

FOR SALE



Prince George's County, MD

VILLAGES OF LINCOLNSHIRE - PHASE II

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

SITE SIZE

9.54 Acres

ZONING

R-18
(Multi-Family Medium Density Residential)

SALE PRICE

\$1,650,000

HIGHLIGHTS

- ▶ Designed for 113 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



STREET VIEW



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

Dave McClatchy | Vice President

410.953.0366

dmclatchy@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-974-9336 • 410 Severn Avenue | Annapolis, Maryland 21403 • www.MACKENZIECOMMERCIAL.com

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PLAT

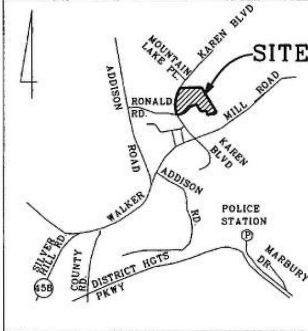
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GENERAL NOTES:

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

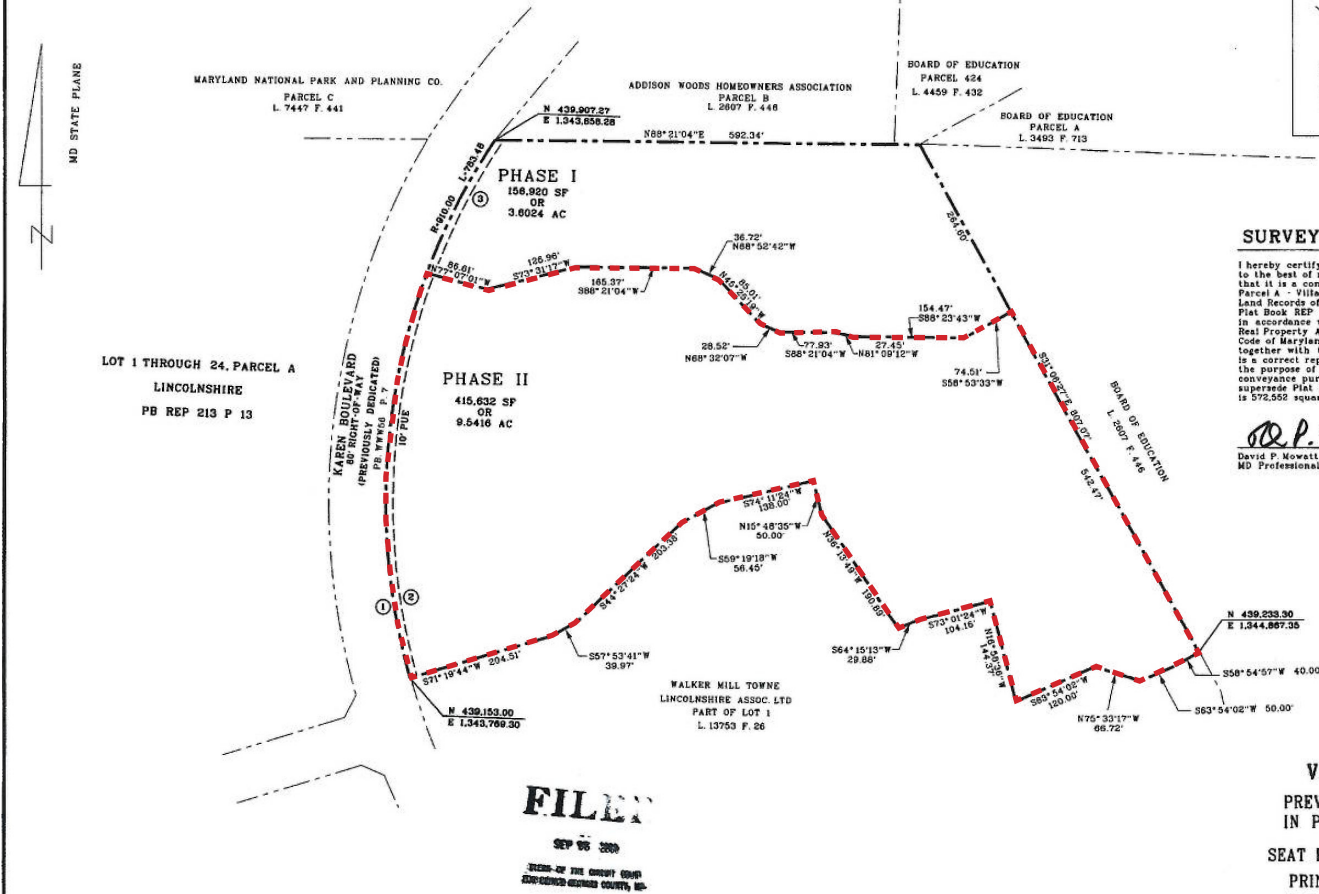
I hereby certify that the plan shown hereon is correct to the best of my professional knowledge and belief, that it is a condominium plat of the land known as Parcel A - Villages at Lincolnshire as recorded in the Land Records of Prince George's County, Maryland in Plat Book REP 220 as Plat 93, that it has been prepared in accordance with the requirements of Title 11 of the Real Property Article Section 11-106 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 is in no way intended to supersede Plat Rep 220 Plat 93. The area of this plat is 572,952 square feet or 13.1444 acres.

David P. Nowatt
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 BANNEKER ROAD, SUITE 100
COLUMBIA, MARYLAND 21044
OFFICE (443) 276-0310
FAX (443) 276-0319



RECORDED: 9/15/09
PLAT NO: PM231067



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DOMINANT LIFESTYLES Surrounding Neighborhoods



Pleasantville



LEARN MORE

esri.com/tapestry

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

Comfortable Empty Nesters



LEARN MORE

esri.com/tapestry

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

Bright Young Professionals



LEARN MORE

esri.com/tapestry

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

TRADE AREA

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LOCATION / DEMOGRAPHICS

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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%

