

**INDUSTRIAL PAD SITES AVAILABLE
 BILLINGSLEY RD . ST CHARLES . WALDORF, MD**



Piney Reach Business Park

- Currently raw land not yet subdivided
- Prices to be determined on individual basis
- Located near signalized intersection of Billingsley Rd. And Piney Church Rd.
- 3 minutes to Route 301 (Crain Highway) or Route 5 (Leonardtown Rd.)
- Utilities are not currently on site
- PUD Zoning - Great for many professional office and industrial uses

| Land | Acres |
|-----------|-------|
| Parcel 4A | 17.46 |
| Parcel 4B | 3.28 |
| Parcel 4C | 3.71 |
| Parcel 4D | 3.20 |
| Parcel 4E | 3.73 |
| Parcel 4F | 4.89 |
| Parcel 4G | 4.11 |
| Parcel 4H | 2.87 |
| Parcel 4I | 2.58 |
| Parcel 4J | 2.76 |
| Parcel 4K | 3.28 |

For More Information
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 WHITE PLAINS, MARYLAND 20695



— SAINT —
CHARLES
 — MARYLAND —

A PLACE WHOSE TIME HAS COME

and significant infrastructure already in place.

St. Charles, located in Southern Maryland, is considered one of the most successful planned communities in the country. It is zoned to include 24,730 housing units in five villages; Smallwood, Westlake, Fairway, Wooded Glen, and Piney Reach. The first two, Smallwood and Westlake are fully completed, and ACPT is currently completing Fairway Village with three neighborhoods: Sheffield, Heritage, and Gleneagles, all with major roadways

The master planned community also includes St. Charles Towne Center, a 1.1 million square foot regional mall, and several village centers and neighborhood commercial districts. St. Charles is home to the largest sector of private employment in Charles County and the most successful retail, commercial, and industrial parks in Southern Maryland. With mass transit, pedestrian friendly walking paths, dozens of fine restaurants, neighborhood schools, a state of the art baseball and entertainment facility, and much more, St. Charles is experienced and shovel ready to continue to be a model for planned development for decades to come.

| Demographics 2009 | 1 Mile | 3 Mile | 5 Mile |
|---------------------|--------|--------|--------|
| Population | 4,940 | 42,611 | 81,110 |
| Households | 1,614 | 15,555 | 29,378 |
| Avg. HH Inc. | 73,097 | 73,536 | 80,525 |