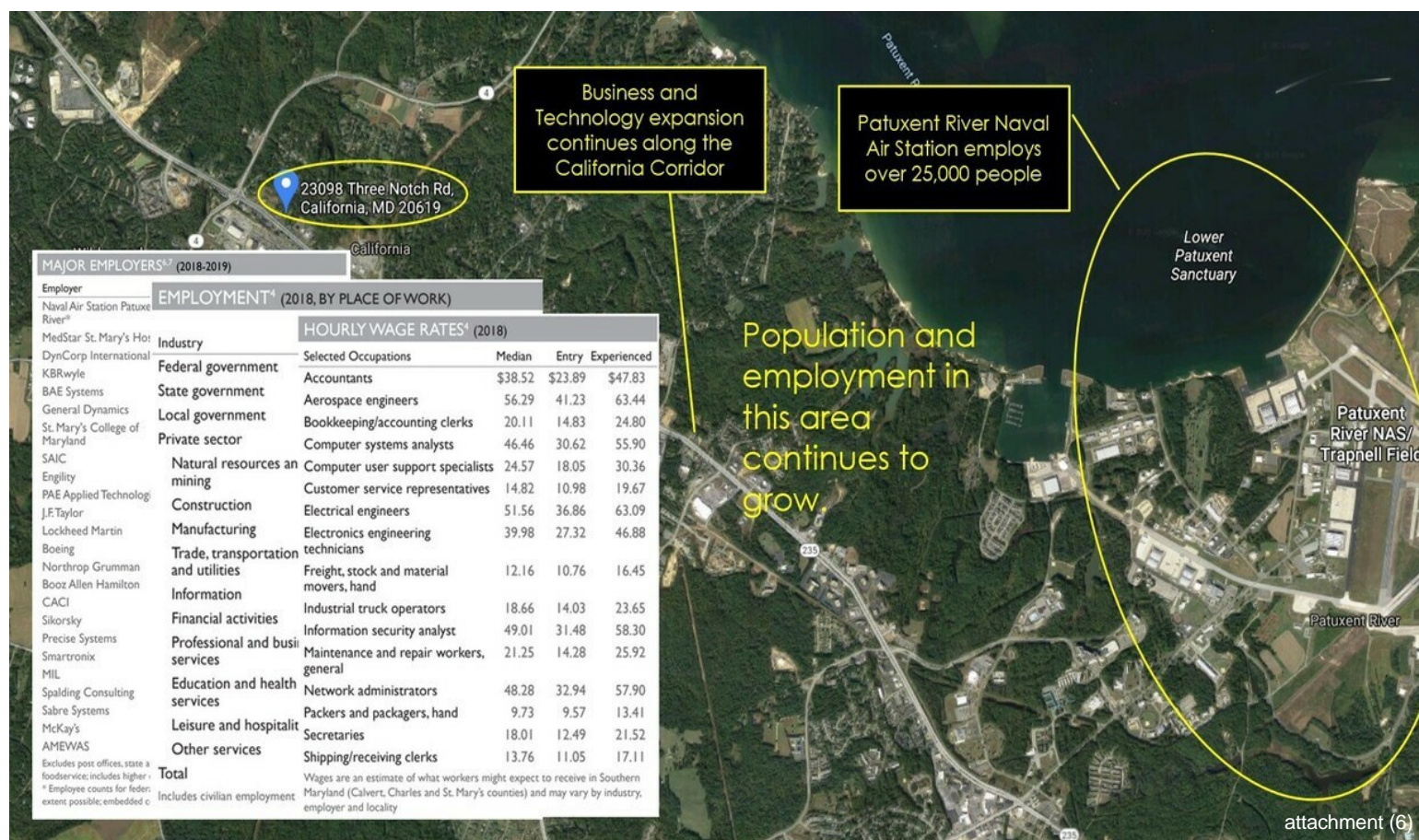
# Property Photos



# Property Photos



# Property Photos



## Established and available Utility Networks

**SMECO**  
People. Power. Progress.  
Account - Save Energy & Money - SMECO  
\$0.063225 per kWh  
SMECO's February residential energy rate

