

## Rare 6-Lot Assemblage – Sold as One for Maximum Potential

7300 Martin Luther King Jr Hwy Hyattsville, MD 20785  
7290 Martin Luther King Jr Hwy Landover, MD 20785  
7229 Flagstaff St Landover, MD 20785  
2109 Grove Pl Landover, MD 20785  
7220 E Ridge Dr Landover, MD 20785  
Grove Pl Landover, MD 20785

### PROPERTY OVERVIEW

**RE/MAX**  
COMMERCIAL®



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## PROPERTY OVERVIEW



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,800,000
<b>Building Size:</b>	3,023 SF
<b>Lot Size:</b>	1.29 Acres
<b>Zoning:</b>	RMF-20 RSF-65

## PROPERTY OVERVIEW

### PRIME 1.29-ACRE DEVELOPMENT OPPORTUNITY

7300 Martin Luther King Jr. Hwy – Portfolio Sale: 6 Lots  
Unlock endless potential with this high-visibility 1.29-acre site in Prince George’s County! Featuring one commercial building (formerly J&J Transmission) and two rental homes, this mixed-use portfolio is perfect for investors and developers.

#### Key Highlights:

- ✓ 6 Lots Sold Together – Commercial & residential mix
- ✓ Zoning Flexibility – RMF-20 & RSF-65 for retail, office, multifamily, or townhomes, restaurant, warehouse
- ✓ Prime Location – High-traffic MLK Jr. Hwy with on-site WMATA bus stop
- ✓ Endless Potential – Retail hub, residential community, or mixed-use development

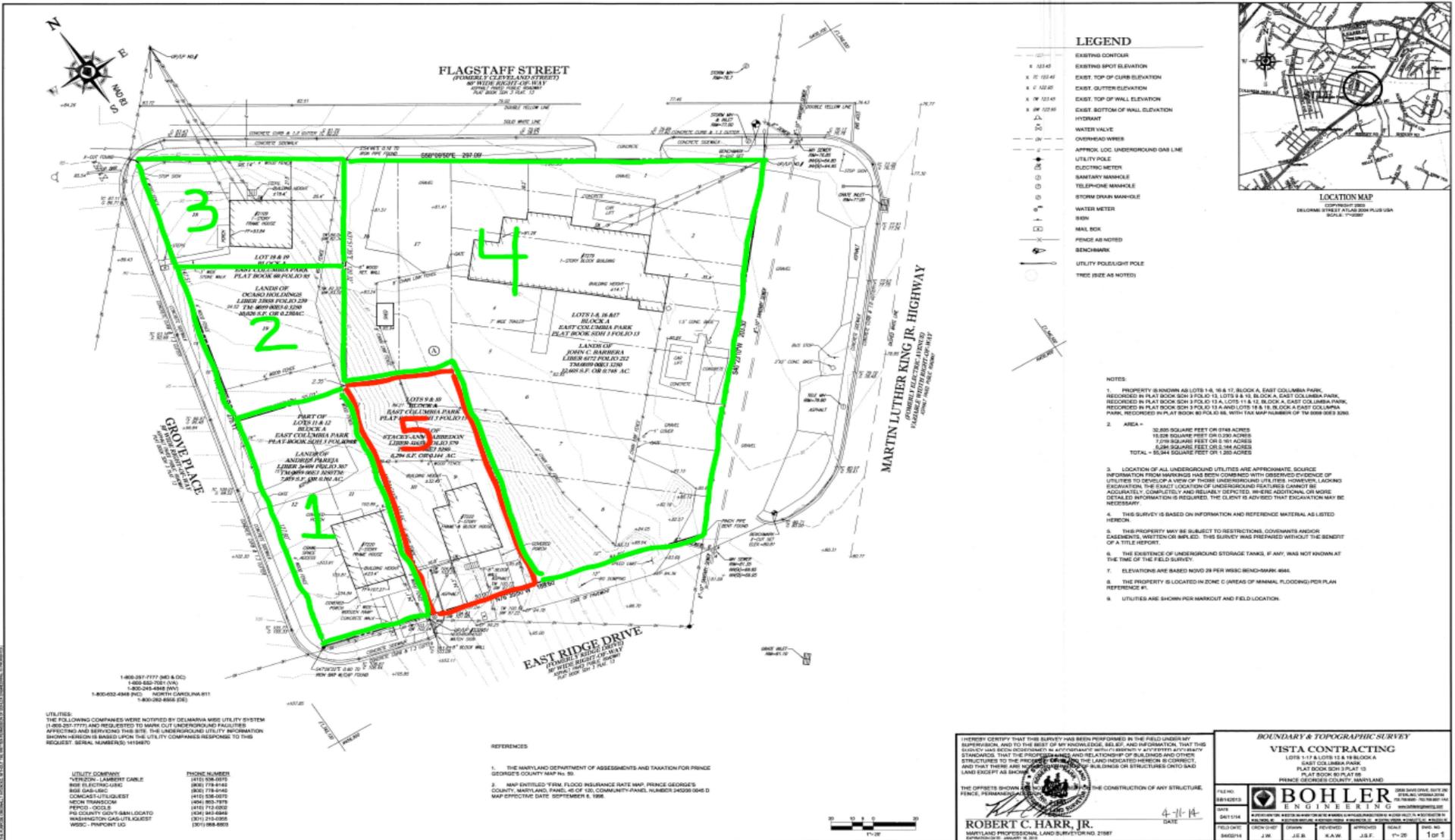
#### Income Opportunity:

