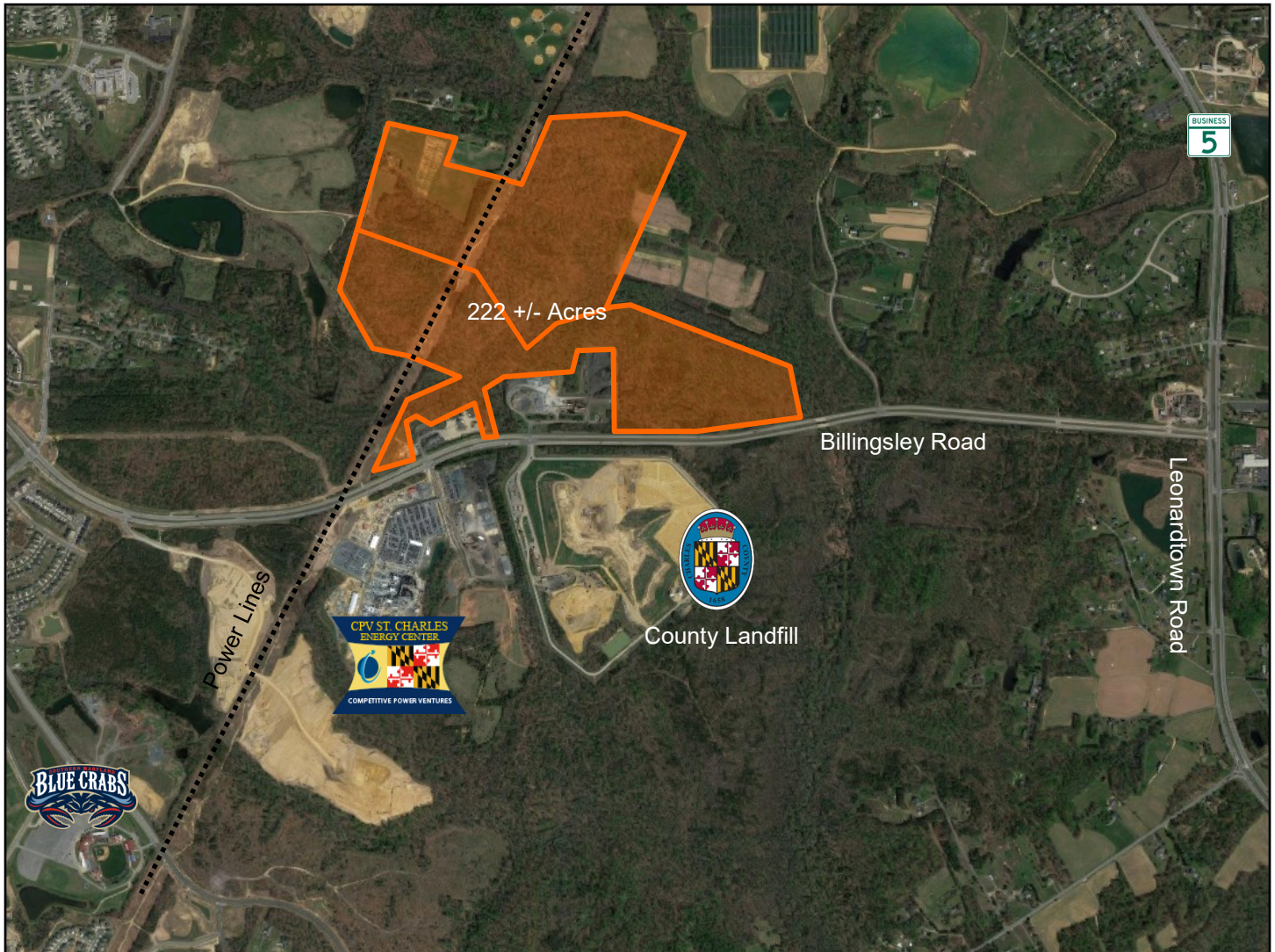


**INDUSTRIAL LAND AVAILABLE. ST. CHARLES, MD**  
BILLINGSLEY ROAD EAST



- 222 +/- Acre site zoned Industrial PUD
- Sale price: \$5,000,000
- Easy access to St. Mary's & Calvert County Via Route 5
- Located in the Piney Reach Industrial Park near the Charles County landfill and CPV Energy Center

For More Information  
Please Contact:

Harry Shasho HShasho@Shasho.com  
Chris Shasho Cshasho@Shasho.com  
(301) 632-6320 Fax (301) 632-6323

4475 REGENCY PLACE, SUITE 101  
WHITE PLAINS, MARYLAND 20695

Shasho.com





SAINT  
**CHARLES**  
MARYLAND

A PLACE WHOSE TIME HAS COME

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 and significant infrastructure already in place.

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.

- Located in one of the fastest growing counties in Maryland
- Voted one of Americas top 50 places to live
- 18.4 Miles to Andrews AFB
- 35 Miles to Patuxent NAVAIR Station
- 18.4 Miles to Indian Naval Surface Warfare Center
- Close to housing, restaurants and recreational areas.

Demographics 2017	1 Mile	3 Mile	5 Mile
<b>Population</b>	880	30,261	68,137
<b>Households</b>	303	10,871	24,285
<b>Med. HH Inc.</b>	\$110,243	\$81,528	\$84,678

