

LAND FOR SALE: \$1.5M

11406 Indian Head Highway, Fort Washington, MD 20744

7.43 acres with 312.17 feet of frontage
8 miles from The National Harbor
Potential for commercial rezoning
or R-T zoning for townhouse development



Legal Description:

All of parcels 10 on tax map 132 grid B-1
 Fort Washington, Prince Georges County, MD

Current Zoning: R-E

Utilities: water, sanitary and storm water sewage, gas, electric and telephone

Improvements: Approximately, 1,400 SF house and 1,800 SF storage areas

Location:

- East side of Indian Head Highway
- 6 miles south of the Capital Beltway
- 11 miles south of the center of DC
- 7 miles northeast of the Charles County line
- 8 miles from The National Harbor

- High exposure on Indian Head Highway
- Situated within a growing community of commercial and residential area that is within a few minutes of commuting time to Washington DC

Demographics	1 Mile	3 Mile	5 Mile
Population	5,217	37,155	99,995
Daytime Population	1,873	8,492	25,804
Avg HH Income	\$119,734	\$117,188	\$115,485

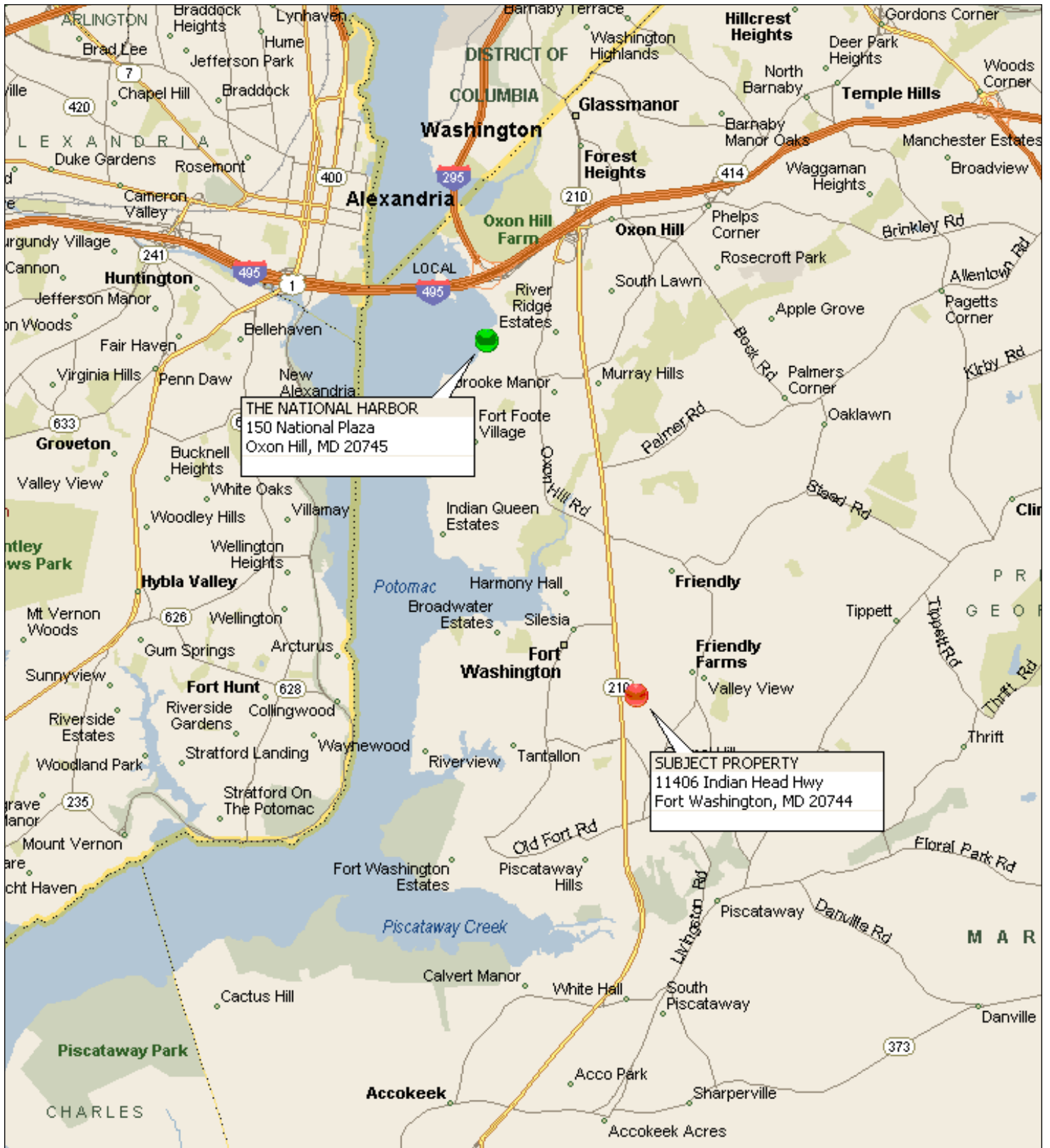


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Site Map

11406 Indian Head Highway, Fort Washington, MD 20744



The National Harbor



Overview (source: www.PetersonCos.com)

- Boasting 8 million annual visitors
- 2,700 Hotel rooms
- 250 Time share units
- 423 Residential units
- 250,000sf Class A Office
- 250,000sf Retail, dining, and entertainment
- Located on 300 acres along the Potomac River
- Features 3 piers and marina, The Plateau performance space, and Gaylord National Hotel and Convention Center
