



LAND & COMMERCIAL, INC.

Serving Maryland's Real Estate Needs Since 1974



FOR SALE
\$1,150,000
MXT ZONING
GRANDFATHERED



8400 Cattail Way

Brandywine, MD 20613

Property Information:

- ◆ 2.39 ACRES at roundabout. Lot #30
- ◆ CORNER PROPERTY adjacent to 497 NEW Townhomes being built & 540 Multi-Family units planned
- ◆ MXT zoning is grandfathered— many types of businesses permitted: Restaurants, Medical / Dental offices, Retail, Drive-Thru, professional offices, etc.
- ◆ In the heart of the Retail & Commercial Master Planned Land at 196-Acre Stephen's Crossing Community
- ◆ RESIDENTIAL INFLUX: Within a 5-mile radius there are 5,000 approved units that will demand retail and commercial services!

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