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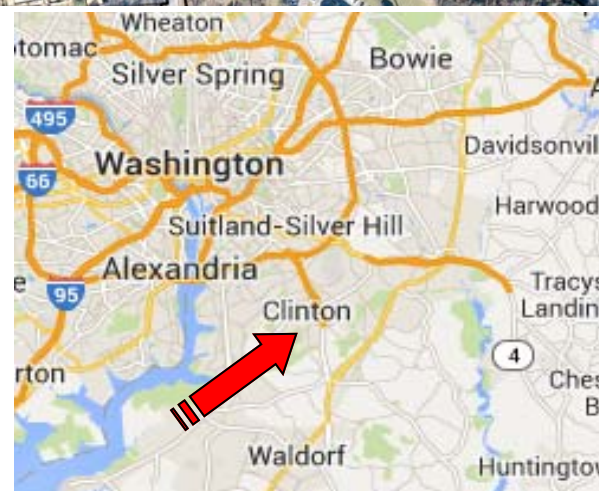


FOR SALE
Commercial Development Site
ASKING \$1,300,000

9003 Woodyard Rd

Clinton, MD 20735

- ◇ ±1.99 AC, RMF-48 Zoning: Many commercial uses permitted— medical / dental office, eating establishments, brewery and more.
- ◇ Former MXT zoning rules can be used for development if Conceptual Site Plan is approved by April 2025.
- ◇ Water, Sewer, Gas & Fiber Optic Connections Available
- ◇ Residential development located directly behind this lot, includes 46 Multifamily units, 112 unit apartment for the elderly, & 119 townhouses, some of which were recently built in 2024, w/ remainder to be built in 2025.
- ◇ Many Commercial amenities all around —Located in the Heart of Clinton
- ◇ Average Weekday Traffic Count = 25,823 per ArcGIS



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