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LAND FOR SALE

- 2 parcels for sale: Parcel 8 is 3.954 and Parcel 9 is 3.023 Acres (Can be combined).
- Asking Price for both Parcels combined \$2.3 Million
- Close proximity to Pax River Naval Base (18,800 Employees).
- Perfect for Senior Living, Industrial, Office, Self Storage, Apartments, or Recreational uses.
- Easy lighted access, pylon signage available
- Zoned RMX

JOSH WEINER

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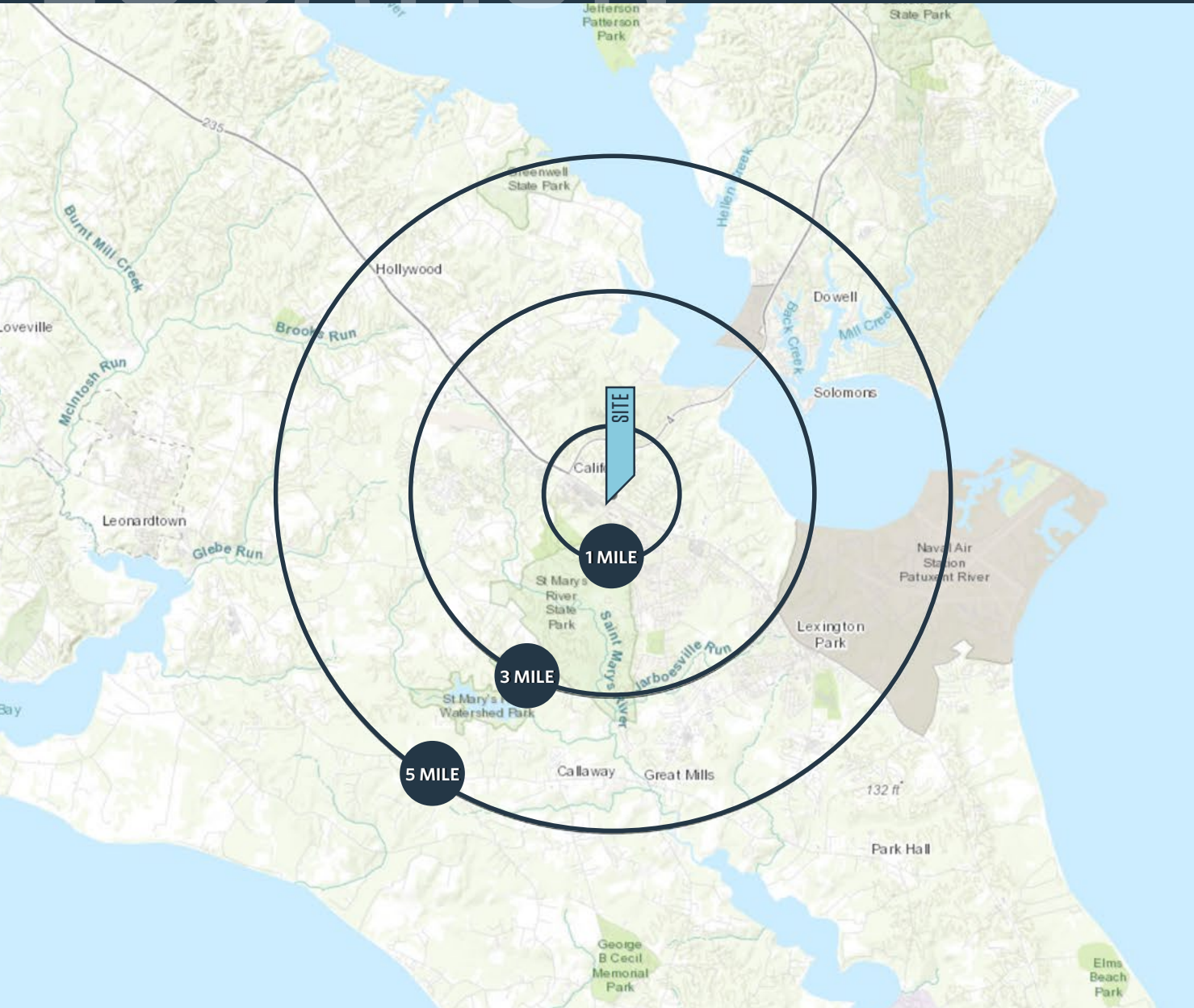
JAY PARLETT

jay@parlettac.com | 301-904-2469

LOCATION

PARK PLACE

23165 PARK PLACE WAY, CALIFORNIA, MD 20619 ST. MARY'S COUNTY



DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
4,385	22,840	48,105
Daytime Population		
3,915	12,762	26,646
Households		
1,679	8,700	18,282
Average HH Income		
\$108,061	\$116,761	\$113,212

