



AUCTION

STARTS: 9:00 AM CT Monday, May 04, 2026

ENDS: 11:24 AM CT Wednesday, May 06, 2026

<https://bid.auctionnetwork.com/Event/LotDetails/6272271/6301-Marlboro-Pike-District-Heights-MD-207472806-403473>

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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/>. 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.

- "As-Is, Where-is", no contingencies to sale
- Close within 30 days of seller acceptance, unless otherwise disclosed below
- 5% Buyer's Premium (\$10,000 minimum)
- 10% Down Payment (\$5,000 minimum)
- Technology Fee: \$299

BOB MORRIS

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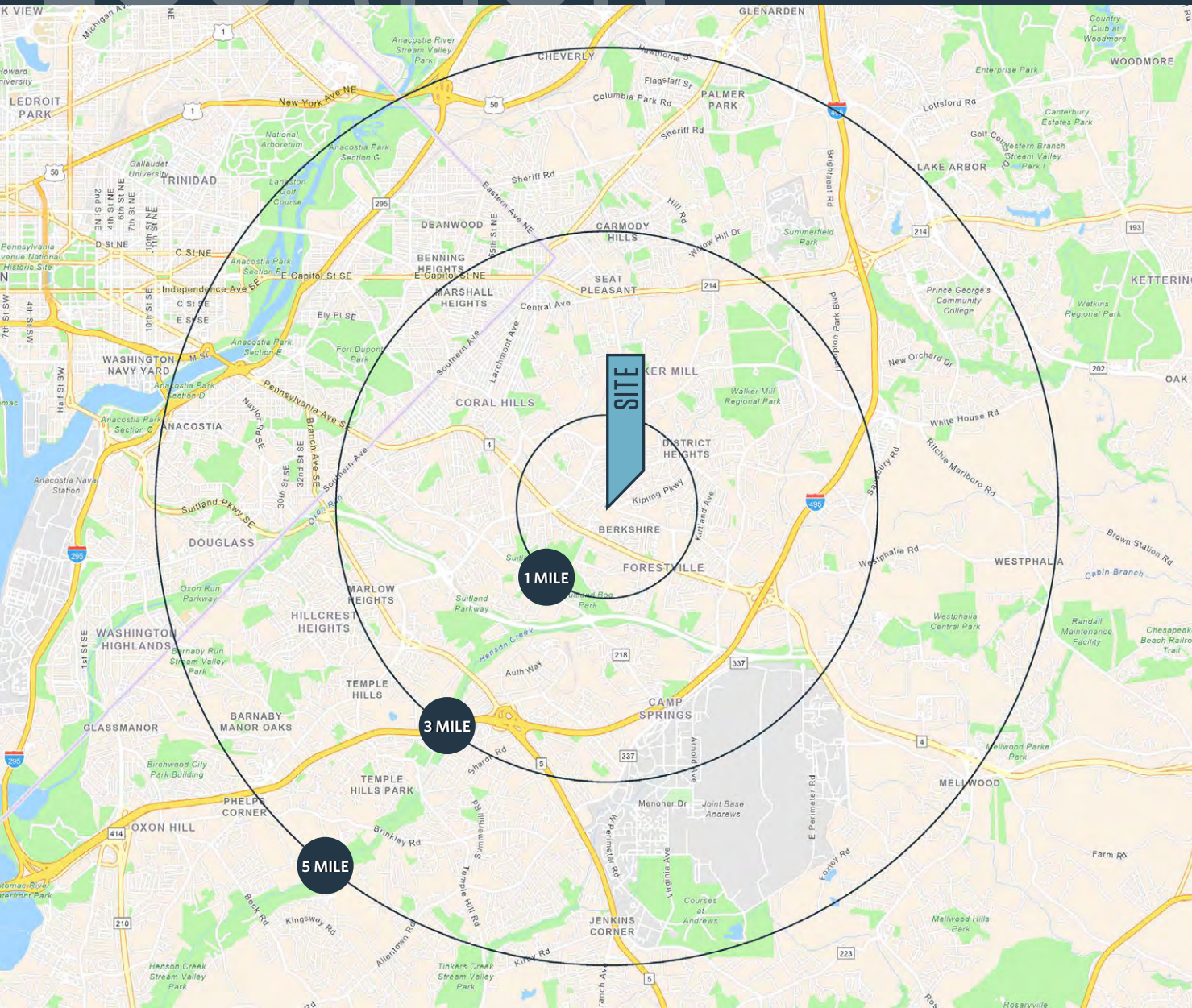
RYAN WILNER

rwilner@klnb.com | 443-632-2058

LOCATION

DISTRICT HEIGHTS LAND

MARLBORO PIKE & REGENCY PKWY, DISTRICT HEIGHTS, MD 20747



DEMOGRAPHICS | 2025:

