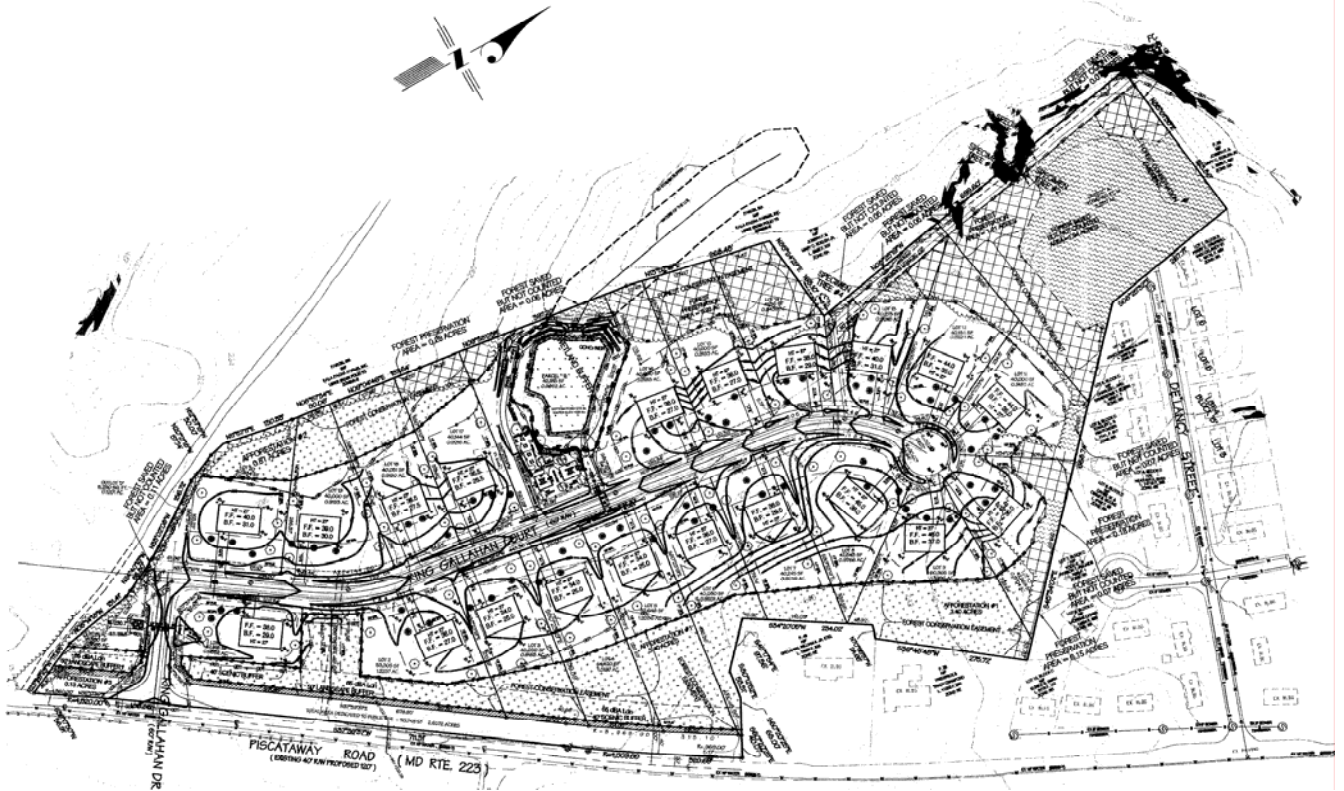


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KING GALLAHAN SUBDIVISION

PISCATAWAY ROAD (MD ROUTE 223), CLINTON
PRINCE GEORGE'S COUNTY, MARYLAND 20735



For Sale

23 lot single family community well located just minutes from Branch Avenue and Indian Head Highway. Property is mostly cleared and flat with a rural, estate lot feel very close to shopping and amenities that Brandywine, Clinton, and Waldorf have to offer.



