



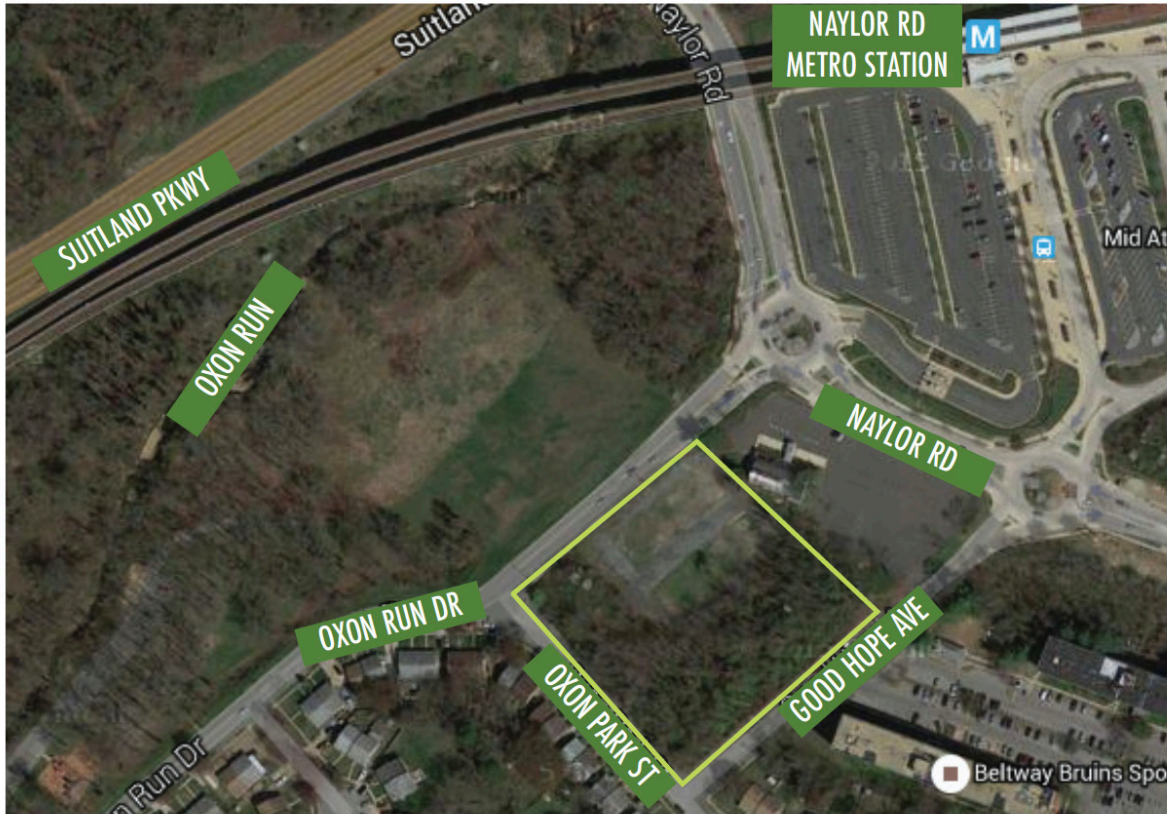
SALE

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 | rogeruhar@yahoo.com

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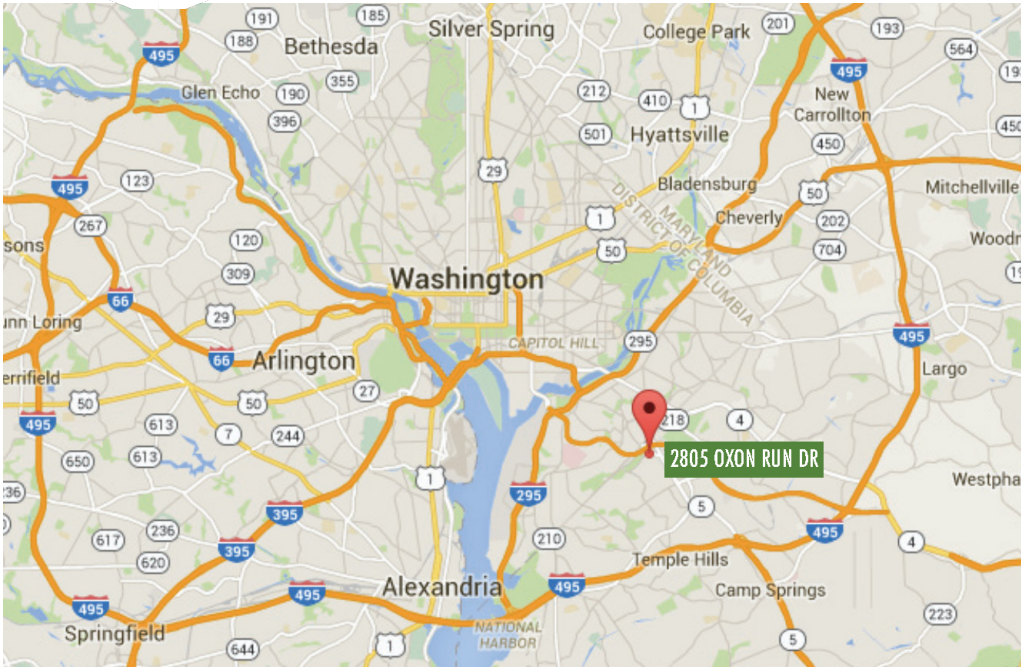
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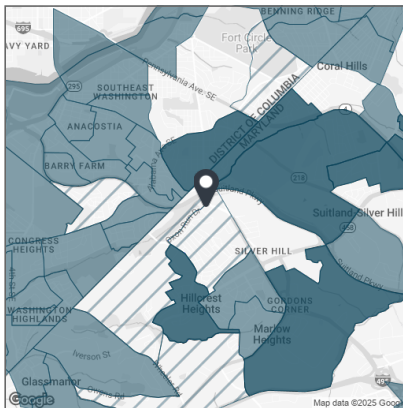
TEMPLE HILLS, MD 20748

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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