



3623 AND 3625 CAMPUS DRIVE, COLLEGE PARK, MD 20740

2661 Riva Road
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- Potential Rezoning Opportunity located near The University of Maryland's Robert H. Smith School of Business which is consistently ranked in the Top 25 Best Business Schools in the Country.
- 3.07 Acres (ALTA Survey Completed, 2004)
- Currently Zoned R-55
- Access is currently being discussed with neighboring Church
- Adjacent to 300 Unit "Intergenerational" Condo project called Mosaic at Turtle Creek recently rezoned from R-55 to R-10. Preliminary Plan approved May 31, 2007
- University of Maryland is experiencing many changes with development occurring along Route 1 with UMD's East Campus Redevelopment Initiative – a 38 acre, \$700 Million Dollar Mixed-use project. <http://www.eastcampus.umd.edu/>





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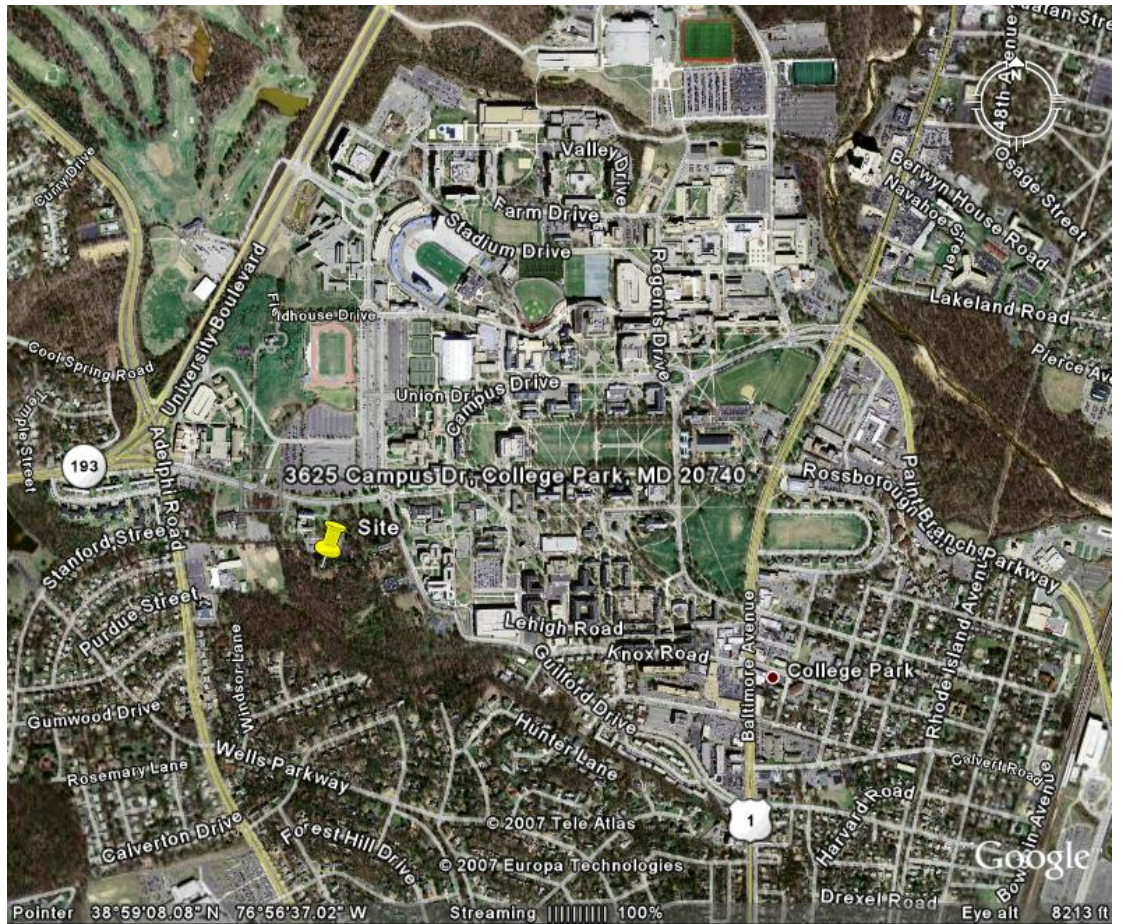
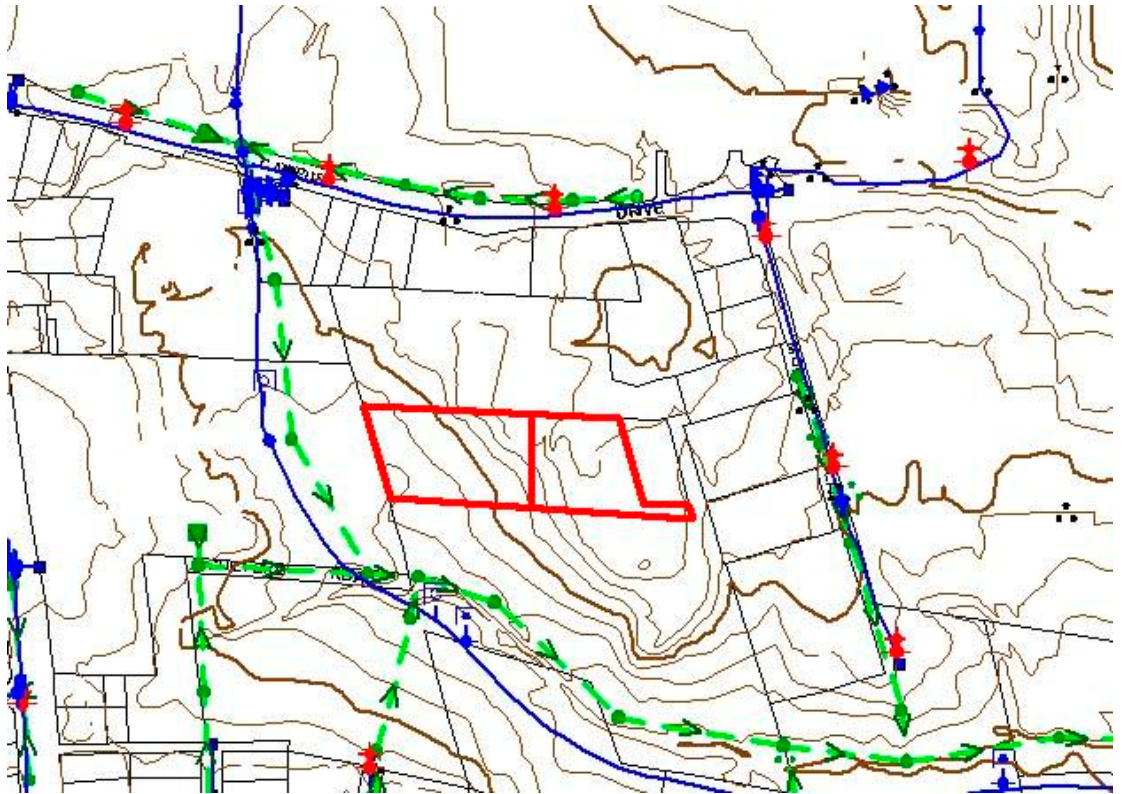
- Location:** Route 193 (University Boulevard) to Campus Drive. Property on right, before traffic circle. Property is currently being accessed through Methodist Church Parking Lot.
- Condition:** This property is currently improved with two dwelling units and numerous sheds. One dwelling is currently being occupied.
- Tax Map:** Tax Map 33, Parcels 34 and 35
- Acreage:** 3.06889 acres
- Zoning:** Current zoning is R-55 – allowing a maximum density of 6.70 units per acre. Rezoning potential due to rezoning of adjacent property.
- Asking Price:** \$ 3,200,000
- Contact:** Kevin Setzer
(410) 266-5100 ext. 36
Ksetzer@hogancompanies.com



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