



# Development Property For Sale

**Permitted Uses: Office, Residential,  
Catering Venue, Food Service, or Mixed Use Development.**

**120,208 sf property • 2.75 acres**

**14207 Old Annapolis Road, Bowie, MD**

**Offering Memorandum  
\$3,100,000**



***Exclusively represented by***

**Meliker Realty**

**Mike Meliker**

**301-641-6929**

**[mike@melikerrealty.com](mailto:mike@melikerrealty.com)**

Although information contained herein is from sources deemed reliable, such information has not been verified and is submitted subject to errors, omissions, change of price or withdrawal or further change without notice. Prospective purchasers should conduct their own study to determine the feasibility of the business and property as to their requirements.

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14207 Annapolis Road  
Bowie, MD 20720

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## Property Overview

Located in Bowie, MD with easy access to US Rt. 50, MD 97, and the BW Parkway (295), this location can allow for development in the Annapolis, Baltimore and Washington, DC areas.

Major developments are in the pipeline for Bowie and Prince George's County.

[CLICK HERE FOR CITY OF BOWIE 2022 DEVELOPMENT  
SITES & TRANSPORTATION PROJECTS OUTLINE](#)

## Property Zoning

The purposes of the Commercial, Service (CS) Zone are:

- (A) To provide for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments; and
- (B) To accommodate medium- to moderately high density residential development as part of vertically or horizontally mixed-use development.

## Property Tenants

There are two long term tenants in place on a month to month basis. Both tenants are interested in continuing their tenancy. A catering firm occupies a 2,710sf space. A quick serve carryout occupies a 975sf space.

## Property Taxes and Insurance

Property Taxes are \$19,380.00 per year.

Property Insurance is \$6,580.00 per year.

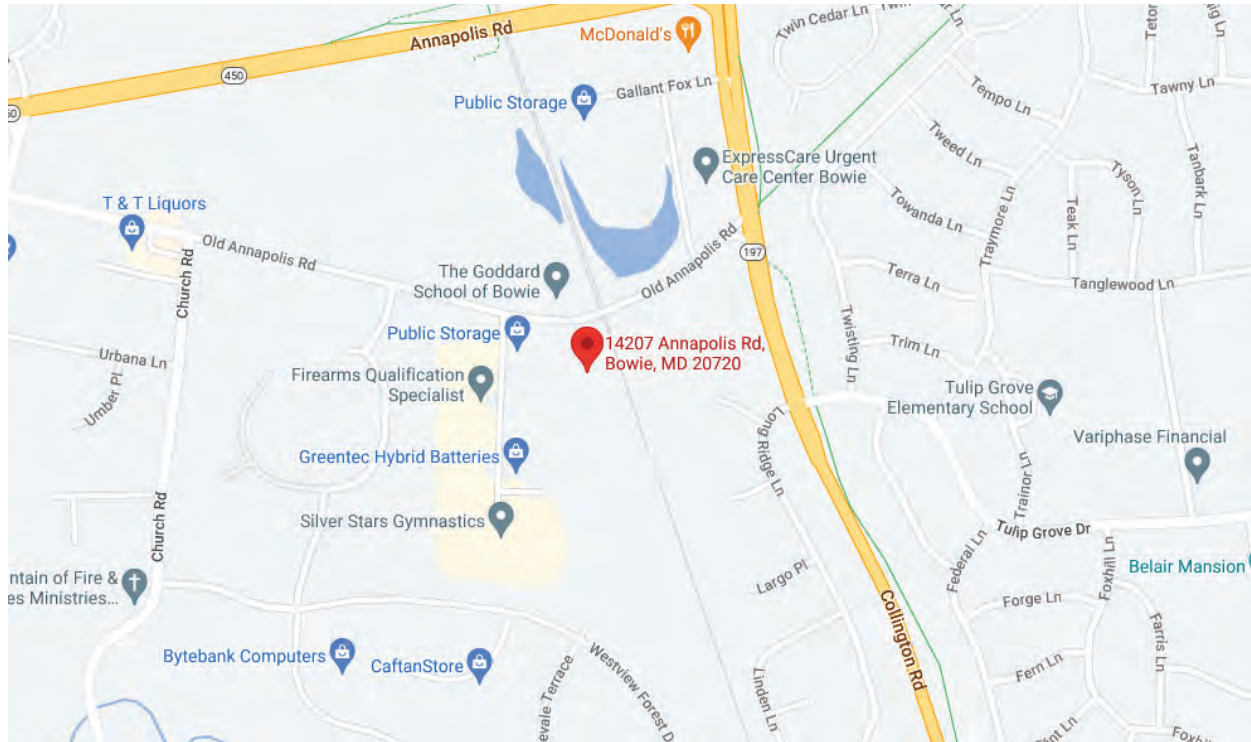
## Aerial Views

This is a prime location that would have direct access to Annapolis, DC and Baltimore as a destination facility.



