

James Schneider, Broker  
The Real Estate Authority, Inc.

Jim@REAuthority.net  
(301) 990-8983

I am offering the chance to buy part of a building at 1723 Kenilworth Ave. that is on the corner lot on Kenilworth Ave. and R St. Pictures show the front. Email me for more pictures.

My lot is 120ft deep, with 35 ft frontage and 58 ft in the rear. Total 5300sf  
tax ID number: 0158246.

Price: \$89,000



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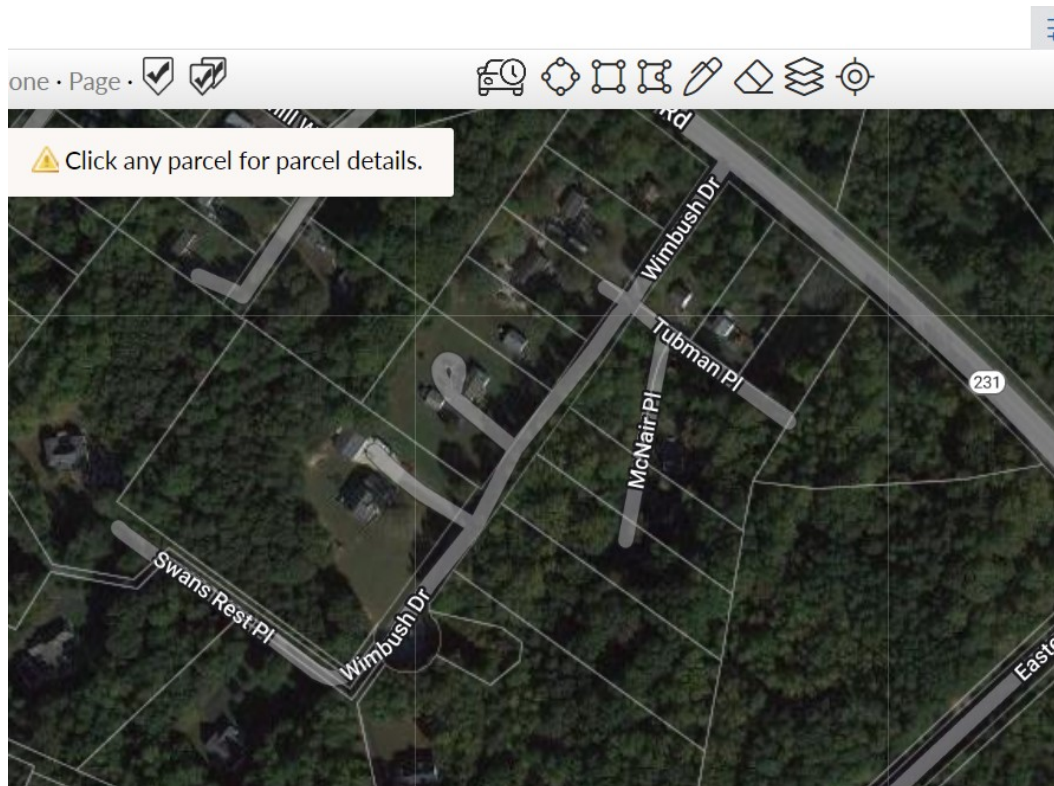
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Over 6.7 acres at the corner of route 231 and Eastern Hills St.  
6701 Eastern Hill St,  
Hughesville MD 20637

Beautiful, wooded lot with 1129 ft on Eastern Hills St. and 276 ft on route 231.

This is before the entrance to the lovely Eastern Hills subdivision near Hughesville a few miles west of the Patuxent River. Homes within 2 miles sell for \$400,000 to \$800,000.

Tax ID: 0909 011161 Zoned AC Price: \$120,000



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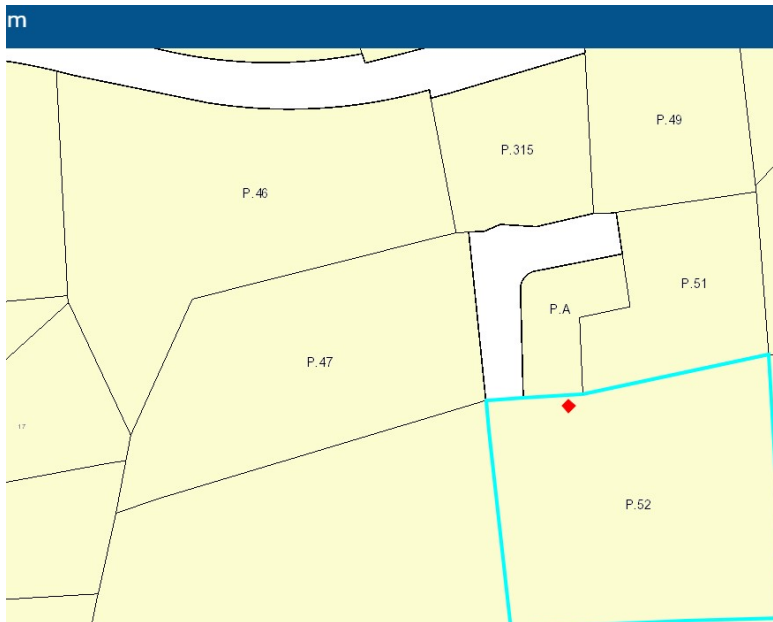
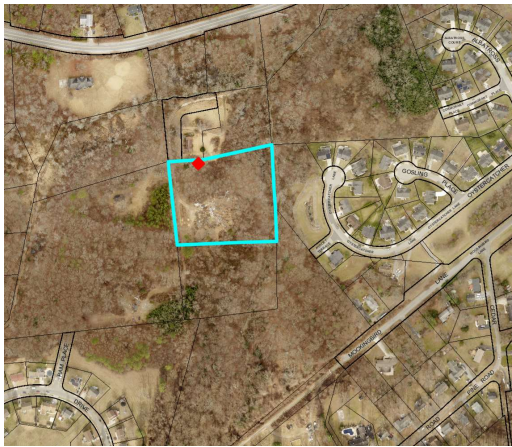
12947 Fletchertown Rd in Bowie, MD

Look for mail box '12945' on Fletchertown rd. Follow gravel road over creek. Road will turn to the right and then left near wet area. You will see a gate on the right and house on the left.

