

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



- Raw land ready for subdivision
  - Utilities will be available within one year
  - Lots can be combined for larger uses
  - Proposals taken on case by case basis
  - Prices determined by location
- |                |                 |
|----------------|-----------------|
| D-1 1.95 Acres | D-8 1.09 Acres  |
| D-2 4.04 Acres | D-9 1.23 Acres  |
| D-3 1.33 Acres | D-10 1.29 Acres |
| D-4 1.00 Acres | D-11 1.89 Acres |
| D-5 1.08 Acres | D-12 1.70 Acres |
| D-6 1.21 Acres | D-14 3.68 Acres |
| D-7 1.06 Acres |                 |

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
<b>Population</b>	4,940	42,611	81,110
<b>Households</b>	1,614	15,555	29,378
<b>Avg. HH Inc.</b>	73,097	73,536	80,525