

MILL BRANCH

RT. 301 & MILL BRANCH RD
BOWIE, MD

klnb

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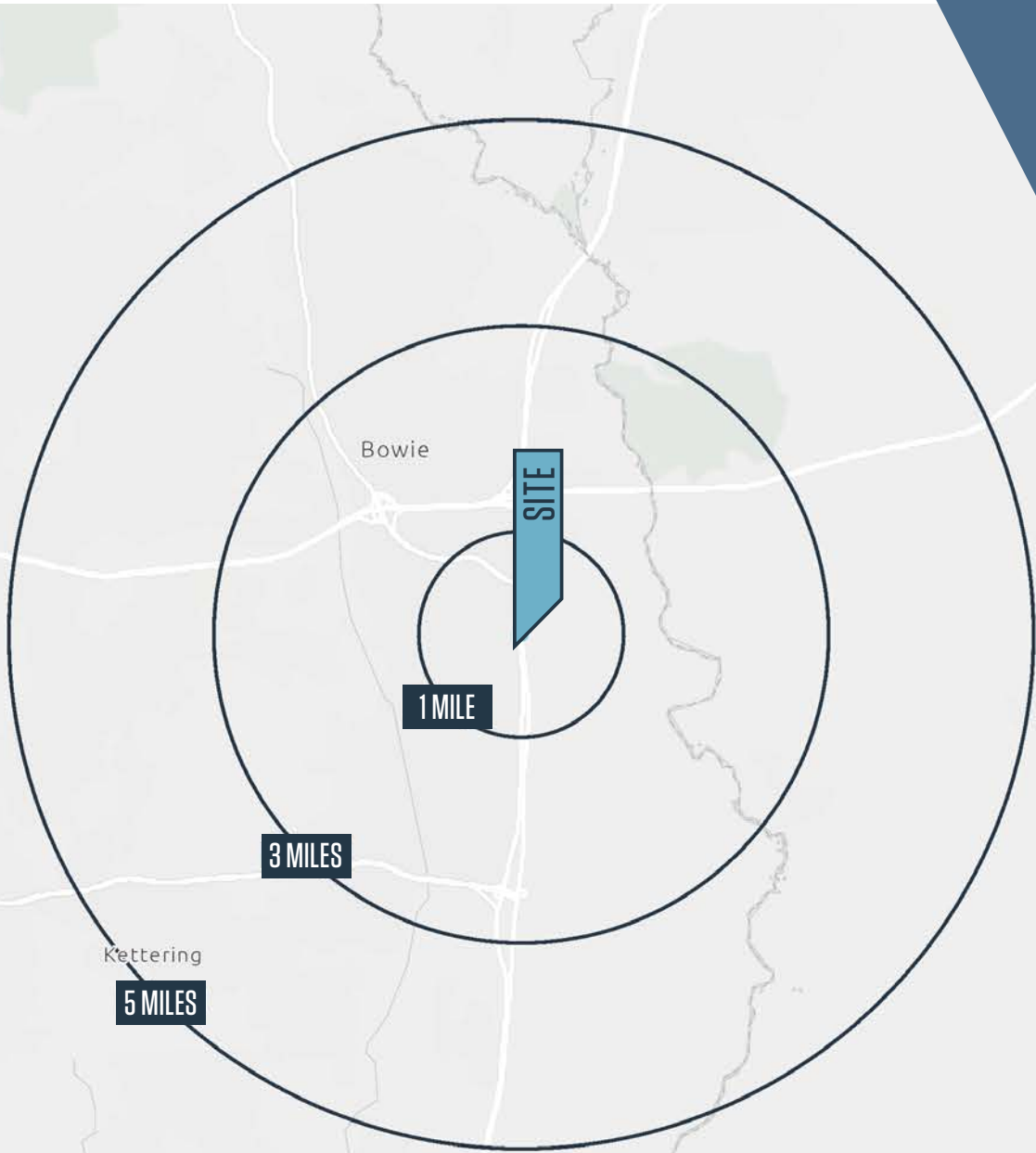
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PROPERTY SNAPSHOT

BOWIE, MD



AVAILABILITY

Pad	Sq. Ft.	Acres
L	9,603	2.47
I	13,820	1.9
D	9,000	1.94
Q	150 Key Hotel	2.45
G	Retail Pad	1.1

