

**WALDORF OPPORTUNITY
ZONE**

LISTING BROKER

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PROPERTY

3040 Leonardtown Road
Waldorf, Maryland 20602

3040 LEONARDTOWN ROAD

**2.25 ACRES +/- AT INTERSECTION OF US ROUTE 301 (CRAIN
HWY & MD ROUTE 5 (LEONARDTOWN RD))**





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Please consult Hooper & Associates for more details.

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Anne M. Hooper

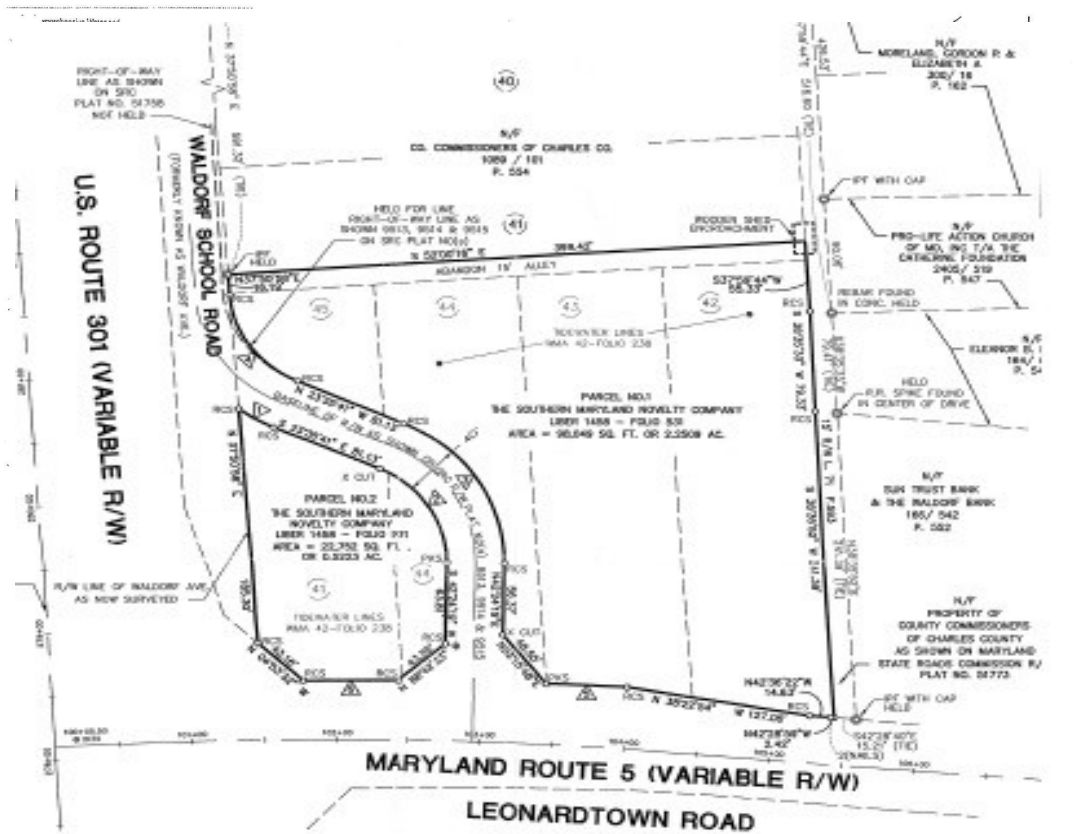
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Section 1

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REDEVELOPMENT SITE WITHIN WALDORF OPPORTUNITY ZONE. SITE IS APPROXIMATELY 2.25 ACRES AT THE INTERSECTION OF US ROUTE 301 (CRAIN HWY) AND MD ROUTE 5 (LEONARDTOWN ROAD). ZONED WC (WALDORF CENTRAL). EXISTING 2,100 SF ANCILLARY STRUCTURE LEASED FOR RETAIL AS AN INTERIM USE & APPROX. 1,260 SF STORAGE BUILDING LEASED TO CHECKERS - WALDORF.

