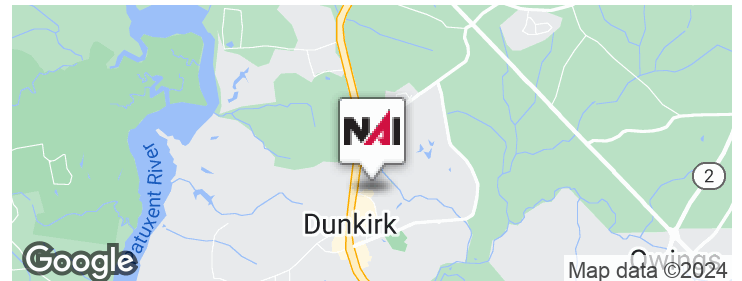




2965, 2970, 2975, 2985 & 2995 Sapphire Trail
 Dunkirk, Maryland 20754

Property Highlights

- 24.84± acres of land total, zoned RCD (Rural Community District)
- 2965 Sapphire Trail – Approximately 7.88 acres of land on the plat of subdivision entitled Lots 1-3;
- 2970 Sapphire Trail - Approximately 9.91 acres of land on the plat of subdivision entitled Lots 1-3;
- 2975 Sapphire Trail – Approximately 1.16 acres of land, shown as Lot 3 on the plat of subdivision entitled Lots 1-3;
- 2985 Sapphire Trail – Approximately 1.59 acres of land, shown as Lot 2 on the plat of subdivision entitled Lots 1-3;
- 2995 Sapphire Trail – 2995 Sapphire Trail – Approximately 2.234 acres of land, shown as future Lot 4 & 5 on the plat of subdivision.
- Owners are willing to support the buyer in pursuit of a rezoning of the site to commercial for retail, multifamily, office, medical and mixed-use property.
- Dunkirk Town Center is within proximity to the site with national, regional, and local retailers and companies including Walmart, Giant, Chipotle, Bank of America, Sherwin Williams, McDonald's to name a few. Shoppes at Apple Green are also nearby and have great retailers and stores including Harris Teeter, Starbucks Coffee, Tropical Smoothie Café, Marshall's, T-Mobile, and Five Guys
- SALE PRICE: \$1,200,000



Offering Summary

Sale Price:	\$1,200,000
Number of Lots:	Six (6)
TOTAL AVAILABLE SPACE:	24.84± Acres

For More Information

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Trotts Fresh Farm Produce

Dunkirk Baptist Church

SITE

Dunkirk

Dunkirk Park & Ride Lot

Dunkirk Market Place

Jerry's Advance Auto Parts SportClips HAIRCUTS SAFEWAY Thai Zapp RESTAURANT Hallmark PETSMART TRUIST

PATRIOT URGENT CARE U-HAUL

Dunkirk Town Center

Giant SHERWIN WILLIAMS Walmart Doll Best Bank of America POPEYES MCDONALD'S CHIPOTLE MEXICAN BELL ANTHONY'S COLD STONE HAIR CUTTERY

