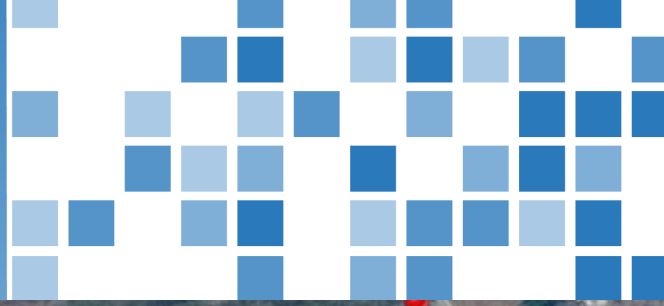


INDUSTRIAL LAND FOR SALE/LEASE



Jenkins Hughesville

6550 Thorne Place, Hughesville, MD 20637

Property Description

Raw land to be developed. Will consider sale, lease or possible build to suit.

Location Description

Industrial land located just east of the intersection of Rt. 5 (Leonardtwn Rd) and Prince Frederick Rd (Rt. 231)

Property Highlights

- 107± acres CC Zoned-Industrial/ retail
- Near major commuter highways - US RT 301 / MD Rt 4 / MD Rt 5
- Uses: industrial distribution, assembly, retail or service
- Currently owned by experienced developers
- Will accommodate large building up to 850,000 SF

Offering Summary

Sale Price:	Subject to Offer
Lease Rate:	Negotiable
Lot Size:	+/-107.0 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	190	4,392	22,216
Total Population	602	13,593	65,503
Average HH Income	\$128,363	\$114,884	\$103,763



PRESENTED BY:

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301.643.2496
twood@hyattcommercial.com

JUSTIN MULLEN
410.260.6546
jmullen@hyattcommercial.com

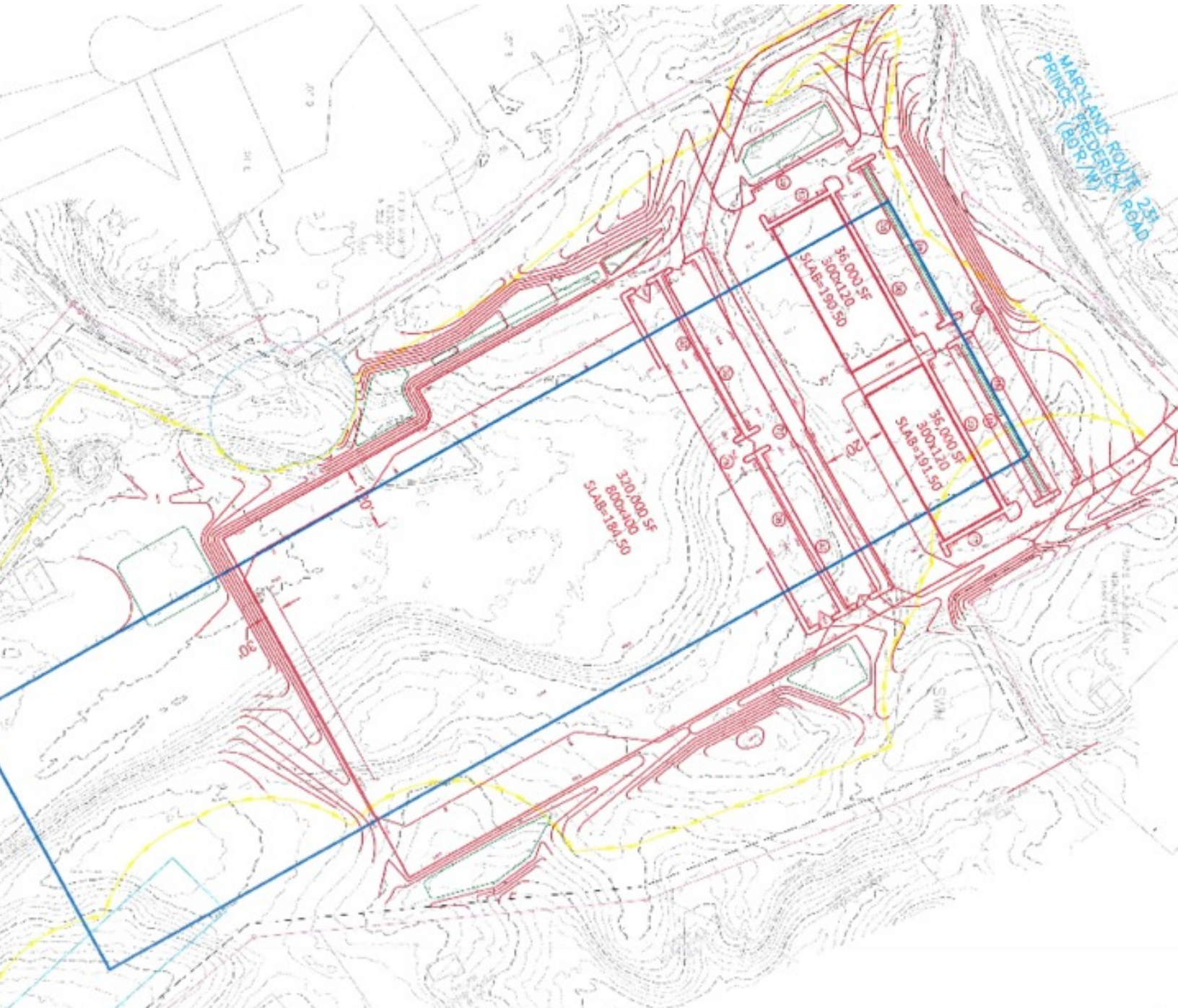
200 WESTGATE CIRCLE, SUITE 502
410.266.8800
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JENKINS HUGHESVILLE

