

Commercial Real Estate



OFFER

MEMORANDUM

12.9 AC of Land for Sale

GALLAHAN ROAD, FORT WASHINGTON, MD 20744

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Disclaimer: Floor plans, site plans, and other visual representations have been scaled down and reproduced, and may not be to scale. The details provided here have been supplied by the property owner or other reliable sources. It is recommended to verify all information before making any purchase or lease decisions. While we believe the information to be accurate, we cannot guarantee its precision.

PROPERTY SUMMARY

The Williams-Suber development site is located in Clinton, Maryland. Just south of the National Harbor, the development site was previously approved for 10 total estate homes, but has versatility for an assortment of uses. This property is a premium 12.9 acre historic building site in Prince George's County, and is the perfect investment opportunity for the area. Touted as one of the top destination in Prince George's County, the Clinton area is highly desirable, with schools, military and outdoor recreation in abundance.

PRICE: \$799,800

FEATURES:

- Development opportunity
- 12.9 acres
- R-E zoning / Conservation subdivision
- County entitlement, sewer and water approvals
- Located in a development rural residential area

AREA DESCRIPTION:

- Undeveloped lot zoned for R-E / Conservation Subdivisions.
- Centered in a expanding rural residential area in Clinton. Direct access via historic Gallahan Road.



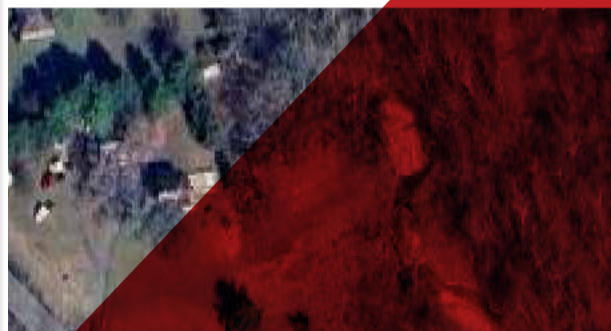
PROPERTY DESCRIPTION

▶ LOCATION

Tax Map 132, Grid D4, Parcel 144
Clinton, MD 20744

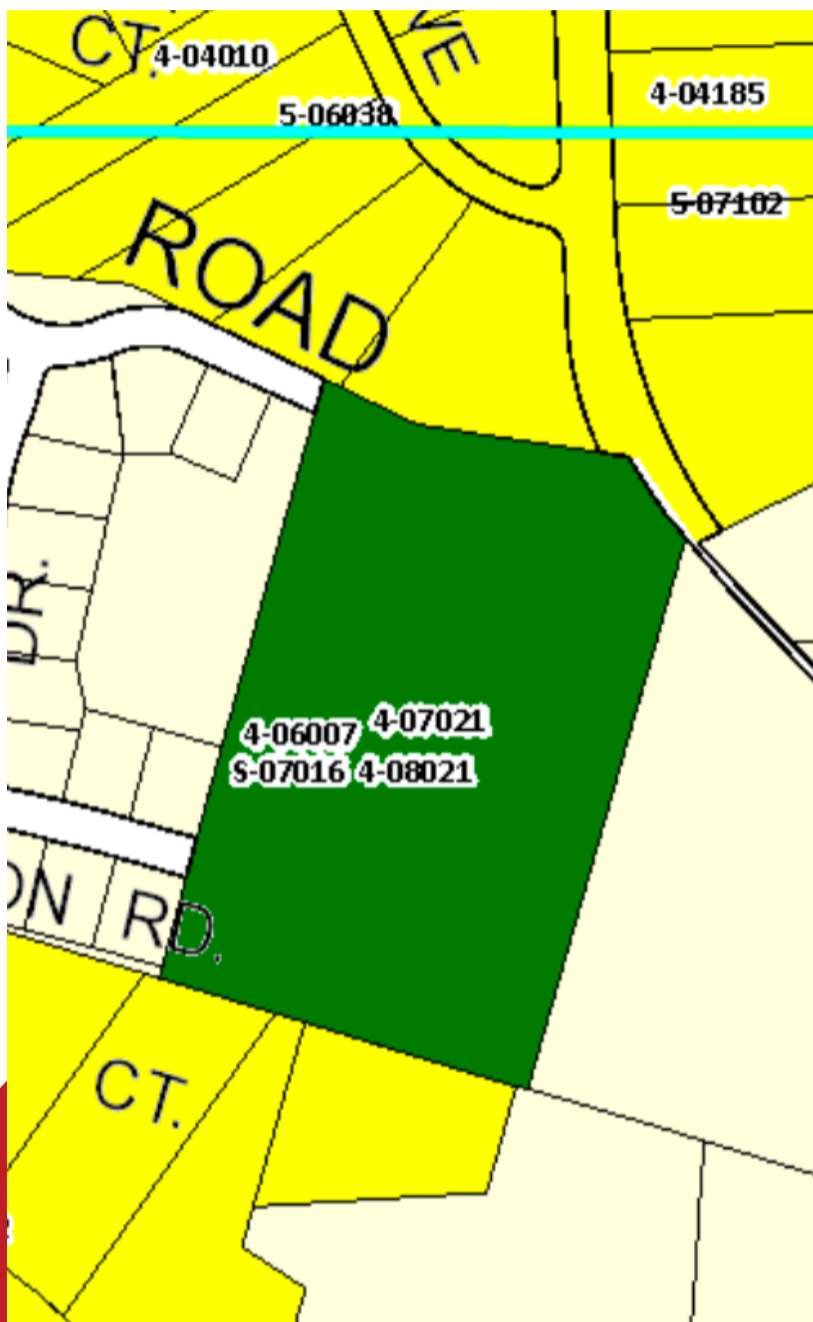
▶ SPECIFICATIONS

Property Type:	Undeveloped Land
Tax Map:	132
Grid:	D4
Parcel:	144
Land:	12.9 acres
Zoning:	R-E / Conservation Subdivision
Development Potential	10 Single Family Residential Lots



▶ MARKET HIGHLIGHTS

- Strong residential market
- New home starts (+7.6 percent to 141 thousand)
- Low Price: \$429,987
- High Price: \$700,762
- Average Market Price: \$577,550
- Average Price / SF: 4465



PROPERTY ZONING

Provides for low-density, single-family detached dwellings in a rural estate setting; respects natural land features and conserves open spaces.

