

For Sale
Six Recorded Lots



NAMichael

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Six Recorded Lots



Contact Agent(s) for more information



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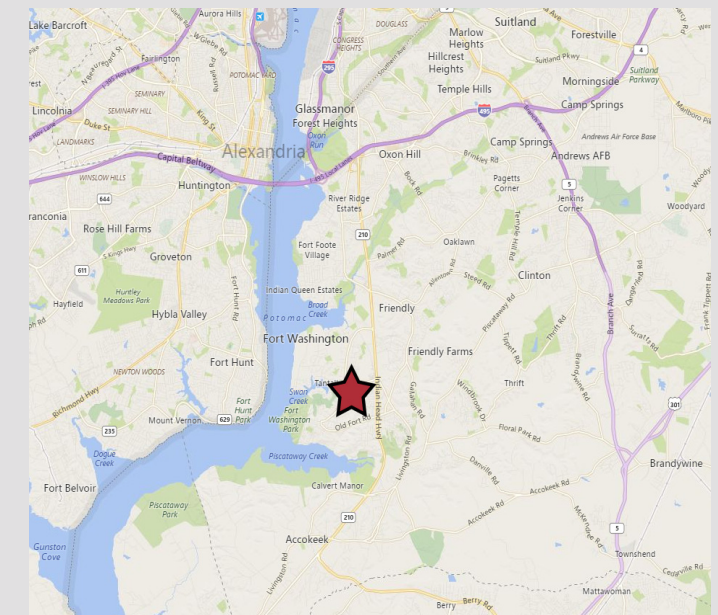
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13203-13217 Old Fort Road

Fort Washington, Prince George's County, MD

Property Description

- Approx. 6.239 acres
- Six (6) recorded lots
- Zoned R-80 (Single Family Detached)
- Minutes from Indian Head Hwy. and I-95
- Close to shopping and amenities
- Water Systems Area 3 and Sewer Systems Area 3 with water and sewer service near site
- In active residential development area with excellent amenity support
- Exceptionally well priced hard-to-find buildable lots
- **OFFERING PRICE: ~~\$635,000.00~~**
REDUCED PRICE: \$480,000.00



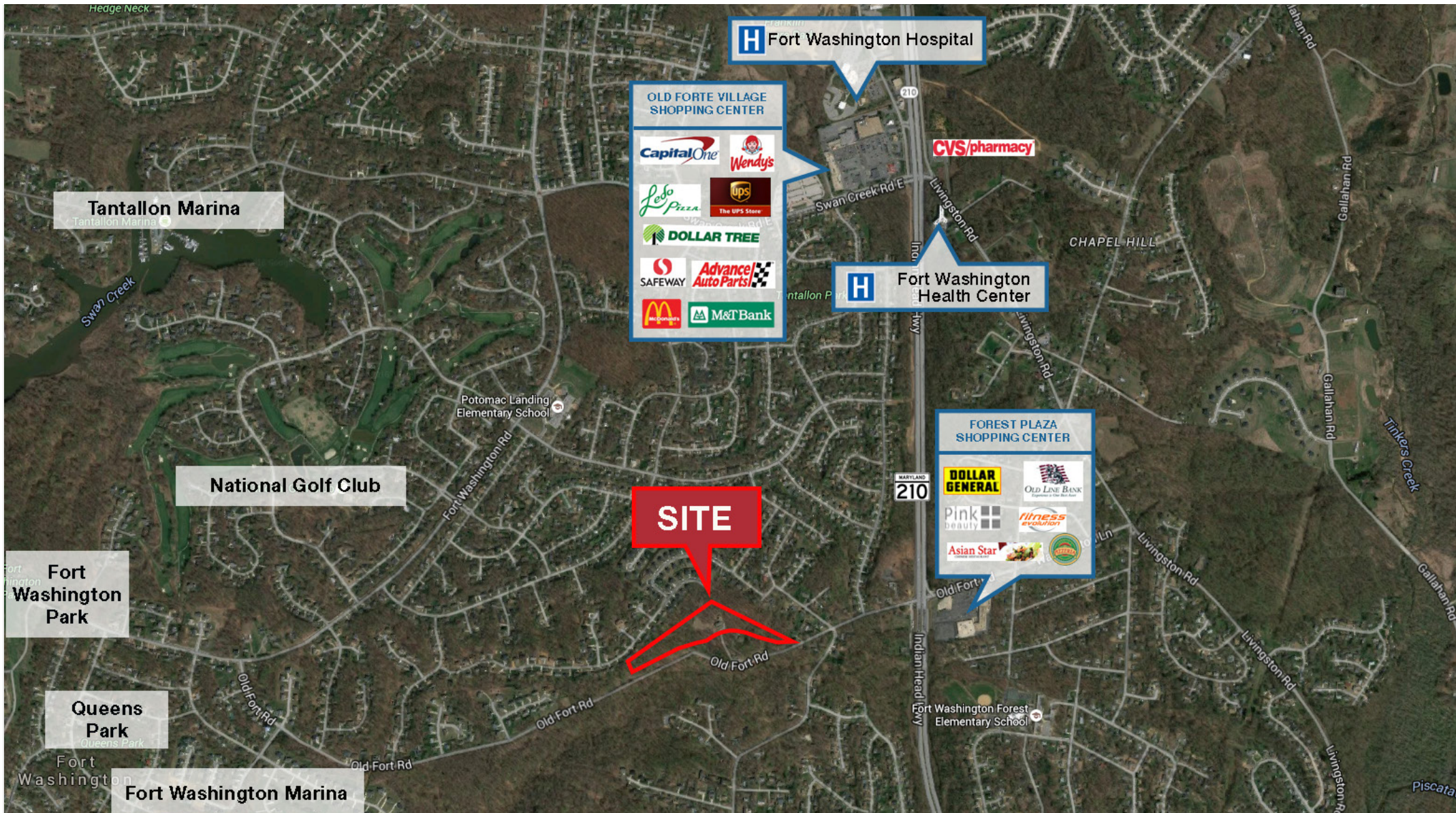
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10100 Business Parkway
Lanham, Maryland 20706
+1 301 459 4400
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All or Part