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Three Notch Rd. 63,210 ADT

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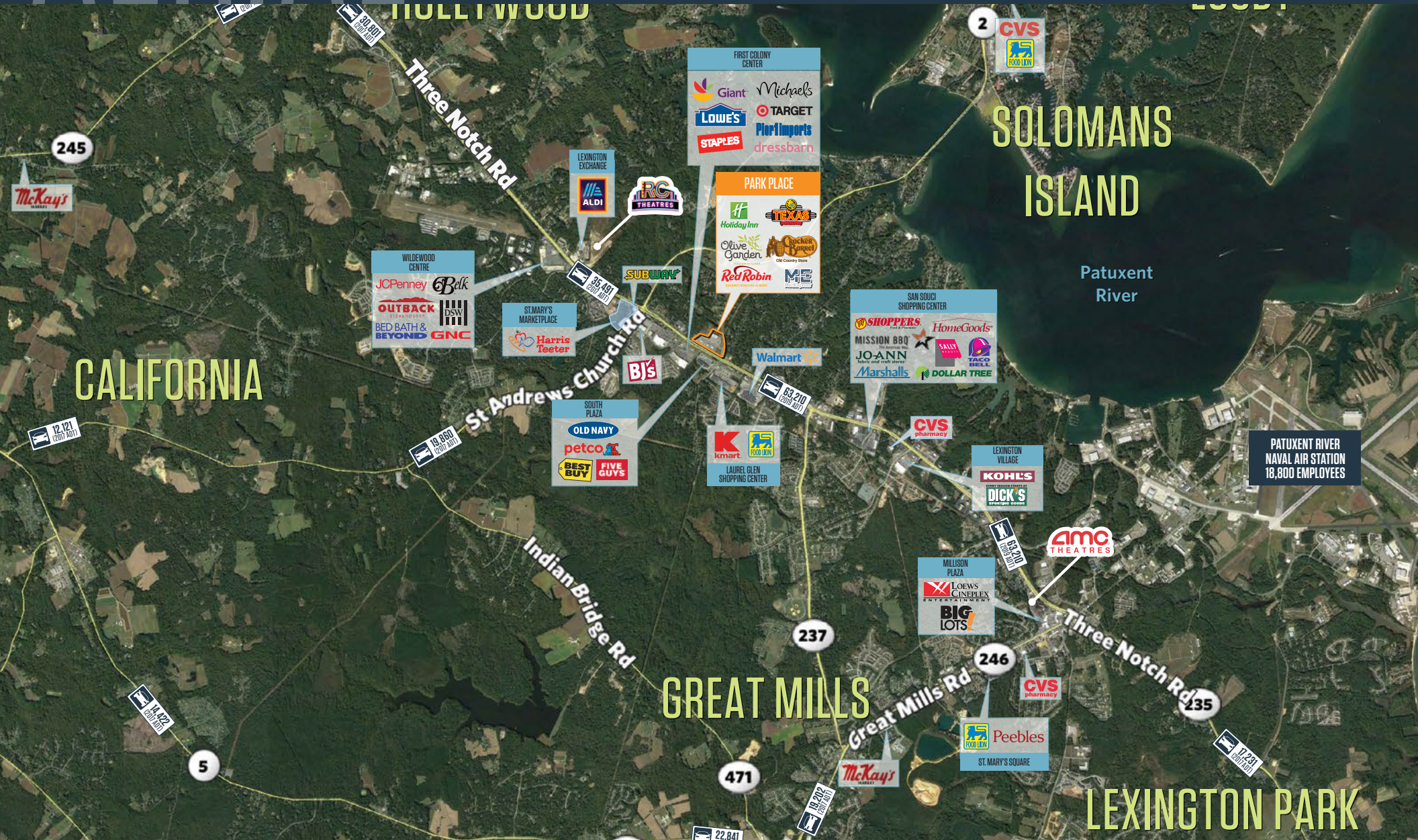
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AERIAL