- Conveniently located across the water from Old Town Alexandria with direct access to and from the new Woodrow Wilson Bridge, the Capital Beltway, and I-295

National Harbor (source: nationalharbor.com)

A 300-acre waterfront destination in the Washington, DC area that opened in the spring of 2008. Set along a prime spot on the Potomac River, National Harbor, a \$2.1 billion mixed-use community built by the Peterson Companies, includes hotels, restaurants, retail stores, condominiums, a full-service marina, a convention center, and commercial office space.

The cornerstone of the development of National Harbor is the **Gaylord National Resort and Convention Center**, said to be the largest non-gaming hotel and convention center on the East Coast. The **National Children's Museum** recently opened. The **Tanger Outlet Shopping Mall** will open in November 2013 and plans are underway to build an MGM Casino in the area.

National Harbor is located in Prince George's County, Maryland on the Potomac River, just minutes from Washington, DC. The site is accessible from I-95/I-495, I-295, the Woodrow Wilson Bridge, and by water taxi from Washington, DC, Old Town Alexandria, Mount Vernon, and Georgetown. National Harbor is accessible by the NH-1 Metrobus with a direct route from the Branch Avenue Metro Station. A shuttle service runs between National Harbor and Union Station and the Old Post Office Pavilion in DC and the King Street Metro Station in Alexandria.

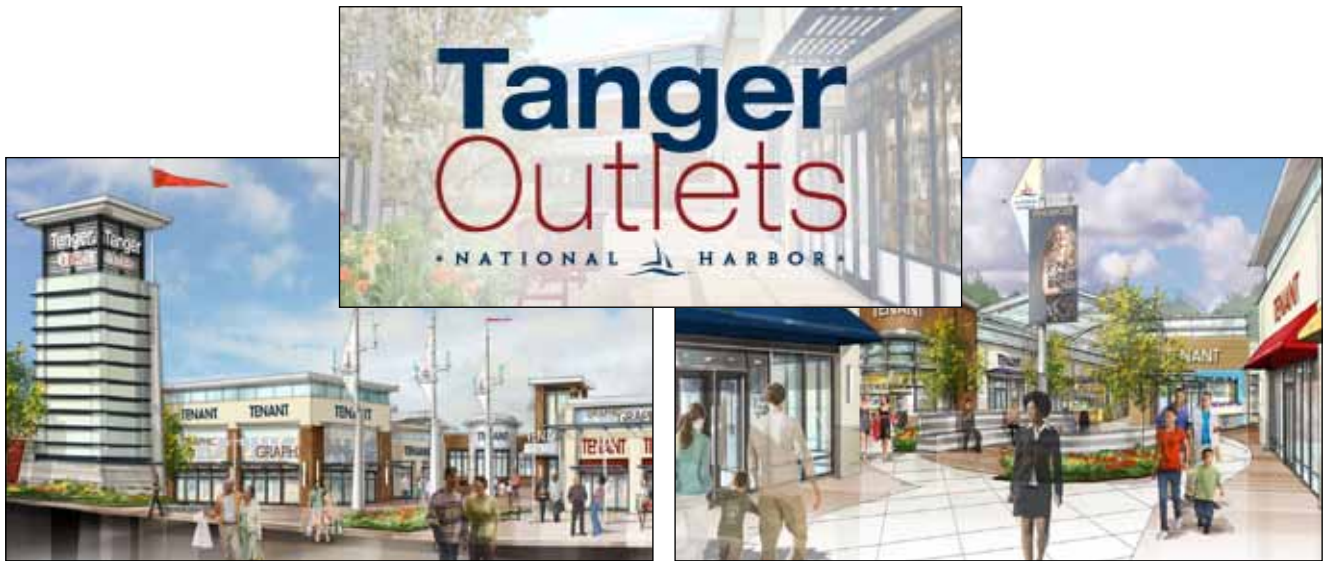
The Gaylord National Resort and Convention Center



