

PRINCE GEORGE'S COUNTY

SURPLUS REAL PROPERTY

CR-96-2021

GRAND SLAM

2021

REVEAL



Angela D. Alsobrooks
County Executive



DISTRICT 1

SURPLUS REAL PROPERTY | 2021

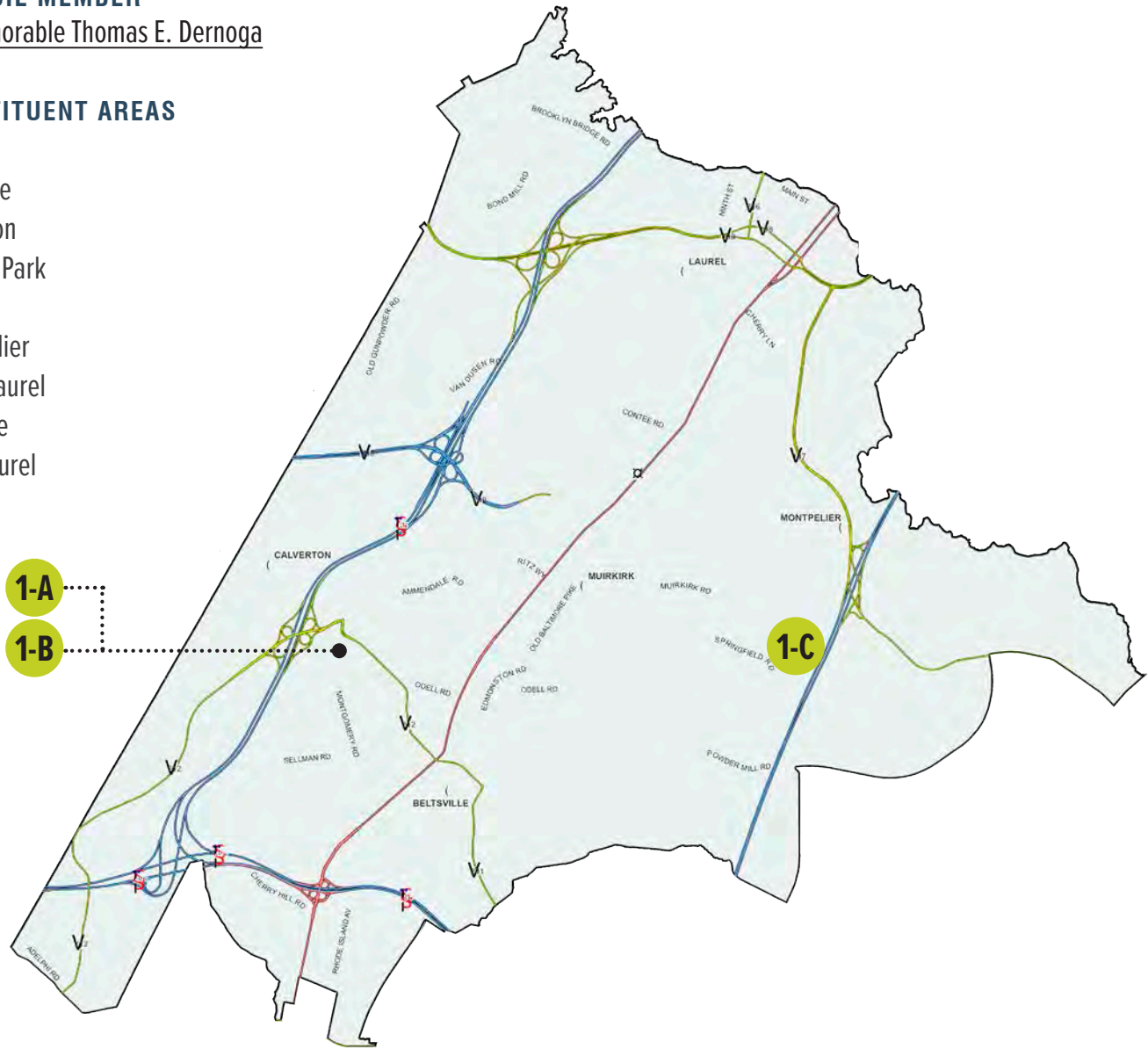
DISTRICT 1 | OVERVIEW

COUNCIL MEMBER

The Honorable Thomas E. Dernoga

CONSTITUENT AREAS

Adelphi
Beltsville
Calverton
College Park
Laurel
Montpelier
South Laurel
Vansville
West Laurel



Map 1-A | Ammendale Road, Beltsville 20705

Map 1-B | 11731 Old Gunpowder Road, Beltsville 20705

Map 1-C | Elmshorn Way, Laurel 20708



AMMENDALE ROAD, BELTSVILLE 20705

M-NCPPC OCC-ID | N/A



PROPERTY SUMMARY

Map 12, Grid F3, Parcel 34, Parcel 35;
Block A, and Lots 1, 2 and 3
Appraised Value (Assemblage): \$455,000

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
Residential development.
Priority disposition as assemblage with Map 1-B parcel.

COMMENT

Total Area: 2.94 acres.
Any future sale conditional upon approved plans by various governmental bodies to ensure compliance with historic regulations, including the State Historic Preservation Office to safeguard the remains of any existing unmarked burial grounds or historic sites.

LONG FORM

PROPERTY LIST | MAP 1-A

AMMENDALE ROAD, BELTSVILLE 20705

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|---------------------------------------|---------------------------------|-----------|--------|----------------------|
| 01-0022863 | 4207 Ammendale Road, Beltsville 20705 | Map 12, Grid F3, Parcel 34 | 21,555 | R-80 | \$85,000 |
| 01-0017384 | 4209 Ammendale Road, Beltsville 20705 | Map 12, Grid F3, Block A, Lot 1 | 29,590 | R-R | \$95,000 |
| 01-0016683 | 4213 Ammendale Road, Beltsville 20705 | Map 12, Grid F3, Block A, Lot 3 | 18,900 | R-R | \$85,000 |
| 01-0015610 | 4211 Ammendale Road, Beltsville 20705 | Map 12, Grid F3, Block A, Lot 2 | 20,461 | R-R | \$85,000 |
| 01-0000463 | 4217 Ammendale Road, Beltsville 20705 | Map 12, Grid F3, Parcel 35 | 37,567 | R-R | \$105,000 |



11731 OLD GUNPOWDER ROAD, BELTSVILLE 20705

M-NCPPC OCC-ID | N/A



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|--|----------------------------|-----------|--------|----------------------|
| 01-0040766 | 11731 Old Gunpowder Road, Beltsville 20705 | Map 12, Grid E3, Parcel 32 | 255,262 | R-80 | \$252,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
SFH residential development.
Priority disposition as assemblage with Map 1-A parcels for a total appraised value of \$707,000 (8.8 acres).

COMMENT

Total Area: 5.86 acres.
Any future sale conditional upon approved plans by various governmental bodies to ensure compliance with historic regulations, including the State Historic Preservation Office to safeguard the remains of any existing unmarked burial grounds or historic sites.

LONG FORM



ELMSHORN WAY, LAUREL 20708

M-NCPPC OCC-ID | 1532



PROPERTY SUMMARY

Lots 46-87 & Parcel 3, Block N "Montpelier Hills"
Plat Book NLP146 at Plat 31
Appraised Value: \$1,100,000

DISPOSITION - HIGHEST/BEST USE

These parcels will be sold as an assemblage.
Sale not less than fair market value.
SFH/Townhome residential development.

COMMENT

Total Area: 4.41 acres.
Formerly approved under surplus legislation CR-56-2015
(Map 1-C)

LONG FORM

PROPERTY LIST | MAP 1-C

ELMSHORN WAY, LAUREL, MD 20708

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING |
|------------|--------------------------------------|-------------------------------------|-----------|--------|
| 10-1002971 | 11345 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 47 | 1,760 | R-T |
| 10-1003375 | 11346 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 87 | 2,384 | R-T |
| 10-1002963 | 11347 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 46 | 2,400 | R-T |
| 10-1003037 | 11331 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 53 | 1,760 | R-T |
| 10-1003029 | 11333 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 52 | 1,760 | R-T |
| 10-1003011 | 11335 Elms horn Way, Laurel 20708 | Map 14, D4, Block N, Lot 51 | 1,760 | R-T |
| 10-1003003 | 11337 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 50 | 2,400 | R-T |
| 10-1002997 | 11341 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 49 | 2,400 | R-T |
| 10-1002989 | 11343 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 48 | 1,760 | R-T |
| 10-1003045 | 11329 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 54 | 1,760 | R-T |
| 10-1003052 | 11327 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 55 | 2,400 | R-T |
| 10-1003060 | 11323 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 56 | 2,398 | R-T |
| 10-1003078 | 11321 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 57 | 1,760 | R-T |
| 10-1003086 | 11319 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 58 | 1,760 | R-T |
| 10-1003094 | 11317 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 59 | 2,400 | R-T |

LONG FORM

PROPERTY LIST | MAP 1-C (continued)

ELMSHORN WAY, LAUREL, MD 20708

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING |
|------------|--------------------------------------|-------------------------------------|-----------|--------|
| 10-1003102 | 11311 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 60 | 2,271 | R-T |
| 10-1003110 | 11309 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 61 | 1,707 | R-T |
| 10-1003128 | 11307 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 62 | 1,743 | R-T |
| 10-1003136 | 11305 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 63 | 1,760 | R-T |
| 10-1003144 | 11303 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 64 | 1,760 | R-T |
| 10-1003151 | 11301 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 65 | 2,400 | R-T |
| 10-1003169 | 11300 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 66 | 2,400 | R-T |
| 10-1003177 | 11302 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 67 | 1,760 | R-T |
| 10-1003185 | 11304 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 68 | 1,760 | R-T |
| 10-1003193 | 11306 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Bock N, Lot 69 | 1,760 | R-T |
| 10-1003201 | 11308 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 70 | 1,760 | R-T |
| 10-1003219 | 11310 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 71 | 1,760 | R-T |
| 10-1003227 | 11312 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 72 | 1,760 | R-T |
| 10-1003235 | 11314 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 73 | 2,400 | R-T |
| 10-1003243 | 11318 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 74 | 2,400 | R-T |

LONG FORM

PROPERTY LIST | MAP 1-C (continued)

ELMSHORN WAY, LAUREL, MD 20708

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING |
|------------|--------------------------------------|---------------------------------------|-----------|--------|
| 10-1003250 | 11320 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 75 | 1,760 | R-T |
| 10-1003268 | 11322 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 76 | 1,761 | R-T |
| 10-1003268 | 11324 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 77 | 1,775 | R-T |
| 10-1003284 | 11326 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 78 | 1,809 | R-T |
| 10-1003292 | 11328 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 79 | 2,378 | R-T |
| 10-1003300 | 11332 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 80 | 2,400 | R-T |
| 10-1003318 | 11334 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 81 | 1,760 | R-T |
| 10-1003326 | 11336 Elms horn Way, Laurel 20708 | Map 14, Grid D3, Block N, Lot 82 | 1,760 | R-T |
| 10-1003334 | 11338 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 83 | 1,760 | R-T |
| 10-1003342 | 11340 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 84 | 1,760 | R-T |
| 10-1003359 | 11342 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 85 | 1,760 | R-T |
| 10-1003367 | 11344 Elms horn Way, Laurel 20708 | Map 14, Grid D4, Block N, Lot 86 | 1,760 | R-T |
| 10-1003383 | Elms horn Way, Laurel MD 20708 | Map 14, Grid D4, Block N, Parcel 3 | 109,771 | R-T |



DISTRICT 5

SURPLUS REAL PROPERTY | 2021

DISTRICT 5 | OVERVIEW

COUNCIL MEMBER

The Honorable Jolene Ivey

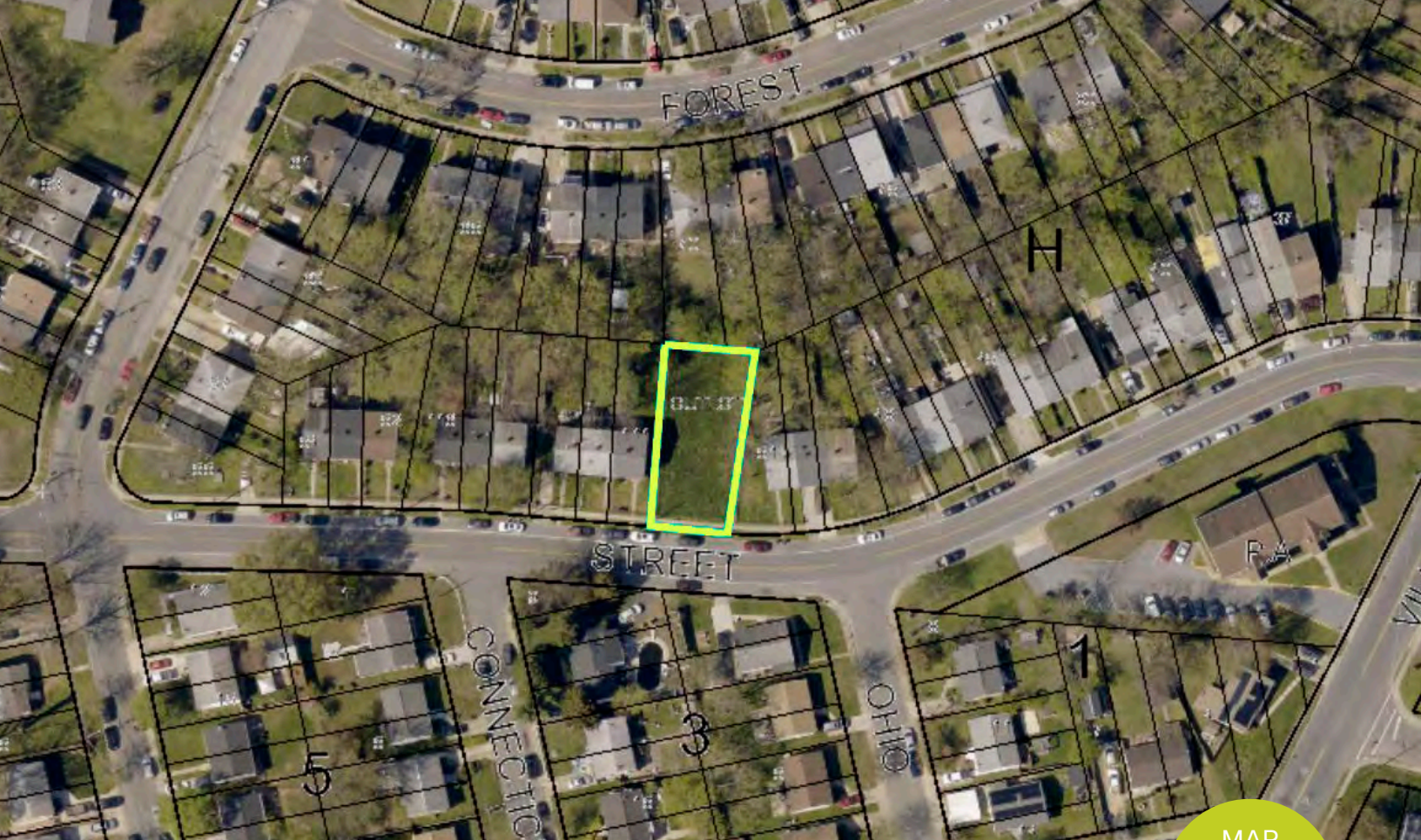
CONSTITUENT AREAS

Bladensburg
Cheverly
Edmonston
Fairmount Heights
Glenarden
Landover
Colmar Manor
Cottage City
Springdale
parts of Mitchellville, Bowie,
Lanham, Hyattsville &
Landover Hills