Country Plaza

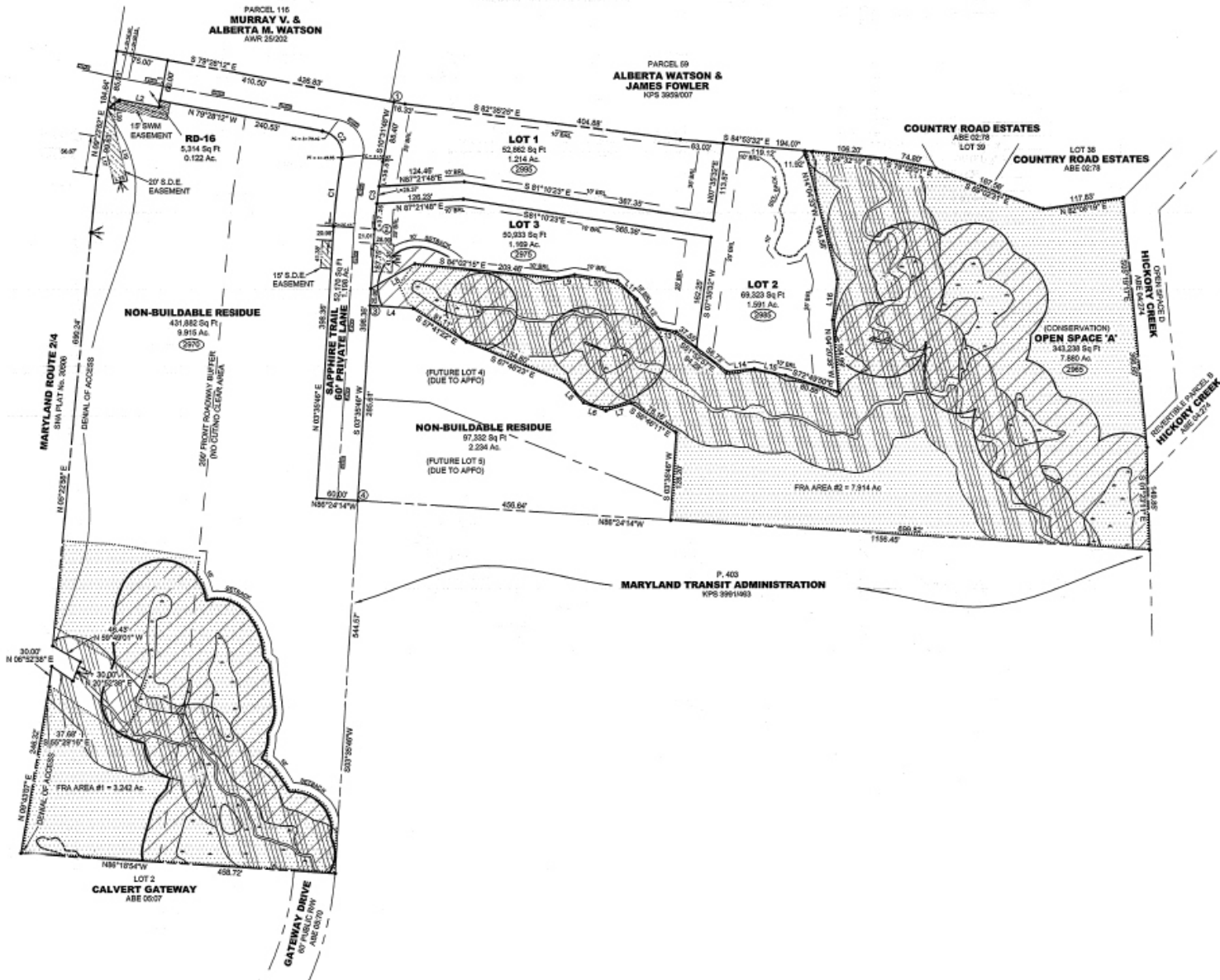
MAMMA Lucia BURGER KING Wawa

Shoppes at Apple Green

STARBUCKS COFFEE Harris Teeter Marshalls TACO BELL FIVE GUYS BURGERS and FRIES MATTRESS Warehouse T-Mobile tropical CAFE SMOOTHIE

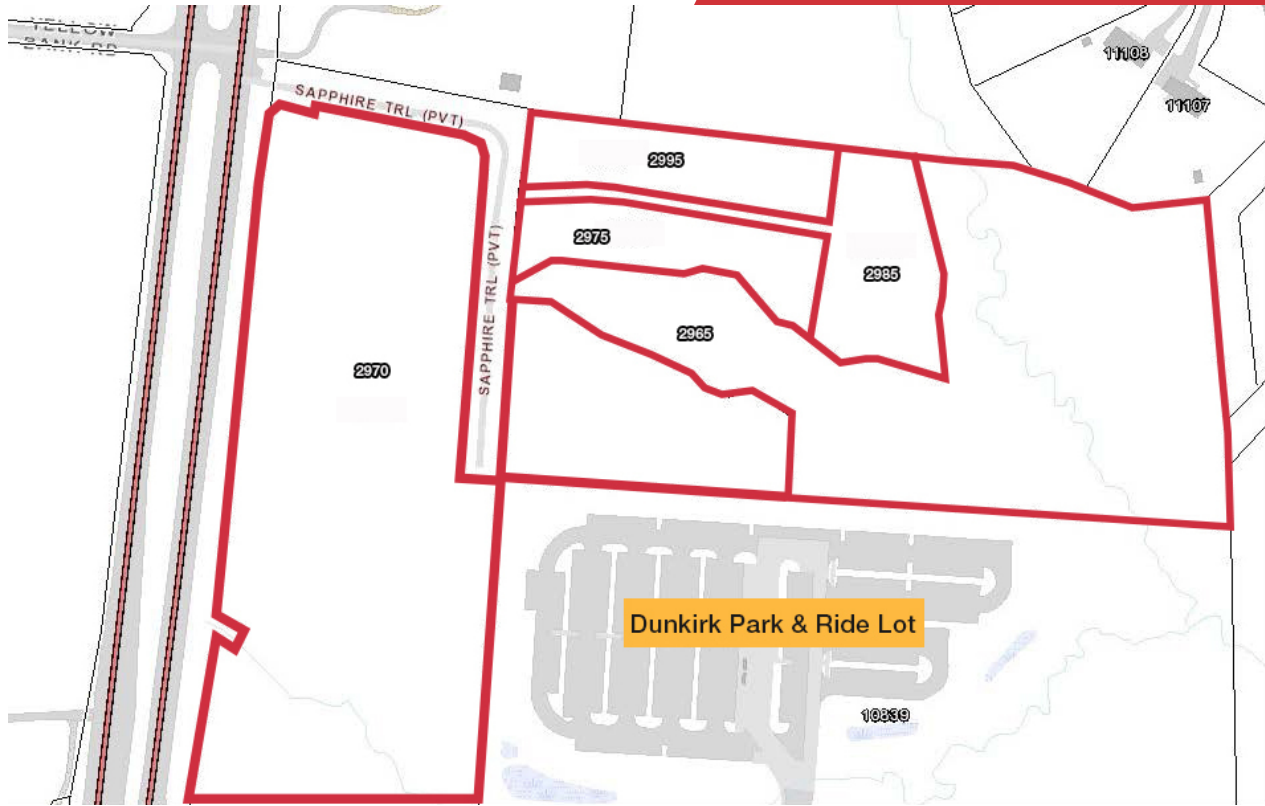


Google



Property Plat

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.



Driving Distances

Washington, DC:	22.7 miles 26 minutes
Alexandria, VA:	29.5 miles 39 minutes
Capital Beltway (I-495):	17.9 miles 25 minutes

Location Advantages

- Nearby many local amenities and retail
- Adjacent to Dunkirk Park & Ride Lot

Flexible Deal Structures

- Owner is willing to support the buyer in pursuit of rezoning the site to commercial for retail, multifamily, office, medical and mixed-use property.
- Owner is seeking qualified buyers to submit offers along with financials or proof of funds.

For More Information

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