is a world-class destination which opened in the spring of 2008. The Gaylord features 2,000 guestrooms, flexible meeting and banquet facilities, six restaurants, a nightclub, retail shopping, a full service spa and fitness center, indoor/outdoor swimming pool and outdoor event space. The resort covers 41.7 acres and is said to be the largest non-gaming hotel and convention center on the East Coast. (source: nationalharbor.com)



National Harbor Marina - one of the first-class marinas in Washington DC's neighboring areas with 350 acres of premium Potomac shoreline. The premier yachting destination on the Potomac. (source: nationalharbor.com)



The Tanger Factory Outlets

Grand Opening, November 2013! The Tanger Outlets at National Harbor is expected to be home to about 80 outlet designer and name-brand stores in a 350,000 -square-foot center on 40 acres. The outlets are just one part of plans by The Peterson Cos., developer of National Harbor, to create a family-friendly attraction at the sprawling complex on the shore of the Potomac River in Prince George's County.

Tanger's portfolio of outlet centers has continued to expand and today includes 43 outlet centers in 26 states coast to coast and in Canada. Savvy outlet shoppers look to Tanger Outlet Centers for the biggest selection of first-quality, in-season merchandise, for the latest fashion trends from their favorite brand name and designer outlet stores and so much more. Because consumer love shopping and saving direct from the manufacturer, Tanger centers are major tourist attractions that welcome more than 180 million brand name bargain hunters annually. America knows the value of shopping TangerStyle. (source: www.tangeroutlet.com)

Tanger Factory Outlets, based in Greensboro, N.C., operates 32 centers across the U.S. The National Harbor center will be the first in Maryland, but the company operates an outlet center in Rehoboth, Delaware.

National Harbor's high visibility and access to major highways was part of the decision to build an outlet center there, said Steven B. Tanger, CEO of Tanger Factory Outlet Centers in a statement.

The outlet center is expected to create more than 400 construction jobs and about 900 full-time and part-time jobs within the county.

The project will be co-owned by The Peterson Cos. and Tanger Factory Outlet Centers. The parties expect to break ground late this year, assuming that at least 50 percent of Phase I of the project will be pre-leased, according to the companies.





MGM Casino

In November 2012, Maryland residents voted to allow a billion dollar Las Vegas style casino to be built at National Harbor, the waterfront development near Washington DC. Bringing slot machines and gambling to the state of Maryland has been an ongoing controversy. In 2008, five gaming locations were approved with the intention of generating funds for education. The opening of an additional resort

casino in Prince George's County will create thousands of construction and full-time jobs and generate millions in additional revenue for the county and the state. The facility is expected to open in 2016.

