

# Land for Sale

## Faulkner, MD



**2 Lots**  
**1.05 AC**  
**5.92 AC**



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# Highlights

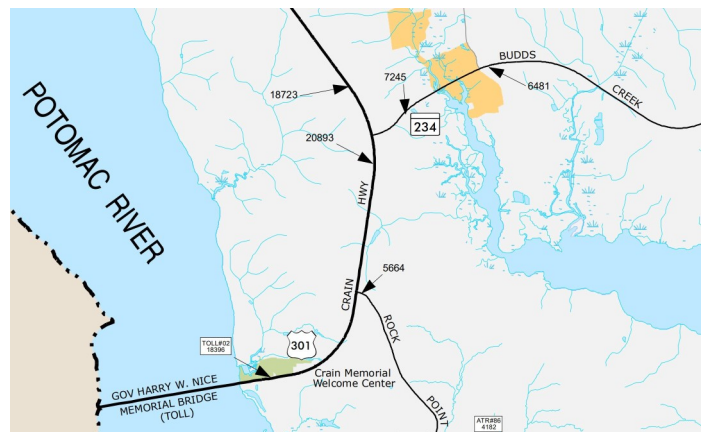


## 11050 Crain Hwy. Faulkner, MD

**6.93 ACRES**

- ◆ **Current use is the Thunderbird Motel.**
- ◆ **Subject site is located within 5 miles of the new Middleton Bridge which goes directly over the Potomac River into King George, VA.**
- ◆ **Maryland International Raceway, located 8.5 miles from subject property, has an annual attendance of more than 200,000 people.**
- ◆ **CV Zoning (Village Commercial) - Retail, Financial Institution, General Commercial.**
- ◆ **Excellent visibility and direct access to US 301.**
- ◆ **Within 10 miles of LaPlata, MD**
- ◆ **Can be purchased with adjacent corner lot to provide direct access to RT 234 as well as RT 301.**

## Traffic Map 2023

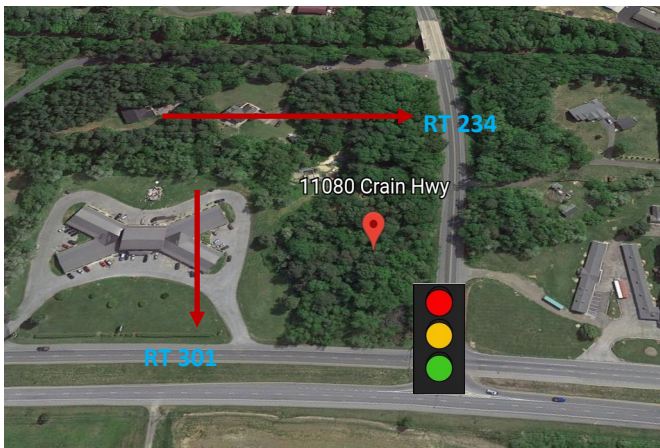


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# Highlights

## 11080 Crain Hwy. Faulkner, MD

**1.05 ACRES**



- ◆ **Corner Lot** located at a signalized intersection.
- ◆ **Subject site** is located on the corner of 2 MAJOR high-ways, US 301 and US 234 with a full signalized intersection. US 234 is a major County Connector between Charles County and Saint Mary's County.
- ◆ **The New Middleton Bridge** replaced the Harry Nice, two-lane, Bridge. It will include four, 12 ft wide lanes. The current traffic count on the bridge is approximately 18,000 vehicles per day. This number is expected to increase by 30% since the New Middleton Bridge is was completed 2023.
- ◆ **Maryland International Raceway**, located 8.5 miles from subject property, has an annual attendance of more than 200,000 people.
- ◆ **Health department approved and recorded perc.**
- ◆ **CV Zoning (Village Commercial) - Retail, Financial Institution, General Commercial.**
- ◆ **Excellent visibility and access to US 301.**
- ◆ **15,000 + new homes** being built within a 10 mile radius symbolizing substantial growth in the Southern region of Charles County.

## Estimated Demographics

	Population	Avg. Household Income
1 Mile	6,700	\$115,645
5 Miles	98,284	\$104,383

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