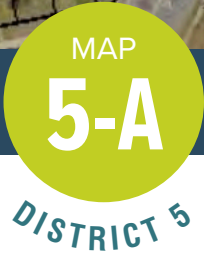
Map 5-A | 0 Flagstaff Street, Landover 20785

Map 5-B | 0 L Street, Capitol Heights 20743



0 FLAGSTAFF STREET, LANDOVER 20785

M-NCPPC OCC-ID | 1187



PROPERTY LIST

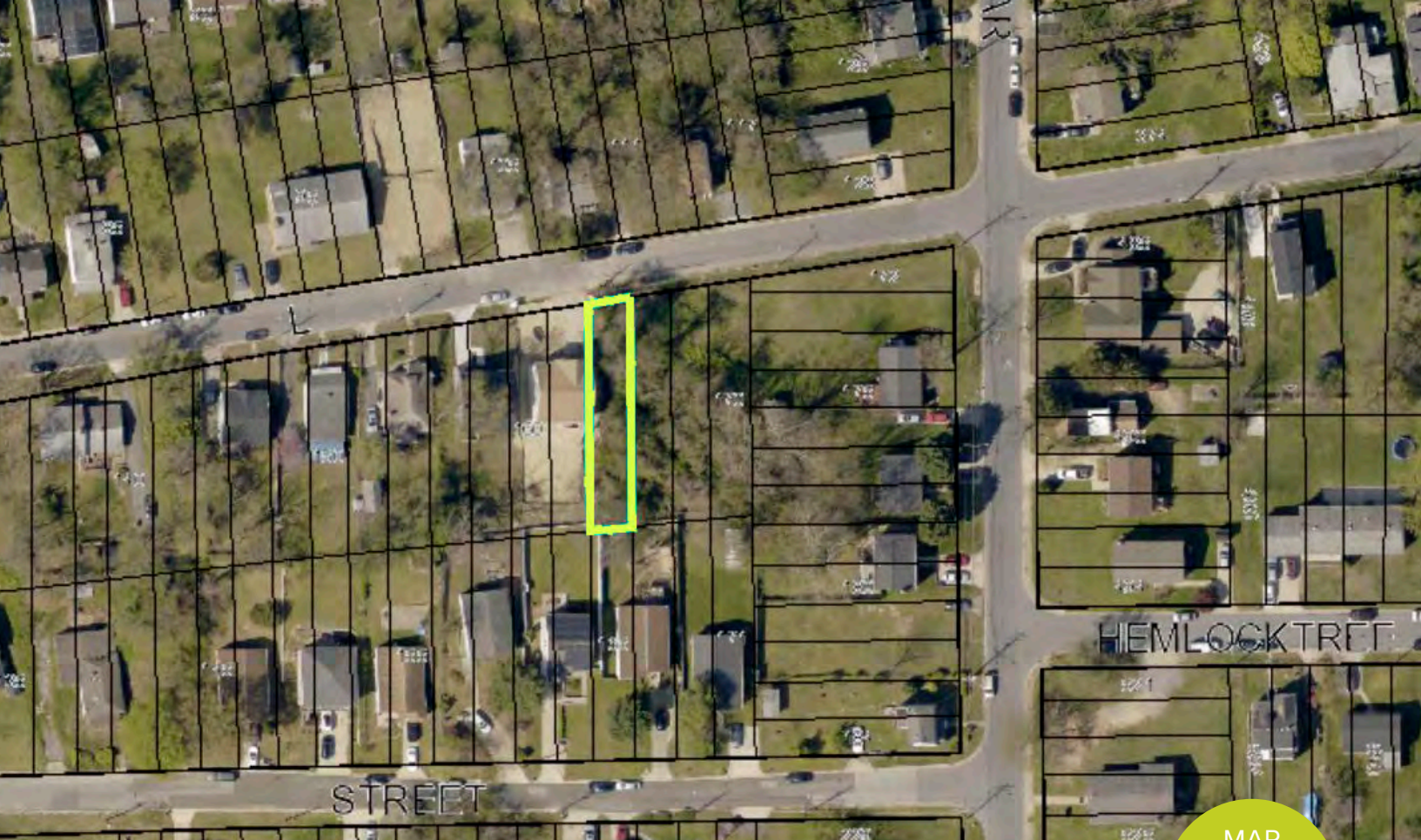
| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|------------------------------------|---|-----------|--------|----------------------|
| 13-1555267 | 0 Flagstaff Street, Landover 20785 | Map 59, Grid D3, Block H, Outlot EE10-747 | 6,825 | R-20 | \$45,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
SFH Residential development.
Townhome (TH), semi-detached, or triple attached development.

COMMENT

Planning Department advises that this is an “Outlot” and may not be buildable.
Any potential purchaser will need to determine if zoning restrictions can be released for development. To change this designation, a preliminary plan of subdivision must be filed.



O L STREET, CAPITOL HEIGHTS 20743



M-NCPPC OCC-ID | 1249

PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|--------------------------------------|--|-----------|--------|----------------------|
| 18-2092765 | O L Street, Capitol Heights 20743 | Map 66, Grid A2, Lot 164, EE 10-747 | 3,775 | R-55 | \$4,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
Assemblage opportunity with first priority to adjacent
property owner.

COMMENT

N/A



DISTRICT 6

SURPLUS REAL PROPERTY | 2021

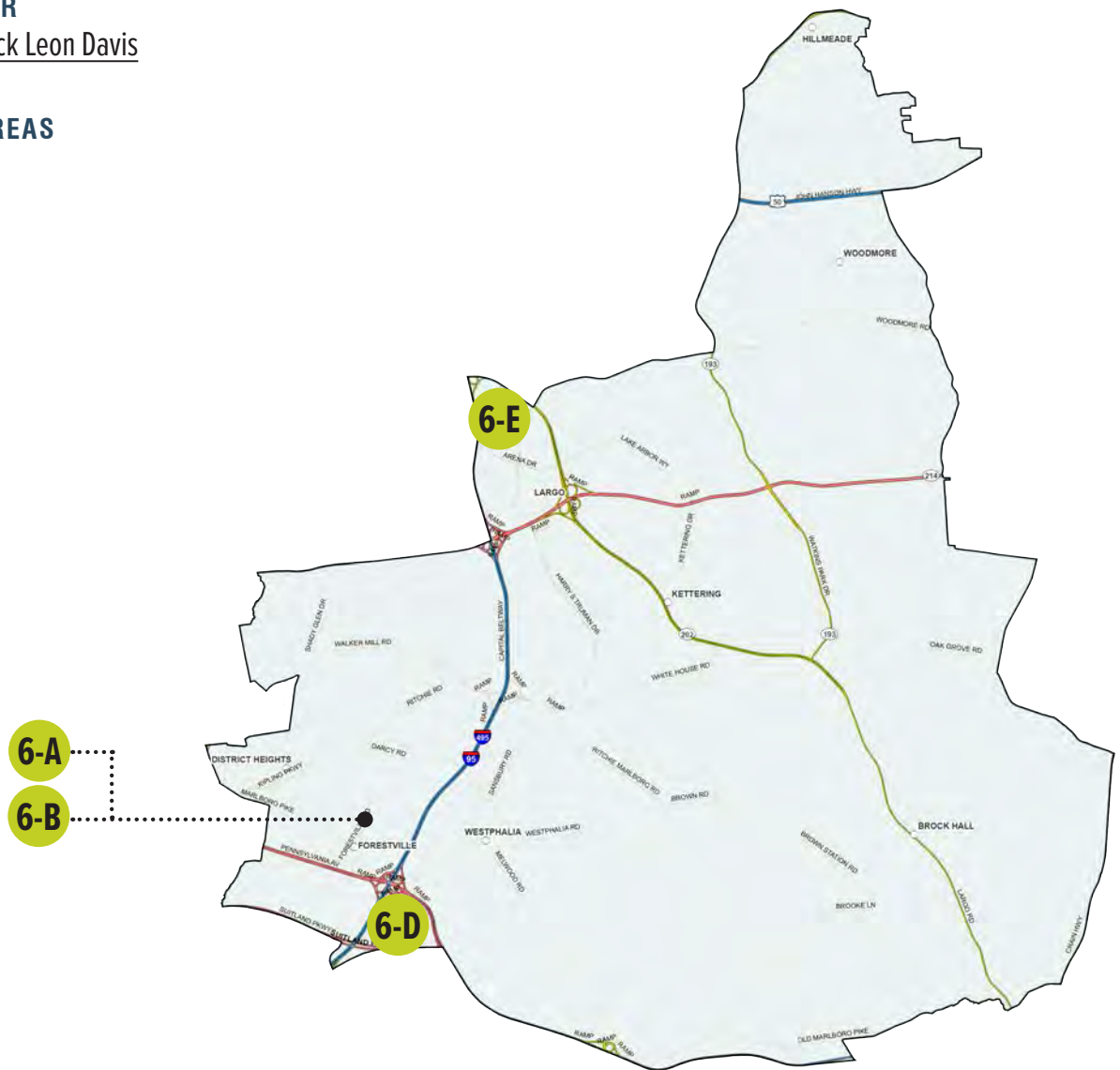
DISTRICT 6 | OVERVIEW

COUNCIL MEMBER

The Honorable Derrick Leon Davis

CONSTITUENT AREAS

South Bowie
Capitol Heights
District Heights
Forestville
Kettering
Largo
Mitchellville
Upper Marlboro



Map 6-A | 2901 Ritchie Road, District Heights 20747

Map 6-B | 2903 Ritchie Road, District Heights 20747

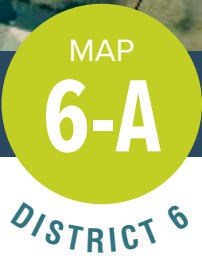
Map 6-D | 0 Grey Eagle Drive, Upper Marlboro 20772

Map 6-E | 9401, 9441, 9450 Peppercorn Place, Upper Marlboro 20774



2901 RITCHIE ROAD, DISTRICT HEIGHTS 20747

M-NCPPC OCC-ID | 3087



PROPERTY LIST

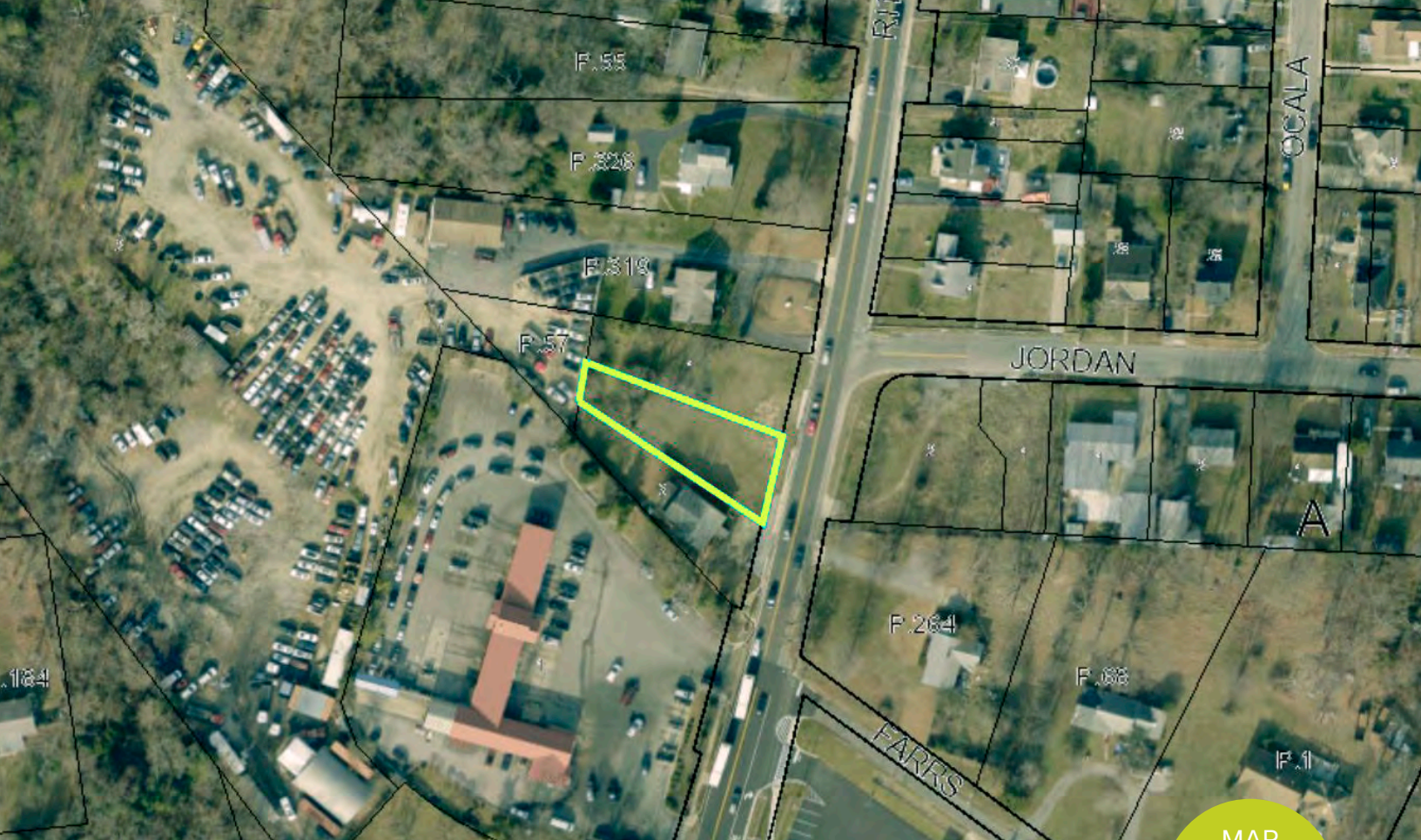
| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|---|------------------------|-----------|--------|----------------------|
| 06-0604827 | 2901 Ritchie Road, District Heights 20747 | Map 82, Grid A3, Lot 1 | 8,312 | R-55 | \$35,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
SFH Residential development.