Minimum lot size

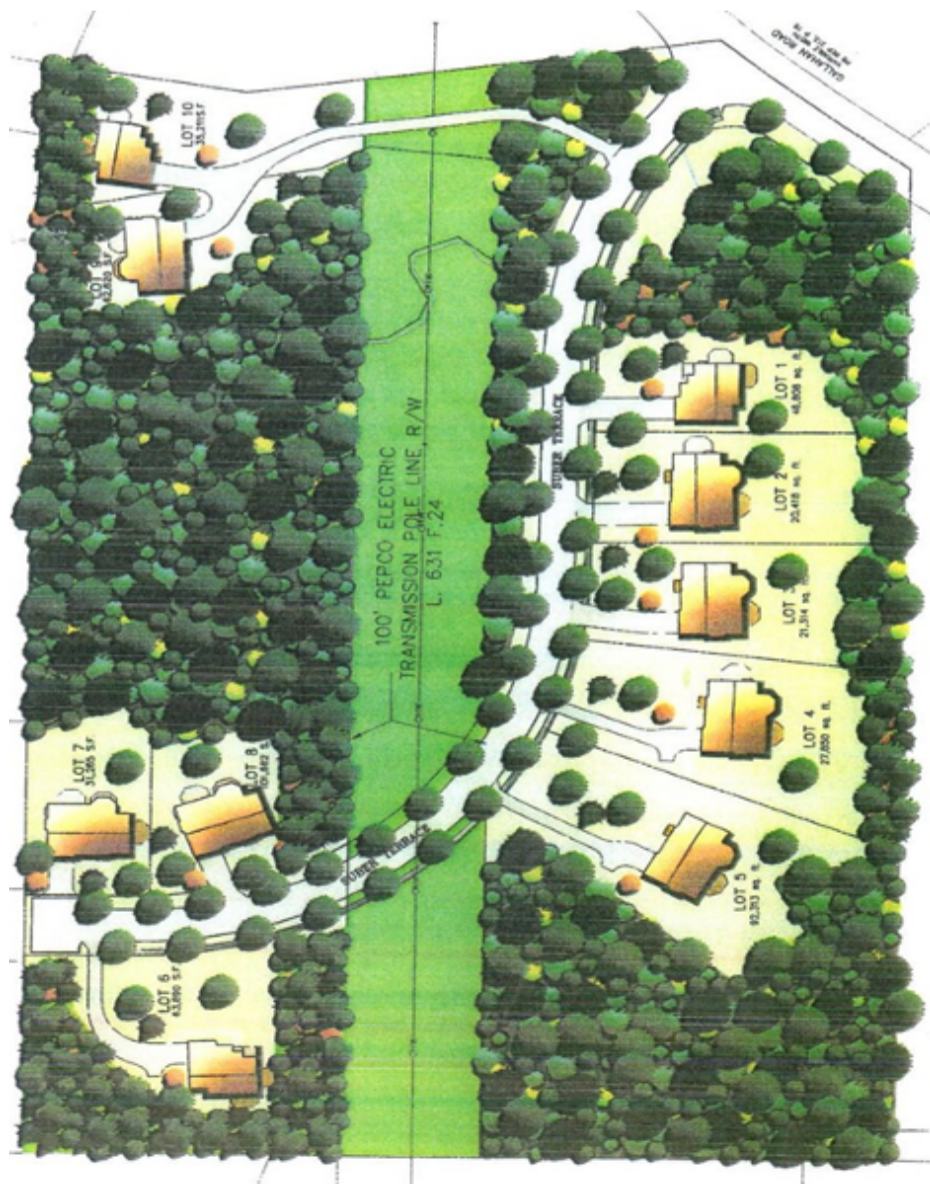
Single-family dwelling – 40,000 sq. ft

Other uses – 40,000 sq. ft