In June 2012, Peterson Companies and MGM Resorts International entered into an agreement for MGM Resorts to develop a world-class destination resort casino at National Harbor. The agreement was contingent upon the Maryland Legislature passing this legislation. This location will attract local residents, but will also serve as a new amenity for the more than 40 million domestic and international visitors who travel to the capital region each year. The resort casino is projected to include approximately 4,000 slot machines and 250 table games along with retail, restaurant and entertainment options and a luxury hotel. In September 2012, MGM opened an information

center at 116 Waterfront Street to share their vision for a world-class casino at National Harbor. (source: Casino at National Harbor, Maryland By Rachel Cooper, About.com Guide)

MGM Resorts is the clear choice to bring a world-class Destination Resort Casino to National Harbor, creating thousands of new, local jobs and providing enormous economic benefits to the region, as well as a proven commitment to corporate responsibility. Their website reflects their vision, provides an overview of MGM Resorts International as a company and serves as a growing resource for information and updates for their project as they move through the approval process. (source: <http://www.mgmnationalharbor.com/home>)

The Walt Disney Co.

In 2009, The Walt Disney Co. bought a 15-acre parcel at the site to build a 500-room hotel resort. The Disney hotel, planned to be a standalone resort hotel with family-centered entertainment, is still moving forward, but Disney's plans and timeline are still unknown, Chess said. In addition to the Gaylord and the planned Disney hotel, the area also has an Aloft Washington National Harbor hotel, Hampton Inn & Suites National Harbor, Westin National Harbor and Wyndham Vacation Resorts at National Harbor.

Also under way are townhomes costing about \$500,000 at a development called Potomac Overlook. The site plan calls for about 50 homes, which are under construction, Chess said.

A 350-apartment unit community is planned to break ground the last quarter of this year or first quarter of 2012, across from the National Harbor's Wyndham hotel. The joint venture between Greenbelt-based The Bozzuto Group and The Peterson Cos. will also include 25,000 square feet of street-level retail space.

source: nationalharbor.com

NATIONAL CHILDREN'S museum

AT NATIONAL HARBOR



National Children's Museum

Now open at National Harbor, the National Children's Museum is a world-class cultural and educational center that inspires children to care about and improve the world. The Museum's exhibits and programs will focus on six core content areas: the arts, civic engagement, the environment, global citizenship, health and well-being, and play. Comprised of two main galleries, 3 & under and Our World, the dynamic and engaging space will be a destination for families, school groups, area residents, and visitors from around the country and the world.

Residential Development

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source: nationalharbor.com

OVERVIEW OF PRINCE GEORGE'S COUNTY

Fort Washington is in Prince George's County, MD. It is located at the heart of the exciting Washington, DC metropolitan area. Prince George's County, Maryland is just minutes to downtown DC and within easy access to all the extraordinary amenities of the region and beyond. Located in the heart of the Baltimore/Washington corridor, the County borders Washington D.C. and is just 37 miles south of the city of Baltimore.

Encompassing almost 500 square miles, Prince George's County is filled with over 20,000 acres of award-winning parks & recreational facilities, historic sites, and phenomenal events & festivals.

Prince George's County is also home to some of the region's best-known attractions, like Six Flags America, FedEx Field, the University of Maryland, the National Wildlife Visitor Center, the Gaylord National Resort & Convention Center, and the region's newest destination, the incomparable National Harbor – located on the scenic Potomac River.

COMMUNITY

Prince George's County is the second largest county in the state of Maryland, with nearly 900,000 residents. This represents approximately 15% of Maryland's total population of just over 5.8 million residents. Prince George's County is immediately north, east, and south of Washington, D.C.

According to the U.S. Census, the median income for a household in the county for 2011 was \$73,447 compared to a U.S. household income of \$50,100.

DEMOGRAPHICS

Population 871,233

Median Age 34.8

Foreign-born population 170,335

Persons age 5+ who speak a language other than English at home 19.8%

Number of persons per household 2.78

Median Household Income (2011)

Prince George's County \$73,447

Maryland \$72,419

United States \$50,100

Educational Attainment (age 25 and older)

Graduate/professional 12.2%

Bachelor's Degree 17.5%

Associate's Degree 6.2%

Some College 22.2%

High School 27.7%

< High School 14.2%

Prince George's County Households by One Race

•65.4% Black

•26.6% White

•1.0% Native American

•4.3% Asian

•0.2% Native Hawaiian or Pacific Islander

•2.5% Two or more races

•15.0% Hispanic or Latino

MAJOR DEVELOPMENT PROJECTS IN PRINCE GEORGE'S COUNTY

Prince George's County Maryland has several major development projects currently under construction or expanding with both retail and commercial office space available. The following is a list of these projects:

- **National Harbor:** The National Harbor is the largest development project in the County with 7.3 million square feet of space. Included is the Gaylord National Resort and Convention Center, with 2000 hotel rooms and 470,000 square feet of Convention area. Additionally, the area has 2000 other hotel rooms; 1 million square feet of office buildings, retail and entertainment; 2500 residential units; 4 piers and two marinas.
- **Konterra:** Konterra is a \$1.75 billion mixed-use development to be built in 2200 acres, with upscale retail, research, and technology campuses along with a 200-acre Konterra Regional Mall, business campus with 1.4 million square feet of building space, more than 1000 single family homes and 348 acres reserved for a governmental, educational or corporate facility. The project is expected to launch in 2010.
- **Woodmore Town Center:** Located in Landover, MD, between I-495 and Rt. 202, this project is has 700,000 square feet of retail space, 1 million square feet of Class A office space, hotels, 900 single-family homes, including condominium and townhouses. The site is anchored by Wegman's Grocery Store.
- **Boulevard at the Capital Centre:** Boulevard At The Capital Centre is conveniently located in Largo, Maryland, and provides an exceptional mix of stores and restaurants to serve your shopping and entertainment needs.
- **University Town Center (UTC):** This \$135 million new construction and renovation project is located one mile from the University of Maryland at College Park. It is part of the Prince George's Metro Center and will add 3.1 million square feet of office space, as well as upscale condominiums and a new 910-bed student housing.
- **M Square / Maryland and Research Park:** The \$500 million M Square is set to become the largest research park in the state of Maryland and one of the largest in the Country. This project is located within a 293-acre Transit District at College Park/University of Maryland, (HUB zone). Construction plans include 2.5 million square feet of public and private research labs. The university is looking forward to attracting firms from a broad range of disciplines including computer science, mathematics, engineering, physical and life sciences, biotechnology and linguistics.
- **Greenbelt Station Town Centre:** This \$1 billion project will be located at the Greenbelt Metro station on the Capital Beltway. The site will feature mixed-use residential/retail/commercial space with 2,200 upscale residential units and a 1.1 million s/f retail and entertainment center. County Council has approved a \$160 million tax increment financing package for the Greenbelt Metro development. Site plans have also been approved for the first phase of development.
- **Tanger Outlets at National Harbor:** Tanger Outlets at National Harbor will be a new outlet shopping center built on the historic Oxon Hill Plantation in Prince George's County, near the new National Harbor. Leading brands will include: Calvin Klein, H&M, IZOD, Gap Factory Store, American Eagle Outfitters, Tommy Hilfiger, Banana Republic Factory Store, White House Black Market Outlet, Chico's Outlet, Columbia, Brooks Brothers Factory Store, Aeropostale, P.S. by Aeropostale, J. Crew Factory Store, Le Creuset Outlet and many more.



Demographic and Income Profile

Indian Head Highway
 11406 Indian Head Hwy, Fort Washington, MD, 20744, 1-3-5 ...
 Ring: 1 mile radius