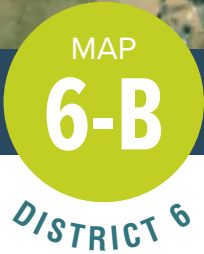
COMMENT

May require dedication along portion fronting Ritchie Road.



2903 RITCHIE ROAD, DISTRICT HEIGHTS 20747

M-NCPPC OCC-ID | 2943



PROPERTY LIST

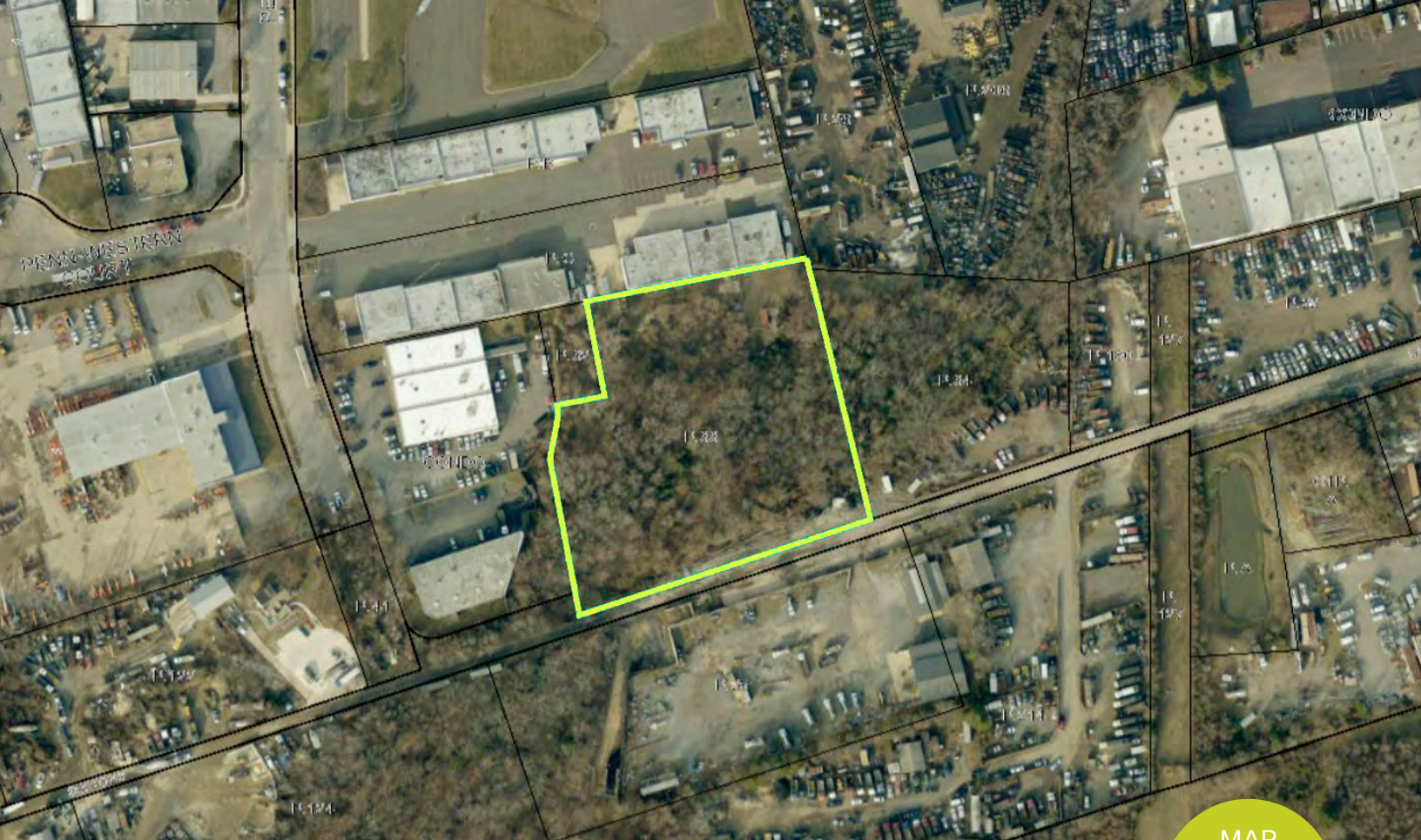
| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|---|------------------------|-----------|--------|----------------------|
| 06-0604835 | 2903 Ritchie Road, District Heights 20747 | Map 82, Grid A3, Lot 2 | 8,375 | R-55 | \$35,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
SFH Residential development.

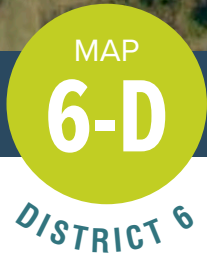
COMMENT

May require dedication along portion fronting Ritchie Road.



0 GREY EAGLE DRIVE, UPPER MARLBORO 20772

M-NCPPC OCC-ID | 2890



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|--|----------------------------|-----------|--------|----------------------|
| 06-0511220 | 0 Grey Eagle Drive, Upper Marlboro 20772 | Map 90, Grid B3, Parcel 33 | 124,581 | I-1 | \$1,001,000 |

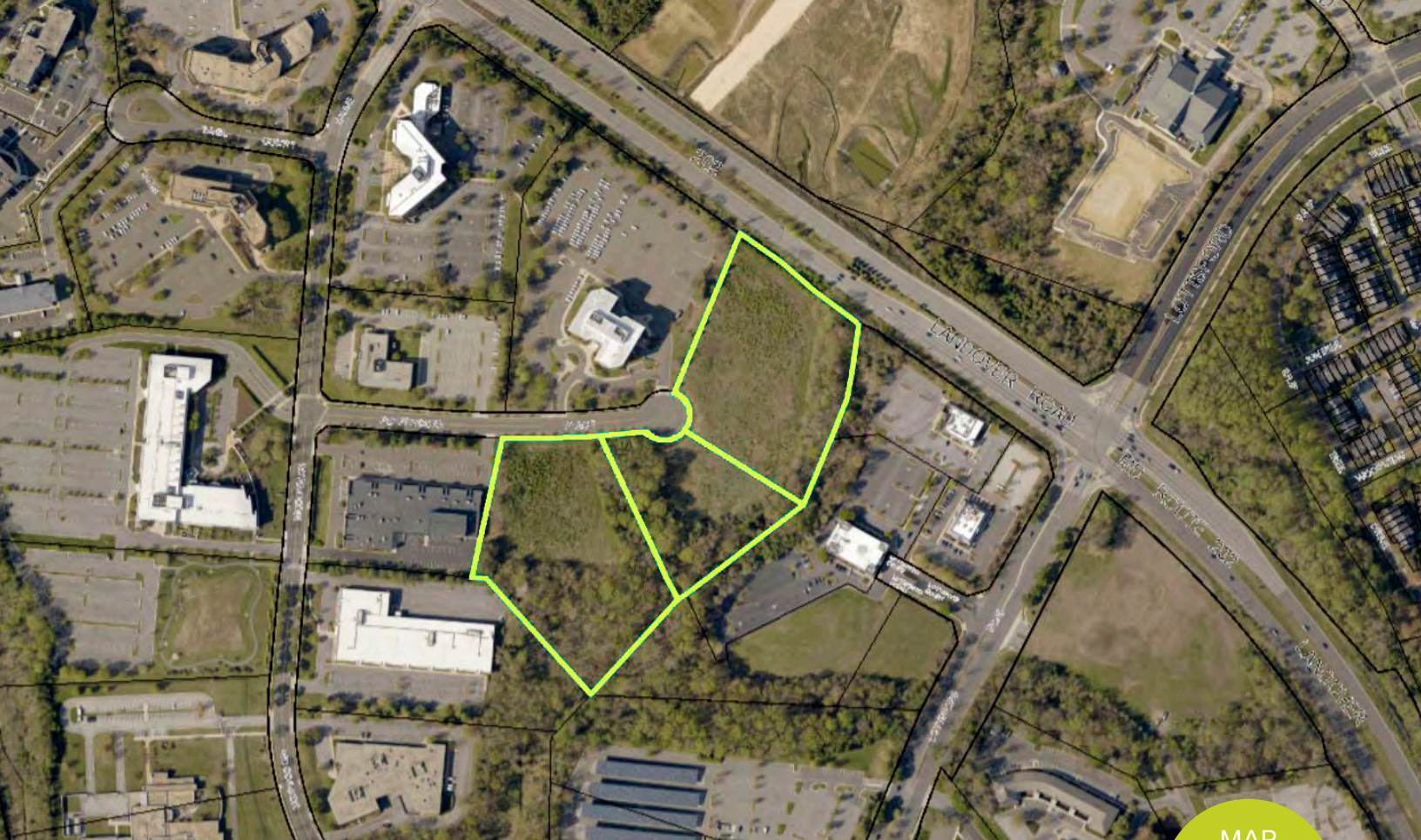
DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.

COMMENT

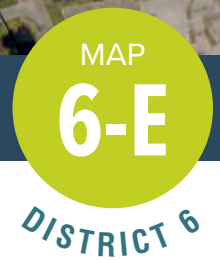
Total Area: 2.86 acres.
Clean Lot program selection; vacant industrial site.

LONG FORM



9401, 9441, 9450 PEPPERCORN PLACE, UPPER MARLBORO 20774

M-NCPPC OCC-ID | 3514



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|--|---------------------------------------|-----------|--------|----------------------|
| 13-1425891 | 9401 Peppercorn Place, Upper Marlboro 20774 | Map 60, Grid E4, Section 5, Lot 31 | 224,174 | C-O | \$2,500,000 |
| 13-1425909 | 9441 Peppercorn Place, Upper Marlboro 20774 | Map 60, Grid E4, Section 5, Lot 32 | 132,353 | C-O | \$1,600,000 |
| 13-1425933 | 9450 Peppercorn Place, Upper Marlboro 20774 | Map 60, Grid E4, Section 5, Lot 35 | 221,256 | C-O | \$2,475,000 |

LONG FORM

| PROPERTY LIST MAP 6-E (continued) | |
|---|--|
| 9401, 9441, 9450 PEPPERCORN PLACE, UPPER MARLBORO 20774 | |
| DISPOSITION - HIGHEST/BEST USE | COMMENT |
| <p>Sale not less than fair market value. Mixed-use development.</p> <p>Lots can be developed individually or together Lot 31: 5.1 acres Lot 32: 3.1 acres Lot 35: 5.1 acres</p> <p>Total Assemblage Value for all 3 parcels - \$7,225,000</p> | <p>Total Area: 13.26 acres.</p> <p>Property Features*</p> <p>Three contiguous finished lots in the Inglewood Business Community in Largo, MD. The Inglewood Business Community is home to numerous county agencies including: Department of Environmental Resources, Prince George's County Health Department, Department of Public Works and Transportation.</p> <p>The lots are also in close proximity to The University of Maryland University College - Largo Campus, Office of Homeland Security, and within half a mile of the new Prince George's County Regional Hospital and Largo Town Center Metro Station on the Blue Line.</p> <p>Lots are zoned I-3 which allows for office, research and development, and hospitality in an office/employment environment.</p> |
| LONG FORM | |



DISTRICT 7

SURPLUS REAL PROPERTY | 2021

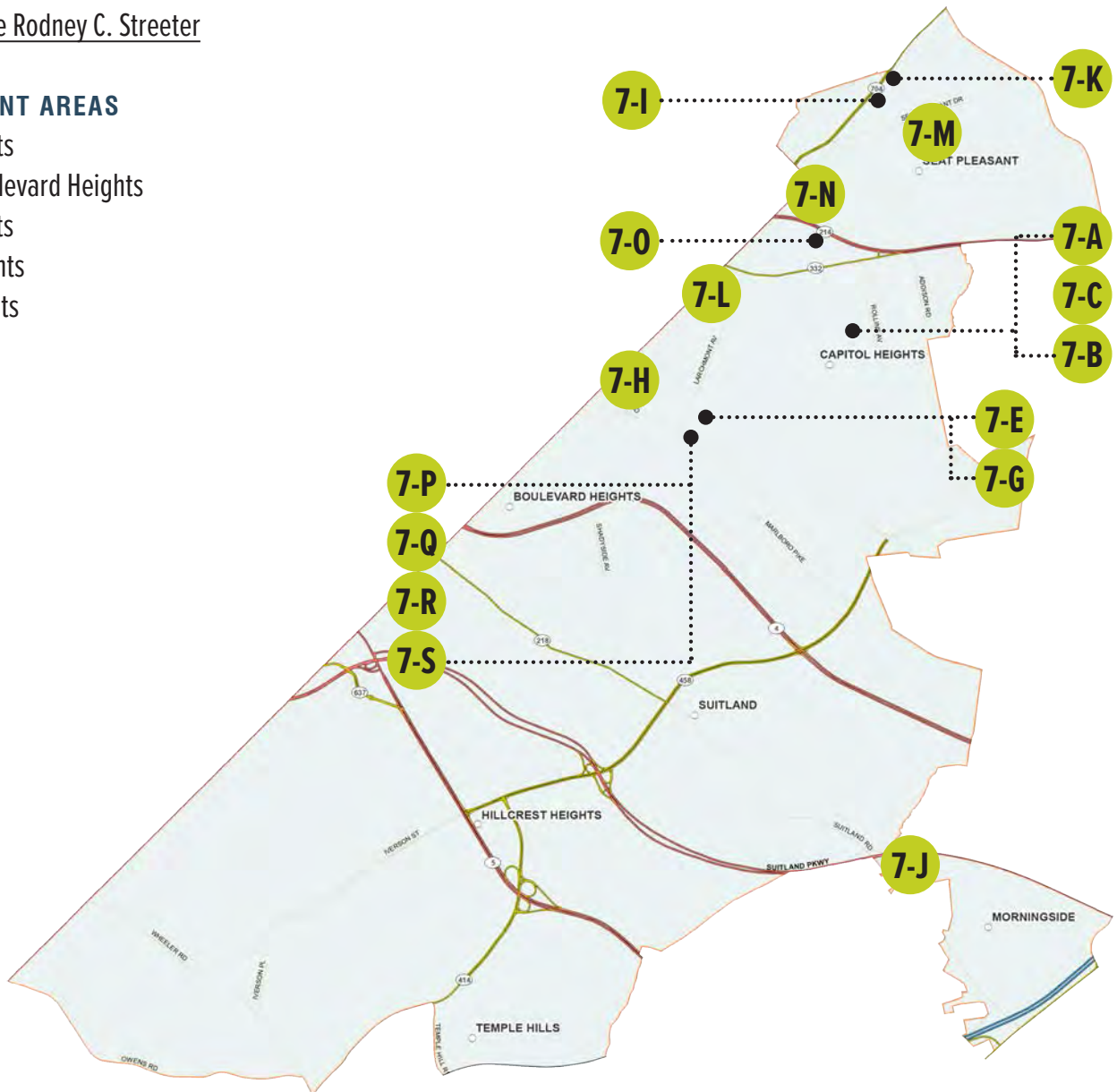
DISTRICT 7 | OVERVIEW

COUNCIL MEMBER

The Honorable Rodney C. Streeter

CONSTITUENT AREAS

District Heights
Bradbury/Boulevard Heights
Capitol Heights
Hillcrest Heights
Marlow Heights
Seat Pleasant
Suitland
Morningside



