

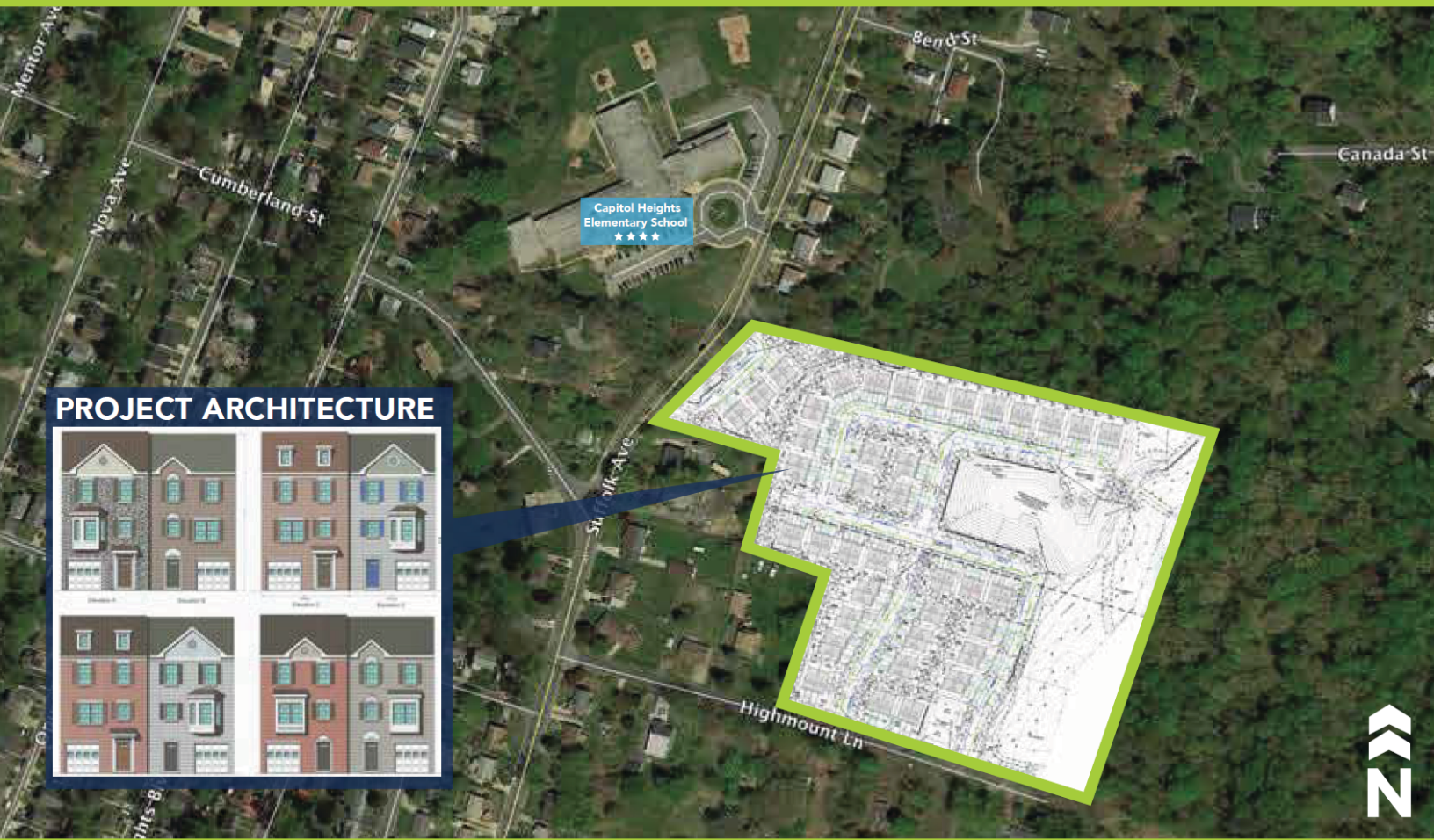
# 78 Duplex Lots For Sale

## VALLEY VIEW

Suffolk Avenue

Capitol Heights, MD 20743

Next  
REALTY  
MID-ATLANTIC



### PROJECT ARCHITECTURE



- ▶ **Developer is selling 78 platted, approved, & fully engineered duplex lots, offered as a bulk sale.**


- ▶ **Located in an Opportunity Zone.**

Final Engineering Complete

Grading Permit by June of 2023

Valley View was approved via an Architectural Detailed Site Plan, thus has approved product renderings established as a part of the approvals.