For More Information:

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PROPERTY INFORMATION

OFFERING SUMMARY

Sale Price	\$2,400,000
Number of Units	2 Rental Unit s - 2,100 SF Ancillary Structure - Retail for Interim Use - 1,260 SF Storage Building (Leased by Checkers - Waldorf)
Lot Size (combined)	2.25 Acres 98,010 SF +/-
Year Built	Unknown
Price Per SF (Land)	\$24.49

PROPERTY HIGHLIGHTS

- Located in Charles County Opportunity Zone
- Road Frontage: 215 LF +/- along Leonardtown Road
- Income: One (1) Storage Building Leased by Checkers– Waldorf for \$1,700.00 per month. Copy of Lease Available Upon Request—Sale Subject to Existing Lease.
- Potential Interim Income: One (1) Retail Rental Unit Approximately 2,100 SF Ancillary Structure is offered for lease at \$2,400 per month.
- AADT (According to MD State Highway): 29, 462 on Leonardtown Road

UTILITIES AVAILABLE

Electric	SMECO
Water	Charles County
Sewer	Charles County
Telephone/Cable/Internet	Verizon & Comcast

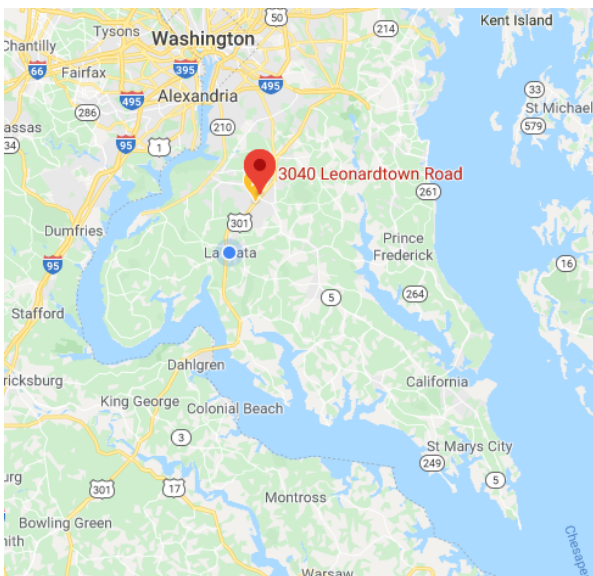
LOCATION & NEIGHBORHOOD INFORMATION

LOCATION OVERVIEW

- Property is located in the Heart of Waldorf with direct access to US Route 301 (Crain Highway) and Leonardtown Road (MD Route 5)
- Road Frontage: 215 LF +/- along Leonardtown Road
- Site is located approximately 27 miles from Washington, DC; 27 miles from Dahlgren, VA and 39 miles from Lexington Park