Map 7-A | 0 Denise Drive, Capitol Heights 20743

Map 7-B | 0 Rollins Avenue, Capitol Heights 20743

Map 7-C | 0 Nova Avenue, Capitol Heights 20743

Map 7-E | 0 Gunther Street, Capitol Heights 20743

Map 7-G | 0 Gunther Street, Capitol Heights 20743

Map 7-H | 1204 Abel Avenue, Capitol Heights 20743

Map 7-I | 0 Fiji Avenue, Landover 20785

Map 7-J | Woodland Avenue, Suitland 20746

Map 7-K | 0 Elsa Avenue, Landover 20785

Map 7-L | 0 Clovis Avenue, Capitol Heights 20743

Map 7-M | 421 Cedarleaf Avenue, Capitol Heights 20743

Map 7-N | 0 Davey Street, Capitol Heights 20743

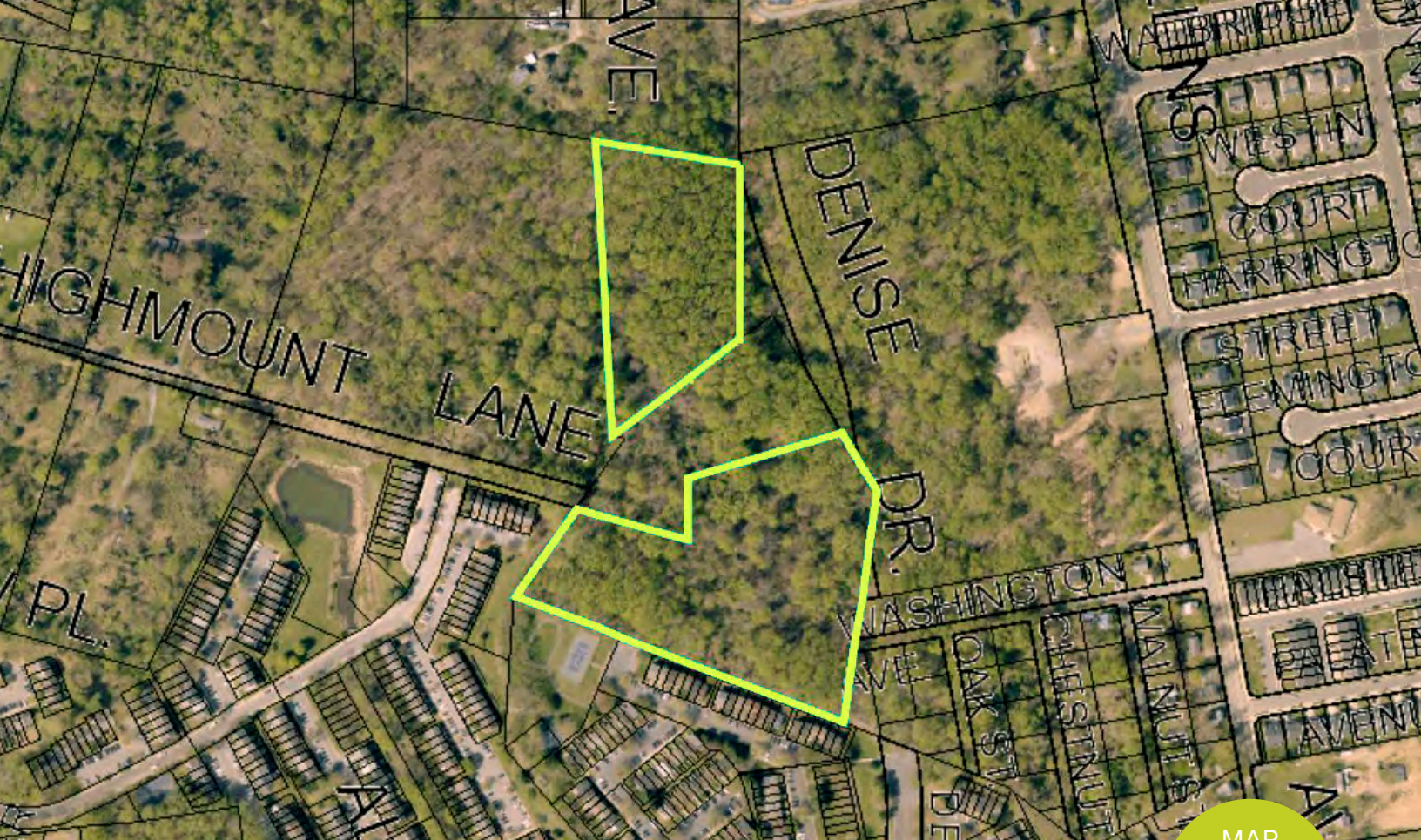
Map 7-O | Maryland Park Drive, Capitol Heights 20743

Map 7-P | Nova Avenue, Capitol Heights 20743

Map 7-Q | Mentor, Nova & 59th Avenues, Capitol Heights 20743

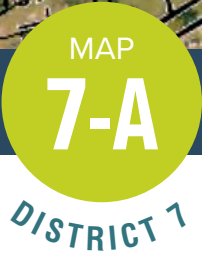
Map 7-R | Opus & Nova Avenues, Capitol Heights 20743

Map 7-S | Opus, Nova, 59th & 60th Avenues,
Capitol Heights 20743



0 DENISE DRIVE, CAPITOL HEIGHTS 20743

M-NCPPC OCC-ID | 3003



PROPERTY LIST

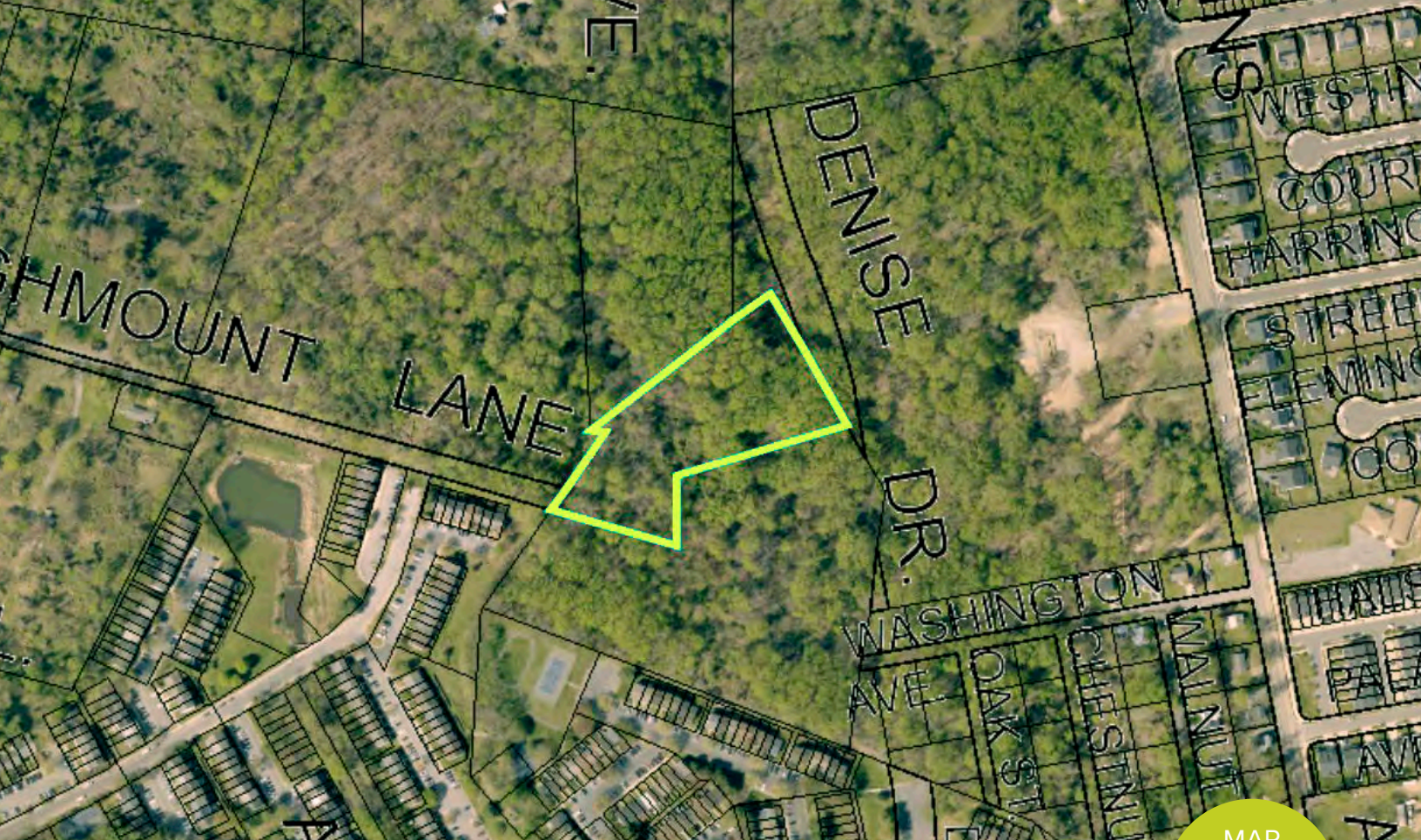
| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|--|--------------------------------|-----------|--------|----------------------|
| 18-2006302 | 0 Denise Drive, Capitol Heights 20743 | Map 73, Grid B2, Parcel 147 | 522,284 | R-55 | \$75,000 |

DISPOSITION

Sale not less than fair market value subject to coordination with the Town of Capitol Heights and/or M-NCPPC.

COMMENT

Total Area: 11.99 acres.
Parcel 147 comprises of two individual parcels separated by Parcel 146.
SDAT records indicate Parcel 147 in its entirety contains approximately 11.99 acres. The majority of Parcel 147 is currently zoned R-55 with a small portion zoned O-S (Open Space); disposition for public use only.



0 ROLLINS AVENUE, CAPITOL HEIGHTS 20743

M-NCPPC OCC-ID | 1300



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|---|-----------------------------|-----------|--------|----------------------|
| 18-2006294 | 0 Rollins Avenue, Capitol Heights 20743 | Map 73, Grid B2, Parcel 146 | 118,919 | R-55 | \$33,000 |

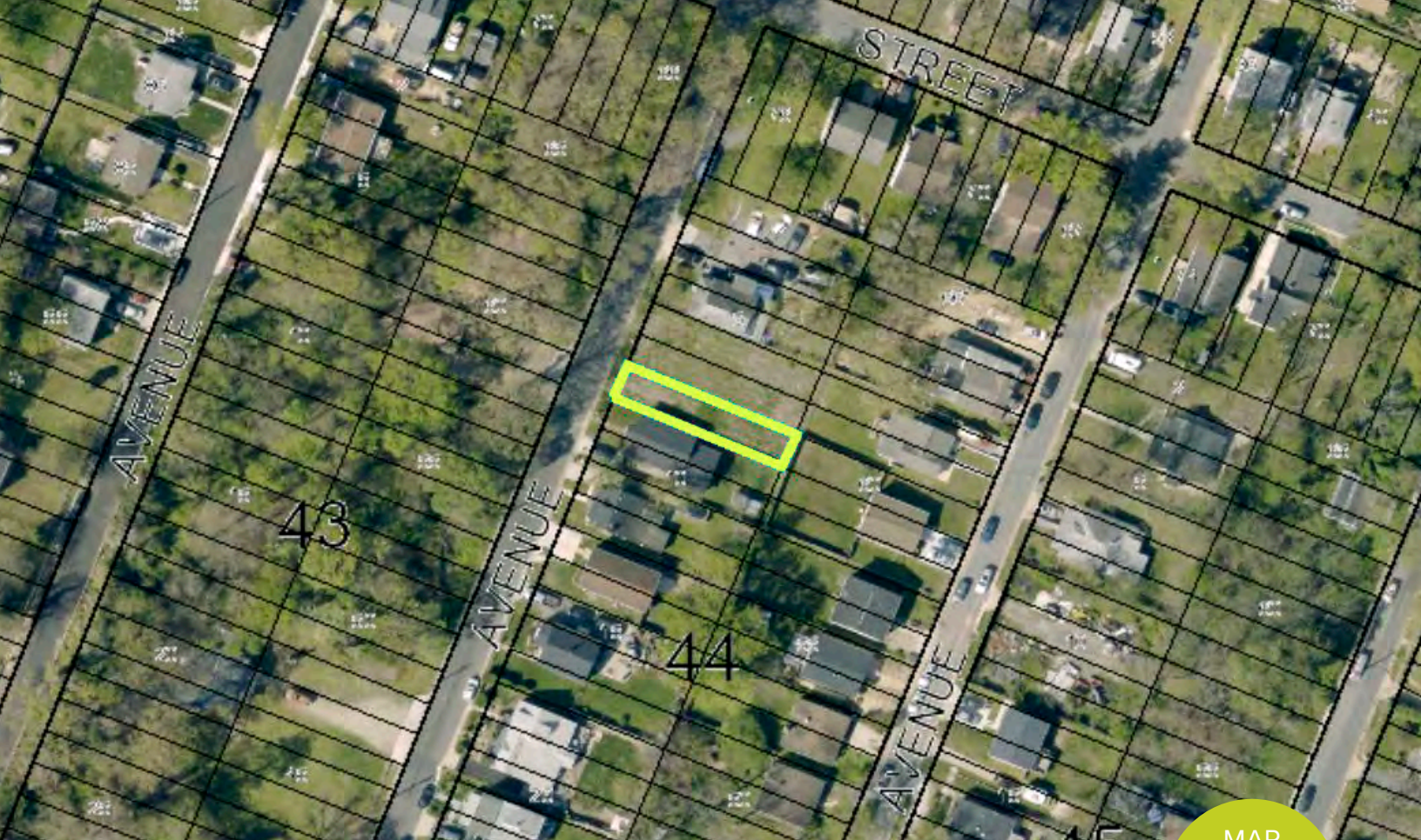
DISPOSITION

Sale not less than fair market value subject to coordination with the Town of Capitol Heights and/or M-NCPPC.