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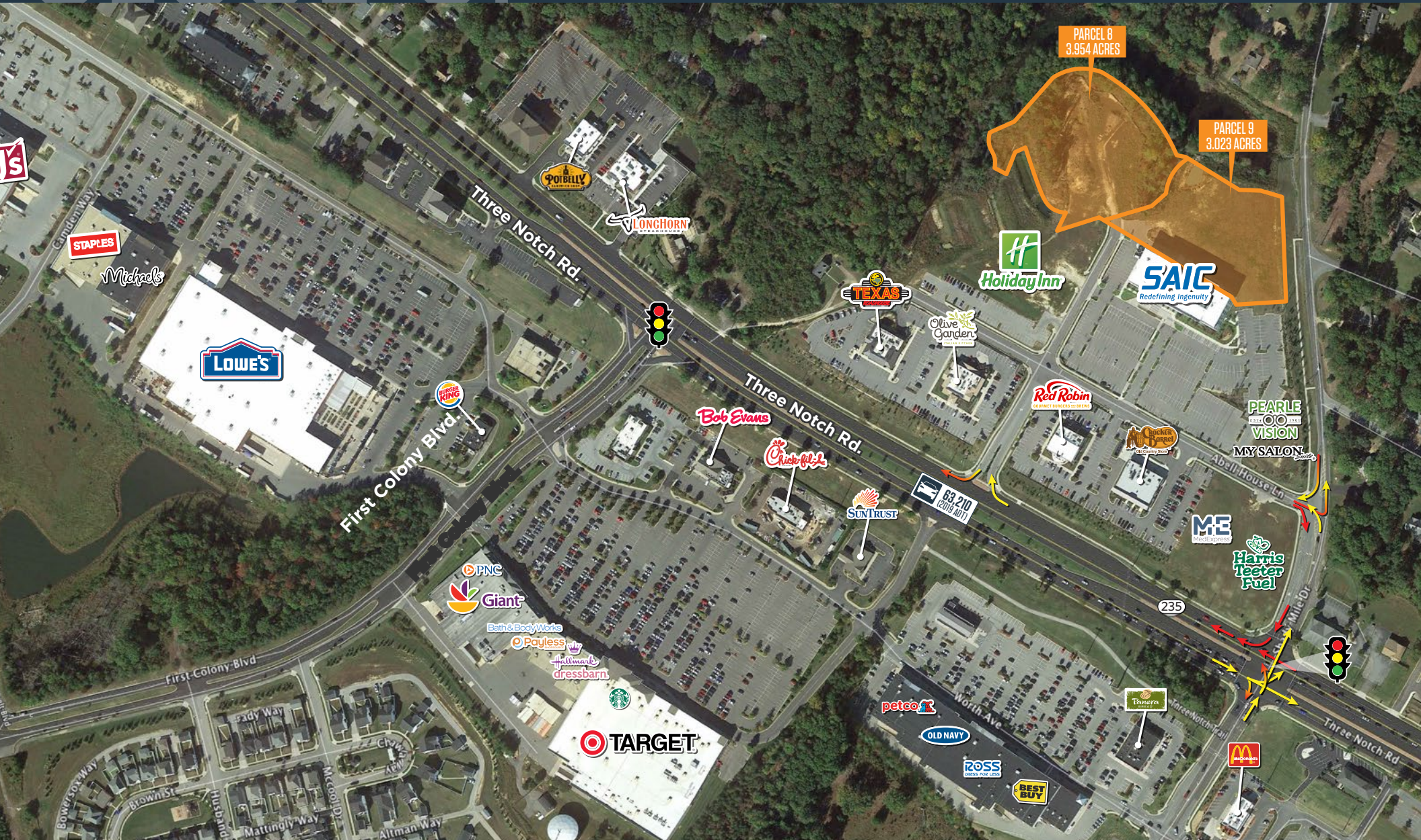
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CLOSEUP

PARK PLACE

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SITE PLAN

PARK PLACE

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PARK PLACE

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.