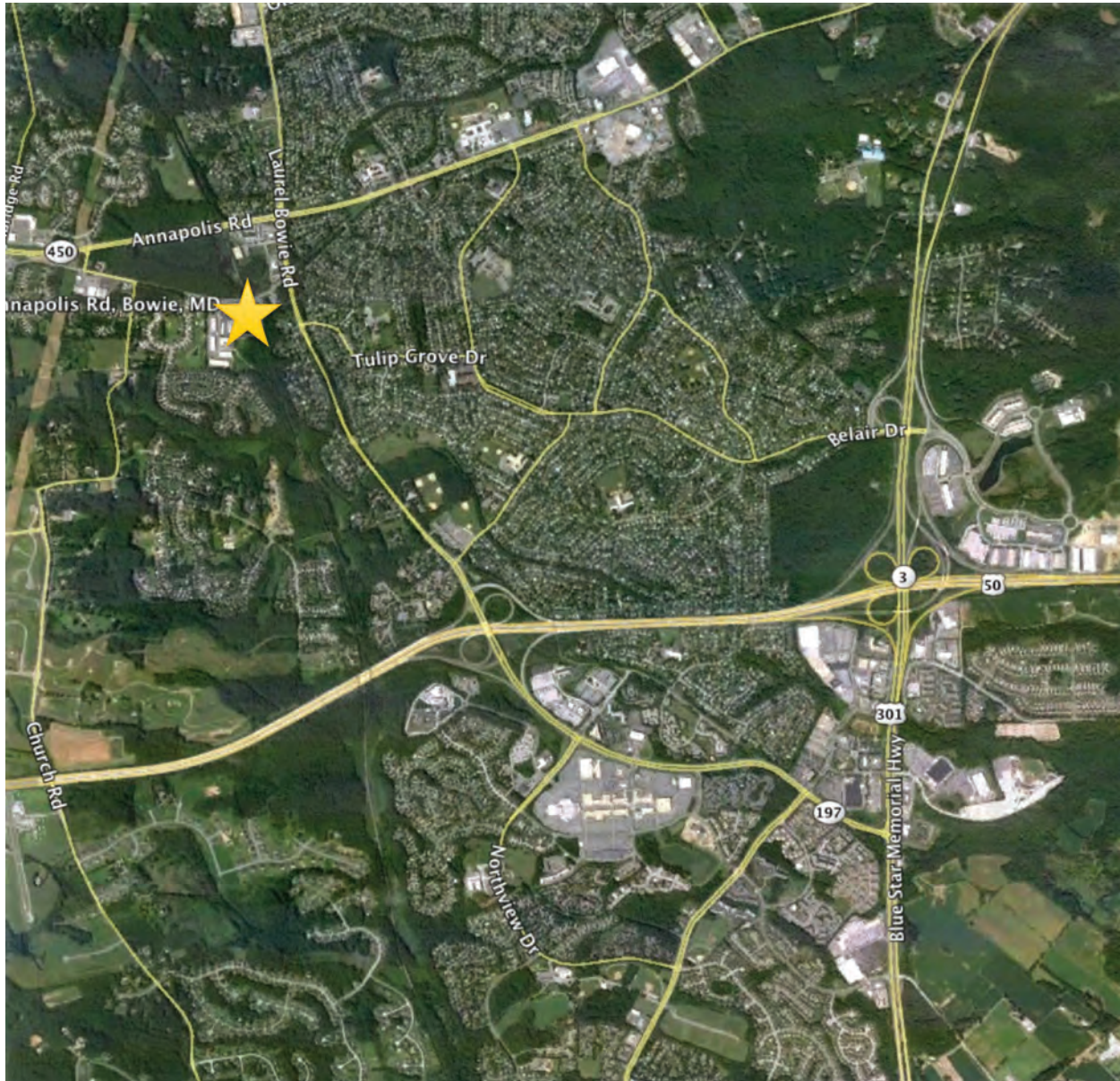


## Area Map



## Satellite View of Location in Bowie, MD

This property is located in Prince George's County in Maryland's central District. This county is bordered by Anne Arundel County and Washington, DC.





## Current & Upcoming Bowie Development

[CLICK HERE FOR CITY OF BOWIE 2022 DEVELOPMENT  
SITES & TRANSPORTATION PROJECTS OUTLINE](#)

### BOWIE MARKETPLACE

**Location:** Annapolis Road and Superior Lane, Bowie, Md.

**Space:** 20 acres, 190,000 sq.ft. Retail

**Anchor:** Safeway

Lifestyle retail center anchored by Safeway grocery store.



### SOUTH LAKE

**Location:** Rt 214 (Central Ave) Bowie, Md.

**Space:** 382 acres Approximately 500,000 sf office and 500,000 sf retail

**Anchor:** Prince George's Community Clg. Neo-traditional upscale community being developed by NAI Michael Companies. One of region's largest mixed-use developments. Concept plan shows 25-acre lake surrounded by single-family homes, condominiums and rental units. Amenities include two hotels and conference center. Karington will increase the assessable tax base in Prince George's County by approximately \$900 million.



### HALL STATION

**Location:** Central Avenue/Rte 214, Bowie, Md.

**Space:** 40,000 sf library, 26,000 sf credit union, up to 15,000 sf additional retail, 110 residential units

**Anchor:** Prince George's County Library, Prince George's County Federal Credit Union Mixed-use center. A Rappaport Companies project.



## PG County Commercial, Service (CS) Zone

The purposes of the Commercial, Service (CS) Zone are:

- (A) To provide for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments; and
- (B) To accommodate medium- to moderately high-density residential development as part of vertically or horizontally mixed-use development.

[Click here for full details](#)





## (2) Intensity and Dimensional Standards

Standard (1)	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses
Density, max. (du/ac of net lot area)	20.00	No requirement
Net lot area, min. (sf)	7,500	5,000
1 Lot width, min. (ft)	60 (3)	50
Lot coverage, max. (% of net lot area)	40	No requirement
2 Front yard depth, min. (ft) (4)	15	10
3 Side yard depth, min. (ft) (4)	8	0
4 Rear yard depth, min. (ft) (4)	20	0
5 Principal structure height, max. (ft)	50	50

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

(1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

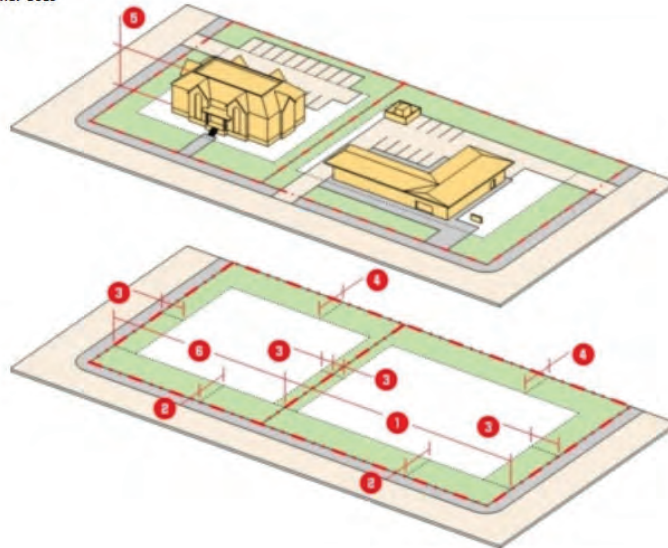
(2) The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

(3) 80 ft on corner lots (6).

(4) Provided those portions of the structure greater than 35 ft high are set back from the minimum front, side, and rear yard depths an additional 1 ft for each 2 ft (or major fraction thereof) the height of the portion exceeds 35 ft.

## (2) Intensity and Dimensional Standards

### Multifamily Dwelling and Other Uses



## (3) Reference to Other Standards

Sec. 27-3400 Standard Review Procedures	Sec. 27-6400 Open Space Set-Asides	Sec. 27-61200 Neighborhood Compatibility Standards
Sec. 27-3600 Application-Specific Review Procedures and Decision Standards	Sec. 27-6500 Landscaping	Sec. 27-61300 Agricultural Compatibility Standards
Sec. 27-4400 Overlay Zones	Sec. 27-6600 Fences and Walls	Sec. 27-61400 Urban Agriculture Compatibility Standards
Sec. 27-5101 Principal Use Tables	Sec. 27-6700 Exterior Lighting	Sec. 27-61500 Signage
Sec. 27-5200 Accessory Uses and Structures	Sec. 27-6800 Environmental Protection and Noise Controls	Sec. 27-61600 Green Building Standards
Sec. 27-5300 Temporary Uses and Structures	Sec. 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards	
Sec. 27-6200 Roadway Access, Mobility, and Circulation	Sec. 27-61000 Nonresidential and Mixed-Use Form and Design Standards	PART 27-2 Interpretation and Definitions
Sec. 27-6300 Off-Street Parking and Loading	Sec. 27-61100 Industrial Form and Design Standards	PART 27-7 Nonconforming Buildings, Structures, Uses, Lots, and Signs

## Route 197 Road Widening Project



### MD 197 from Kenhill Drive to MD 450 Road Widening Project

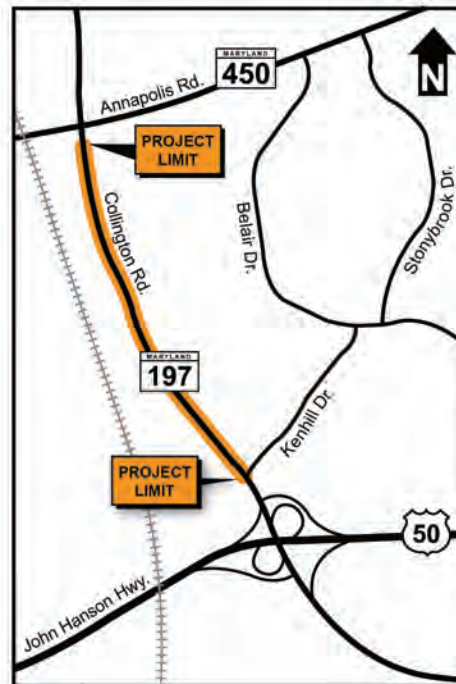
#### Project Reinitiated, Virtual Public Meeting Scheduled

The Maryland Department of Transportation State Highway Administration (MDOT SHA) invites you to attend a virtual public informational meeting about the MD 197 Road Widening Project, from Kenhill Drive to MD 450 (Annapolis Road), in Bowie, Prince George's County. In response to public feedback received in 2015, MDOT SHA has redeveloped the design concept and is seeking public input on the revised design. Funding is available to complete a significant portion of design by fall 2022.