COMMENT

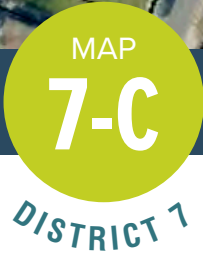
2.73 acres separating Parcel 147. Disposition for public use only.

SHORT FORM



0 NOVA AVENUE, CAPITOL HEIGHTS 20743

M-NCPPC OCC-ID | 1300



PROPERTY LIST

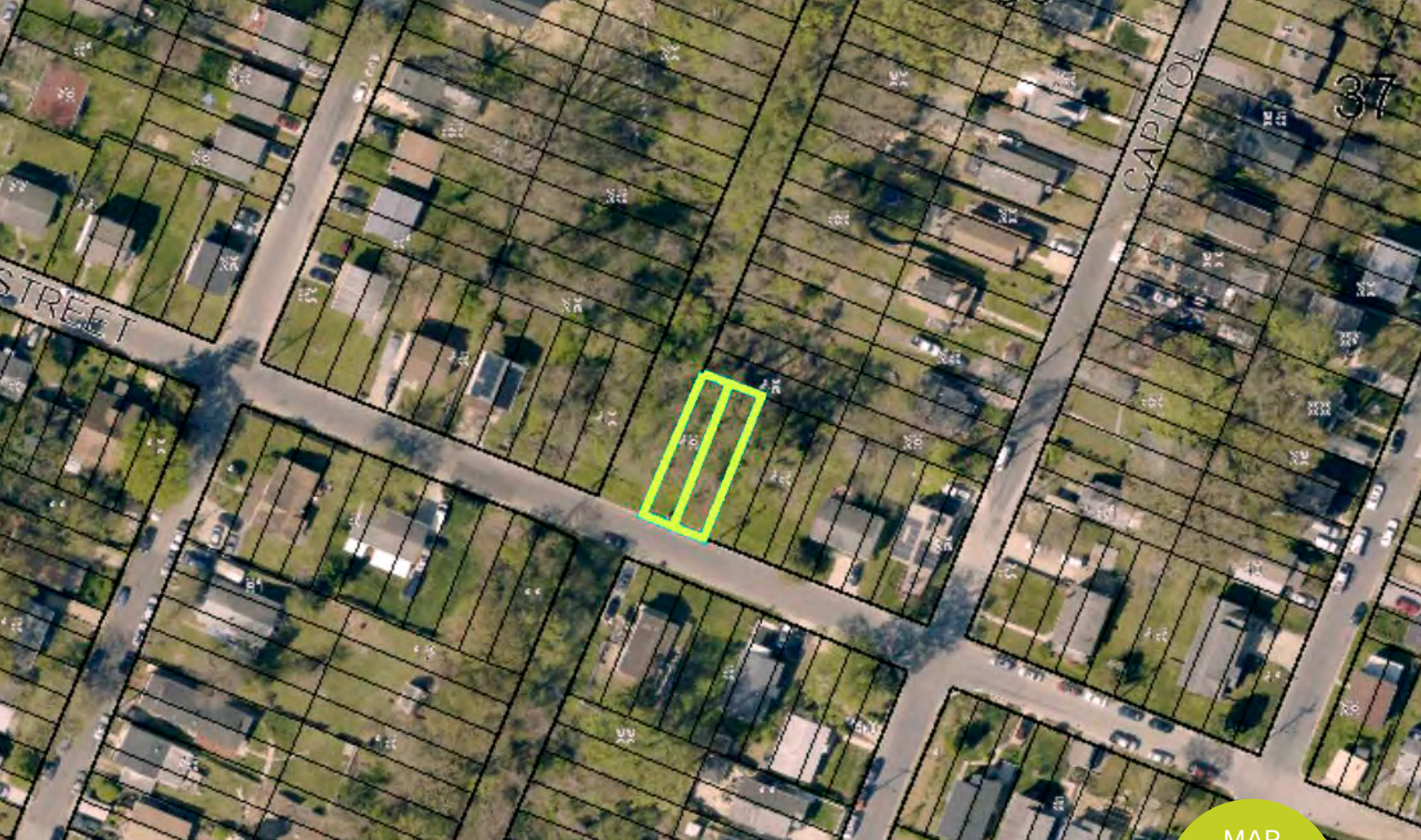
| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|---|-------------------------------------|-----------|--------|----------------------|
| 18-2063667 | 0 Nova Avenue, Capitol Heights 20743 | Map 72, Grid F2, Block 44, Lot 8 | 2,300 | R-55 | \$3,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
Assemblage opportunity with first priority to adjacent
property owner.

COMMENT

N/A



0 GUNTHER STREET, CAPITOL HEIGHTS 20743

M-NCPPC OCC-ID | 1292



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|--|--|-----------|--------|----------------------|
| 18-2041663 | 0 Gunther Street, Capitol Heights 20743 | Map 72, Grid F3, Block 36, Lots 47-48 | 4,000 | R-55 | \$10,000 |

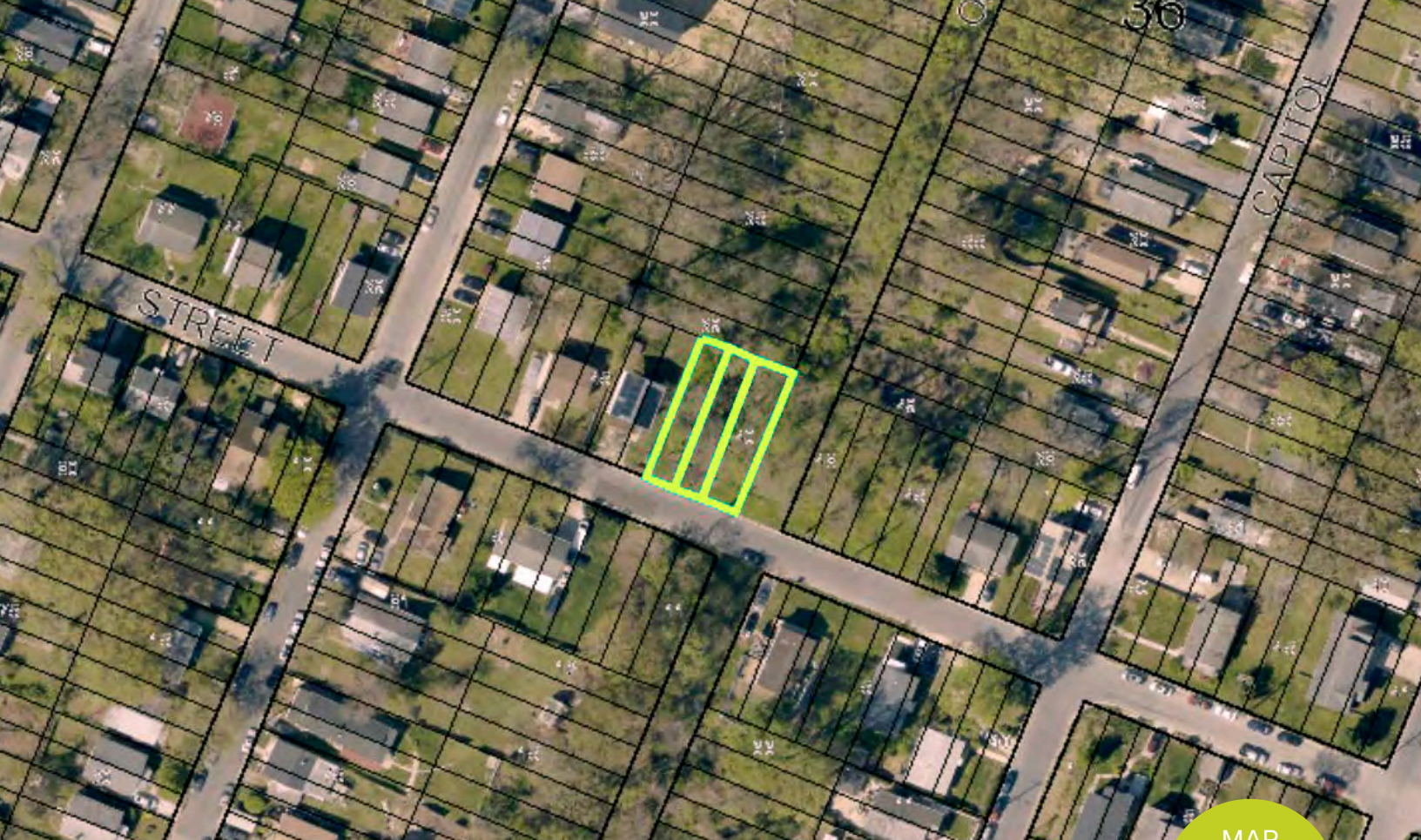
DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
Assemblage opportunity with first priority to adjacent
property owner.

COMMENT

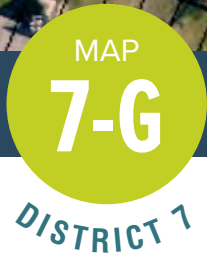
N/A

SHORT FORM



0 GUNTHER STREET, CAPITOL HEIGHTS 20743

M-NCPPC OCC-ID | 1292



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|--|--|-----------|--------|----------------------|
| 18-1993500 | 0 Gunther Street, Capitol Heights 20743 | Map 72, Grid F3, Block 35, Lots 40-42 | 6,500 | R-55 | \$11,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
Assemblage opportunity with first priority to adjacent property owner.

COMMENT

Potential for development but will require environmental survey.



1204 ABEL AVENUE, CAPITOL HEIGHTS 20743

M-NCPPC OCC-ID | 1259



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|--|---|-----------|--------|----------------------|
| 18-1998707 | 1204 Abel Avenue, Capitol Heights 20743 | Map 72, Grid D3, Block 62, Lots 1 and 42-46 | 12,000 | R-55 | \$85,000 |

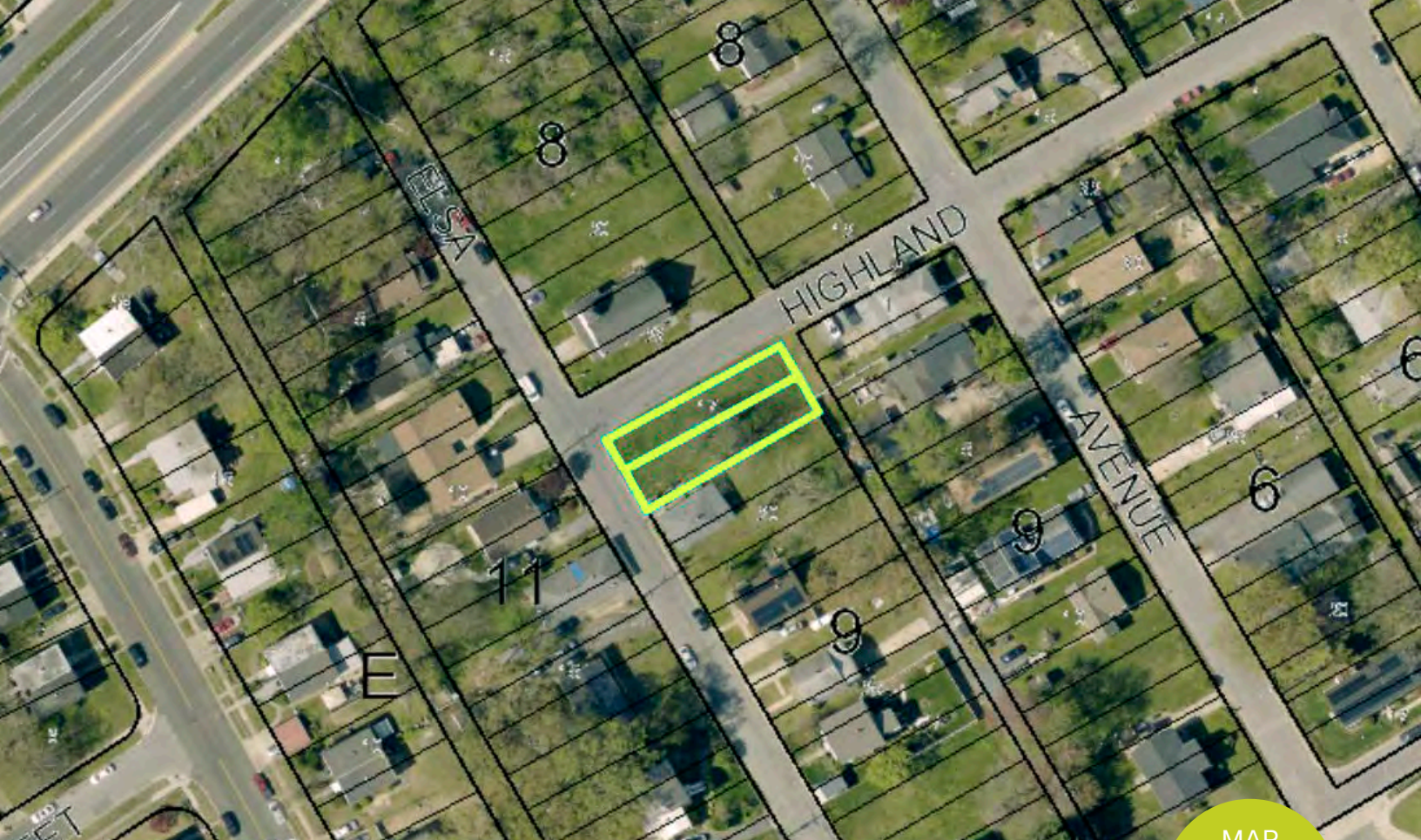
DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
Single-Family Home (SFH) residential development.

COMMENT

Potential infill opportunity to stabilize block; meets requirement of R-55 zoning based on date of subject lot recording.