Prepared by Shary Thur
 Latitude: 38.731993119
 Longitude: -76.99033666

Summary	Census 2010	2012	2017
Population	5,226	5,217	5,237
Households	1,743	1,752	1,757
Families	1,309	1,306	1,305
Average Household Size	2.94	2.92	2.92
Owner Occupied Housing Units	1,496	1,468	1,471
Renter Occupied Housing Units	247	283	286
Median Age	44.8	45.3	46.4
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.08%	0.59%	0.68%
Households	0.06%	0.59%	0.74%
Families	-0.02%	0.57%	0.72%
Owner HHs	0.04%	0.73%	0.91%
Median Household Income	1.11%	3.40%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	27	1.5%	22	1.3%
\$15,000 - \$24,999	44	2.5%	30	1.7%
\$25,000 - \$34,999	31	1.8%	21	1.2%
\$35,000 - \$49,999	75	4.3%	51	2.9%
\$50,000 - \$74,999	327	18.7%	246	14.0%
\$75,000 - \$99,999	318	18.2%	377	21.5%
\$100,000 - \$149,999	452	25.8%	463	26.4%
\$150,000 - \$199,999	342	19.5%	393	22.4%
\$200,000+	135	7.7%	152	8.7%
Median Household Income	\$103,674		\$109,573	
Average Household Income	\$119,734		\$133,521	
Per Capita Income	\$42,530		\$47,403	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	244	4.7%	242	4.6%	240	4.6%
5 - 9	281	5.4%	276	5.3%	273	5.2%
10 - 14	357	6.8%	348	6.7%	349	6.7%
15 - 19	360	6.9%	340	6.5%	322	6.1%
20 - 24	256	4.9%	260	5.0%	238	4.5%
25 - 34	491	9.4%	497	9.5%	499	9.5%
35 - 44	640	12.2%	619	11.9%	596	11.4%
45 - 54	848	16.2%	818	15.7%	752	14.4%
55 - 64	887	17.0%	921	17.7%	954	18.2%
65 - 74	536	10.3%	567	10.9%	671	12.8%
75 - 84	219	4.2%	218	4.2%	228	4.4%
85+	106	2.0%	110	2.1%	114	2.2%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	533	10.2%	569	10.9%	619	11.8%
Black Alone	3,953	75.6%	3,870	74.2%	3,741	71.4%
American Indian Alone	12	0.2%	12	0.2%	12	0.2%
Asian Alone	432	8.3%	452	8.7%	494	9.4%
Pacific Islander Alone	1	0.0%	1	0.0%	2	0.0%
Some Other Race Alone	135	2.6%	142	2.7%	175	3.3%
Two or More Races	160	3.1%	170	3.3%	195	3.7%
Hispanic Origin (Any Race)	309	5.9%	324	6.2%	391	7.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

August 21, 2013



Demographic and Income Profile

Indian Head Highway
 11406 Indian Head Hwy, Fort Washington, MD, 20744, 1-3-5 ...
 Ring: 3 mile radius

Prepared by Shary Thur
 Latitude: 38.731993119
 Longitude: -76.99033666

Summary	Census 2010	2012	2017
Population	37,026	37,155	37,771
Households	12,882	13,028	13,246
Families	9,789	9,826	9,956
Average Household Size	2.86	2.84	2.84
Owner Occupied Housing Units	11,054	10,930	11,104
Renter Occupied Housing Units	1,828	2,097	2,142
Median Age	42.7	43.2	43.9
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.33%	0.59%	0.68%
Households	0.33%	0.59%	0.74%
Families	0.26%	0.57%	0.72%
Owner HHs	0.32%	0.73%	0.91%
Median Household Income	0.83%	3.40%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	287	2.2%	252	1.9%
\$15,000 - \$24,999	289	2.2%	218	1.6%
\$25,000 - \$34,999	358	2.7%	269	2.0%
\$35,000 - \$49,999	981	7.5%	721	5.4%
\$50,000 - \$74,999	2,062	15.8%	1,638	12.4%
\$75,000 - \$99,999	2,157	16.6%	2,621	19.8%
\$100,000 - \$149,999	3,745	28.7%	3,906	29.5%
\$150,000 - \$199,999	2,079	16.0%	2,413	18.2%
\$200,000+	1,069	8.2%	1,207	9.1%
Median Household Income	\$102,973		\$107,342	
Average Household Income	\$117,188		\$130,699	
Per Capita Income	\$41,370		\$46,145	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,900	5.1%	1,896	5.1%	1,920	5.1%
5 - 9	2,058	5.6%	2,048	5.5%	2,064	5.5%
10 - 14	2,530	6.8%	2,491	6.7%	2,540	6.7%
15 - 19	2,650	7.2%	2,528	6.8%	2,438	6.5%
20 - 24	1,997	5.4%	2,038	5.5%	1,893	5.0%
25 - 34	3,627	9.8%	3,702	10.0%	3,791	10.0%
35 - 44	4,979	13.4%	4,854	13.1%	4,776	12.6%
45 - 54	6,165	16.7%	5,981	16.1%	5,579	14.8%
55 - 64	5,943	16.1%	6,200	16.7%	6,517	17.3%
65 - 74	3,442	9.3%	3,668	9.9%	4,405	11.7%
75 - 84	1,299	3.5%	1,297	3.5%	1,371	3.6%
85+	435	1.2%	453	1.2%	475	1.3%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,711	12.7%	5,007	13.5%	5,416	14.3%
Black Alone	27,304	73.7%	26,880	72.3%	26,344	69.7%
American Indian Alone	97	0.3%	99	0.3%	102	0.3%
Asian Alone	2,637	7.1%	2,758	7.4%	3,009	8.0%
Pacific Islander Alone	19	0.1%	22	0.1%	36	0.1%
Some Other Race Alone	1,168	3.2%	1,224	3.3%	1,515	4.0%
Two or More Races	1,089	2.9%	1,166	3.1%	1,349	3.6%
Hispanic Origin (Any Race)	2,335	6.3%	2,449	6.6%	2,980	7.9%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



