

**FOR  
SALE**

**11531 PROSPECT HILL RD**

**GLENN DALE, MD 20769**

**BUILD ON YOUR OWN LAND!  
3.99 ACRE RECTANGULAR 173,804+/- SF PARCEL**



**CENTURY 21** COMMERCIAL®  
New Millennium

**LISTED AT  
\$369,000**

CREATING COMMERCIAL COMMUNITIES

## 11531 PROSPECT HILL RD

GLENN DALE, MD 20769

### FOR SALE

Nestled among custom homes and a new development, this parcel on Prospect Hill Rd is an ideal location for a builder's spec home or a buyer's dream house. With nearly 4 acres, this rectangular 173,804+/- SF parcel zoned Agricultural-Residential (AR) is well-suited for an estate home and accommodates a wide array of architectural designs.

In its undeveloped state, the parcel is an open canvas with about 265 SF of street frontage. The terrain is mostly flat with some slopes. Designated Water & Sewer Category 5 (Future Community Public System) with a sewer line that traverses the property and the water line in Prospect Hill Rd.

Wooded but not restricted by a homeowner's association, the parcel offers a multitude of uses. Other uses permitted in AR include places of worship, kennels and veterinary clinics. Uses by special exceptions include day care centers, schools, garden centers and recreational facilities.

The parcel is conveniently located off MD Route 193 and near MD Route 197, U.S. Route 50 and Interstates 295, 495/95.

For more information, please contact Venita Jacobson, MD Real Estate Licensee, at 240-305-3449 or via email at [venita.jacobson@c21nm.com](mailto:venita.jacobson@c21nm.com). You may also reach Stephen Karbelk, MD Real Estate Licensee with RealMarkets, a CENTURY 21 Commercial New Millennium team, at 571-481-1037 or [stephen@realmarkets.com](mailto:stephen@realmarkets.com).

#### HIGHLIGHTS

- › Nestled among custom homes and new development
- › 3.99 acre rectangular 173,804+/- SF parcel
- › Zoned Agricultural-Residential (AR)
- › 265+/- SF of street frontage
- › Terrain is mostly flat with some slopes
- › Water & Sewer Category 5
- › Sewer line traverses the property and the water line is in Prospect Hill Rd
- › No homeowners association restrictions
- › AR includes places of worship, kennels and veterinary clinics
- › Uses by special exceptions include day care centers, schools, garden centers and recreational facilities
- › Near MD Route 197, U.S. Route 50 and Interstates 295, 495/95

# JUST LISTED

## 11531 PROSPECT HILL RD

GLENN DALE, MD 20769

# BUILD ON YOUR OWN LAND!

NEARLY 4 ACRES  
RECTANGULAR 173,804+/- SF PARCEL  
ZONED AGRICULTURAL-RESIDENTIAL (AR)



2 1 Y 2 1 Y 2 1 Y 2 1 Y 2 1 Y 2  
E N C E N C E N C E N C E N C E  
U R T U R T U R T U R T U R T U  
2 1 Y 2 1 Y 2 1 Y 2 1 Y 2 1 Y 2  
E N C E N C E N C E N C E N C E  
U R T U R T U R T U R T U R T U  
2 1 Y 2 1 Y 2 1 Y 2 1 Y 2 1 Y 2  
E N C E N C E N C E N C E N C E  
U R T U R T U R T U R T U R T U  
2 1 Y 2 1 Y 2 1 Y 2 1 Y 2 1 Y 2  
E N C E N C E N C E N C E N C E  
U R T U R T U R T U R T U R T U  
2 1 Y 2 1 Y 2 1 Y 2 1 Y 2 1 Y 2  
E N C E N C E N C E N C E N C E  
U R T U R T U R T U R T U R T U  
2 1 Y 2 1 Y 2 1 Y 2 1 Y 2 1 Y 2  
E N C E N C E N C E N C E N C E  
U R T U R T U R T U R T U R T U  
2 1 Y 2 1 Y 2 1 Y 2 1 Y 2 1 Y 2  
E N C E N C E N C E N C E N C E  
U R T U R T U R T U R T U R T U  
2 1 Y 2 1 Y 2 1 Y 2 1 Y 2 1 Y 2  
E N C E N C E N C E N C E N C E  
U R T U R T U R T U R T U R T U  
2 1 Y 2 1 Y 2 1 Y 2 1 Y 2 1 Y 2  
E N C E N C E N C E N C E N C E  
U R T U R T U R T U R T U R T U

**CENTURY 21** COMMERCIAL®  
New Millennium



**STEPHEN KARBELK**

**REALTOR®**

Licensed in MD, DC & VA

**M. 571-481-1037**

**O. 703-556-4222**

**Stephen@RealMarkets.com**

**VENITA JACOBSON**

**REALTOR®**

Licensed in MD, DC & VA

**M. 240-305-3449**

**O. 202-546-0055**

**Venita.Jacobson@C21NM.com**



CENTURY 21 and the CENTURY 21 Logo are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated. Information deemed reliable, but not guaranteed. Not intended to solicit sellers or buyers under written contract with another REALTOR®.