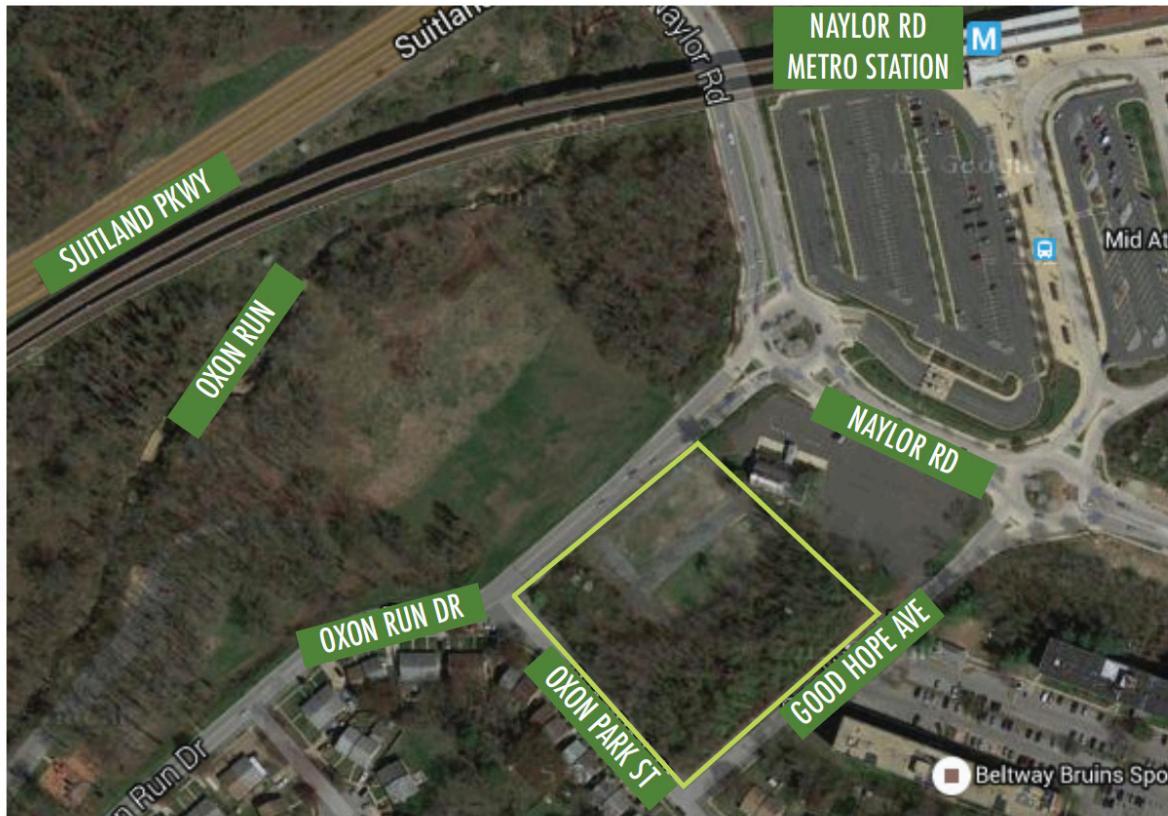




**SALE**  
**2.99 ACRE METRO DEVELOPMENT SITE**  
**2805 OXON RUN DRIVE**  
**TEMPLE HILLS, MD 20748** **HUB ZONE**



**ZONING: LTO-C** (Local Transit Oriented - Core)

Please consult PG Zoning for definitive information.

**HUBZONE** Property is currently in a US HUBZONE (See HUBZone Map on back). Consult HUD to verify current eligibility, incentives, benefits etc.