#### Background and Overview

The commercial developments of Bowie Crossing, Bowie Town Center, Bowie Gateway Center and other developments north and south of the project limits have greatly increased the volume of traffic on MD 197. This roadway widening project will improve safety and capacity for pedestrians, bicyclists, and motorists; and improve access to residences, schools, and parklands. The scope of the project includes:

- Widening MD 197 from a two-lane undivided roadway to a four-lane divided roadway with three roundabouts, a curving alignment, and associated traffic calming measures
- Realigning and enhancing the existing shared-use path along northbound MD 197 to better accommodate cyclists and pedestrians
- Investigating alternatives to traditional concrete sound barriers
- Relocating utilities



Project Location Map

#### Attend the Virtual Public Meeting!

The meeting will be held using Microsoft Teams, on Tuesday, April 26, 2022, from 6:30 p.m. to 8:00 p.m. The meeting link will be posted on the MD 197 from Kenhill Drive to MD 450 Project Portal Page, which can be accessed at: <https://bit.ly/MDOTSHA-MD-197-Kenhill-Dr-to-MD-450> or by using the QR Code on the right.



The phone number to call in to the meeting (audio only) is: **+1-667-262-2962**, Phone Conference ID: **130 879 921#**. People calling in will be able to hear the presenters and discussion but will be unable to see the presentation. We encourage you to use the meeting link posted on the Project Portal Page to view all project materials.

The meeting will familiarize attendees with the project scope. MDOT SHA representatives will be available to answer project-related questions. The public is encouraged to leave comments and ask questions in an online comment form, located under Community Outreach and Newsletters on the Project Portal Page. We encourage sending questions and comments in advance so that we may address them during the virtual meeting. Attendees will also be able to send questions or comments through the Q&A feature during the meeting.

#### Find Us on the Web



#### Request for Assistance

The Maryland Relay Service can assist teletype users at 7-1-1. Persons requiring translation assistance with this newsletter should send an email to: [shatitlevi@mdot.maryland.gov](mailto:shatitlevi@mdot.maryland.gov). Please indicate the desired language in the subject line.



## Facility Plans & Subdivision Documents and Plats

### Facility Layout

**MAIN STREET CATERING**

14207 ANNA POLIS ROAD BOWIE, MD 20769

**Project Data**

OWNER  
West New Bridge, LLC  
3220 17th Street NW  
Washington, DC 20010  
202.463.5942

ARCHITECT  
Lawrence M. Hammett  
Architect and Associates  
3225 WEST DALE COURT  
WALDORF MARYLAND 20601  
301.751.1300

USE GROUP  
CATERING/OFFICE  
APARTMENT

CONSTRUCTION TYPE  
R-3  
SB

OCCUPANCY LOAD

FIRST FLOOR  
Kitchen/Catering Areas  
1600' @ 1/200 = 8 persons  
Utility/Toilet Areas  
2400' @ 1/200 = 1 person  
Dry Storage/Coolers  
2800' @ 1/200 = 1 person  
Office Area  
1600' @ 1/100 = 1 person

SECOND FLOOR  
Apartment (2nd Floor)  
11200' @ 1/200 = 6 persons

BUILDING TOTAL  
General Notes  
17 persons

DESIGN PREPARED USING "INTERNATIONAL BUILDING CODE 2007 EDITION/NEPA 101 2003 EDITION/LIFE. SAFETY CODE AND ADA REQUIREMENTS. NO "AUTOMATIC SPRINKLER SYSTEM" REQUIRED. CHANGES TO BE PROVIDED IN RESIDENTIAL SYSTEM TO BE PROVIDED IN APARTMENT AT SECOND FLOOR.

Proposed contractors shall present bid proposals and complete construction to provide complete and operable building and site systems. Consistent with the design intent of the construction documents and all applicable codes.

**Drawing Index**

A-1 Exterior Elevations  
A-2 Foundation Plan  
A-3 First Floor Plan  
A-4 Second Floor Plan  
A-5 Roof Framing Plan  
A-6 Building Section and Details  
A-7 Window Door and Finish Schedule  
A-8 ROOF PLAN  
E-1 Electrical / Lighting Plans  
E-2 Eilers / Schedules  
M-1 Mechanical Floor Plans  
M-2 Plumbing Plan / Roofs