Agricultural uses – 2 acres

Maximum dwelling units per net acre – 1.08

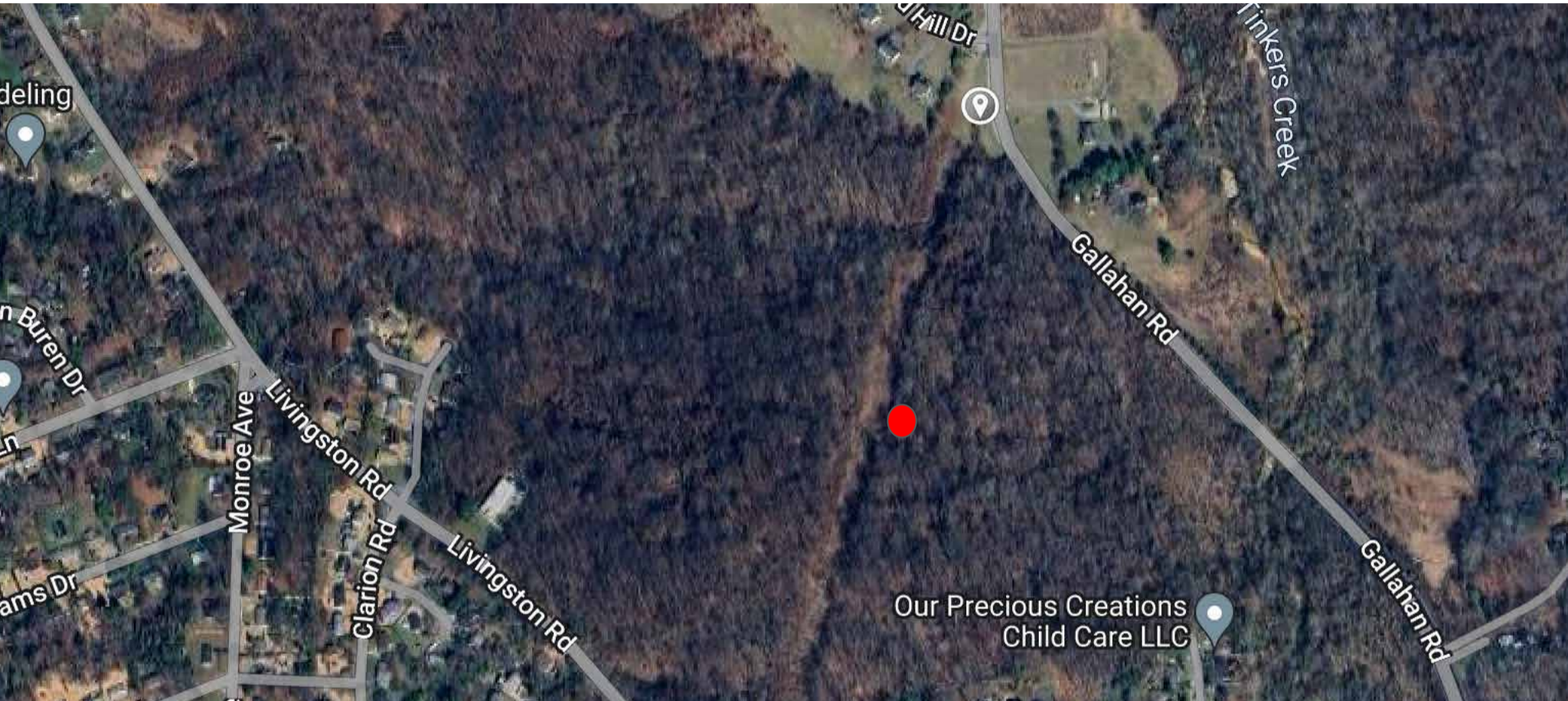
Development Example.



