

7000 S.W. Crain Highway

Upper Marlboro, MD 20772

Prince George's County



We are pleased to offer 7000 Crain Highway this 78-acre property with the potential for a 12 estate lot subdivision in Upper Marlboro, Maryland. The property, located at 7000 S.W. Crain Highway, allows for convenient access from Old Crain Highway, and is just minutes away from The Show Place Arena and various shopping centers. This property presents a perfect opportunity for high-end residential developers and home builders in



Project Summary

Parcels:	Tax Map 101, Grid D4, Parcel 263
Lot Sizes:	2+ acres
Site Acreage:	78 +/- total acreage
Utilities:	Well and Septic
Zoning:	Residential-Agricultural (RA) – Standard lot size of 2 acres; maximum of .5 dwelling units per net acre.
Est. Timeline:	Raw, zoned land. Approx. 2 years to record plat.
Schools:	Marlton Elementary, James Madison Middle, and Frederick Douglass High
Amenities:	Located minutes away from The Show Place Arena and various shopping centers. Convenient access to Route 4, 301 and Old Crain Highway
Driving Directions:	From Pennsylvania Avenue (Route 4) East to Crain Highway (Route 301) South, continue for 2 miles, 7000 Crain Highway is just past Croom Station Road on the right.
Additional Materials:	Due diligence materials are available upon request.
Terms:	Short term close, seller willing to provide time to obtain approvals
Asking Price:	\$595,000

For additional information/inquiries contact:

Raffi Karamian at (410) 266-5100 ext. 129

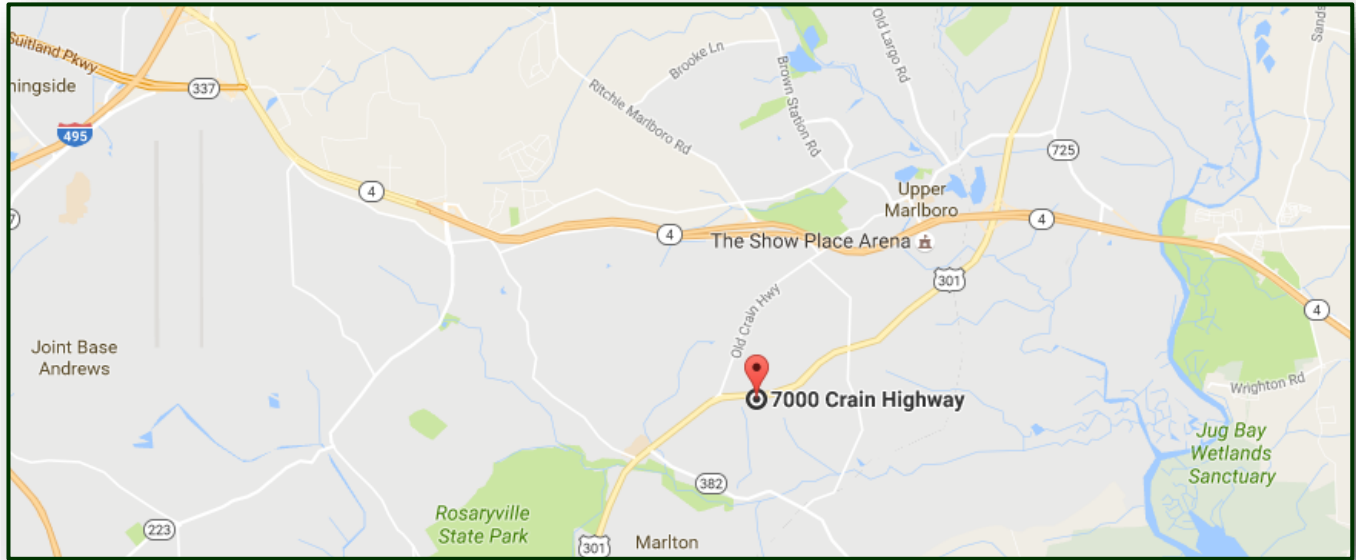
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or

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Location Map



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