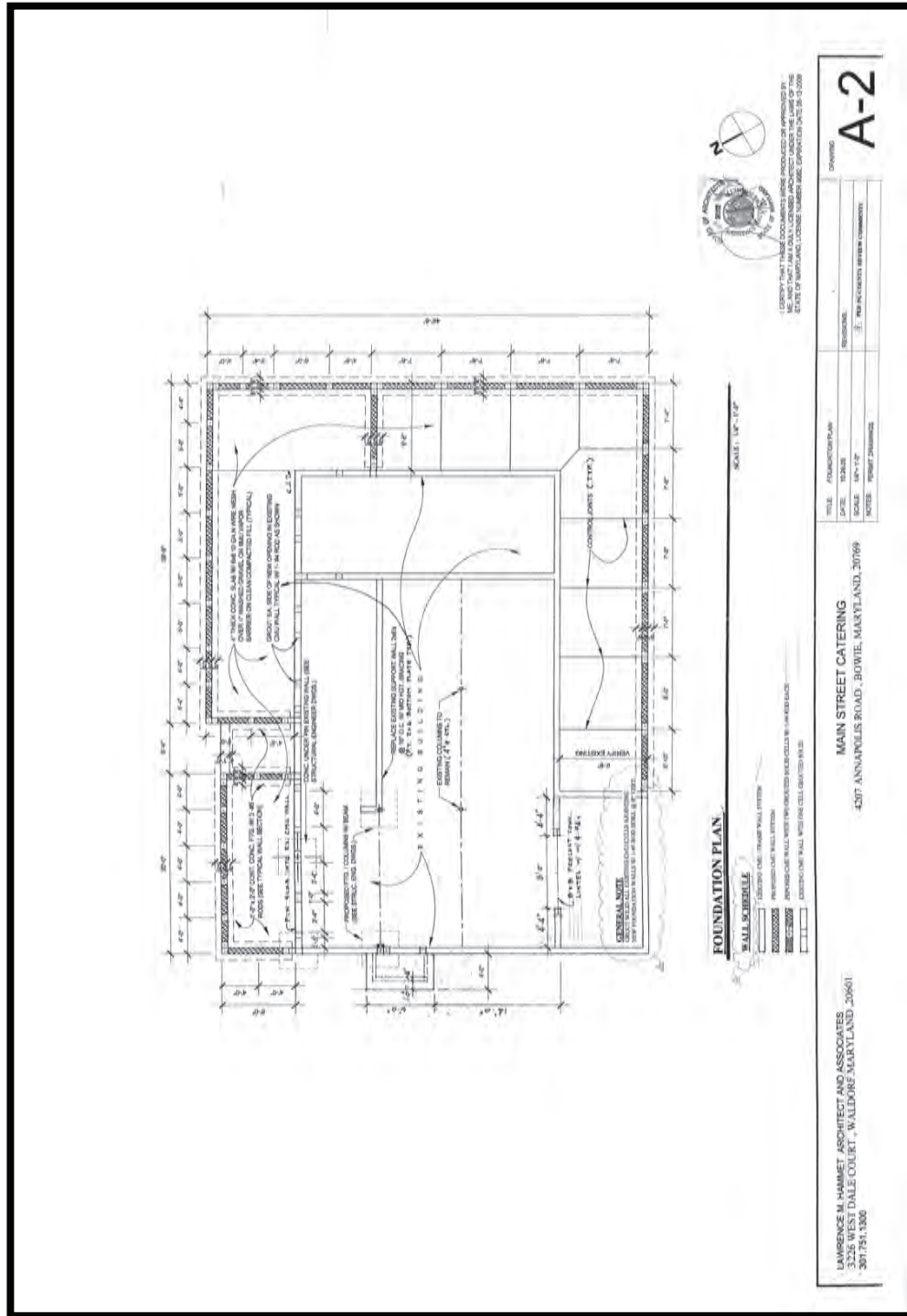
**ELECTRICAL / MECHANICAL ENGINEER**  
George Ira Worsley  
7705 Georgia Avenue NW  
Washington, DC 20012  
202.291.1686

**THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A duly Licensed Professional Engineer in the State of Maryland.**