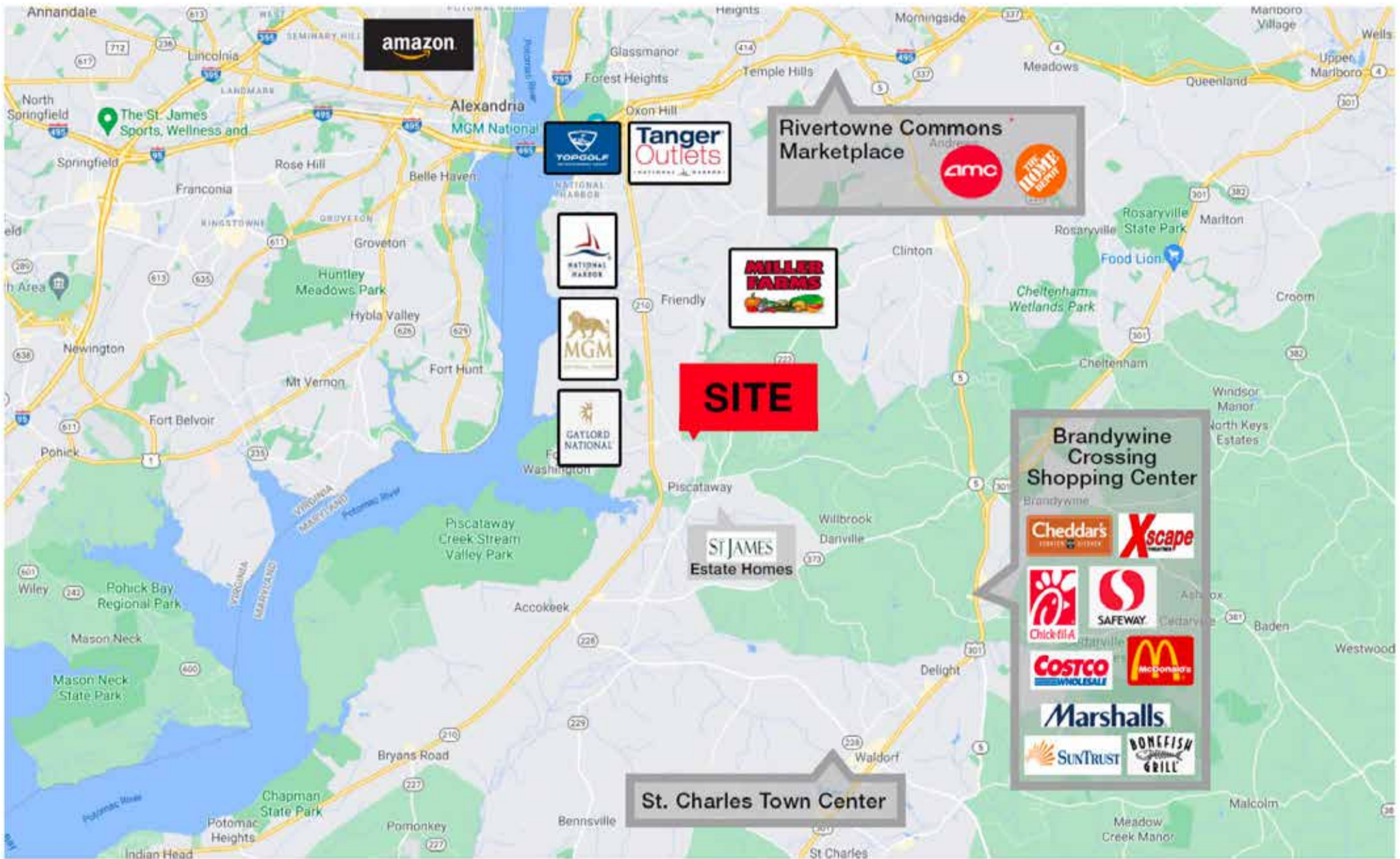
ZONE: RE - RESIDENTIAL ESTATE

The eight Residential Base Zones are intended to provide residential housing choices, affordability, and diversity to create comfortable, healthy, safe, and pleasant neighborhood. The single-family detached zones typically allow for limited agriculture and forestry-related uses, limited institutional uses, and limited recreation uses that support single-family development. The higher-density residential zones typically allow for more non-residential uses intended to support residents' needs.

