

LAND AVAILABLE

BILLINGSLEY RD . ST CHARLES . WALDORF, MD



MIDDLE BUSINESS PARK

- 31.84 Acres
- Parcel 771
- Currently raw land not subdivided
- Prices to be determined on individual needs
- Quick access to Route 301 (Crain Highway)
- Utilities are not currently on site
- PUD Zoning - Great for many professional office and industrial uses

For More Information
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A PLACE WHOSE TIME HAS COME

St. Charles, located in Southern Maryland, is considered one of the most successful planned communities in the country. It is zoned to include 24,730 housing units in five villages; Smallwood, Westlake, Fairway, Wooded Glen, and Piney Reach. The first two, Smallwood and Westlake are fully completed, and ACPT is currently completing Fairway Village with three neighborhoods: Sheffield, Heritage, and Glen-eagles, all with major roadways and significant infrastructure already in place.

The master planned community also includes St. Charles Towne Center, a 1.1 million square foot regional mall, and several village centers and neighborhood commercial districts. St. Charles is home to the largest sector of private employment in Charles County and the most successful retail, commercial, and industrial parks in Southern Maryland. With mass transit, pedestrian friendly walking paths, dozens of fine restaurants, neighborhood schools, a state of the art baseball and entertainment facility, and much more, St. Charles is experienced and shovel ready to continue to be a model for planned development for decades to come.

Demographics 2011	1 Mile	3 Mile	5 Mile
Population	7,135	39,481	78,652
Households	2,345	14,378	27,764
Avg. HH Inc.	80,714	83,811	98,438

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility.