

FOR SALE

Prince George's County, MD

VILLAGES OF LINCOLNSHIRE - PHASE I

KAREN BOULEVARD & WILBERFORCE COURT | CAPITOL HEIGHTS, MARYLAND, 20743

SITE SIZE

3.60 Acres

ZONING

R-18
(Multi-Family Medium Density Residential)

SALE PRICE

\$750,000

HIGHLIGHTS

- ▶ Designed for 43 stacked condominium units
- ▶ Best use may be for townhomes
- ▶ Ideally situated in the Villages of Lincolnshire in Capitol Heights, Maryland
- ▶ Easy access to I-495, Central Avenue & Pennsylvania Avenue
- ▶ The neighborhood and surrounding communities have experienced positive growth since 2010



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PLAT

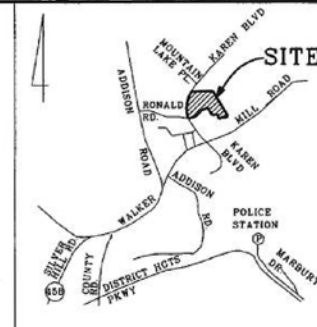
VILLAGES OF LINCOLNSHIRE | KAREN BOULEVARD & WILBERFORCE COURT | CAPITOL HEIGHTS, MARYLAND, 20743

GENERAL NOTES:

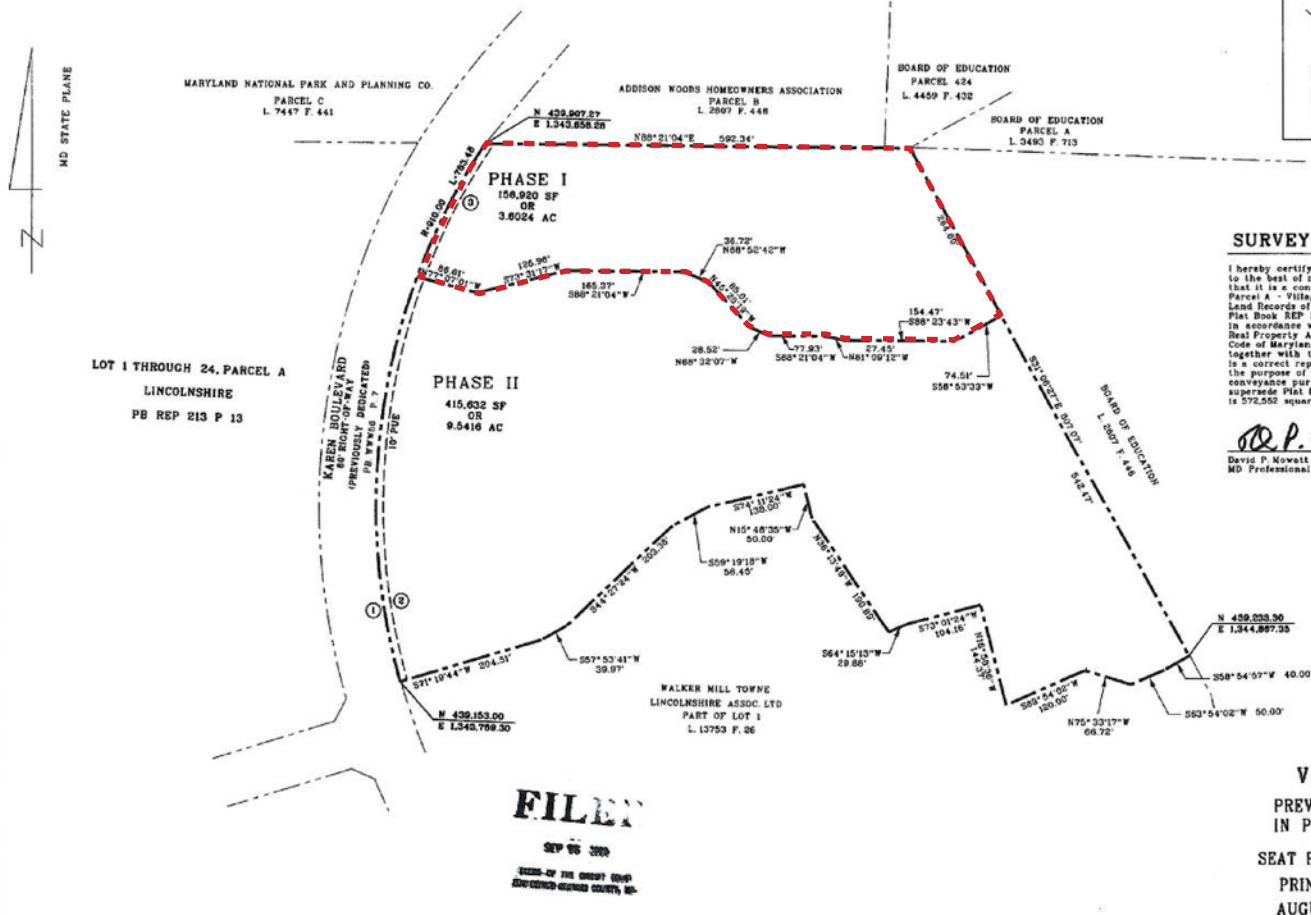
1. The purpose of this plan is to show phasing limits for conveyance purposes only. It is not intended to supersede the boundary of the previously recorded Plat PM-220-93.

CURVE TABLE

RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD DIST.
1	910.00	783.48	49° 19' 47"	N06° 43' 40"E	759.50'
2	910.00	575.34'	36° 13' 28"	N0° 10' 31"E	565.80'
3	910.00	208.14'	13° 06' 18"	N24° 50' 24"E	207.69'



VICINITY MAP
SCALE: 1"=2000'



SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown hereon is correct to the best of my professional knowledge and belief, that it is a condominium plat of the land known as Parcel A - Villages at Lincolnsire as recorded in the Land Records of Prince George's County, Maryland in Plat Book REP 220 as Plat 93, that it has been prepared in accordance with the requirements of Title 11 of the Real Property Article Section 11-105 of the Annotated Code of Maryland (2003) as amended; that this plat together with the applicable wording of the Declaration is a correct representation of the Condominium and that the purpose of this plat is to show the phasing limits for conveyance purposes only. It in no way is intended to supersede Plat Rep 220 Plat 93. The area of this plat is 572,512 square feet or 13.1444 acres.

David P. Novatt
MD Professional Land Surveyor



LAND CONDOMINIUM PHASES I & II

VILLAGES AT LINCOLNSHIRE
PREVIOUSLY RECORDED AS PARCEL "A"
IN PLAT BOOK REP 220 & PLAT NO. 93
SEAT PLEASANT 16 TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
AUGUST 2009 SCALE 1" = 100'
Petra Engineering LLC