PHOTOS & MAPS



AMENITIES

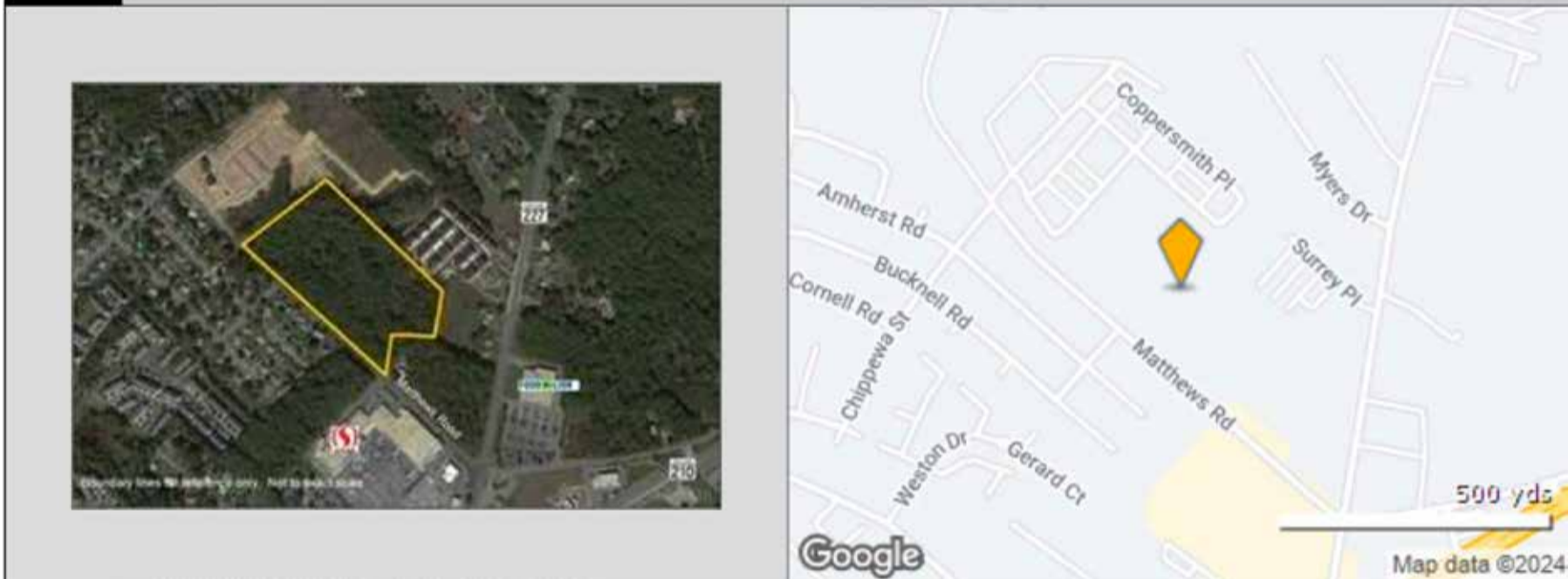


SITE MAP

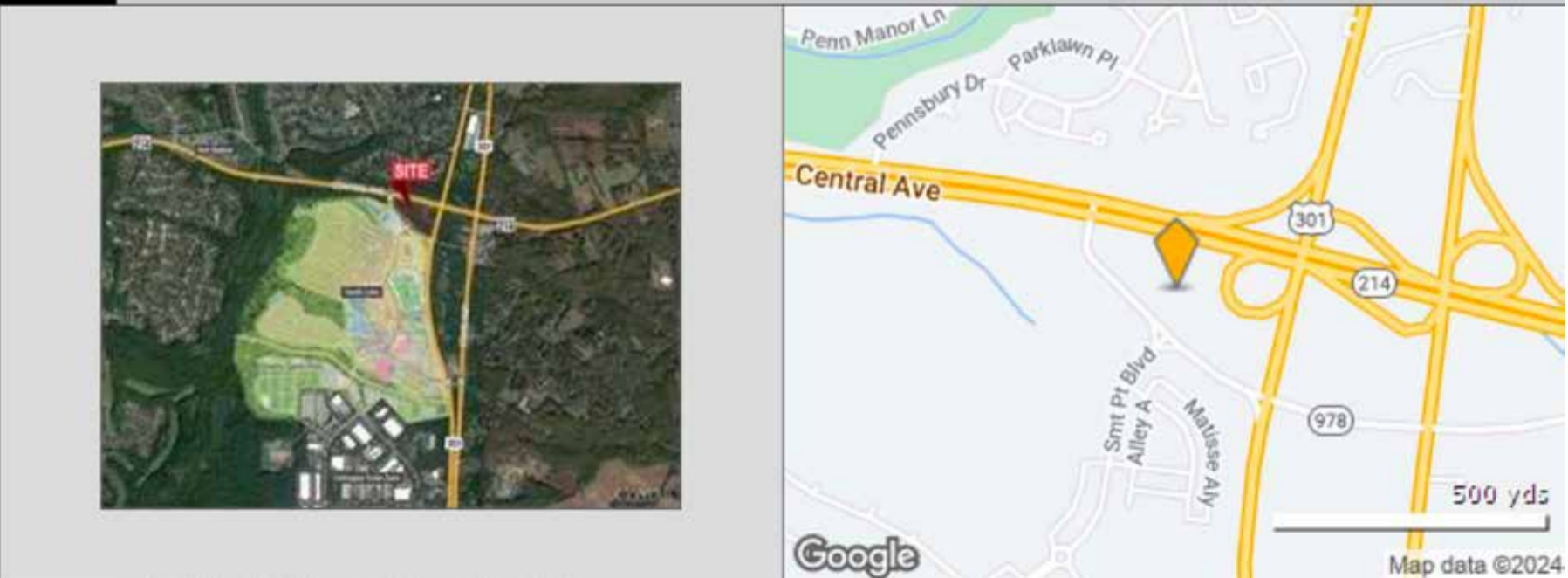


SALE COMPARABLES


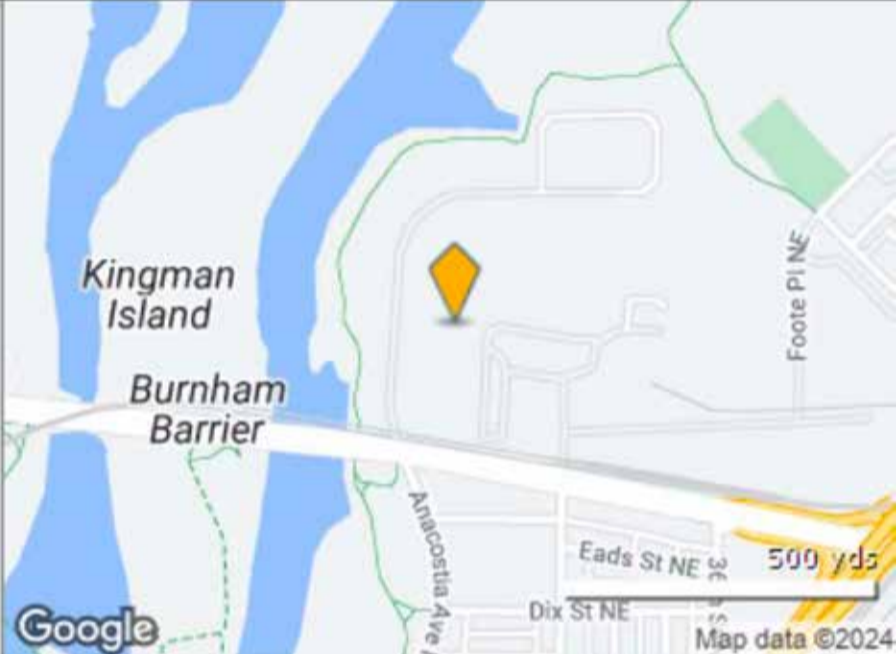
1	Matthews Rd - Parcel 396	SOLD
	Bryans Road, MD 20616 Sale on 3/14/2024 for \$12,528,000 (\$770,953.85/AC) - Research Complete Residential Land of 16.25 AC (707,850 SF)	


