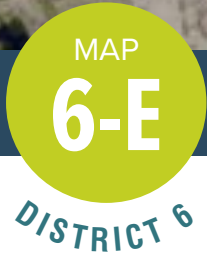




9401, 9441, 9450 PEPPERCORN PLACE, UPPER MARLBORO 20774



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

PROPERTY LIST | MAP 6-E (continued)

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DISPOSITION - HIGHEST/BEST USE

Sale not less than fair market value.
Mixed-use development.

Lots can be developed individually or together

Lot 31: 5.1 acres

Lot 32: 3.1 acres

Lot 35: 5.1 acres

Total Assemblage Value for all 3 parcels
- \$7,225,000

COMMENT

Total Area: 13.26 acres.

Property Features*

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.

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.

Lots are zoned I-3 which allows for office, research and development, and hospitality in an office/employment environment.