Valley View features a 'model court' of 6 lots that front on Suffolk Avenue, immediately opposite the Four-Star rated Capitol Heights Elementary School.

Property frontage sits 1.3 miles from the  Addison Road Metro offering **Blue** and **Silver** Line connectivity, one stop from Commanders FedEx Field and two stops from the Largo Town Center and much anticipated University of Maryland Regional Health Center.

**FOR MORE INFORMATION  
PLEASE CONTACT:**

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# MARKET AERIAL

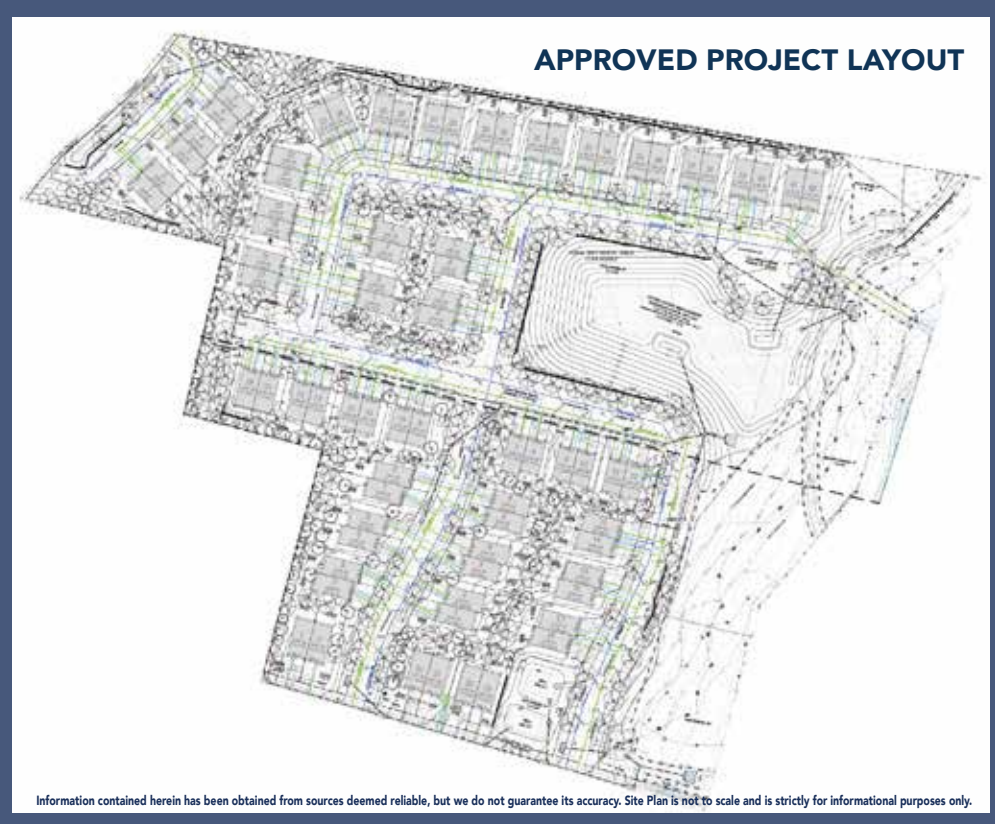


**2 Miles SW from Valley View:**  
 Suitland Federal Center  
 US Census Bureau  
 Bureau of Economic Analysis  
 National Maritime Intelligence Agency  
 NOAA Satellite Operations Facility

**VALLEY VIEW**

- 78 Duplex Lots
  - Approved/Unimproved
  - Architectural DSP approvals
- Renewing DSP, Plat Recorded, Grading Permit Expected by June of 2023.
- Public Water & Sewer
  - Private Streets
  - Utilities: Gas or cable providers TBD
  - Zoning: RT
  - Census Tract: 24033802803
- BULK SALE PREFERRED**

A full package of engineering documents, architectural renderings, and sitework development estimates are available to interested parties upon request.



Information contained herein has been obtained from sources deemed reliable, but we do not guarantee its accuracy. Site Plan is not to scale and is strictly for informational purposes only.