**LAND: 2.99 ACRES OR 130,244 +/- square feet**

**LOCATION:**

- Across from METRO'S Naylor Road Station on METRO'S Green Line
- Terrific exposure & access to Suitland Parkway and Branch Avenue
- Across the street from Oxon Run Stream Valley Park

**SALES PRICE: \$5,000,000 ALL CASH**

**Notes: Intergenerational opportunity of almost 3 acres at a WMATA Metro. Topography changes of 30'-50' allows possible additional FAR utilizing the Good Hope Ave address. HUBZone could allow substantial tax savings. They are not making any more land near DC Metro like this.**

**JOHN UHAR & ROGER UHAR INDUSTRIAL REAL ESTATE BROKERS**

3075 CANAL STREET, NW, WASHINGTON, DC 20007

**202.965.3400 | 202.437.0700 | 540.364.7300 | [jguhar@yahoo.com](mailto:jguhar@yahoo.com) | [rogeruhar@yahoo.com](mailto:rogeruhar@yahoo.com)**

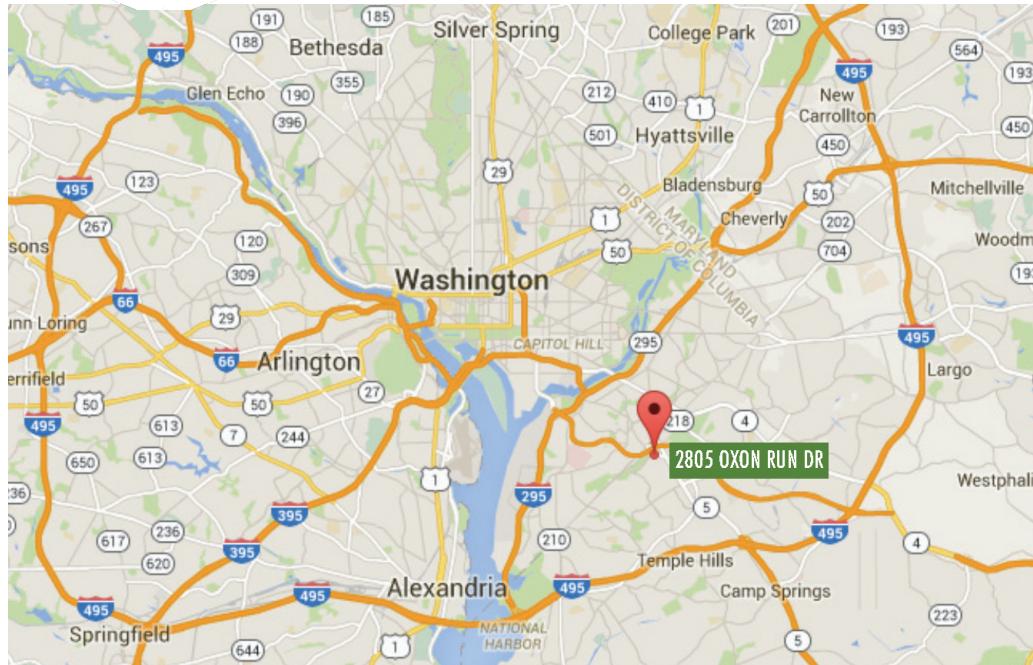


# SALE

## 2.99 ACRE METRO DEVELOPMENT SITE

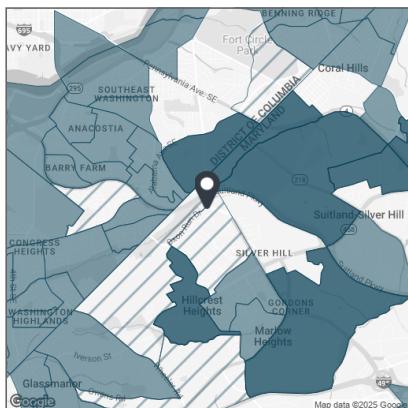
### 2805 OXON RUN DRIVE TEMPLE HILLS, MD 20748

### HUB ZONE



#### **SBA** HUBZone Qualification Report

[View on HUBZone Map](#)



	2805 Oxon Run Dr, Temple Hills, MD 20748, USA 38.849264°, -76.958140°
	Qualified HUBZone until Jul 01, 2026
	Redesignated Census Tract Expires Jul 01, 2026

**Notes: Intergenerational opportunity of almost 3 acres at a WMATA Metro. Topography changes of 30'-50' allows possible additional FAR utilizing Good Hope Ave address**

#### Designation Details

Redesignated Census Tract	
Tract ID:	24033801809
County:	Prince George's County
State:	MD

# SALES PRICE: \$5,000,000 ALL CASH

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