6.239 ± Acres of Land

Available 6 Separate Units



Description

Six (6) recorded Lots on Old Fort Road.

Size

6.239 ± acres of land of which 1.298 acres is dedicated for public use.

Area

Fort Washington, MD, located minutes from Indian Head, Hwy. and I-95.

Location

Old Fort Road is right off of Route 210, Indian Head Hwy. and minutes away from I-95, National Harbor.

Schools

Accokeek Academy, Fort Washington Forest and Potomac Landing.

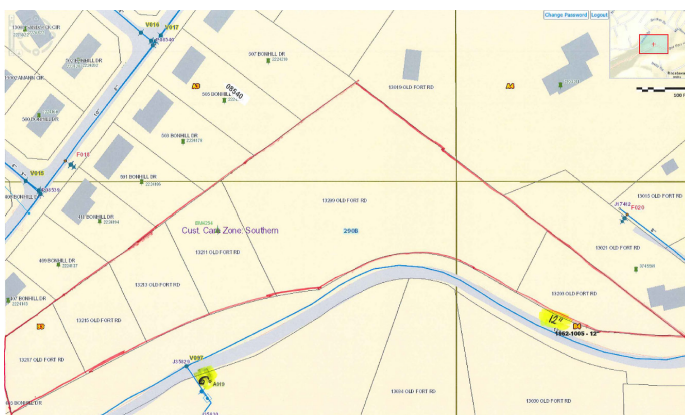
Zoning

R-80 (Single Family detached homes)

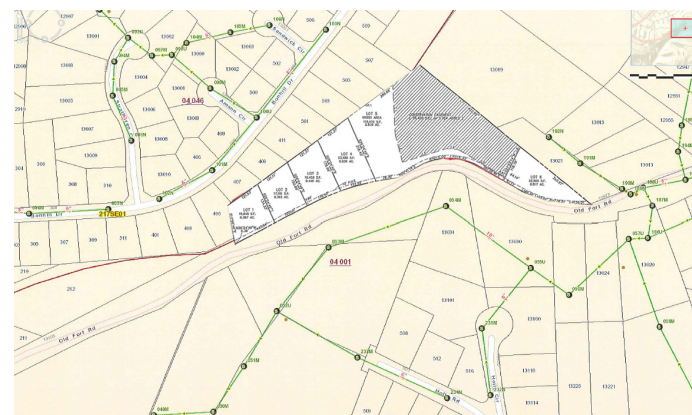
Demographics

	1 mile	3 mile	5 mile
Population	5,484	28,655	86,606
Households (HH)	1,936	9,917	30,669
Avg HH Income	\$159,560	\$165,410	\$159,378

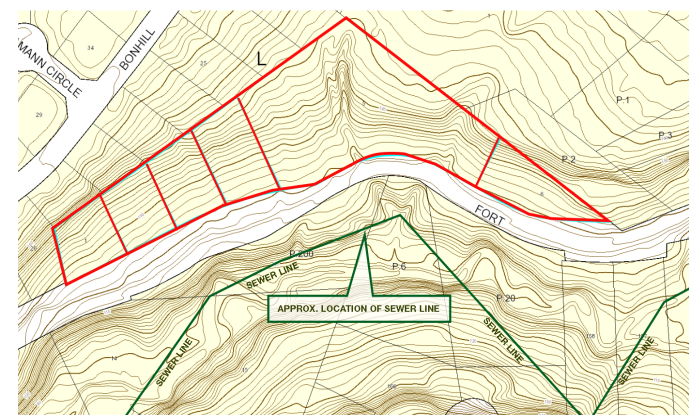
Spotlight Demographics 2019 Est.



WSSC Water Map



WSSC Sewer Map showing Lot layout and Conservation Area (6 Buildable Lots)



Contour Map w/ Approx. Location of Sewer Line