6550 THORNE PLACE
HUGHESVILLE, MD 20637



SITE PLAN



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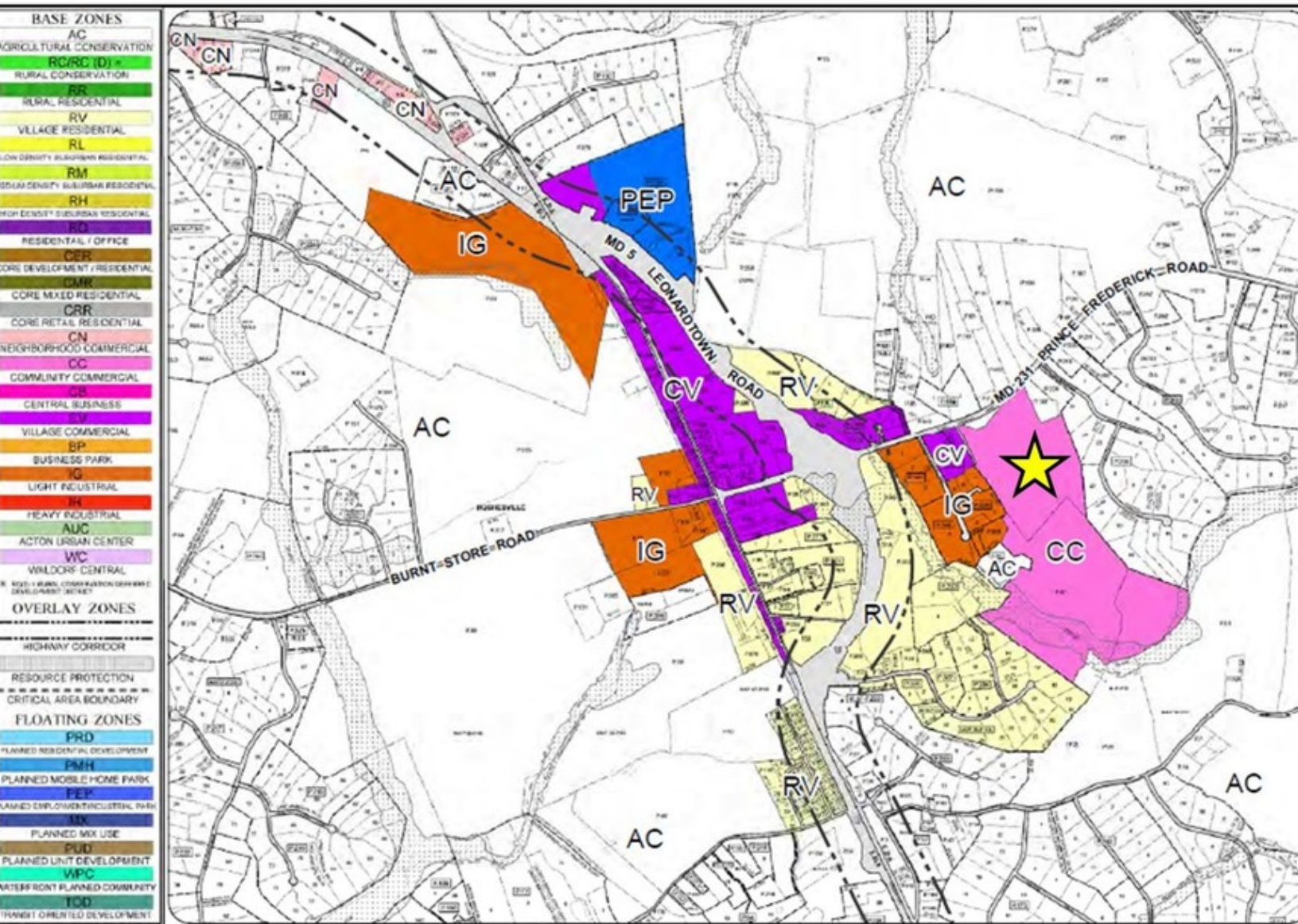
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JENKINS HUGHESVILLE