5840 BANNER ROAD, SUITE 100
COLUMBIA, MARYLAND 21044
OFFICE (443) 276-0310
FAX (443) 276-0319

RECORDED: 9/25/09
PLAT NO: PM231067

FILED
SEP 26 2009
DEPT. OF THE COUNTY CLERK
PRINCE GEORGE'S COUNTY, MD

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TRADE AREA

VILLAGES OF LINCOLNSHIRE | KAREN BOULEVARD & WILBERFORCE COURT | CAPITOL HEIGHTS, MARYLAND, 20743

DOMINANT LIFESTYLES

Surrounding Neighborhoods



Pleasantville



LEARN MORE

Average HH Size: 2.86
Median Age: 41.9
Median HH Income: \$85,000

Comfortable Empty Nesters



LEARN MORE

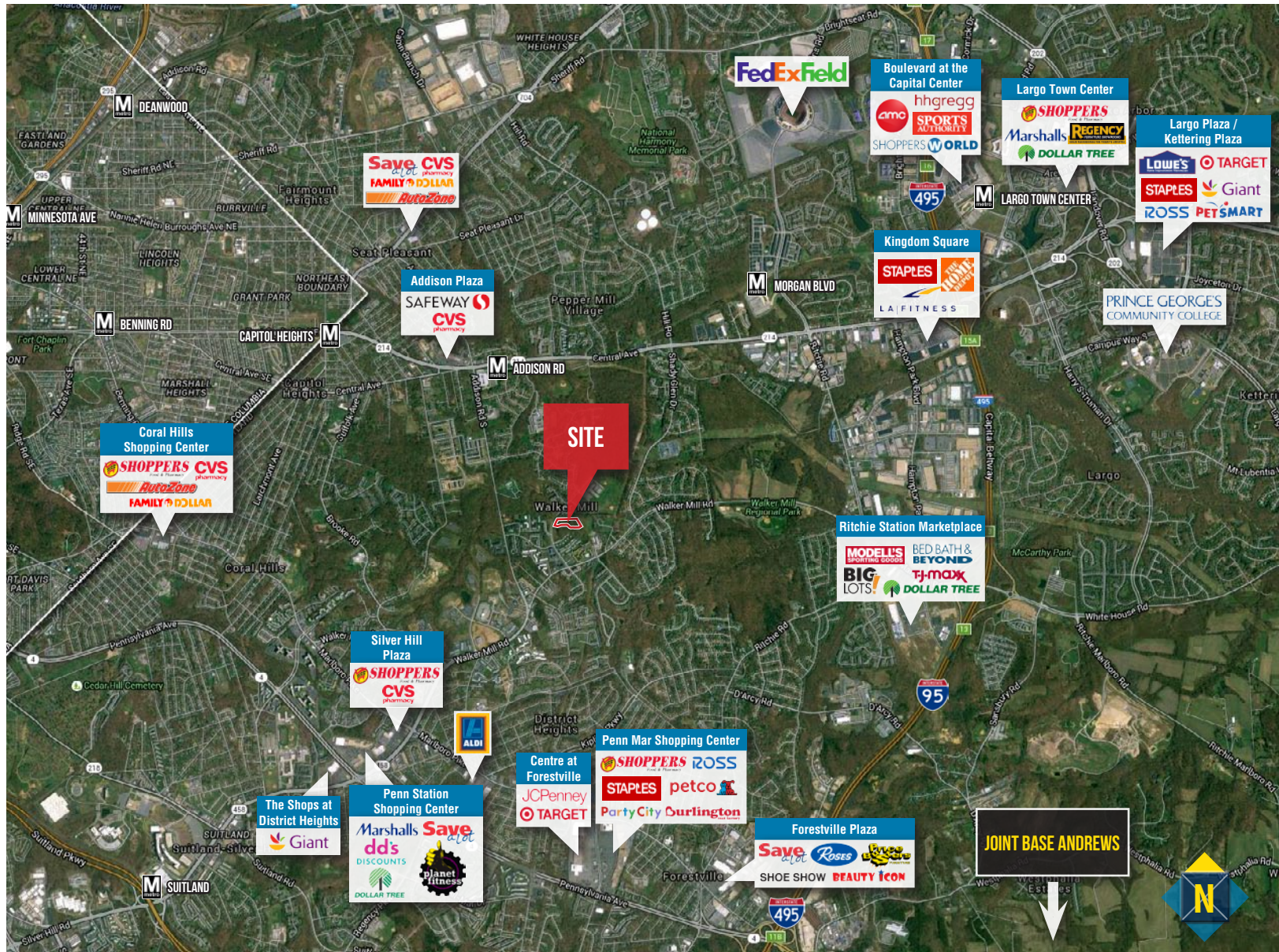
Average HH Size: 2.50
Median Age: 46.8
Median HH Income: \$68,000

Bright Young Professionals



LEARN MORE

Average HH Size: 2.40
Median Age: 32.2
Median HH Income: \$50,000



Dave McClatchy | Vice President

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MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