REGIONAL MAP



LOCATION MAPS

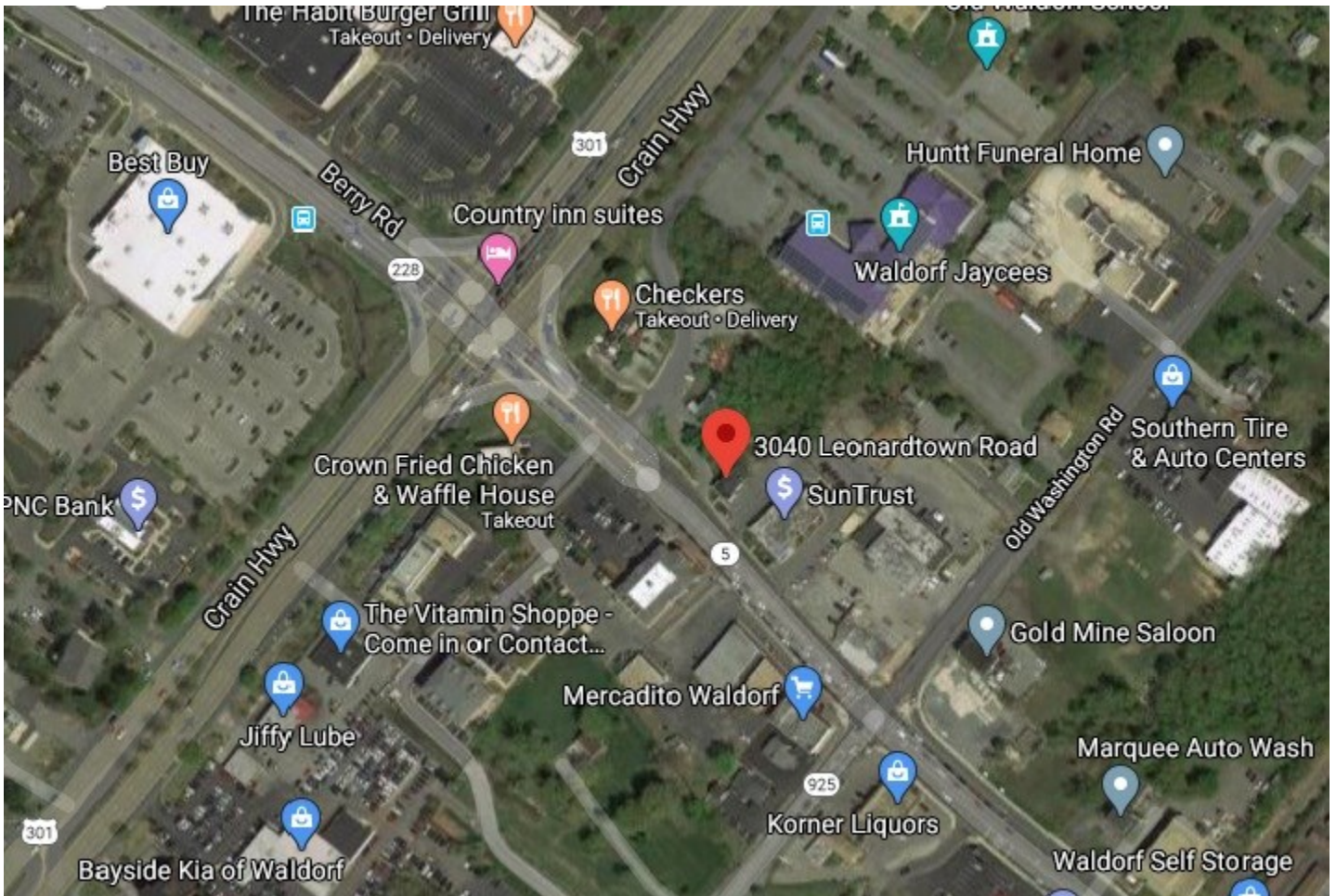


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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AERIAL MAP



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Section 4

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REAL ESTATE ASSEMENT & TAXES

Real Property Data Search

Search Result for CHARLES COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 055192		
<small>Owner Information</small>		
Owner Name:	SOUTHERN MD NOVELTY CO INC THE	Use: COMMERCIAL
Mailing Address:	3283 OLD WASHINGTON RD WALDORF MD 20602-3202	Principal Residence: NO
		Deed Reference: /00214/ 00541
<small>Location & Structure Information</small>		
Premises Address:	3040 LEONARDTOWN RD WALDORF 20602-0000	Legal Description: 2.2509 AC TIDEWATER LOTS SUB
Map:	Grid:	Parcel:
0008	0021	0553
Neighborhood:	Subdivision:	Section:
10000.09	6845	
Block:	Lot:	Assessment Year:
		2022
Plat No:	Plat Ref:	
Town:	None	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	2,096 SF	
Property Land Area	County Use	
2.2500 AC		
Stories	Basement	Type
		RETAIL STORE /
Exterior	Quality	Full/Half Bath
	C3	
Garage	Last Notice of Major Improvements	
<small>Value Information</small>		
	Base Value	Value
		As of
		01/01/2022
		Phase-in Assessments
		As of
		07/01/2021
		As of
		07/01/2022
Land:	764,400	764,400
Improvements	57,500	150,400
Total:	821,900	914,800
Preferential Land:	0	0
		821,900
		852,867
<small>Transfer Information</small>		
Seller: SOUTHERN MD NOVELTY CO, INC	Date: 04/10/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00214/ 00541	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
<small>Exemption Information</small>		
Partial Exempt Assessments:	Class	07/01/2021
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
<small>Homestead Application Information</small>		
Homestead Application Status: No Application		
<small>Homeowners' Tax Credit Application Information</small>		
Homeowners' Tax Credit Application Status: No Application		
Date:		

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Section 4

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REAL ESTATE ASSEMENT & TAXES