## Facility Layout

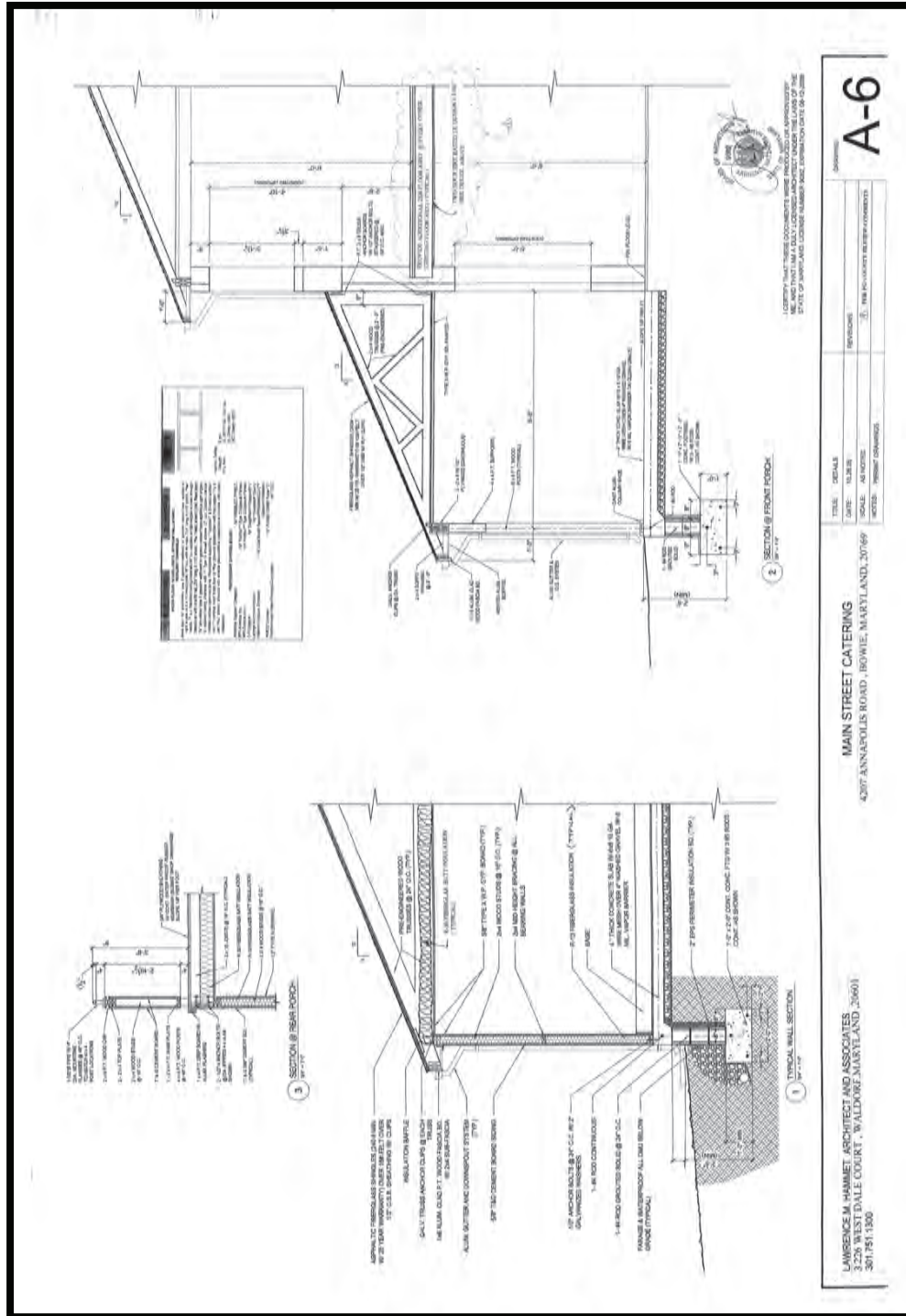




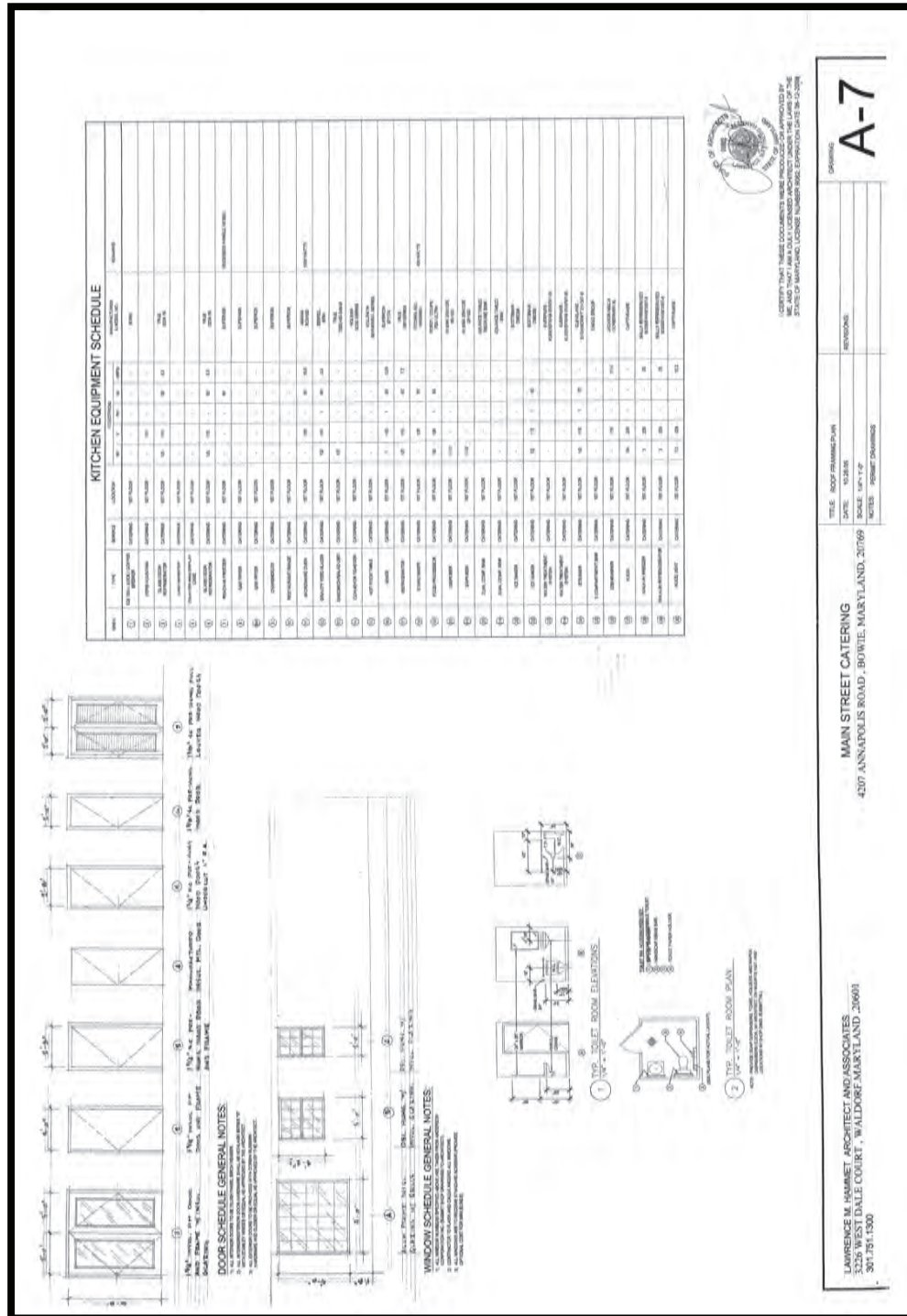




## Facility Layout