	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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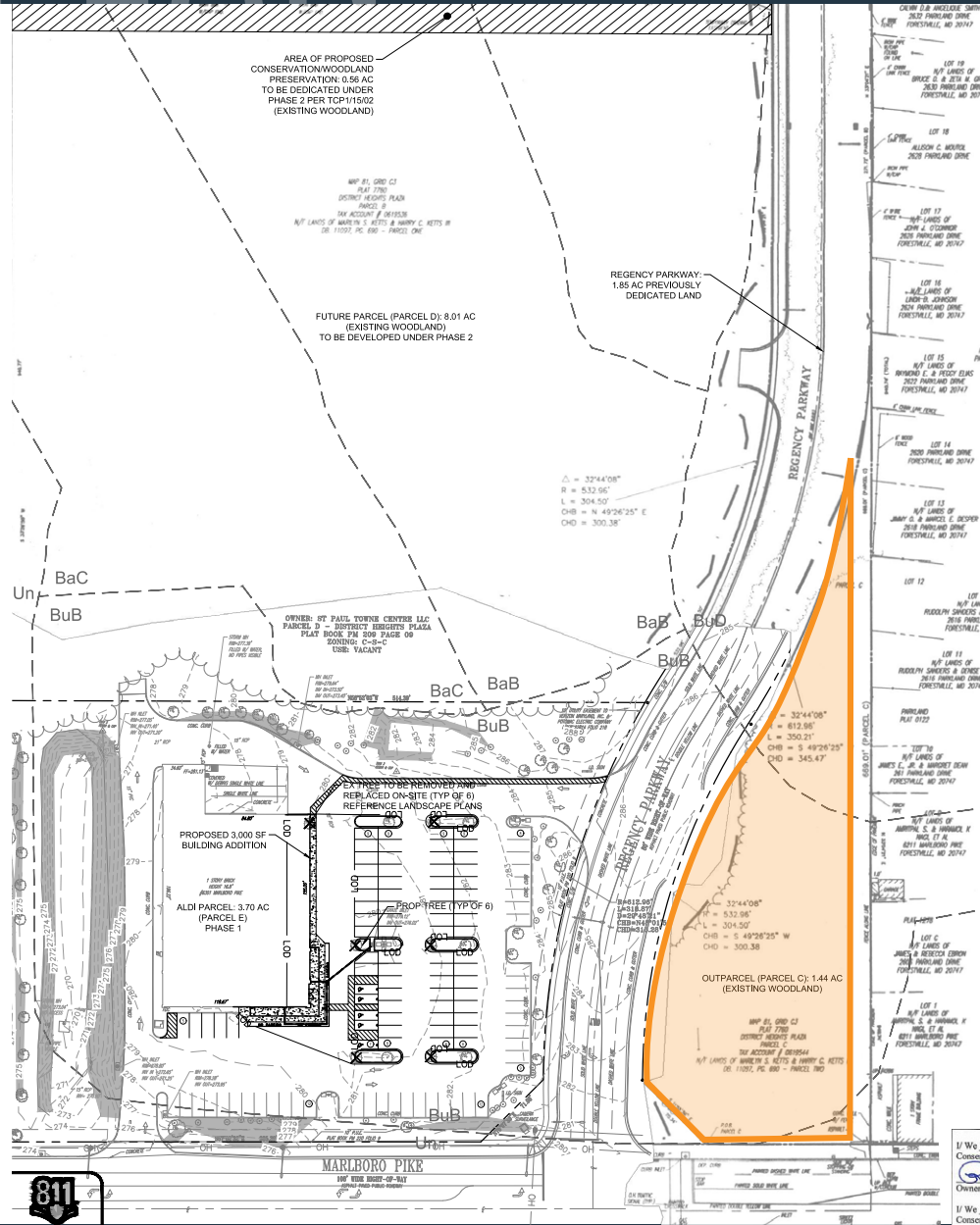
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SITE PLAN

DISTRICT HEIGHTS LAND

MARLBORO PIKE & REGENCY PKWY, DISTRICT HEIGHTS, MD 20747



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MARKET

DISTRICT HEIGHTS LAND

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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