- Rental Homes – \$56,400 annual income
- Commercial Flex Space – \$96,000+ potential after renovation
- Projected Annual Income: \$150K+

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## SURVEY MAPS



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Option 1: Townhome Concept



01 | 7300 MARTIN LUTHER KING JR HWY | RESIDENTIAL ONLY DEVELOPMENT

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## Option 2: Retail/Townhome Concept

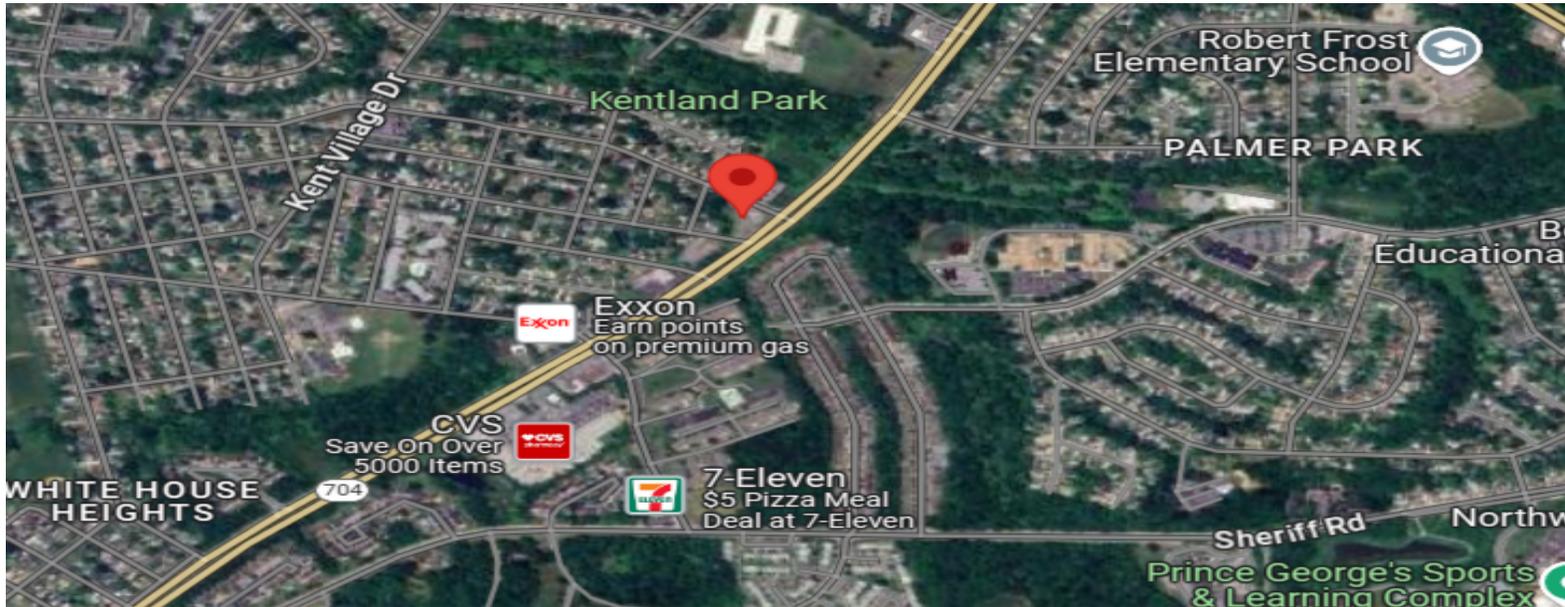


02 | 7300 MARTIN LUTHER KING JR HWY | MIXED USE DEVELOPMENT

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