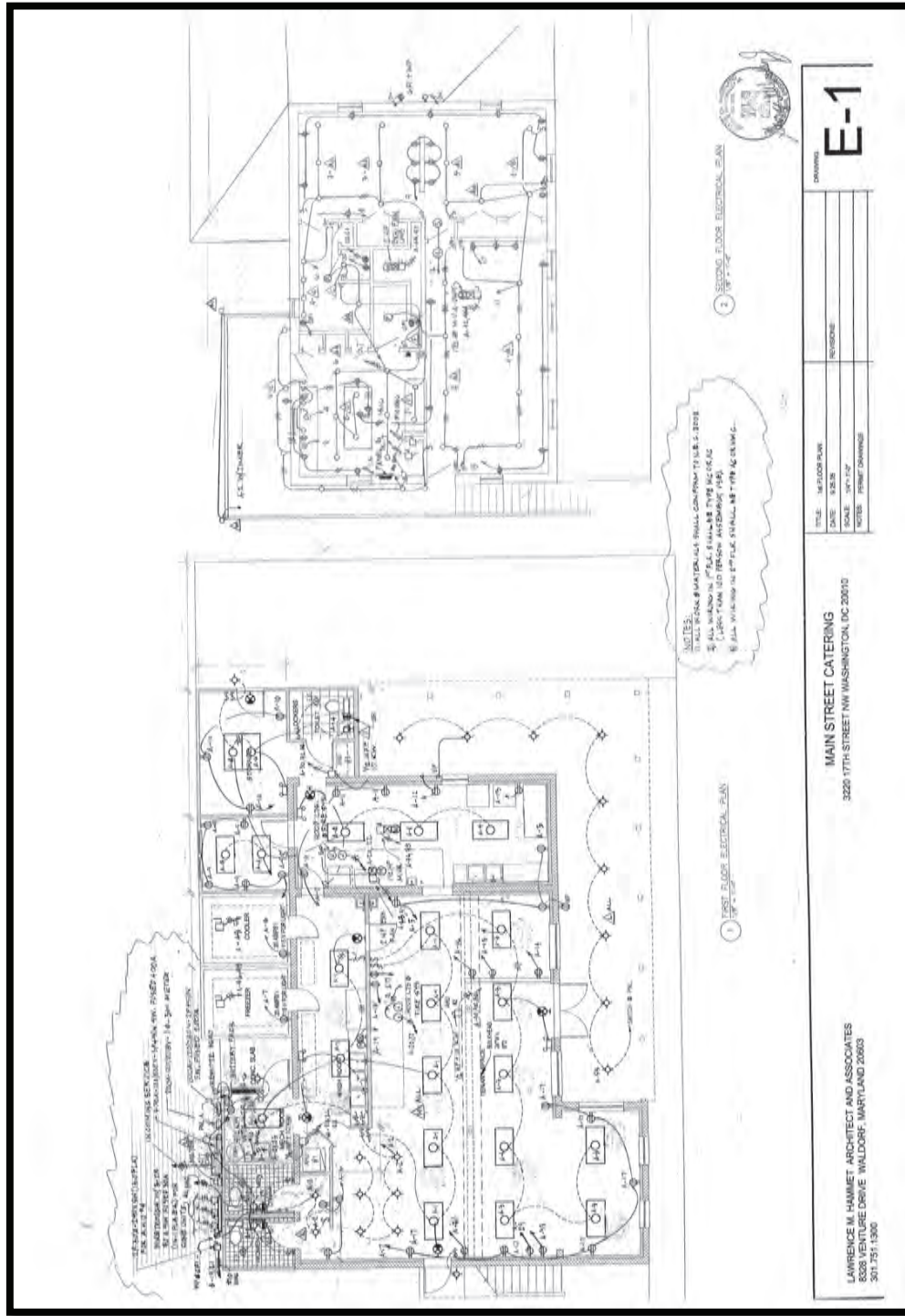
## Facility Layout



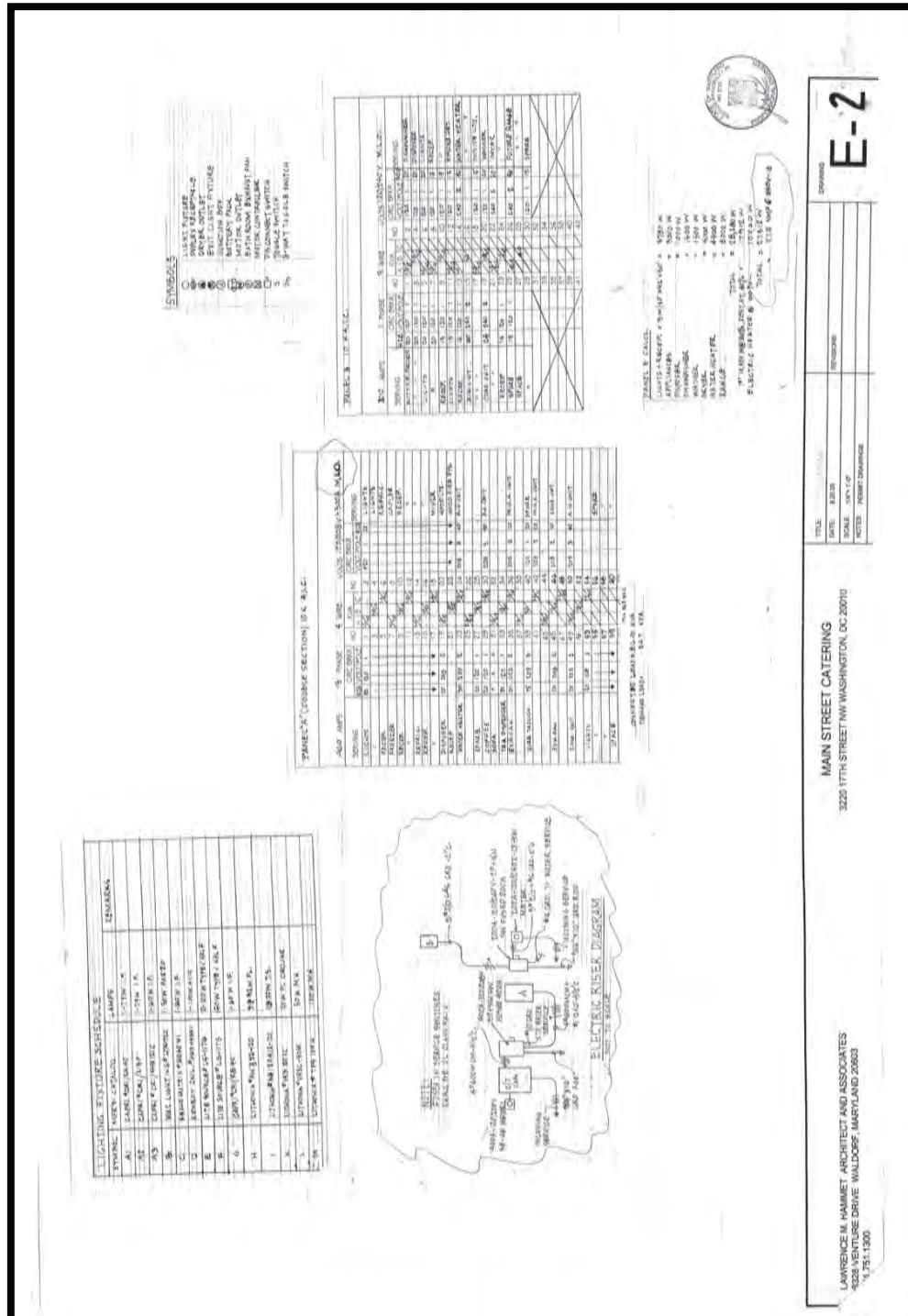




## Facility Layout



