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LAND FOR SALE

- 1.441 acres located at the signalized intersection of Marlboro Pike & Regency Parkway
- Zoned CSC
- Curb cut located off Regency Parkway
- This property is now under auction terms. Pre-sale offers should be submitted through <https://pro.williamsauction.com/>. This property is subject to a 5% buyer's premium pursuant to the Auction Terms & Conditions (minimums may apply). Please contact the listing agent for commission and details, as commissions may change between the pre-sale and auction periods. All offers are subject to seller approval.

BOB MORRIS

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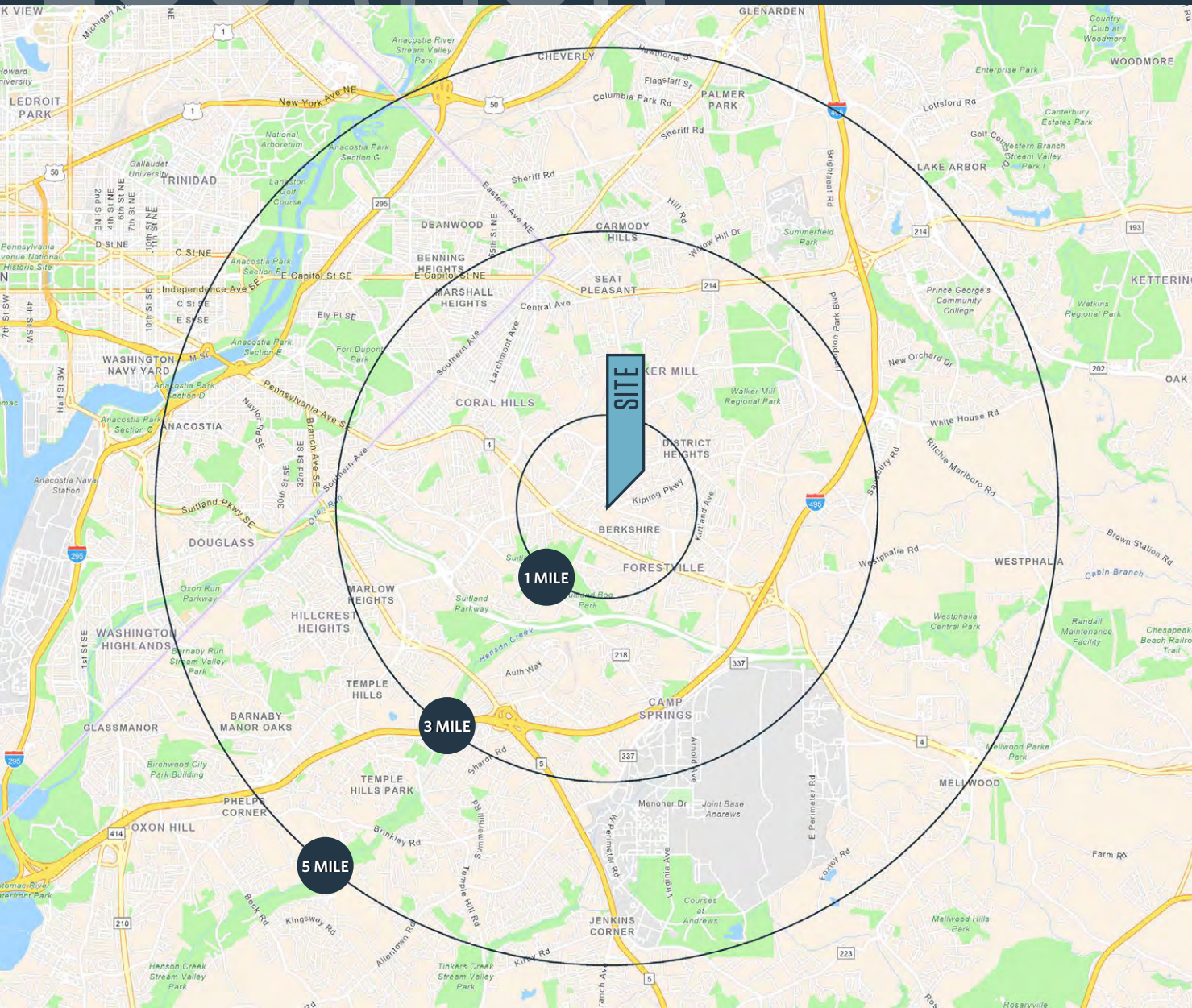
RYAN WILNER

