



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!

Leo Bruso, SIOR
Direct: 301-952-9705
LeoBruso@LandCommercial.com

Carrie J. Shearer, Broker
Direct: 301-952-8433
CarrieShearer@LandCommercial.com

14416 Old Mill Road, Suite 201
Upper Marlboro, MD 20772

Main: 301-952-9700

www.LandCommercial.com

Note: The information contained within this publication has been obtained from sources believed reliable. While we believe it is accurate, we make no guarantees, warranties or representations as to its accuracy.