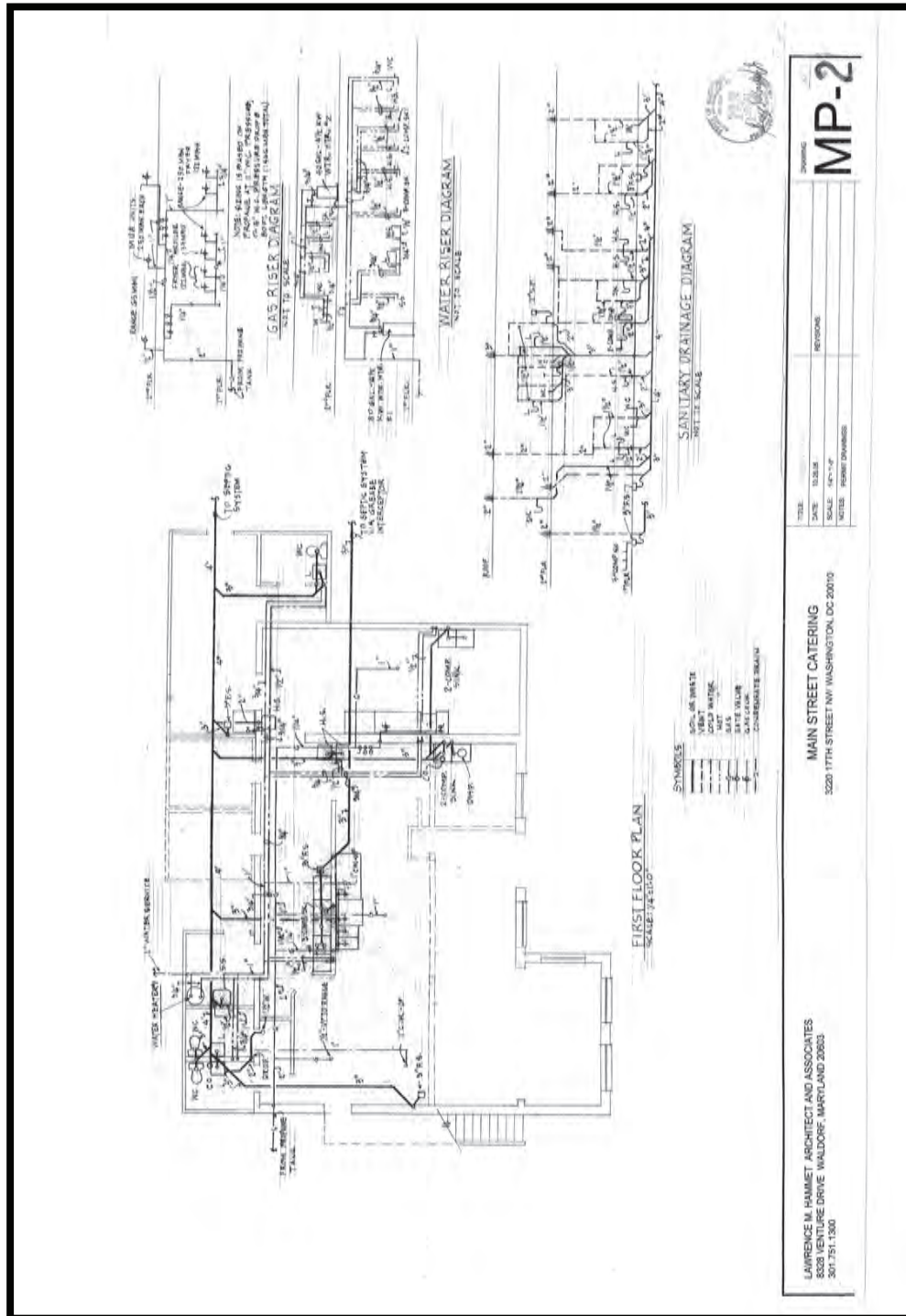
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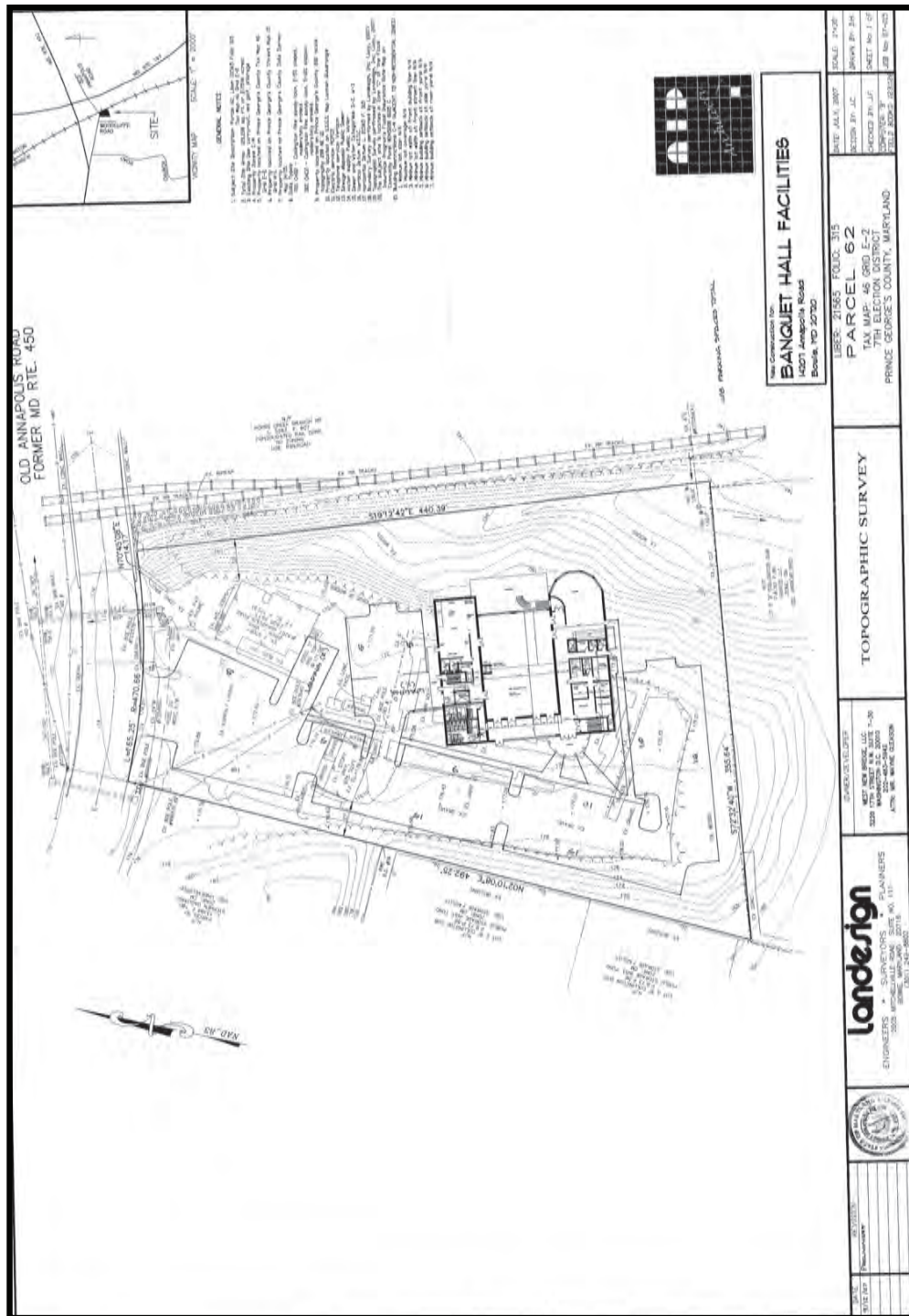