JOIN NEARBY





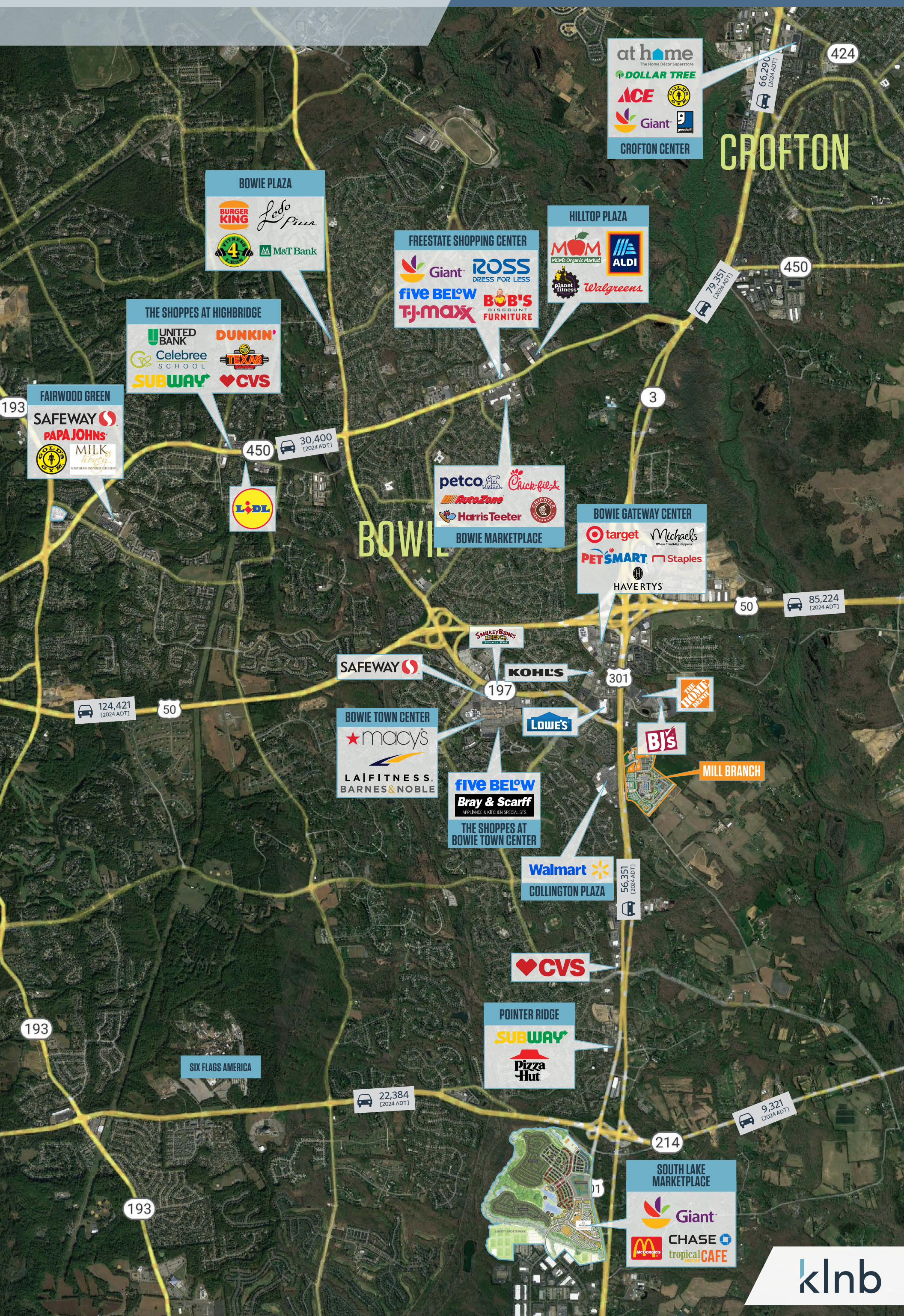


 CRAIN HWY [RT-301]
56,351 ADT

DEMOGRAPHICS | 2025

	1-MILE	3-MILES	5-MILES
POPULATION	8,256	44,227	99,102
DAYTIME POPULATION	7,065	36,667	85,202
HOUSEHOLDS	3,473	16,394	35,184
AVERAGE HH INCOME	\$140,687	\$170,143	\$181,716

RT. 301 & MILL BRANCH RD, BOWIE, MD



MID-VIEW AERIAL

RT. 301 & MILL BRANCH RD, BOWIE, MD



INVESTMENT HIGHLIGHTS

- 73.97 ACRES
- ZONED CGO
- 1.5 MILES SOUTH OF ROUTE 50/ROUTE 301 INTERCHANGE ON ROUTE 301
- DAILY TRAFFIC COUNTS OVER 65,532
- SIGNIFICANT DEVELOPMENT AND APPROVAL WORK UNDERTAKEN BY CURRENT OWNERSHIP
- EXCEPTIONAL ACCESSIBILITY TO REGIONAL TRAFFIC CORRIDORS
- UNIQUE OPPORTUNITY FOR DESTINATION RETAIL AND ASSOCIATED OUTPARCEL DEVELOPMENT
- DELIVERY: GRADING AND PAVING COMPLETE IN SPRING 2023

SITE PLAN

RT. 301 & MILL BRANCH RD, BOWIE, MD



MULTI-FAMILY APARTMENTS: 408

TOWNHOMES: 190

PHASE 2 MULTI TENANT

RT. 301 & MILL BRANCH RD, BOWIE, MD



RESIDENTIAL

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