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ZONING MAP



BASE ZONES

- AC AGRICULTURAL CONSERVATION
- RC/RC (D) RURAL CONSERVATION
- RR RURAL RESIDENTIAL
- RV VILLAGE RESIDENTIAL
- RL LOW DENSITY SUBURBAN RESIDENTIAL
- RM MEDIUM DENSITY SUBURBAN RESIDENTIAL
- RH HIGH DENSITY SUBURBAN RESIDENTIAL
- RO RESIDENTIAL / OFFICE
- CCF CORE DEVELOPMENT / RESIDENTIAL
- CMK CORE MIXED RESIDENTIAL
- CRR CORE RETAIL RESIDENTIAL
- CN NEIGHBORHOOD COMMERCIAL
- CC COMMUNITY COMMERCIAL
- CB CENTRAL BUSINESS
- CV VILLAGE COMMERCIAL
- BP BUSINESS PARK
- IG LIGHT INDUSTRIAL
- IH HEAVY INDUSTRIAL
- AUC ACTION URBAN CENTER
- WC WILSDORF CENTRAL

OVERLAY ZONES

- HC HIGHWAY CORRIDOR
- RP RESOURCE PROTECTION
- CA CRITICAL AREA BOUNDARY

FLOATING ZONES

- PRD PLANNED RESIDENTIAL DEVELOPMENT
- PMH PLANNED MOBILE HOME PARK
- PEP PLANNED EMPLOYER/INDUSTRIAL PARK
- MX PLANNED MIX USE
- PUD PLANNED UNIT DEVELOPMENT
- WPC WATERFRONT PLANNED COMMUNITY
- TOD TRANSIT ORIENTED DEVELOPMENT

0	1,250	2,500	5,000	Feet
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Information contained on this drawing is for essential purposes only and is not meant to be used for non-essential purposes.

