



# LAND & COMMERCIAL, INC.

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## 13900 Mattawoman Road

### Brandywine, MD 20613 Property Information:

- ◆ 30 acres at full lighted intersection
- ◆ CORNER PROPERTY with High Traffic & Visibility
- ◆ MXT zoning— many types of businesses permitted—hotel, fast food, shopping center, multi-family etc.
- ◆ This 30 AC dedicated Retail Master Planned Land of 196 Acre Stephen's Crossing Community
- ◆ HIGH VISIBILITY: Property fronts US Rte 301 Crain Hwy where Average Daily Traffic count is 32K+; 0.5mi to MD Rte 5 Branch Ave w/ ADT 65K+
- ◆ Adjacent to the Southern Area Aquatic and Recreation Complex (SAARC), the first Multi-Generational Community Recreational Center in Prince George's County. The 75,000 SF project includes a natatorium, a gymnasium, a fitness room & flexible programmable space, a \$37 Million facility.

Note: The information contained within this publication has been obtained from sources believed reliable. While we believe it is accurate, we make no guarantees, warranties or representations as to its accuracy.



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