

29 FINISHED SINGLE FAMILY LOTS UPPER MARLBORO, MD

INTERSECTION OF CROOM ROAD AND DULEY STATION ROAD
PRINCE GEORGE'S COUNTY, MARYLAND 20740



- 29 finished single family lots with base-coat paved roads and storm water management facilities in place.
- Full approvals in place; Seller has development summary in hand performed by CDDI outlining path to groundbreaking.
- Three cul-de-sac layout allows for great phasing opportunity.
- Lots range from .7 acres to 7 acres.

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Duvall Woods

- Location:** Duley Station Road, at the corner of Croom Road. Project sits 3.3 miles from Rt. 301 by Duley Station Road.
- Condition:** The property is currently improved with all roads in place with base coat paving, and all storm water management devices in place. Project wide mass grading is complete.
- Tax Map:** Prince George's County Tax Map 128, Grid D-1
- Acreage:** 54.48 acres
- Zoning:** Current zoning is R-R and R-E
- Access:** Property is accessed at three separate points along Duley Station Road.
- Utilities:** Water and sewer categories for the project are: W-6 and S-6. (Well and septic)
- Studies:** Record Plat, Wetland study, Floodplain study, Conceptual Storm Water Plan, Boundary and Topo, Tree Conservation Plan, Landscape Plan, Grade Establishment Plan, and Storm Drain Plan, and all other engineering for the project is available upon request, or through a meeting with CDDI.
- Contact:** Mike Sponseller
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