SHORT FORM



0 FIJI AVENUE, LANDOVER 20785

M-NCPPC OCC-ID | 811



PROPERTY LIST

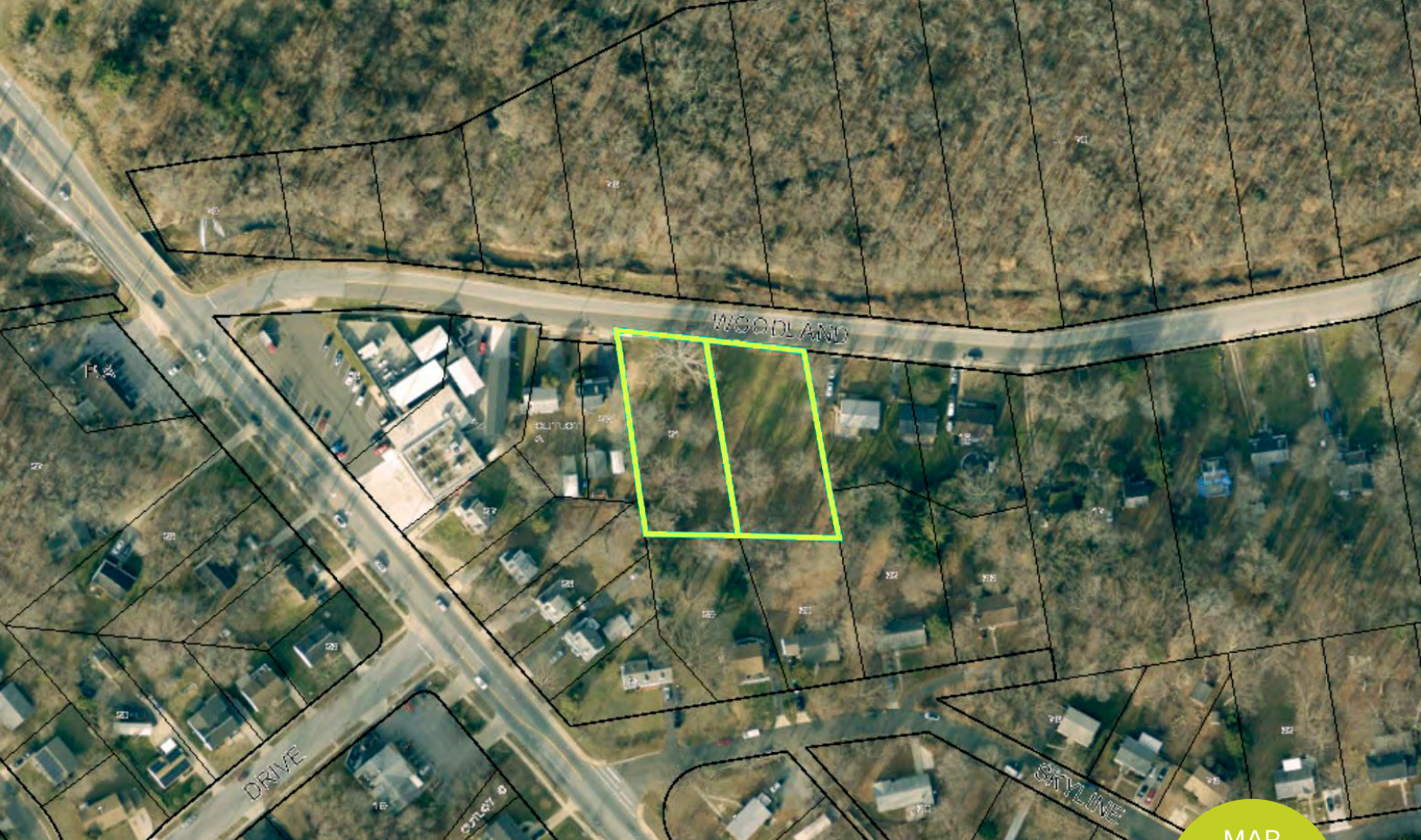
| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|----------------------------------|---|-----------|--------|----------------------|
| 18-2081115 | 0 Fiji Avenue, Landover 20785 | Map 66, Grid C1, Block 9, Lots 17-18 | 6,250 | R-55 | \$45,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
SFH residential development.

COMMENT

Clean Lot selection.
Potential infill opportunity to stabilize block; meets
requirement of R-55 zoning based on date of subject lot
recording.



WOODLAND ROAD, SUITLAND 20746

M-NCPPC OCC-ID | 913



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING |
|------------|------------------------------------|---|-----------|--------|
| 06-0451716 | 6305 Woodland Road, Suitland 20746 | Map 89, Grid C2, Part of Lots 20 & 21 | 12,835 | R-80 |
| 06-0542738 | 6307 Woodland Road, Suitland 20746 | Map 89, Grid C2, Part of Lt 20, 21, EQ 0.436 AC Fronting 63 Ft on Woodland Rd | 20,680 | R-80 |
| 06-0577676 | Woodland Road, Suitland 20746 | Map 89, Grid C2, Pt Lot 21 EQ 12,385 SF | 12,385 | R-80 |

DISPOSITION - HIGHEST/BEST USE

Appraised Value: \$40,000

These parcels will be sold as an assemblage.

Sale not less than fair market value or original cost of County acquisition. SFH residential development potential if environmental assessment determines site is satisfactory.

COMMENT

Total Area: 45,900 SF.

Site is within floodplain and likely not suitable for R-80 residential development.

Further environmental study required.

SHORT FORM



0 ELSA AVENUE, LANDOVER 20785

M-NCPPC OCC-ID | 810



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|----------------------------------|---|-----------|--------|----------------------|
| 18-2081156 | 0 Elsa Avenue, Landover 20785 | Map 66, Grid C1, Sect. 1, Block 8, Lots 13-16 | 14,828 | R-55 | \$30,000 |

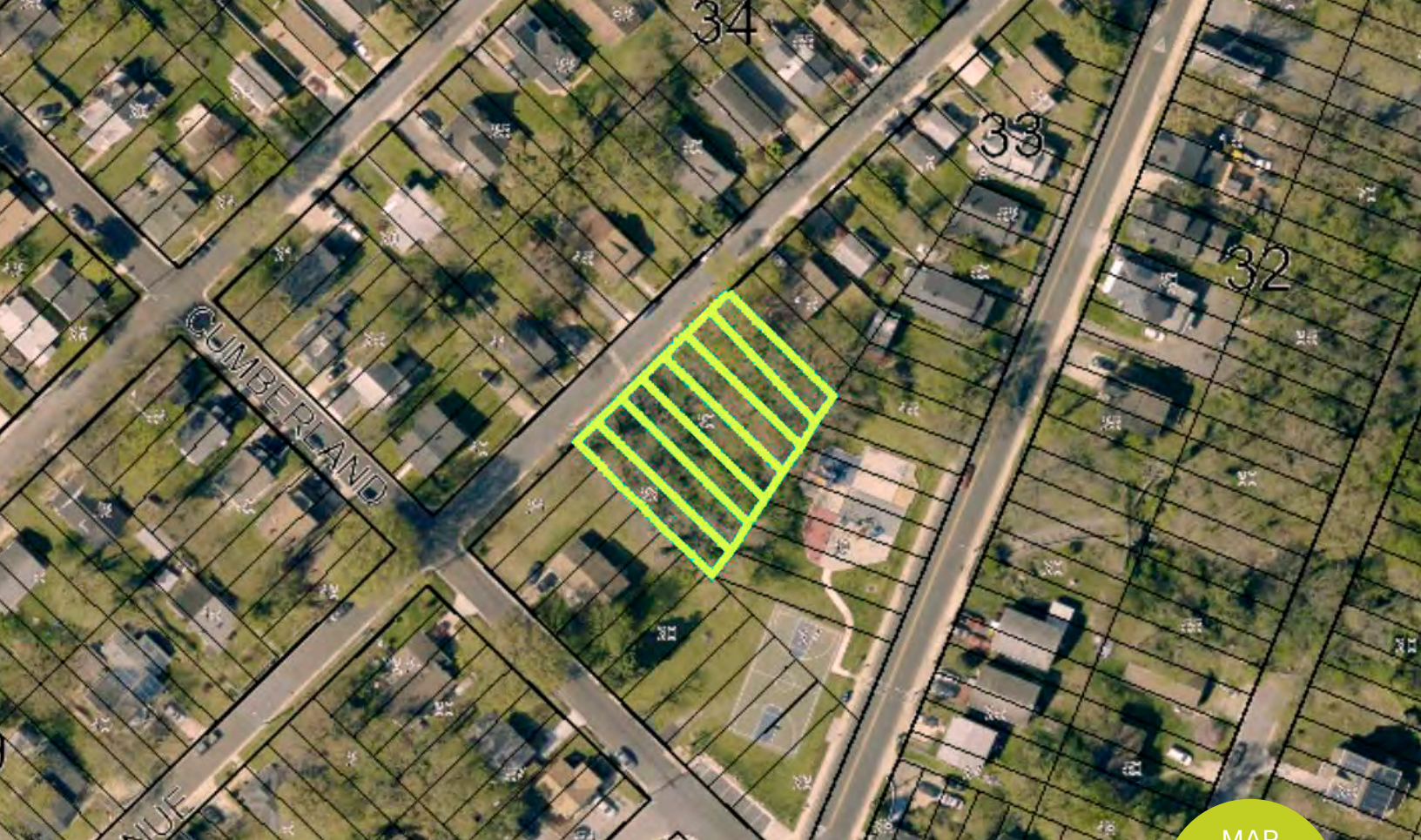
DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value or original cost of County acquisition.
Assemblage opportunity with first priority to adjacent property owner.

COMMENT

N/A

SHORT FORM



0 CLOVIS AVENUE, CAPITOL HEIGHTS 20743

M-NCPPC OCC-ID | 1518



PROPERTY LIST

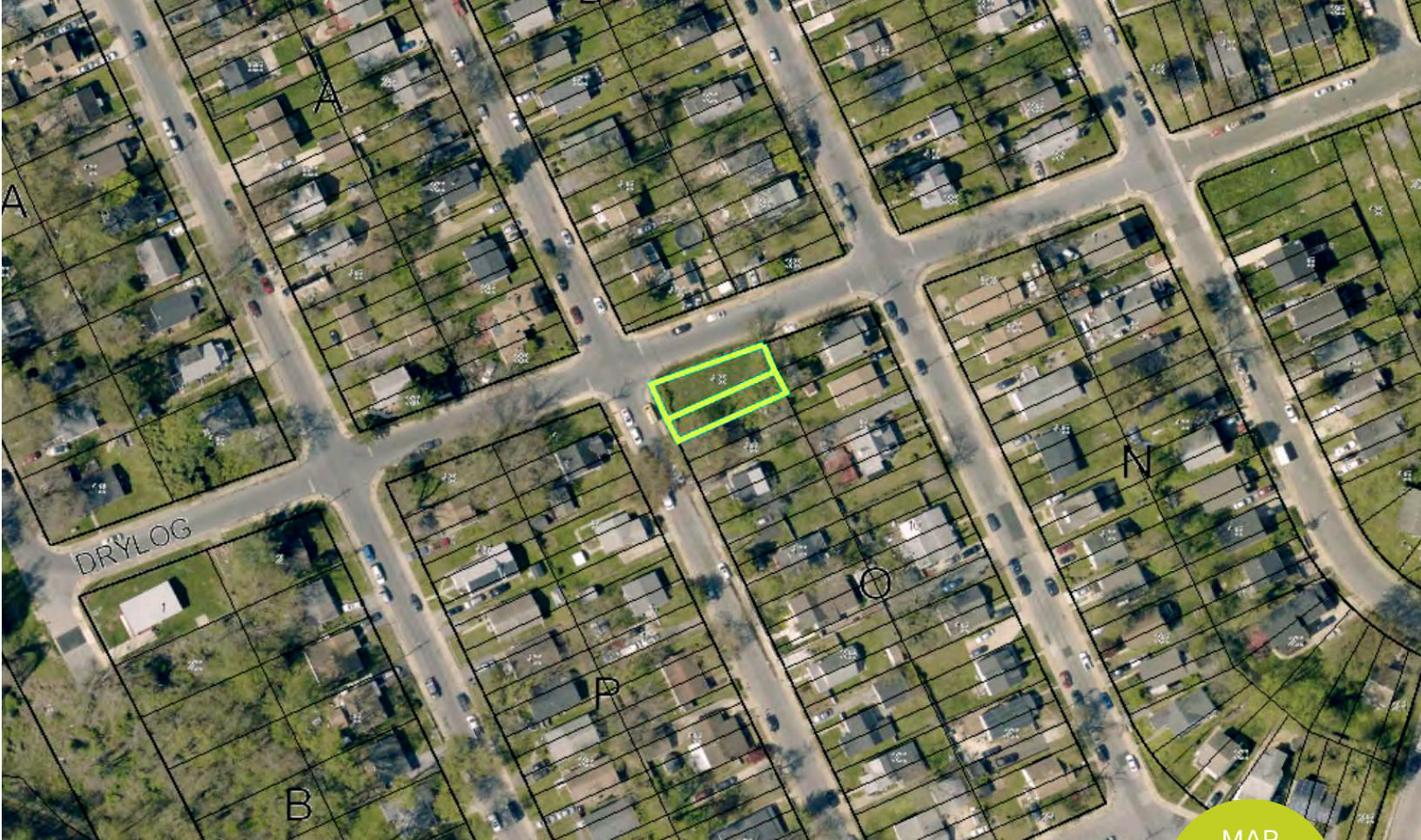
| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|---|--|-----------|--------|----------------------|
| 18-2071645 | 0 Clovis Avenue, Capitol Heights 20743 | Map 72, Grid F1, Block 33, Lots 17-23 | 15,120 | R-55 | \$85,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
SFH residential development.

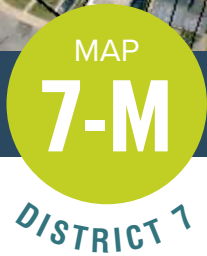
COMMENT

Clean Lot selection.