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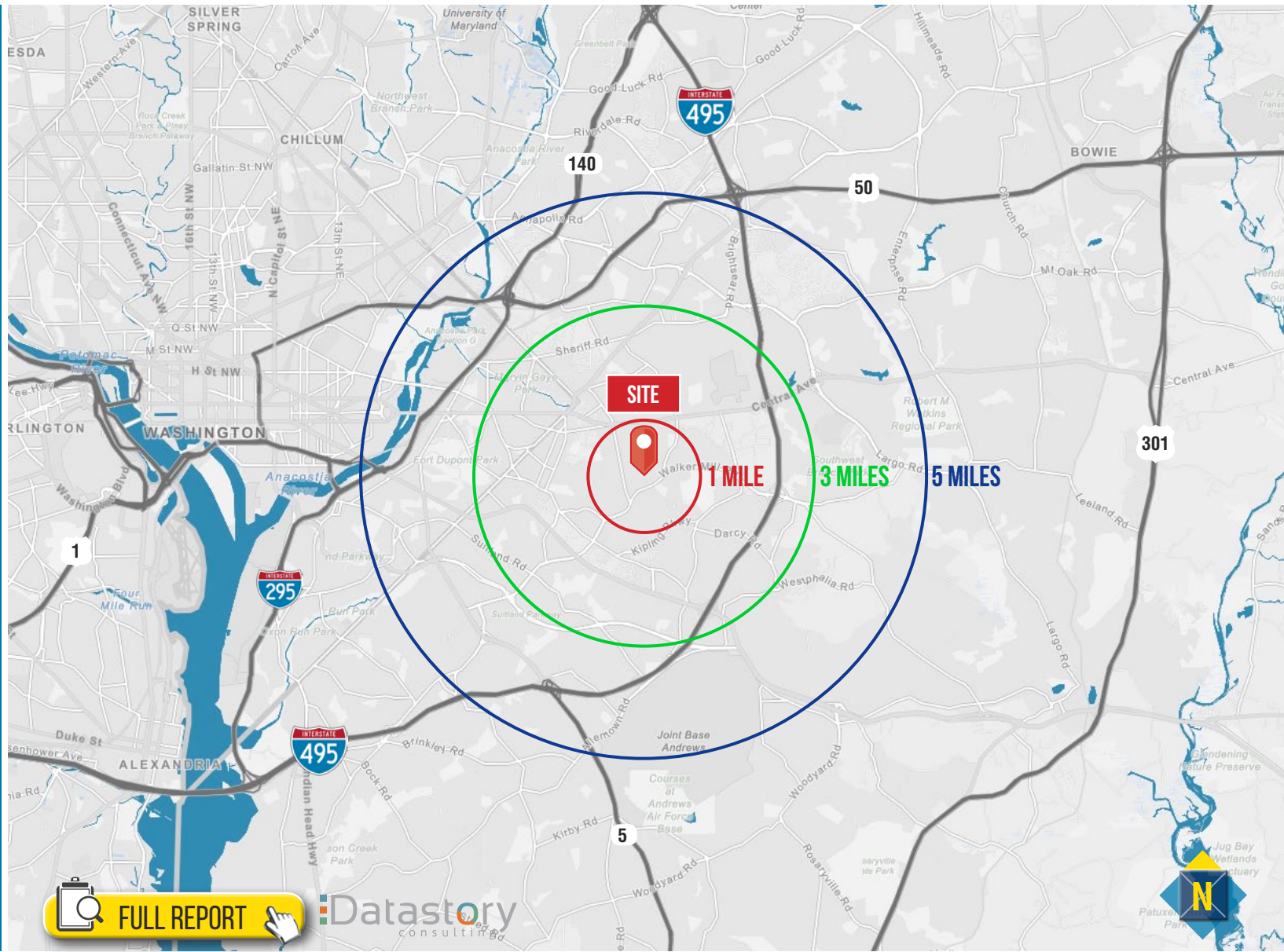
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LOCATION / DEMOGRAPHICS

VILLAGES OF LINCOLNSHIRE | KAREN BOULEVARD & WILBERFORCE COURT | CAPITOL HEIGHTS, MARYLAND, 20743

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	14,762	140,763	327,253
Male Population	6,577	63,828	150,848
Female Population	8,185	76,935	176,404
Number of Households	5,463	52,654	124,371
Average Household Size	2.70	2.66	2.59
Median Age	35.2	35.5	36.0
Average Household Income	\$68,090	\$63,869	\$67,402
Daytime Employees	1,118	42,165	114,401
Education (College+)	54.9%	50.1%	52.4%



FULL REPORT

Datastory
consulting