



# LAND & COMMERCIAL, INC.

*Serving Maryland's Real Estate Needs Since 1974*



**FOR SALE**  
**\$1,185,000**  
**MXT ZONING**  
**GRANDFATHERED**



## 13901 Mattawoman Drive

Brandywine, MD 20613

### Property Information:

- ◆ 2.47 ACRES at roundabout. Lot #37
- ◆ CORNER PROPERTY directly adjacent to 497 NEW Townhomes being built
- ◆ 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: 540 multifamily units; 497 townhomes. Within a 5-mile radius there are 5,000 approved units that will demand retail and commercial services!

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