EXCLUSIVE LISTING: KEPPLER ROAD

5301 KEPPLER ROAD, TEMPLE HILLS, MARYLAND 20748

SALE

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HOGAN is pleased to present the exclusive offering of 5301 Keppler Road, Temple Hills in Prince George's County, Maryland. The 39.48 acre property is located by the intersection of the Capital Beltway (MD-95/495) and Branch Ave (MD 5). It is divided into two parts separated north to south by the Capital Beltway. There is an existing sound wall, which presents a huge cost saving for future development. Potential developments include senior housing and single family residential.

5301 Keppler Road is minutes away from National Harbor and 3 miles from the Branch Ave Metro station. Also in close proximity are the Metro Place at Town Center, a vibrant mixed-use community which will be the future home of the U.S. Citizenship and Immigration Services, bringing an additional 3,000 employees to the area.

**Existing Conditions:** Primarily wooded on northern parcel with a stream along the northern property line continuing south. The southern parcel is partially developed with a 2,305 square foot home.

**Utilities:** Onsite or in close proximity

**Council District:** District 8
AERIAL OVERVIEW
STREET VIEW
The property is in the Rural Residential (R-R) zone. By-right uses include low density single-family dwelling units, bed and breakfast, family daycare and private schools. Senior housing and assisted living uses may be permitted via a special exception.

The site is subject to the 2013 Central Branch Ave Corridor Revitalization Sector Plan and the 2006 Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area.

The purposes of the R-R Zone are:
- To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- To facilitate the planning of one-family residential developments with moderately large lots and dwellings of various sizes and styles;
- To encourage the preservation of trees and open spaces; and
- To prevent soil erosion and stream valley flooding.
CONCEPTUAL SITE PLAN

DISCLAIMER
This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither HOGAN nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.