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Summary	Census 2010	2012	2017
Population	99,334	99,995	102,482
Households	36,344	36,779	37,690
Families	26,159	26,257	26,837
Average Household Size	2.72	2.71	2.71
Owner Occupied Housing Units	29,617	29,222	30,086
Renter Occupied Housing Units	6,727	7,557	7,603
Median Age	42.1	42.5	43.2
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.49%	0.59%	0.68%
Households	0.49%	0.59%	0.74%
Families	0.44%	0.57%	0.72%
Owner HHs	0.58%	0.73%	0.91%
Median Household Income	1.34%	3.40%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	1,506	4.1%	1,423	3.8%
\$15,000 - \$24,999	1,051	2.9%	802	2.1%
\$25,000 - \$34,999	1,414	3.8%	1,104	2.9%
\$35,000 - \$49,999	3,157	8.6%	2,467	6.5%
\$50,000 - \$74,999	6,347	17.3%	5,219	13.8%
\$75,000 - \$99,999	5,549	15.1%	6,923	18.4%
\$100,000 - \$149,999	8,944	24.3%	9,400	24.9%
\$150,000 - \$199,999	4,873	13.2%	5,921	15.7%
\$200,000+	3,937	10.7%	4,432	11.8%
Median Household Income	\$96,351		\$102,996	
Average Household Income	\$115,485		\$131,686	
Per Capita Income	\$42,588		\$48,534	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,504	5.5%	5,516	5.5%	5,641	5.5%
5 - 9	6,021	6.1%	6,018	6.0%	6,121	6.0%
10 - 14	6,832	6.9%	6,746	6.7%	6,934	6.8%
15 - 19	6,801	6.8%	6,505	6.5%	6,318	6.2%
20 - 24	5,011	5.0%	5,122	5.1%	4,792	4.7%
25 - 34	9,885	10.0%	10,103	10.1%	10,396	10.1%
35 - 44	14,022	14.1%	13,719	13.7%	13,604	13.3%
45 - 54	16,617	16.7%	16,190	16.2%	15,262	14.9%
55 - 64	14,974	15.1%	15,706	15.7%	16,694	16.3%
65 - 74	8,233	8.3%	8,829	8.8%	10,760	10.5%
75 - 84	3,902	3.9%	3,920	3.9%	4,216	4.1%
85+	1,532	1.5%	1,620	1.6%	1,741	1.7%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	29,843	30.0%	30,544	30.5%	31,750	31.0%
Black Alone	56,746	57.1%	56,075	56.1%	55,310	54.0%
American Indian Alone	310	0.3%	312	0.3%	328	0.3%
Asian Alone	5,770	5.8%	6,024	6.0%	6,622	6.5%
Pacific Islander Alone	45	0.0%	50	0.1%	78	0.1%
Some Other Race Alone	3,768	3.8%	3,940	3.9%	4,805	4.7%
Two or More Races	2,852	2.9%	3,049	3.0%	3,589	3.5%
Hispanic Origin (Any Race)	7,559	7.6%	7,920	7.9%	9,569	9.3%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.