421 CEDARLEAF AVENUE, CAPITOL HEIGHTS 20743

M-NCPPC OCC-ID | 2839



PROPERTY LIST

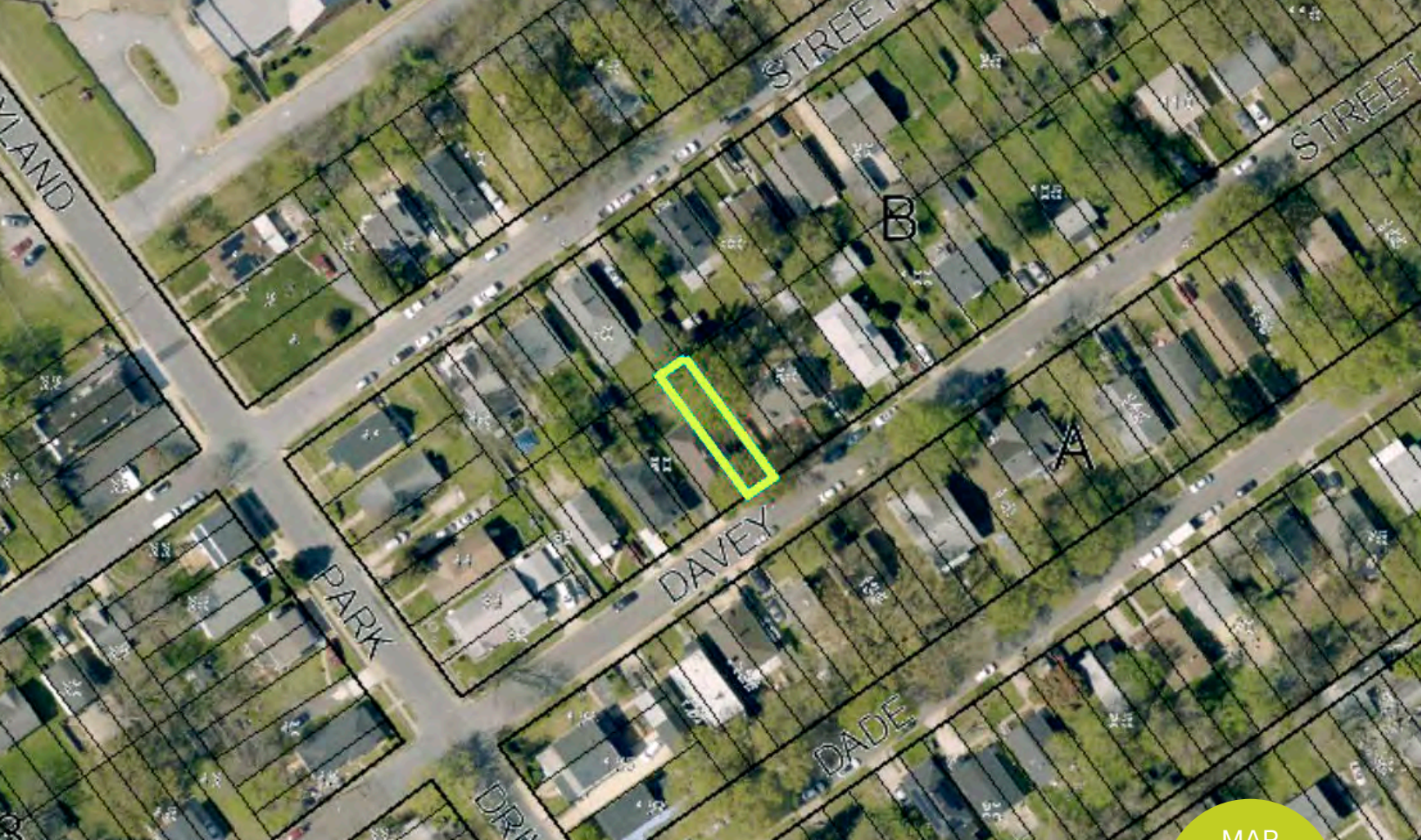
| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|---|---|-----------|--------|----------------------|
| 18-2047595 | 421 Cedarleaf Ave, Capitol Heights 20743 | Map 66, Grid C3, Block O, Lots 47-48 | 5,100 | R-55 | \$45,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value or original cost of County acquisition.

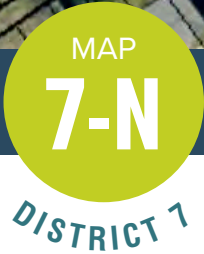
COMMENT

This lot is shown on a plat recorded prior to November 29, 1949 and can be reduced to 5,000 SF for build. Since it is 5,100 SF lot, it meets the minimum requirement for R-55 zoning for a SFH detached dwelling.



0 DAVEY STREET, CAPITOL HEIGHTS 20743

M-NCPPC OCC-ID | 1217



PROPERTY LIST

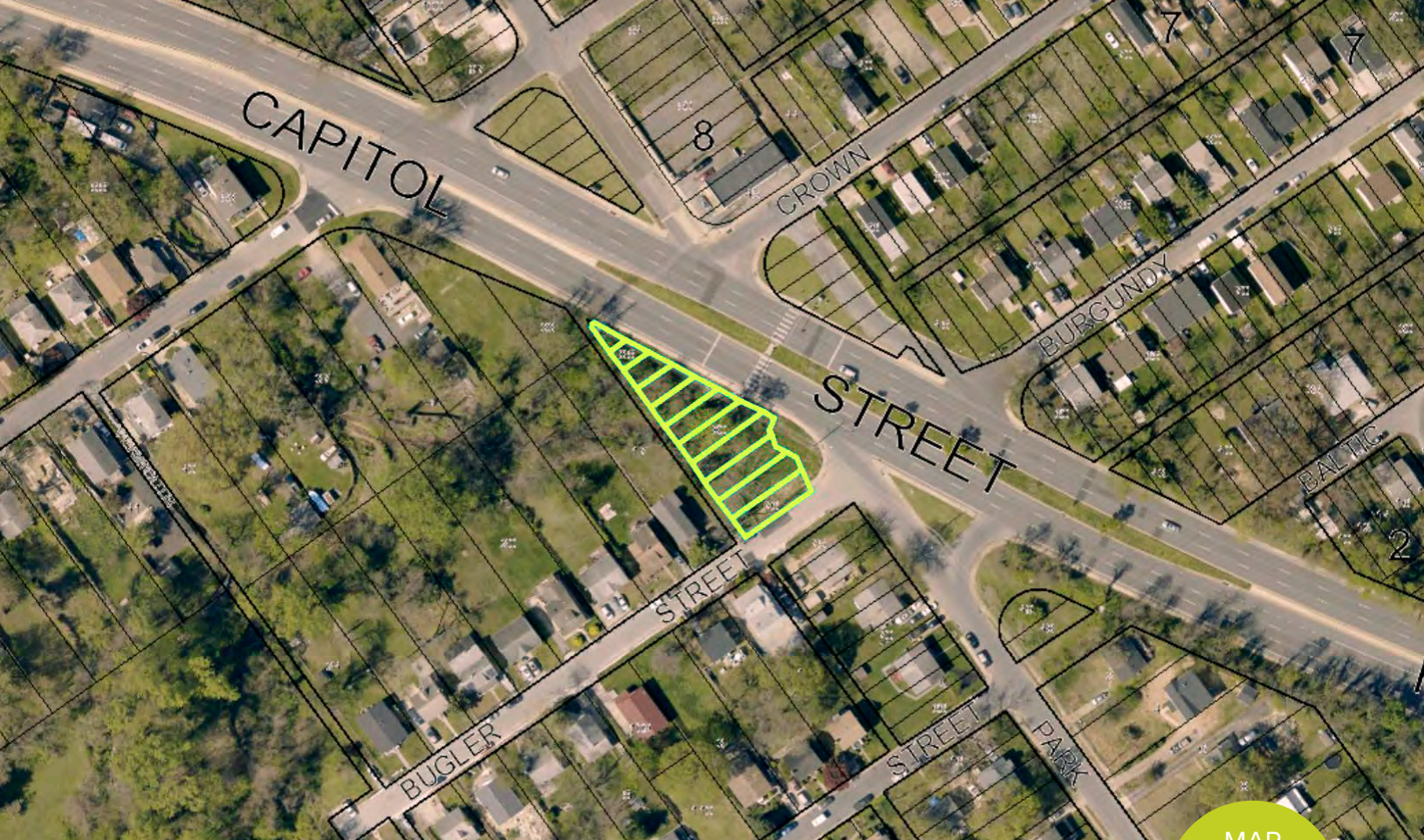
| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|--|-------------------------------------|-----------|--------|----------------------|
| 18-2053742 | 0 Davey Street, Capitol Heights 20743 | Map 66, Grid A4, Block B, Lot 92 | 1,900 | R-55 | \$3,000 |

DISPOSITION - HIGHEST/BEST USE

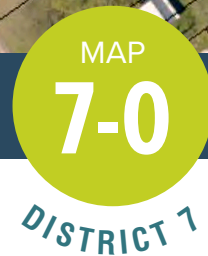
Sale not less than fair market value.
Assemblage opportunity with first priority to adjacent
property owner.

COMMENT

N/A



MARYLAND PARK DRIVE, CAPITOL HEIGHTS 20743



PROPERTY SUMMARY

M-NCPPC OCC-ID | 2774

Various adjacent parcels. Map 66, Grid B4

Appraised Value: \$52,000

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.

Parcels to be sold as an assemblage.

SFH residential development if allowed (See Comment).

COMMENT

Total Area: 9,319 SF

Due to the location within Approved Capitol Heights Transit District Development Plan and Transit District Overlay Zoning Map Amendment, July 2008 (Plan), a site plan review may be necessary for new build to determine if development standards allow for SFH residential development as allowed by current zoning and ordinance.

SHORT FORM

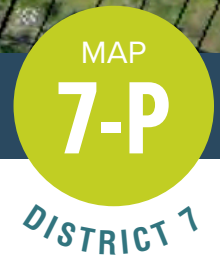
PROPERTY LIST | MAP 7-0

MARYLAND PARK DRIVE, CAPITOL HEIGHTS 20743

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING |
|------------|--|---|-----------|--------|
| 18-2092351 | Maryland Park Drive, Capitol Heights 20743 | Map 66, Grid B4, Orchards Addn, Lot 76 Ex 850 SF at FR | 1,260 | R-55 |
| 18-2092369 | Maryland Park Drive, Capitol Heights 20743 | Map 66, Grid B4, Orchards Addn, Lot 77 EX 780 SF at FR & Lot 78 EX 840 SF | 2,583 | R-55 |
| 18-2092377 | Maryland Park Drive, Capitol Heights 20743 | Map 66, Grid B4, Lot 79 EX 940 SF at FR & Lot 80 EX 840 SF at FR | 2,415 | R-55 |
| 18-2092393 | Maryland Park Drive, Capitol Heights 20743 | Map 66, Grid B4, Lot 81 EX 1050 SF at FR & Lot 82 EX 1250 SF at FR | 1,890 | R-55 |
| 18-2092385 | Maryland Park Drive, Capitol Heights 20743 | Map 66, Grid B4, Orchards Addn, Lot 83 EX 1450 SF at FR | 651 | R-55 |
| 18-2092401 | Maryland Park Drive, Capitol Heights 20743 | Map 66, Grid B4, Orchards Addn, 300 SF at S PT Lot 84 | 300 | R-55 |
| 18-2092427 | Maryland Park Drive, Capitol Heights 20743 | Map 66, Grid B4, Orchards Addn, 100 SF at S PT Lot 85 | 100 | R-55 |
| 18-2092419 | Maryland Park Drive, Capitol Heights 20743 | Map 66, Grid B4, Orchards Addn, 100 SF at S PT Lot 86 | 100 | R-55 |
| 18-2092435 | Maryland Park Drive, Capitol Heights 20743 | Map 66, Grid B4, Orchards Addn, 20 SF at S PT Lot 87 | 20 | R-55 |



NOVA AVENUE, CAPITOL HEIGHTS 20743



PROPERTY SUMMARY

M-NCPPC OCC-ID | 1643

Adjacent parcels. Map 72, Grid F3, Block 47 - 17 Lots

Appraised Value: \$29,000

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.

Priority disposition as assemblage with Map 7-Q,
Map 7-R, and Map 7-S.

Total Assemblage Value for

Maps 7-P, 7-Q, 7-R and 7-S - \$175,000

COMMENT

Total Area: 34,000 SF

SHORT FORM

PROPERTY LIST | MAP 7-P

NOVA AVENUE, CAPITOL HEIGHTS 20743

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING |
|---------|--|--|-----------|--------|
| 2018059 | Nova Avenue, Capitol Heights, 20743 | Map 72, Grid F3, Block 47, Lots 29-31 | 6,000 | R-55 |
| 2018067 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 47, Lots 32-33 | 4,000 | R-55 |
| 2018034 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 47, Lot 34 | 2,000 | R-55 |
| 2018042 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 47, Lots 35-36 | 4,000 | R-55 |
| 2017846 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 47, Lots 37-40 | 8,000 | R-55 |
| 2017820 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 47, Lots 41-43 | 6,000 | R-55 |
| 2017838 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 47, Lots 44-45 | 4,000 | R-55 |



MENTOR, NOVA, AND 59TH AVENUES, CAPITOL HEIGHTS 20743



PROPERTY SUMMARY

M-NCPPC OCC-ID | 1643

Adjacent parcels. Map 72, Grids E4, F3 & F4, Block 74 - 44 Lots

Appraised Value: \$37,000

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.

Priority disposition as assemblage with Map 7-P, Map 7-R, and Map 7-S.

Total Assemblage Value for

Maps 7-P, 7-Q, 7-R and 7-S - \$175,000

COMMENT

Total Area: 88,795 SF | 2.04 acres.

SHORT FORM

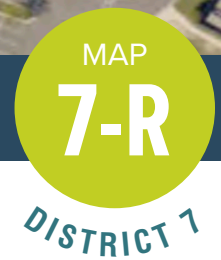
PROPERTY LIST | MAP 7-Q

MENTOR, NOVA, AND 59TH AVENUES, CAPITOL HEIGHTS 20743

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING |
|---------|---|---|-----------|--------|
| 2017747 | 59th Avenue, Temple Hills 20748 | Map 72, Grid F4, Block 74, Lots 1-17 | 33,998 | R-55 |
| 2017713 | Nova Avenue, Capitol Heights, 20743 | Map 72, Grid F4, Block 74, Lots 18-20 | 5,998 | R-55 |
| 2017721 | Mentor Avenue, Capitol Heights 20743 | Map 72, Grid E4, Block 74, Lots 21-26, EX 493 Sq.ft. of Lt 24 | 12,802 | R-55 |
| 2017739 | Mentor Avenue, Capitol Heights 20743 | Map 72, Grid E4, Block 74, Lots 27-29 | 5,998 | R-55 |
| 2017762 | Mentor Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 74, Lots 30-44 | 29,999 | R-55 |



OPUS AND NOVA AVENUES, CAPITOL HEIGHTS 20743



PROPERTY SUMMARY

M-NCPPC OCC-ID | 1643

Adjacent parcels. Map 72, Grid F3, Block 46 - 38 Lots

Appraised Value: \$75,000

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.

Priority disposition as assemblage with Map 7-P, Map 7-Q, and Map 7-S.

Total Assemblage Value for

Maps 7-P, 7-Q, 7-R and 7-S - \$175,000

COMMENT

Total Area: 87,400 SF | 2 acres.