King Gallahan

Entitlement History and Status:

- Preliminary Plan 4-041186 approved 01/06/2005
- TCPI/66/04 approved 03/30/2005
- Limited DSP-05077 approved 09/06/2006
- TCPII/144/05 approved 09/25/2006
- Record Plat Recorded 03/06/2007 (20 lot subdivision)
- Minor Preliminary Plan 4-08013for Outlot A approved for 3 lots on 12/18/2008
- TCPI/66/04-1 approved 12/18/2008
- Record Plat Recorded 09/15/2009 (3 lot minor subdivision)
- TCPII/144/05-01 approved 01/28/2011

Tax Map: Map 124

Gross Tract: 28.82 acres

Zoning: R-E (Residential Estate)

Lot Size: Lots average approximately +/- 1 acre

Utilities: Public water and sewer

Schools: Clinton Grove Elementary
Gwynn Park Middle School
Gwynn Park High School

Amenities: Tot-lot recreation/picnic area required to be completed prior to the 10th building permit.

Directions: Route 495 (Capital Beltway) to Route 5 (Branch Avenue) South. Exit onto MD-223 (Woodyard Road) South toward Clinton. Property is approximately 4 miles on your right.

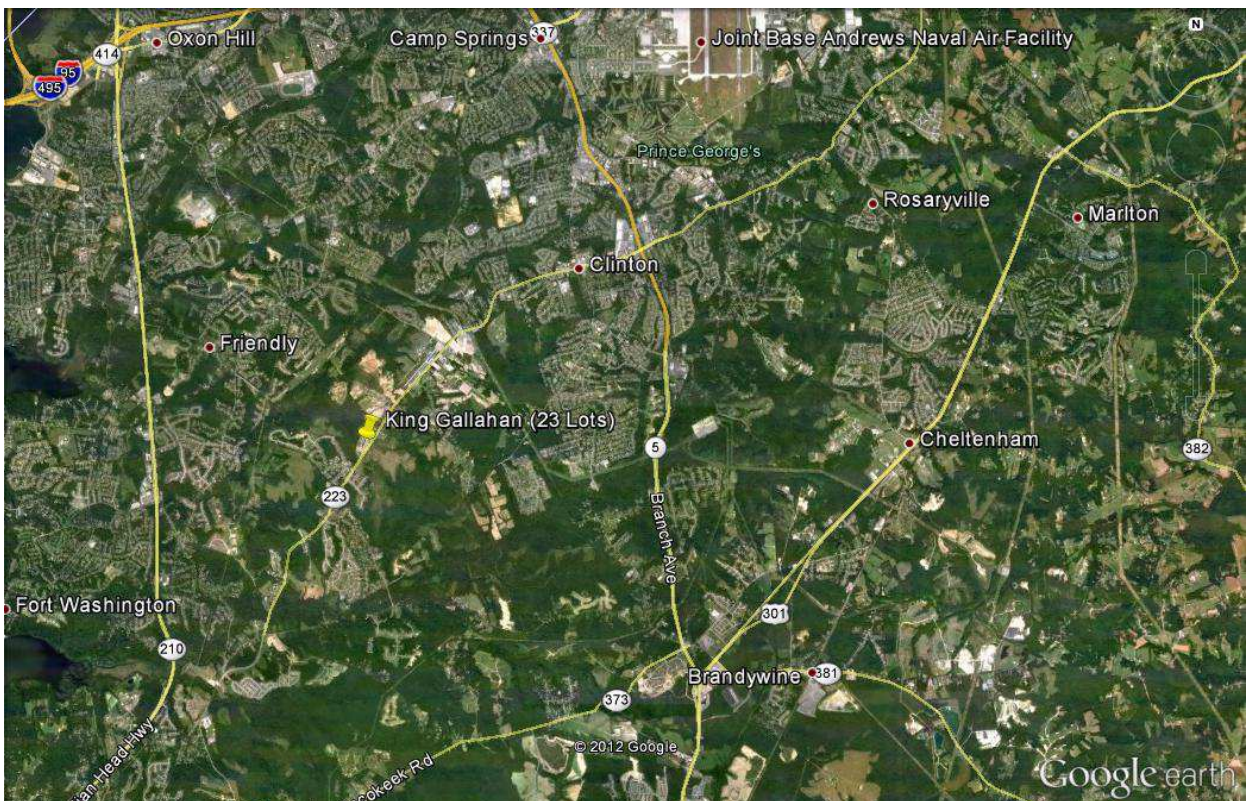
Price: \$1,225,000

Contact: Kevin Setzer
(410) 266-5100 ext. 36
Ksetzer@hogancompanies.com



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Site Pictures



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