**Washington Gas**  
A WGL Company

**Burchoil**

**Taylor Gas Co.**

**Metcom**  
Potable Water Distribution & Waste Water Treatment  
Metcom has been faithfully serving St. Mary's County for over 50 years!  
VIEW MORE INFORMATION

**Compare Cable TV and Internet Deals in California, MD**

**DISH TV**  
Authorized Retailer

**DIRECTV**  
AUTHORIZED DEALER

**Verizon**  
authorized retailer

**RELIABILITY**

**CUSTOMER SERVICE**

**GREEN ENERGY**

## 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  
Leonardtown Elementary School  
Hollywood Elementary School  
Great Mills High School  
Evergreen Elementary School  
Leonardtown Middle School  
Leonardtown 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

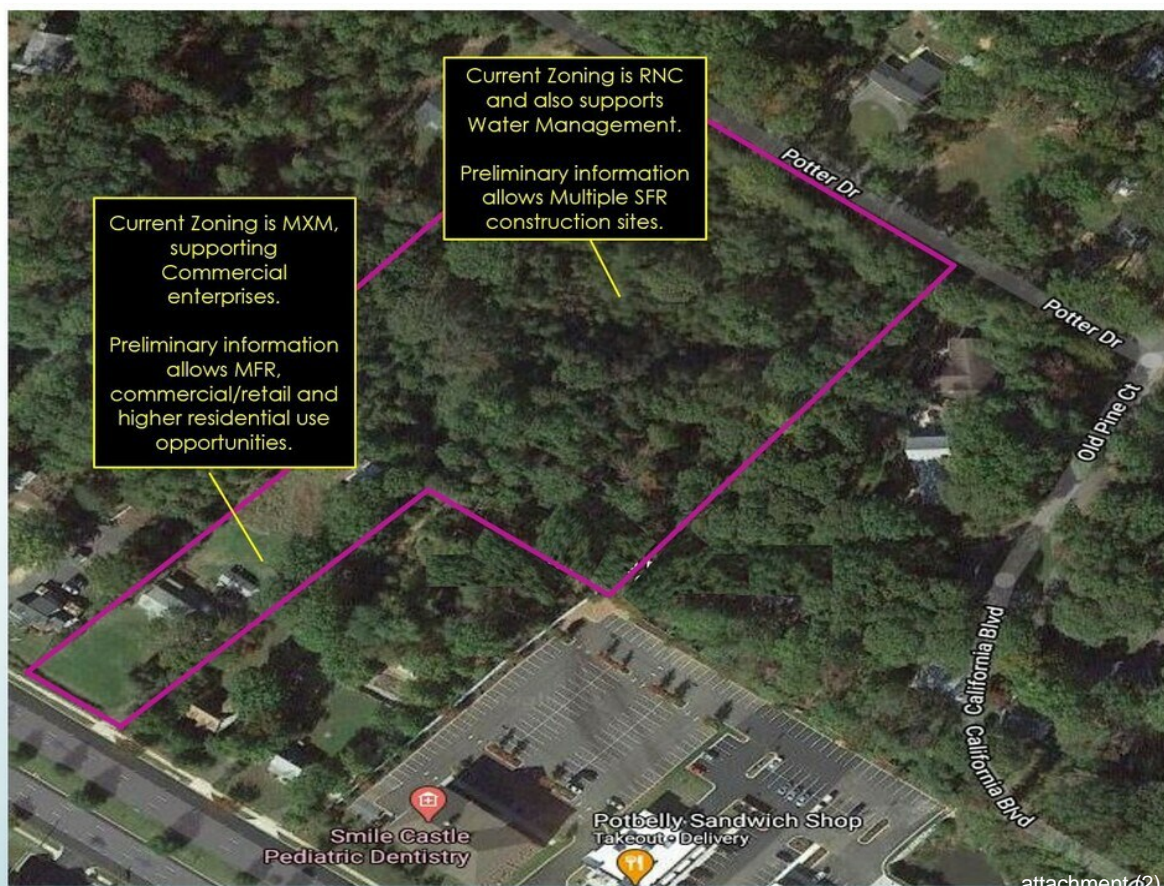
**UNIVERSITY OF MARYLAND  
GLOBAL CAMPUS**  
Formerly UMUC

