

FOR SALE

1795 Hallowing Point Rd, Prince Frederick, MD 20678



**Commercially Zoned
Land For Sale**

George Shenas

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DESCRIPTION

1795 Hallowing Point Rd (Rt 231) in Prince Frederick is a 18.77 acre parcel adjacent to College of Southern Maryland - Prince Frederick Campus. Route 231 is the access road connecting Solomons Island Rd (MD Rt 2) in Calvert County onto Rt 301 in Charles County via the Benedict Bridge. Rt 231 sees over 20,000 vehicles pass daily and the College of Southern Maryland had a 2022 enrollment over 14,000 students, split between two campuses.

PROPERTY HIGHLIGHTS

- 18.77 acres with the ability to add +/-3 more acres to create 22 total acres
- Employment Center Zoning and Prince Frederick Town Center Non-Residential Uses Allowed
- Adjacent to College of Southern Maryland - Prince Frederick Campus
- 20,000 Traffic Count

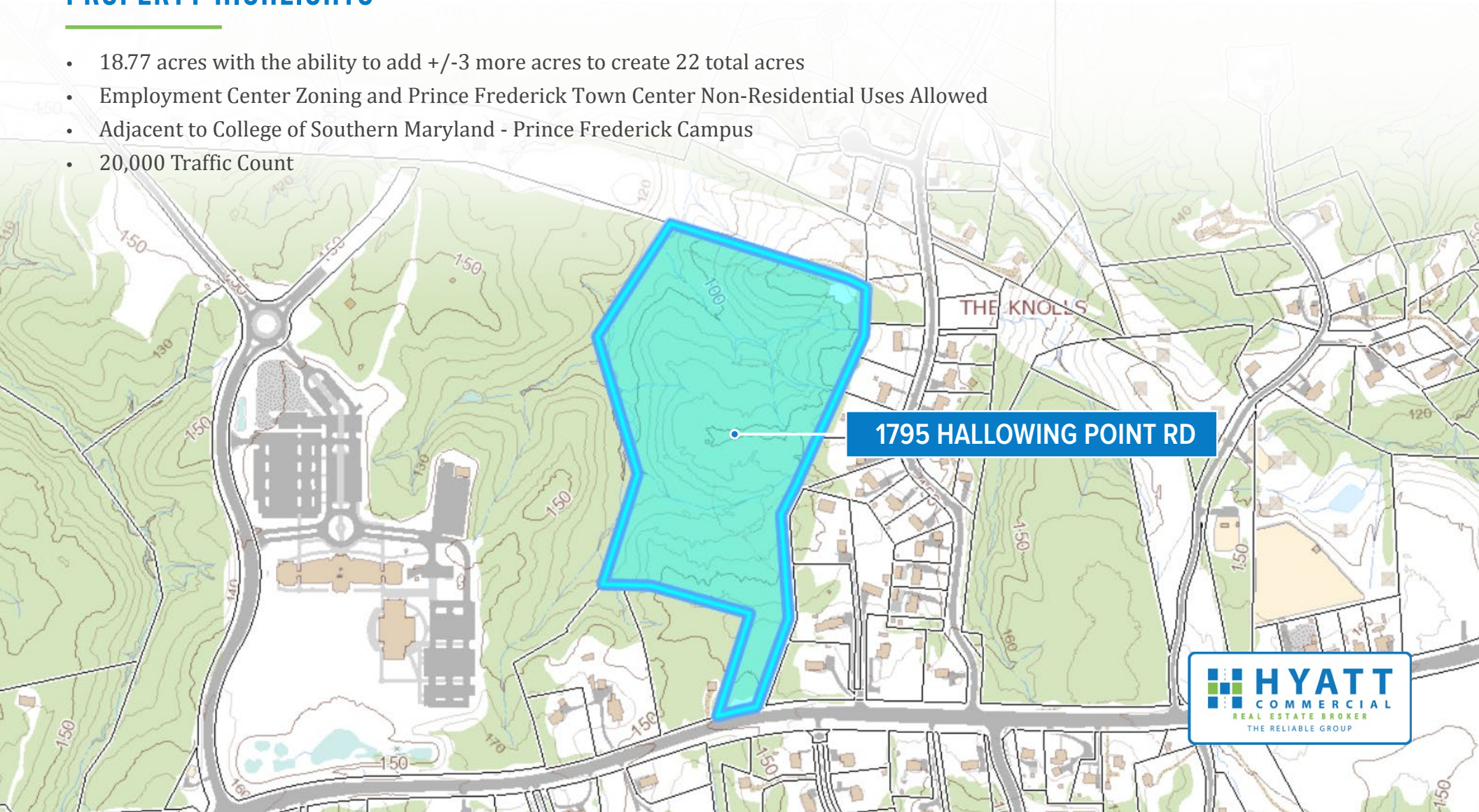
OFFERING

FOR SALE

Price ----- Price Withheld

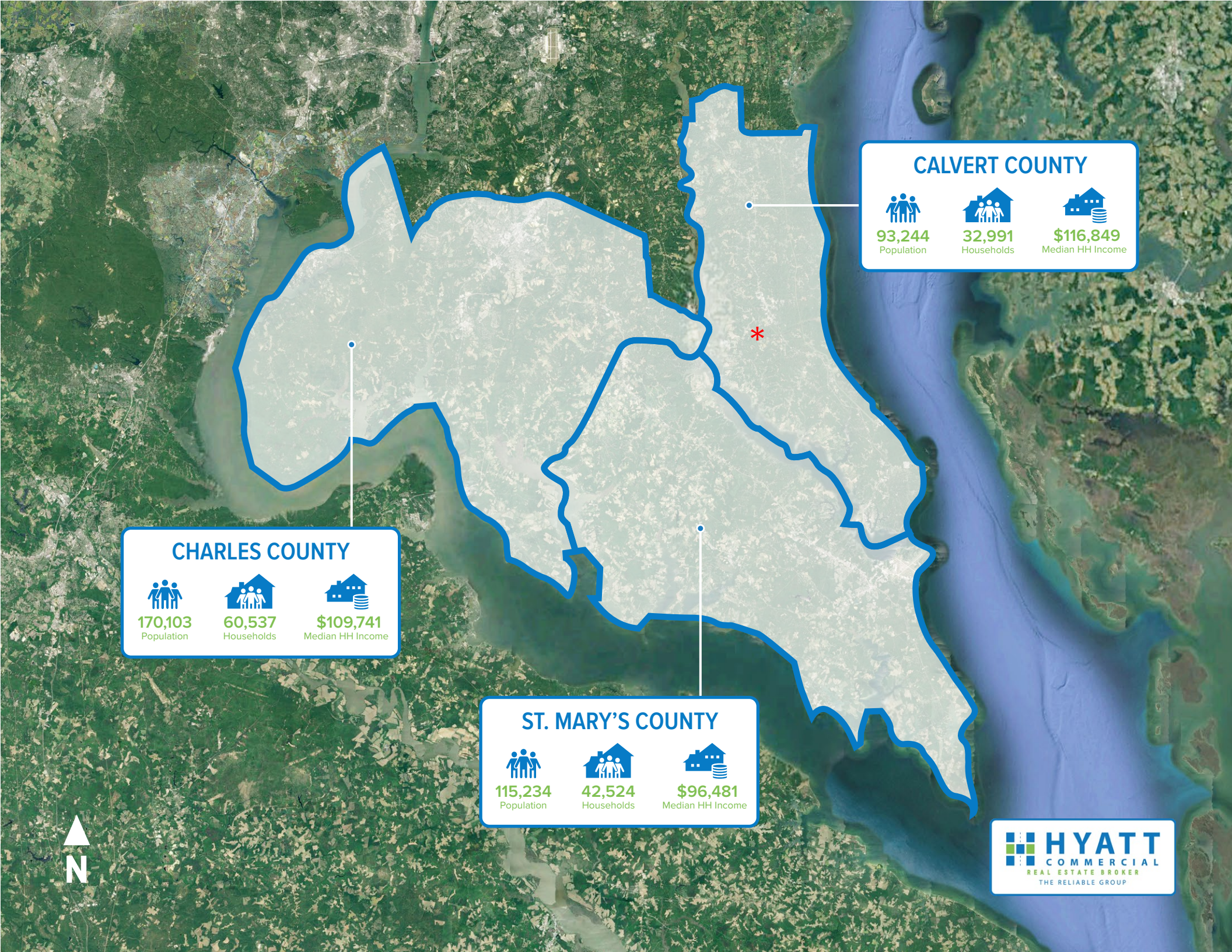
Property Type ----- Land

Lot Size ----- 18.77 Acres



1795 HALLOWING POINT RD





CALVERT COUNTY



93,244
Population



32,991
Households



\$116,849
Median HH Income



CHARLES COUNTY



170,103
Population



60,537
Households



\$109,741
Median HH Income



ST. MARY'S COUNTY



115,234
Population



42,524
Households



\$96,481
Median HH Income



Calvert Medical Center

Walgreens

five BELW ROSS DRESS FOR LESS BIG LOTS! Rainbow GMC

Giant Starbucks MOD BURGER KING DASH IN PAPA JOHN'S