SCALE	DATE
CHARLES COUNTY GOVERNMENT Department of Planning and Growth Management	NOV 2017

HUGHESVILLE CURRENT ZONING
EXHIBIT B
ZONING MAP
CHARLES COUNTY, MD

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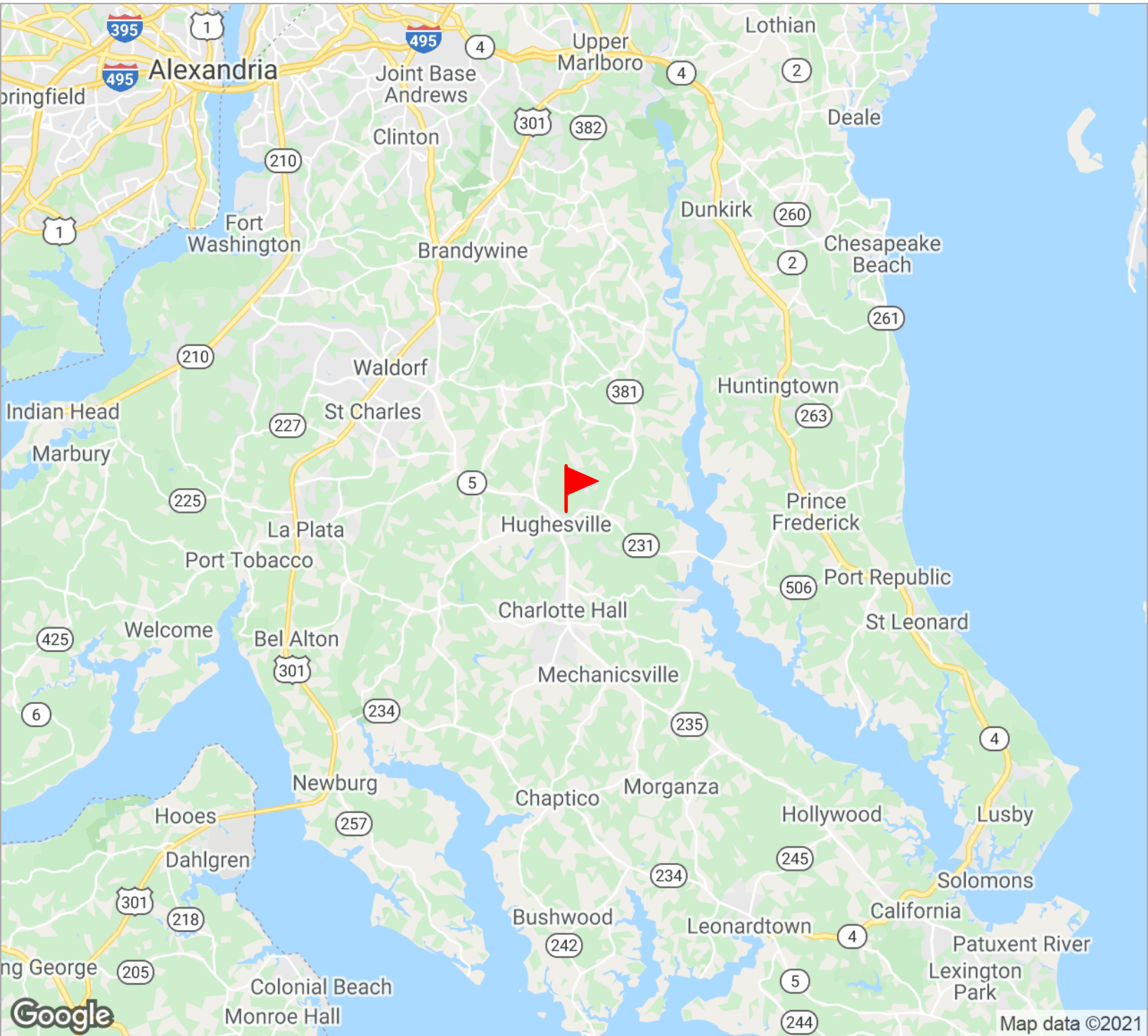
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LOCATION MAPS



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