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LOCATION

DISTRICT HEIGHTS LAND

MARLBORO PIKE & REGENCY PKWY, DISTRICT HEIGHTS, MD 20747



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	20,164	125,035	345,200
Daytime Population	14,529	98,257	283,172
Households	8,330	51,724	140,933
Average HH Income	\$90,060	\$99,948	\$100,275

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Marlboro Pike	12,800 ADT
Regency Parkway	3,575 ADT

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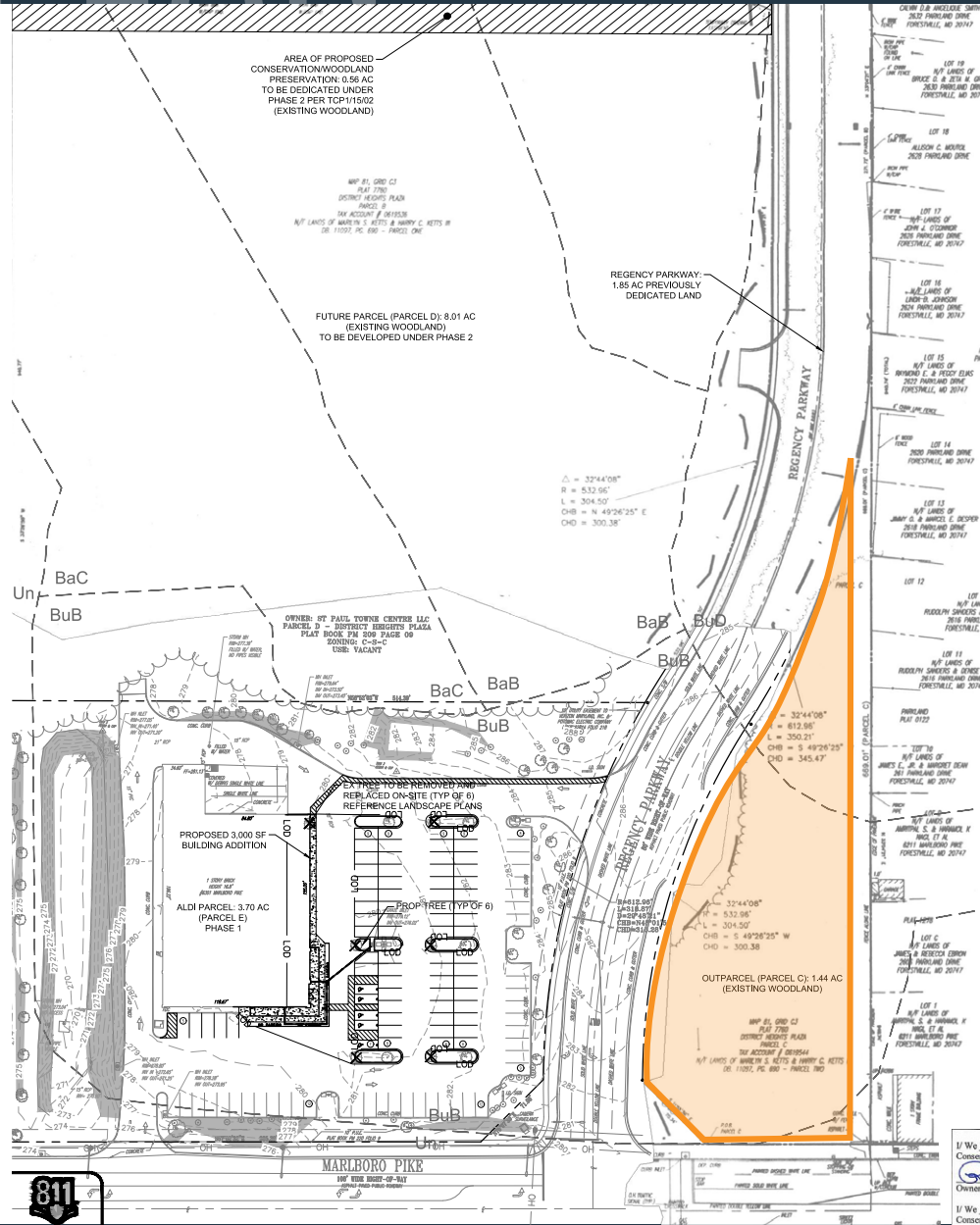
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SITE PLAN

DISTRICT HEIGHTS LAND

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MARKET

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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