POPEYES DHL WESTERN UNION T Mobile

Panera Bread FIVE GUYS BURGERS and FRIES Wawa

MATTRESS FIRM petco hair cuttery. SAKURA PRESS JAPANESE GRILL

PNC WESTERN UNION Walgreens

Rita's KUNG FU TEA 7 ELEVEN Chick-fil-A

weis Auto Zone M&T Bank IHOP

Nagaya MATTRESS Warehouse WesBanco

McDonald's Applebee's GRILL + BAR

DOLLAR TREE JOANN TRUIST

Bob Evans RESTAURANT Calvert Crab Seafood

Ledo PIZZA PASTO DELICIOSO OUTBACK STEAKHOUSE

BANK OF AMERICA TWP MOTORSPORTS verizon

SAFeway Gordy's The UPS Store UPS

BatteriesPlus+ Power It. Light it. Fix it.

KFC RACK ROOM SHOES PNC Hallmark

MIDAS SUBWAY

vape JUNGLE DREAM WEAVER CATERING AND CAFE

EBX PHARMACY FLYING FROG FITNESS MATTRESS Warehouse

Dominos PIZZA EZ-THAI

1795 HALLOWING POINT RD

Walmart

Ford

HALLOWING POINT RD

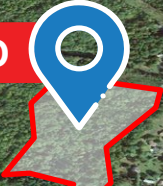
SOLOMONS ISLAND RD

Jeep RAM DODGE

HYATT COMMERCIAL REAL ESTATE BROKER THE RELIABLE GROUP

Benedict Bridge 7 min drive

College of Southern Maryland Prince Frederick Campus





2022 SUMMARY	1 MILE	3 MILE	5 MILE
Population	1,554	9,289	20,127
Households	546	3,329	6,937
Families	392	2,296	5,204
Average Household Size	2.82	2.70	2.86
Owner Occupied Housing Units	468	2,584	5,894
Renter Occupied Housing Units	78	745	1,043
Median Age	42.0	41.4	41.8
Median Household Income	\$111,177	\$103,340	\$115,953
Average Household Income	\$139,910	128,878	\$148,815



20,127
Population



2.86
Average HH Size



41.8
Median Age



\$115,953
Median HH Income

HALLOWING POINT RD (20,000 VPD)



CONTACT

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