

For Sale or Ground Lease

3.04± Acres of Land



5800 Woodyard Road

Upper Marlboro, MD

Property Features

- 3.04± acres of undeveloped land
- Zoned M-X-T (permitted uses include restaurant, neighborhood convenience center, urgent care, and hotel)
- Visible from Route 4 (Pennsylvania Avenue)
- Across Route 4 from Westphalia Town Center, an upscale mixed-use development
- Future gas station with convenience store planned for adjacent lot
- Water and sewer available in the area



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Demographics

	1 mile	3 miles	5 miles
Population	3,696	23,401	108,092
Households	1,315	7,761	38,199
Avg Household Income	\$168,929	\$161,741	\$126,470

Environics Analytics 2020

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