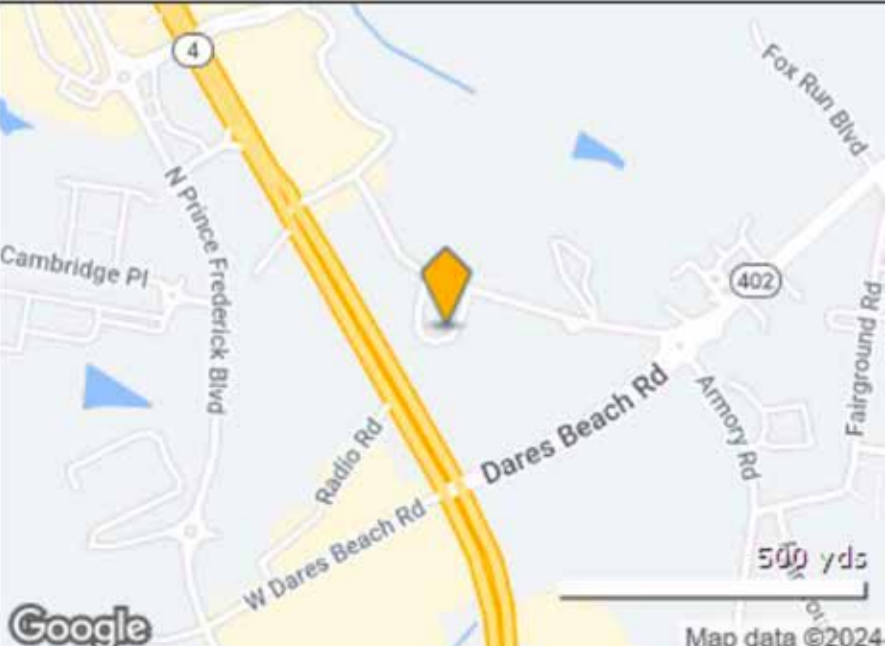


2	16200 Old Central Ave - 16200 Old Central Ave	SOLD
	Upper Marlboro, MD 20774 Sale on 3/13/2024 for \$4,100,000 (\$517,023.96/AC) - Research Complete Commercial Land of 7.93 AC (345,431 SF)	



SALE COMPARABLES

3	3400 Benning Rd NE Washington, DC 20019 Sale on 12/21/2023 for \$10,250,000 (\$964,252.12/AC) - Research Complete Commercial Land of 10.63 AC (463,043 SF)	SOLD
		

4	170 Armory Rd Prince Frederick, MD 20678 Sale on 10/21/2022 for \$3,871,400 (\$298,949.81/AC) - Research Complete Commercial Land of 12.95 AC (564,102 SF)	SOLD
		

OFFER GUIDELINES

PRICE: \$799,800

TERMS

The Property is being offered on an "as-is, where-is" basis.

TRANSACTION TIMELINE

After distributing the offering materials, brokers will be available to discuss the information with prospective buyers and address any of their questions. Prospective buyers can schedule and take property tours by appointment. The seller will review all offers submitted through Blake Dickson Real Estate.

SITE TOURS

Upon request, property/market tours will be provided. Per the Confidentiality Agreement, all questions from prospective buyers must be directed to the Broker - they are prohibited from contacting the Seller, tenants, or property management. Additionally, prospects may only tour the Property when accompanied by a representative of the Seller or Broker.

UNDERWRITING

Blake Dickson Real Estate is exclusively presenting this confidential investment opportunity to a select group of qualified investors. The Seller will use their sole and absolute discretion to select the prospective purchaser, considering factors such as:

- Offer price and terms
- Prospective purchaser's financial strength
- Level of investment discretion
- Depth of property and market due diligence
- Experience with similar transactions
- Industry reputation


CLOSING COSTS

The purchaser will be responsible for all closing costs. Real property transfer taxes will be split evenly between the purchaser and seller, and each party will cover their own attorney fees.

12.9 AC of Land for Sale
GALLAHAN ROAD
FORT WASHINGTON, MD 20744



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CONTACT US