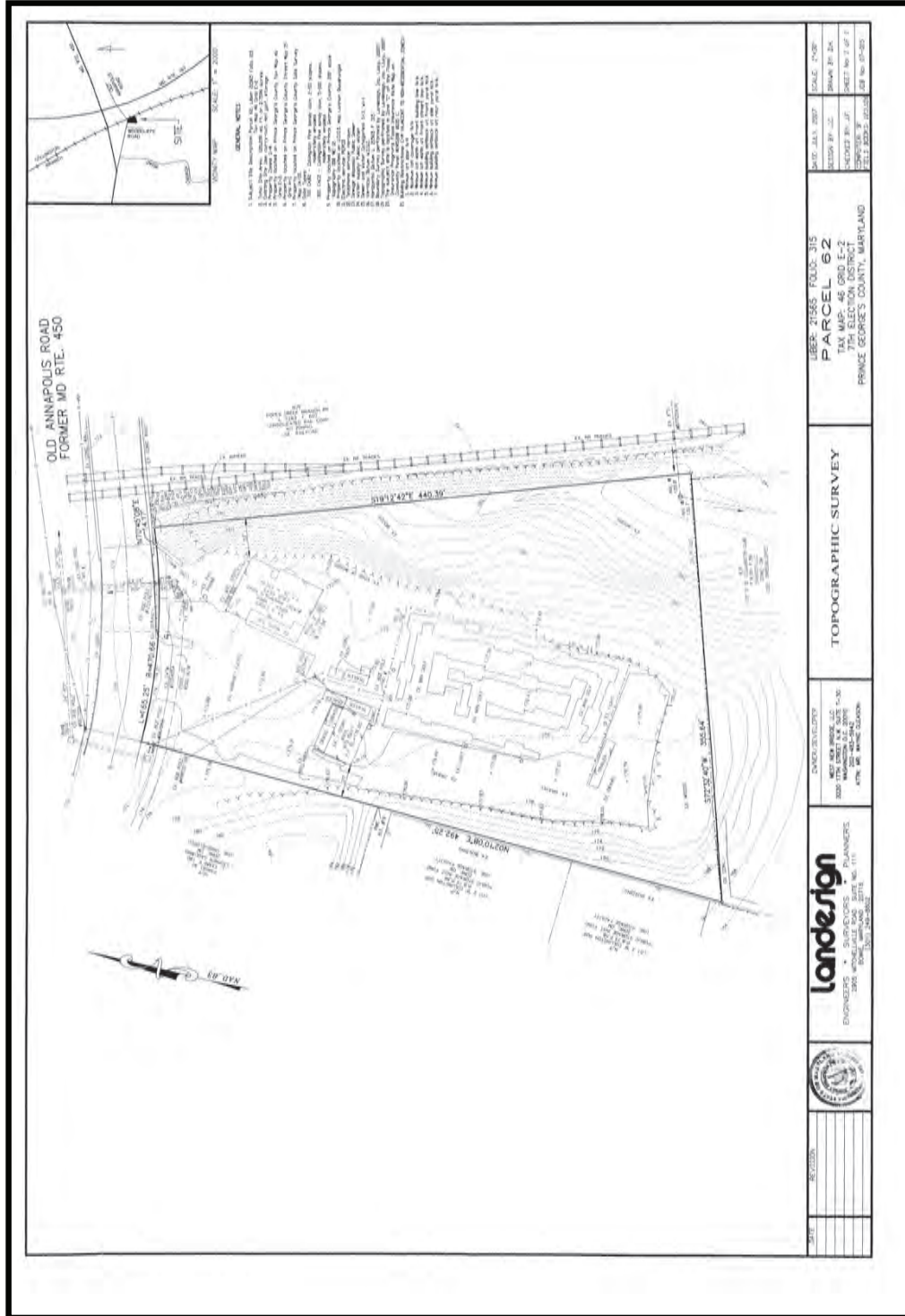


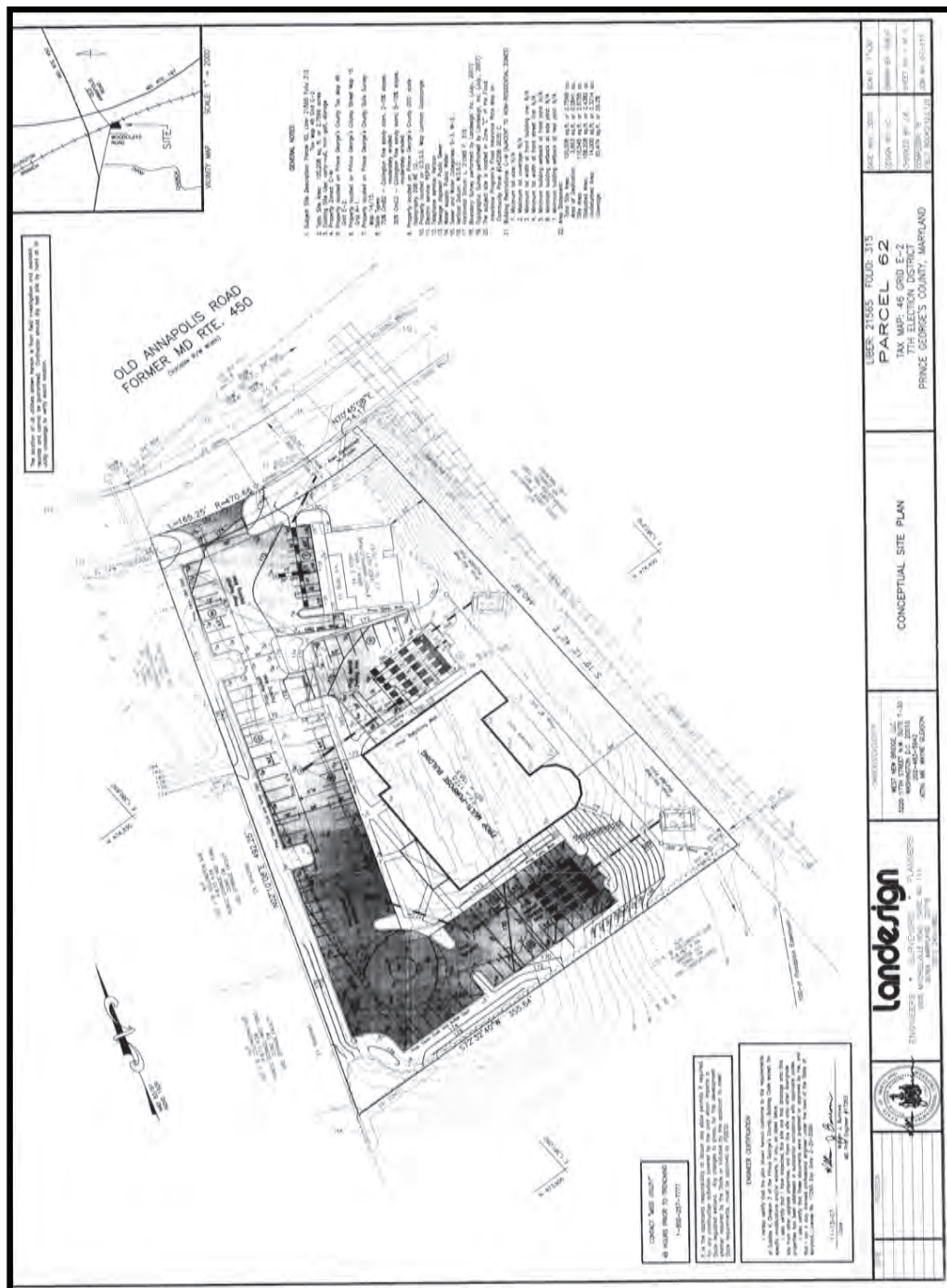
## Facility Layout
















## Demographic Summary

14207 Annapolis Rd, Bowie, MD 20720									
Building Type: <b>General Retail</b>		Total Available: <b>0 SF</b>							
Secondary: <b>Restaurant</b>		% Leased: <b>100%</b>							
GLA: <b>2,710 SF</b>		Rent/SF/Yr: <b>-</b>							
Year Built: <b>1957</b>									
Radius		3 Mile		5 Mile		10 Mile			
Population									
2026 Projection		60,671		127,171		564,844			
2021 Estimate		60,231		126,434		560,839			
2010 Census		55,197		118,398		528,562			
Growth 2021 - 2026		0.73%		0.58%		0.71%			
Growth 2010 - 2021		9.12%		6.79%		6.11%			
<b>2021 Population by Hispanic Origin</b>		5,370		12,116		91,826			
<b>2021 Population</b>		60,231		126,434		560,839			
White		23,895	39.67%	44,995	35.59%	206,376	36.80%		
Black		30,582	50.77%	70,387	55.67%	306,491	54.65%		
Am. Indian & Alaskan		292	0.48%	679	0.54%	5,055	0.90%		
Asian		3,319	5.51%	6,201	4.90%	25,715	4.59%		
Hawaiian & Pacific Island		42	0.07%	166	0.13%	791	0.14%		
Other		2,102	3.49%	4,006	3.17%	16,412	2.93%		
U.S. Armed Forces		200		565		4,420			
<b>Households</b>									
2026 Projection		21,524		44,104		200,158			
2021 Estimate		21,382		43,835		198,676			
2010 Census		19,672		41,070		187,385			
Growth 2021 - 2026		0.66%		0.61%		0.75%			
Growth 2010 - 2021		8.69%		6.73%		6.03%			
Owner Occupied		18,236	85.29%	36,142	82.45%	134,107	67.50%		
Renter Occupied		3,146	14.71%	7,693	17.55%	64,568	32.50%		
<b>2021 Households by HH Income</b>		21,381		43,834		198,674			
Income: <\$25,000		1,184	5.54%	2,217	5.06%	18,503	9.31%		
Income: \$25,000 - \$50,000		1,616	7.56%	3,777	8.62%	25,478	12.82%		
Income: \$50,000 - \$75,000		2,360	11.04%	5,150	11.75%	31,943	16.08%		
Income: \$75,000 - \$100,000		2,637	12.33%	5,854	13.35%	29,307	14.75%		
Income: \$100,000 - \$125,000		3,134	14.66%	6,243	14.24%	26,276	13.23%		
Income: \$125,000 - \$150,000		2,313	10.82%	4,784	10.91%	18,253	9.19%		
Income: \$150,000 - \$200,000		3,702	17.31%	7,067	16.12%	24,142	12.15%		
Income: \$200,000+		4,435	20.74%	8,742	19.94%	24,772	12.47%		
<b>2021 Avg Household Income</b>		\$147,386		\$144,182		\$116,522			
<b>2021 Med Household Income</b>		\$123,081		\$119,697		\$94,971			

## Photos





















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