**ST. MARY'S**  
COLLEGE of MARYLAND  
The National Public Honors College

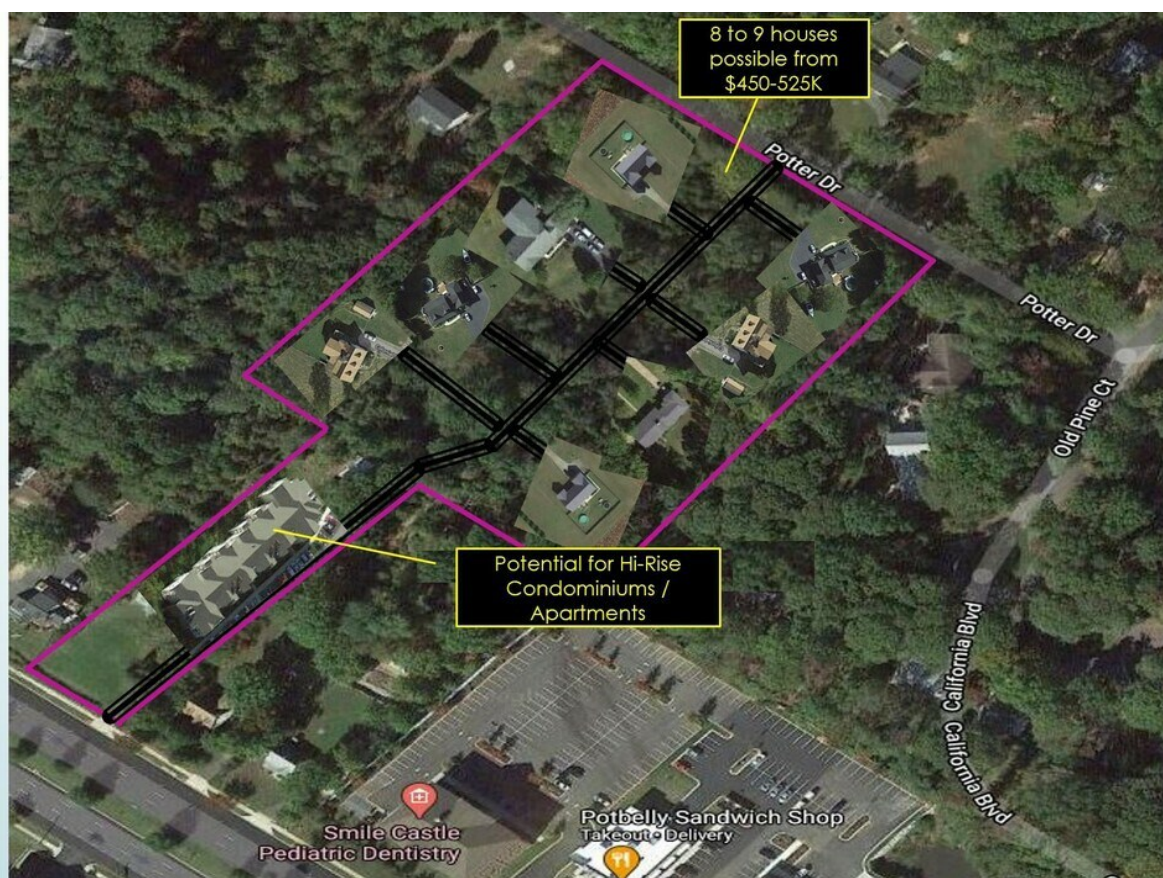


## Property Photos

Start with a canvas and imagine the possibilities



Custom Homes and Condominiums or Apartments



## Property Photos

Custom Homes  
and Town  
Homes

