

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

~~\$650,000~~ - **\$495,000 New Price Reduction**

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



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

FOR SALE

Prince George's County, MD

PLAT

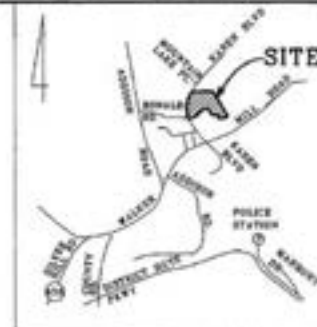
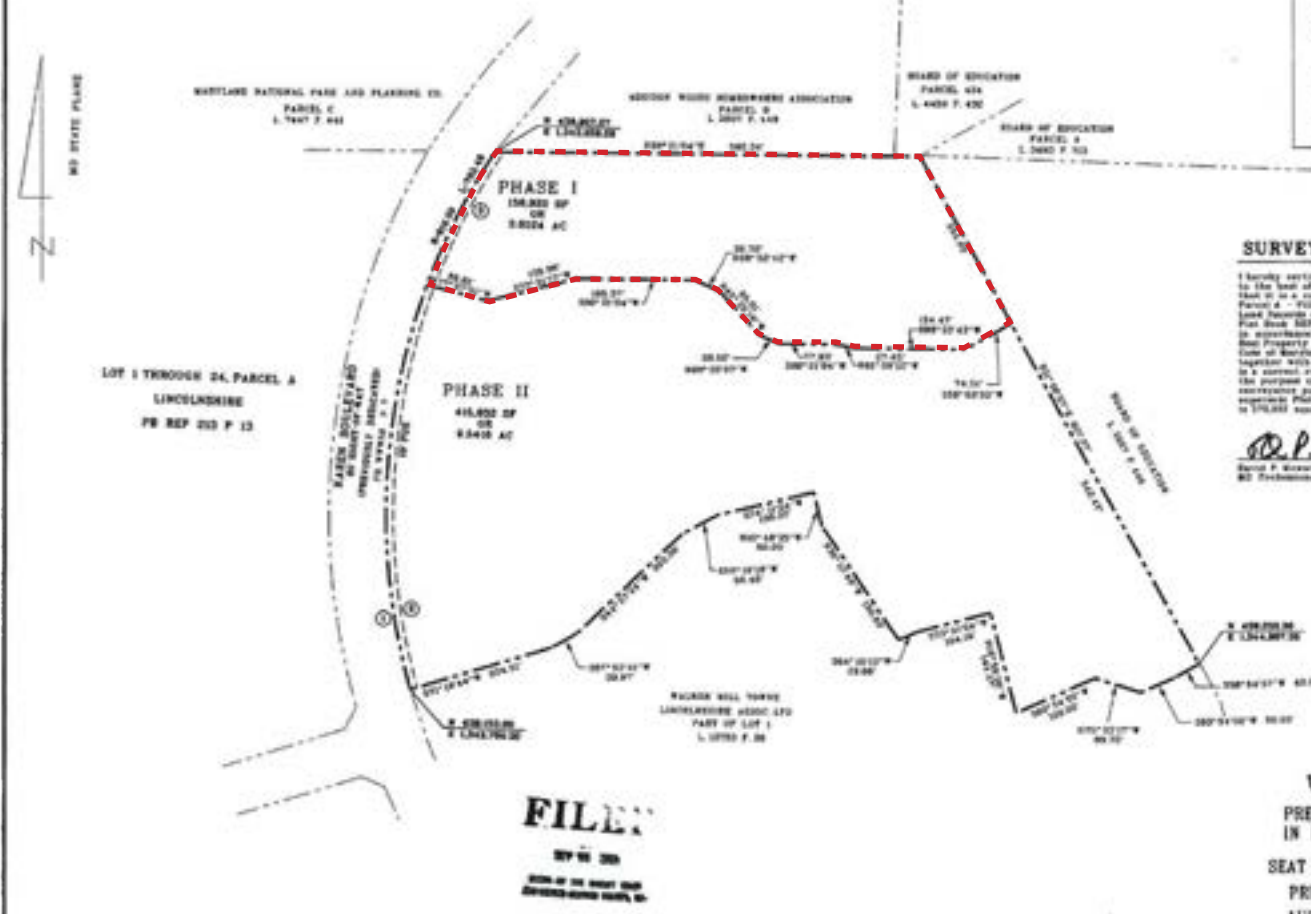
VILLAGES OF LINCOLNSHIRE | KAREN BOULEVARD & WILBERFORCE COURT | CAPITOL HEIGHTS, MARYLAND, 20743

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

CURVE NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD DIST.
1	90.00	78.148	49° 0' 47"	417.88	N05° 42' 42" E	759.50'
2	90.00	575.34'	24° 12' 28"	297.65	N07° 10' 37" E	563.80'
3	90.00	208.14'	12° 06' 18"	104.53	N24° 30' 24" E	207.49'



VICINITY MAP
SCALE 1" = 200'

SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown herein is correct to the best of my professional knowledge and belief. That it is a subdivision, plot or the land shown as Parcel A - Villages at Lincolnshire as recorded in the Land Records of Prince George's County, Maryland in Plat Book 220, 116 as Plan 63. That it has been prepared in accordance with the requirements of Title 14 of the Real Property Article, Sections 2-102 of the annotated Code of Maryland (COM) 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 not intended to supersede Plat No. 220, 93. It is noted that this plat is 1/16,000 scale less or 10 feet.

D.P. [Signature]
 David P. [Name]
 MD Professional Land Surveyor

LAND CONDOMINIUM PHASES I & II

VILLAGES AT LINCOLNSHIRE

PREVIOUSLY RECORDED AS PARCEL "A" IN PLAT BOOK REF 220 & PLAT NO. 93

SEAT PLEASANT 16 TH ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

AUGUST 2009 SCALE 1" = 100'

Petra Engineering LLC

5840 BANNERED ROAD, SUITE 100
 COLUMBIA, MARYLAND 21044
 OFFICE 443-278-0339
 FAX 443-278-0339

FILED
 BY [Name]
 [Date]

RECORDED
 PLAT NO. [Number]

FOR SALE

Prince George's County, MD

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

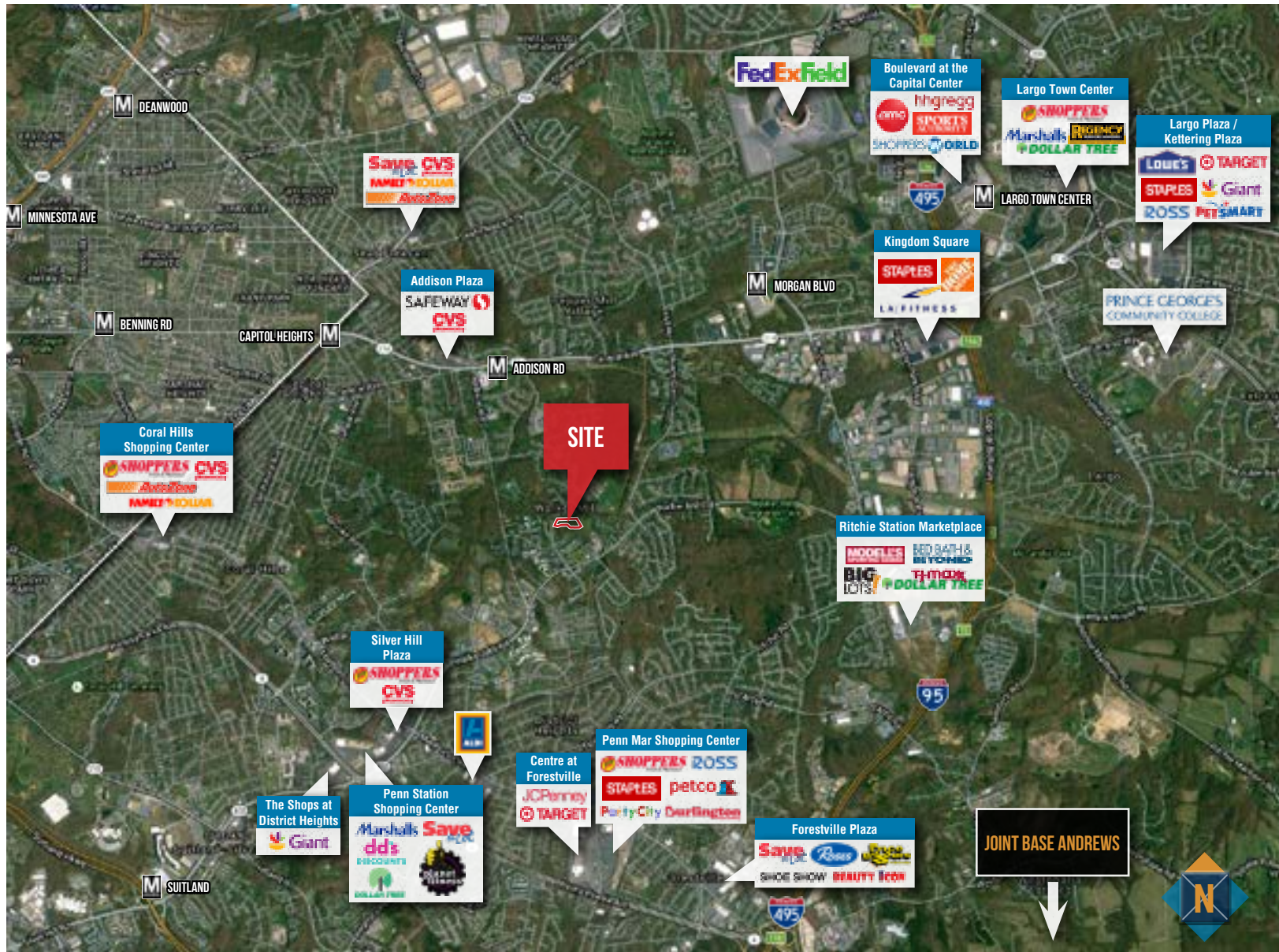
Average HH Size: 2.50
Median Age: 46.8
Median HH Income: \$68,000

Bright Young Professionals



LEARN MORE

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



Dave McClatchy | Vice President

410.953.0366

dmclatchy@mackenziecommercial.com

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

FOR SALE

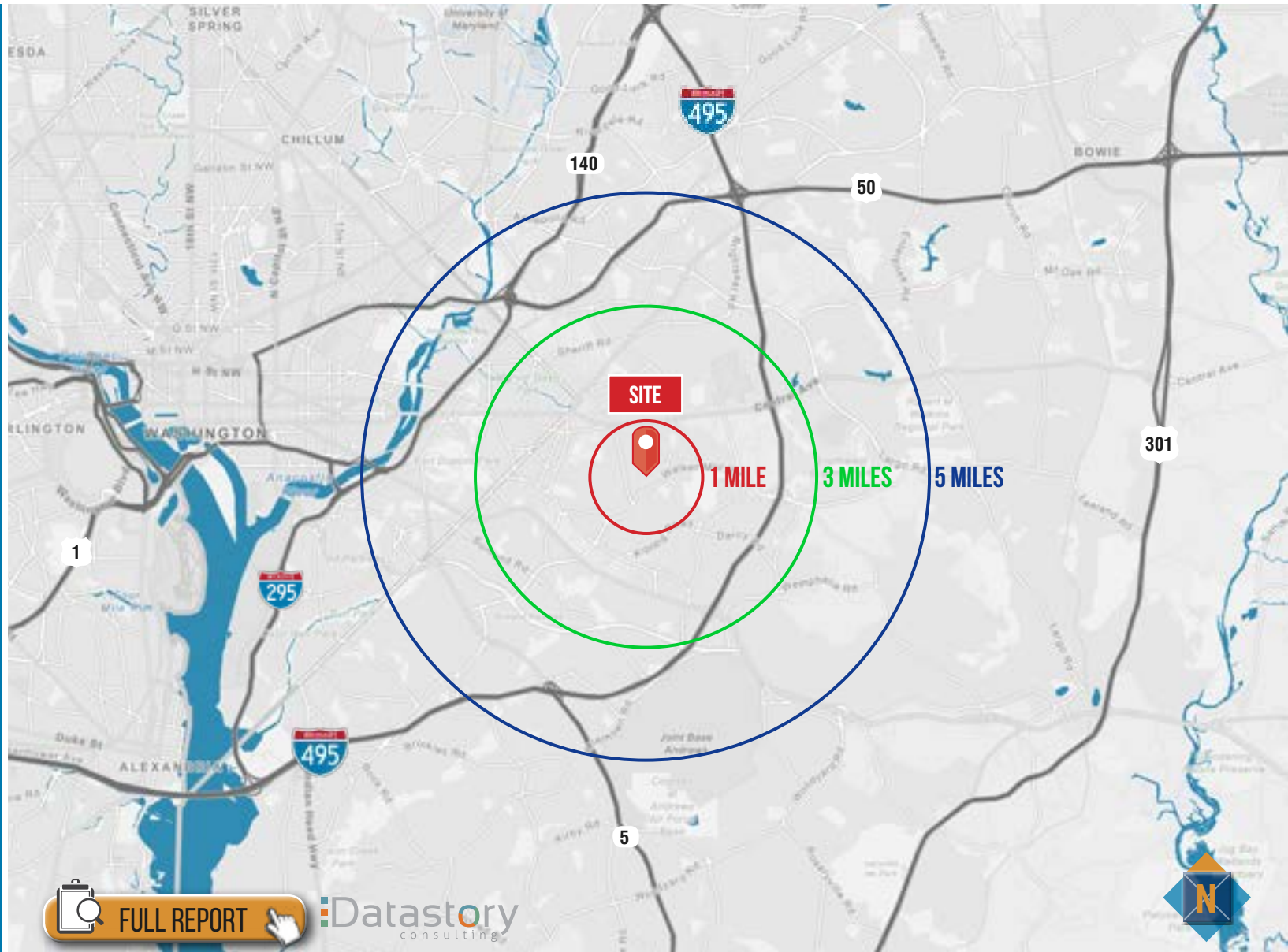
Prince George's County, MD

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