SHORT FORM

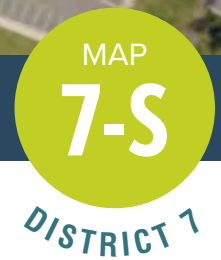
PROPERTY LIST | MAP 7-R

OPUS AND NOVA AVENUES, CAPITOL HEIGHTS 20743

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING |
|---------|------------------------------------|---------------------------------------|-----------|--------|
| 2107464 | Opus Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 46, Lots 24-29 | 13,800 | R-55 |
| 2118800 | Opus Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 46, Lots 30-31 | 4,600 | R-55 |
| 2017853 | Opus Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 46, Lots 32-33 | 4,600 | R-55 |
| 2017861 | Opus Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 46, Lots 34-37 | 9,200 | R-55 |
| 2017879 | Opus Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 46, Lots 38-41 | 9,200 | R-55 |
| 2017887 | Opus Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 46, Lots 42-45 | 9,200 | R-55 |
| 2017895 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 46, Lots 46-50 | 11,500 | R-55 |
| 2017903 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 46, Lots 51-53 | 6,900 | R-55 |
| 2017796 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 46, Lots 54-57 | 9,200 | R-55 |
| 2017788 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 46, Lots 58-61 | 9,200 | R-55 |



OPUS, NOVA, 59TH AND 60TH AVENUES, CAPITOL HEIGHTS 20743



PROPERTY SUMMARY

M-NCPPC OCC-ID | 1643

Adjacent parcels. Map 72, Grids F3 & F4, Block 75 - 34 Lots

Appraised Value: \$40,000

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.

Priority disposition as assemblage with Map 7-P, Map 7-Q, and Map 7-R.

Total Assemblage Value for

Maps 7-P, 7-Q, 7-R and 7-S - \$175,000

COMMENT

Total Area: 77,972 SF | 1.79 acres.

SHORT FORM

PROPERTY LIST | MAP 7-S

OPUS, NOVA 59TH AND 60TH AVENUES, CAPITOL HEIGHTS 20743

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING |
|---------|------------------------------------|---------------------------------------|-----------|--------|
| 2017937 | Opus Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 75, Lots 1-4 | 9,200 | R-55 |
| 2017945 | 60th Avenue, Temple Hills 20748 | Map 72, Grid F4, Block 75, Lots 5-8 | 9,200 | R-55 |
| 2018018 | 60th Avenue, Temple Hills 20748 | Map 72, Grid F4, Block 75, Lots 9-10 | 4,600 | R-55 |
| 2017986 | 60th Avenue, Temple Hills 20748 | Map 72, Grid F4, Block 75, Lots 14-16 | 6,891 | R-55 |
| 2017994 | 59th Avenue, Temple Hills 20748 | Map 72, Grid F4, Block 75, Lots 17-20 | 8,986 | R-55 |
| 2018000 | 59th Avenue, Temple Hills 20748 | Map 72, Grid F4, Block 75, Lots 21-24 | 9,199 | R-55 |
| 2018026 | 59th Avenue, Temple Hills 20748 | Map 72, Grid F4, Block 75, Lots 25-29 | 11,499 | R-55 |
| 2017952 | 59th Avenue, Temple Hills 20748 | Map 72, Grid F4, Block 75, Lots 30-31 | 4,599 | R-55 |
| 2017960 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 75, Lots 32-35 | 9,199 | R-55 |
| 2017978 | Nova Avenue, Capitol Heights 20743 | Map 72, Grid F3, Block 75, Lots 36-37 | 4,599 | R-55 |



DISTRICT 8

SURPLUS REAL PROPERTY | 2021

DISTRICT 8 | OVERVIEW

COUNCIL MEMBER

The Honorable Monique Anderson-Walker

CONSTITUENT AREAS

Camp Springs
Andrews Air Force Base
Clinton
Forest Heights
Fort Washington
Glass Manor
Marlow Heights
Oxon Hill
Temple Hills

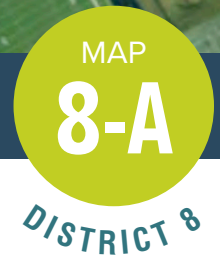


Map 8-A | 6500 Clipper Way, Oxon Hill 20745



6500 CLIPPER WAY, OXON HILL 20745

M-NCPPC OCC-ID | 6577



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|-----------------------------------|---|-----------|--------|----------------------|
| 12-5509872 | 6500 Clipper Way, Oxon Hill 20745 | Map 105, Grid A1, Lot 9, Potomac Business Park - Plat 8 | 530,996 | I-3 | \$2,010,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
Mixed-use development.
This 12.19 acre parcel presents an exciting urban mixed-use building and civic plaza opportunity.
Parcel could accommodate an urban park, a vibrant mix of retail, office, parking, and residential uses on the County-owned property.

COMMENT

Total Area: 12.19 acres.
Utility Easement(s) and Tree Conservation covers portion of the site, but may not severely impact development potential off Clipper Way.
Also presence of stream or drainage in Green Infrastructure Plan area.
Proximity to Top Golf; EDC has interested buyer for the site and requested placement on surplus.

LONG FORM



DISTRICT 9

SURPLUS REAL PROPERTY | 2021

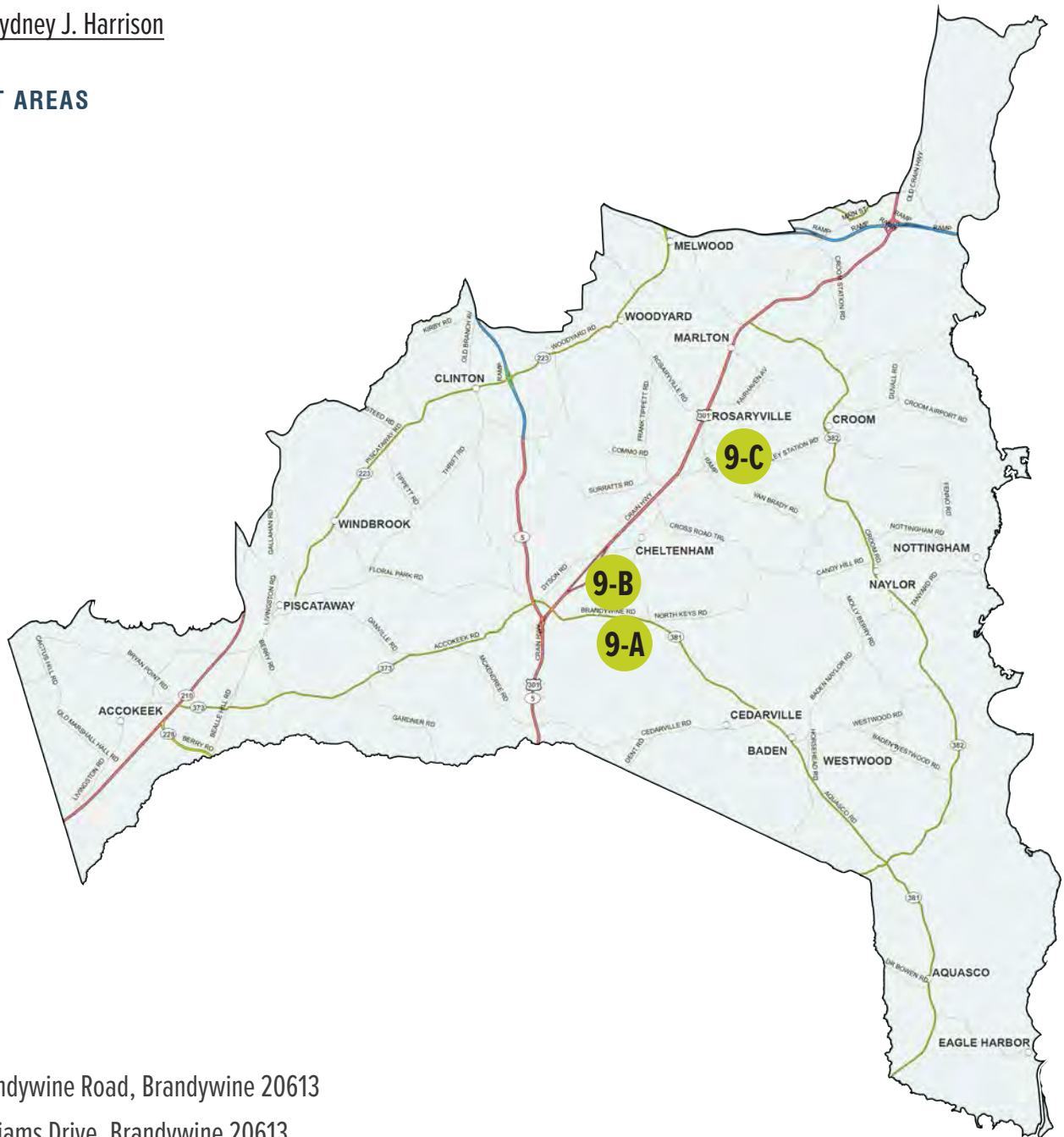
DISTRICT 9 | OVERVIEW

COUNCIL MEMBER

The Honorable Sydney J. Harrison

CONSTITUENT AREAS

Accokeek
Aquasco
Baden
Brandywine
Cheltenham
Clinton
Eagle Harbor
Fort Washington
Piscataway
Upper Marlboro



Map 9-A | 0 Brandywine Road, Brandywine 20613

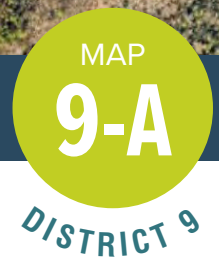
Map 9-B | 0 Williams Drive, Brandywine 20613

Map 9-C | 0 Duley Station Road, Upper Marlboro 20772



0 BRANDYWINE ROAD, BRANDYWINE 20613

M-NCPPC OCC-ID | 1487



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|--|---------------------------------|-----------|--------|----------------------|
| 11-1176783 | 0 Brandywine Road, Brandywine 20613 | Map 145, Grid E4, Parcel 288 | 512,265 | I-2 | \$1,235,000 |

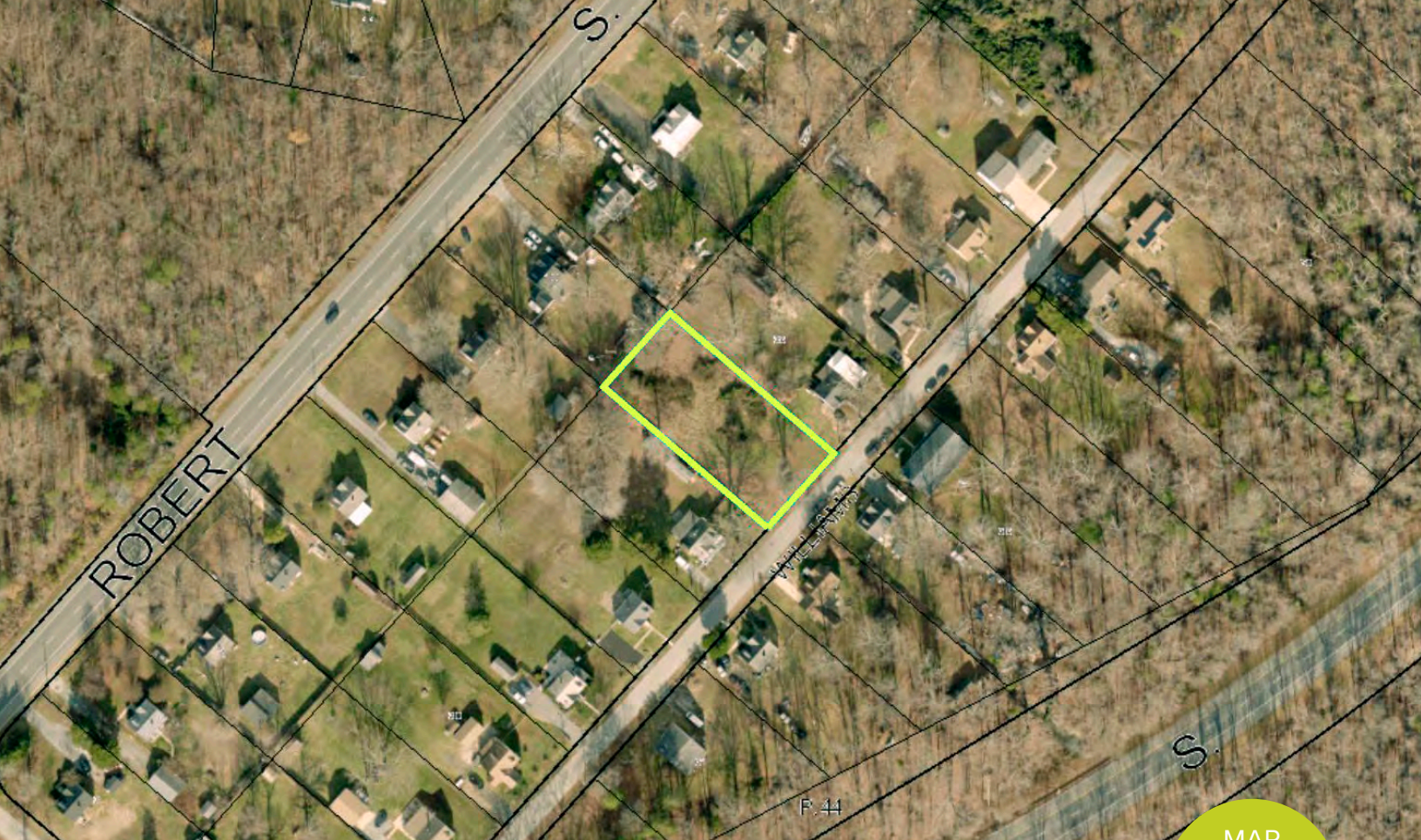
DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.

COMMENT

Total Area: 11.76 acres.
GIS records indicate the existence of environmental features on the property which may impact whether the site may be developed and must be addressed through an environmental assessment by an engineer.

LONG FORM



0 WILLIAMS DRIVE, BRANDYWINE 20613

M-NCPPC OCC-ID | 946



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|---------------------------------------|-----------------------------|-----------|--------|----------------------|
| 11-1179233 | 0 Williams Drive, Brandywine 20613 | Map 145, Grid C1, Lot 34 | 21,780 | R-R | \$65,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
SFH residential development.

COMMENT

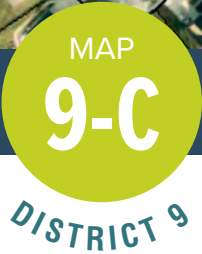
Subject to 20' easement dedication centered on the
existing storm drain.

SHORT FORM



0 DULEY STATION ROAD, UPPER MARLBORO 20772

M-NCPPC OCC-ID | 1460



PROPERTY LIST

| TAX ID | LOCATION | PROPERTY DESCRIPTION | AREA (SF) | ZONING | APPRAISED VALUE (\$) |
|------------|--|---|-----------|--------|----------------------|
| 04-0259838 | 0 Duley Station Road, Upper Marlboro 20772 | Map 127, Grid E2, Sect. 4, Lot 1, PT PAR 59 | 14,113 | O-S | \$80,000 |

DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
First priority to adjacent property owner.

COMMENT

OS Zoning: For a property zoned OS (primary land use residential)