	Property Tax Account Inquiry						Jan 31, 2022
Owner Name:	SOUTHERN MD NOVELTY CO INC THE						
Property Number:	06055192						
Mailing Address:	SOUTHERN MD NOVELTY CO INC THE 3283 OLD WASHINGTON RD WALDORF MD 20602-3202						
Premise Address:	3040 LEONARDTOWN RD						
Total Due:	0.00 (see notes below)						
Legal Description						Search Again	
<p>If this is the principal residence, an option to pay in two (2) installments is available. This option includes a service charge in the Total Due amount above. If paying in two (2) installments, please click on the specific tax year below for installment amounts.</p> <p>If paying in full, please use the Amount Due below. If this property is in the town of Indian Head or LaPlata, town taxes are included in the total.</p>							
Year	Period	Type	Bill Number	Tax	Interest	Collected	Amount Due
2021	0100	0111	210013963	11070.62	0.00	11069.43	0.00
2020	0100	0111	200013750	11061.26	0.00	11036.91	0.00
2019	0100	0111	190013534	11482.10	0.00	11446.40	0.00
2018	0100	0111	180013400	11425.73	0.00	11407.88	0.00
2017	0100	0111	170013271	11277.19	0.00	11264.92	0.00
2016	0100	0111	160013122	11115.22	0.00	11109.95	0.00
2015	0100	0111	150013052	10959.55	0.00	10957.99	0.00
2014	0100	0111	140012973	10957.55	0.00	10955.99	0.00
2013	0100	0111	130012998	10948.55	0.00	10946.99	0.00
2012	0100	0111	120013047	11465.07	0.00	11463.43	0.00
2011	0100	0111	110012949	10981.82	0.00	10978.15	0.00
2010	0100	0100	101008256	10618.26	0.00	10618.26	0.00
2009	0100	0100	091008082	10646.71	0.00	10646.71	0.00
2008	0100	0100	081007687	10245.84	0.00	10245.84	0.00
2007	0100	0100	071007521	9847.94	0.00	9847.94	0.00
2006	0100	0100	061007199	9450.06	0.00	9450.06	0.00
2005	0100	0100	051007360	9269.40	0.00	9269.40	0.00
2004	0100	0100	041007417	8932.37	0.00	8932.37	0.00
2003	0100	0100	031007495	8527.29	0.00	8527.29	0.00
2002	0100	0100	021007489	7581.52	0.00	7581.52	0.00
2001	0100	0100	011007499	11420.64	0.00	11420.64	0.00
2000	0100	0100	001007454	11062.50	0.00	11062.50	0.00
1999	0100	0100	991007389	10554.90	0.00	10554.90	0.00
1998	0100	0100	981007398	9870.35	0.00	9870.35	0.00
1997	0100	0100	971007378	9372.15	562.32	9934.47	0.00
1996	0100	0100	961007288	9342.65	0.00	9342.65	0.00
1995	0100	0100	950016481	9316.42	0.00	9316.42	0.00
1994	0100	0100	940016162	9288.92	0.00	9288.92	0.00
1993	0100	0100	930015986	6676.52	0.00	6676.52	0.00

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Section 5

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CHARLES COUNTY OPPORTUNITY ZONE



Opportunity Zones

In June 2018, Charles County was awarded Opportunity Zones designations for three census tracts:

1. Town of Indian Head
2. An area west off U.S. 301 encompassing the proposed Waldorf Station (Greenberg Gibbons) development
3. An area west of U.S. 301 encompassing the Waldorf Urban Redevelopment Corridor.

What are Opportunity Zones?

The Opportunity Zone program is a nationwide initiative administered by the U.S. Treasury created under the 2017 Tax Cuts and Jobs Act. The program provides federal tax incentives for investment in distressed communities over the next 10 years. Areas designated as Opportunity Zones will be able to reap the benefits of capital gains to help redevelop underserved communities. This program uses low-income community (LIC) census tracts as the basis for determining areas eligible for Opportunity Zone designation.

How Opportunity Zones Encourage Investment

Investors will be able to defer and even reduce their federal tax liability on the sale of assets if they place their gains into an Opportunity Fund, which will pool capital and support investments in small businesses and real estate within the Opportunity Zones, which will improve communities and the quality of life for residents. The program is designed to be flexible, allowing a range of different types of investments, and unlike other federal tax credit programs there is no authorized cap on the amount of capital that could be made available through Opportunity Zone investments. The Maryland Department of Housing and Community Development will administer the program with support from the Maryland Department of Commerce.

The Opportunity Zones program offers three tax incentives for investing in low-income communities through a qualified Opportunity Fund:

1. A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or by December 31, 2026.
2. A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years, and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.
3. A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

More information on Opportunity Zones is available by contacting Taylor Yewell, Redevelopment Manager by email at yewellt@meetcharlescounty.com or phone at 301-885-1340 x2200.



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