Between those the road continues. You will see a pile of trash and many branches on your left. That is the 3-acre lot.

The land to the south and west has been sold recently and will most likely be developed soon.

Tax ID: 1587765      Zoned RR      Price: \$165,000





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A total of 18,901 sq feet at 1110 Ute Way and 1112 Ute Way in Capitol Heights, MD  
These lots are located before you get to the house at 1116 Ute Way.

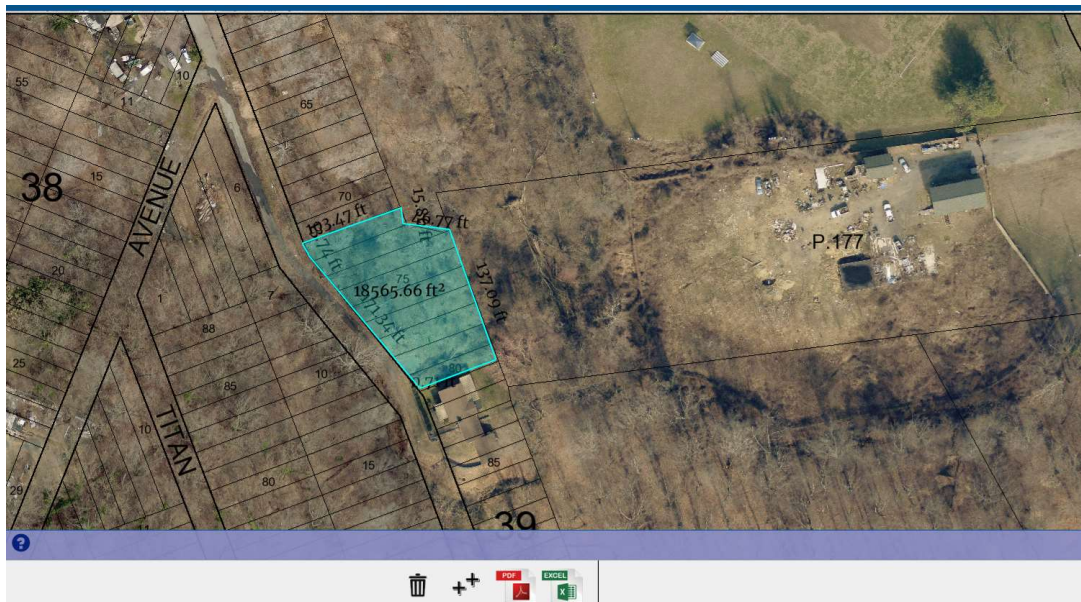
Very private lots surrounded by trees but close to the city.

Lots 72 to 75 and Lots 76 to 80

Both zoned RSF A

Tax ID: 2069102 and 1989839

Price: \$39,000 for each



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10,000 sq feet lot beyond the house at 800 Opus Ave. in Capitol Heights, MD  
If you stand in front of 800 Opus Ave. the lot is to the right on the other side of their fence.  
Big lot offers privacy but still close to the city.  
Lots 19 to 23. Zoned RSF-65

Tax ID: 2117018      Price: \$39,000







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JimS172003@yahoo.com  
(301) 990-8983

Lot at 1019 Broadview Rd In Fort Washington

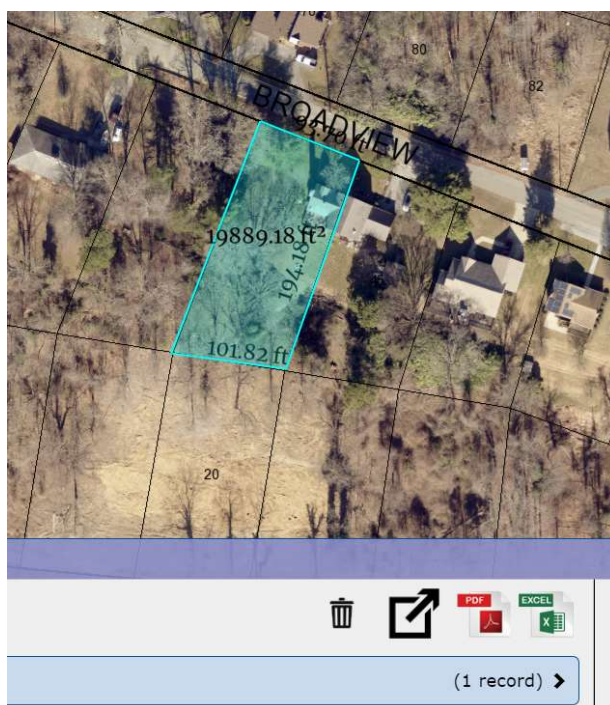
This lot is .455 acres and has a tax ID of 0350371.

It is zoned RR

16 feet of the house at 1021 Broadview is on this lot. It should still be buildable with a lot line adjustment or some other solution. For this price it is worth the extra work.

Big lot in a quiet neighborhood near 210.

Price: \$59,000





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12355 Connelly Rd.

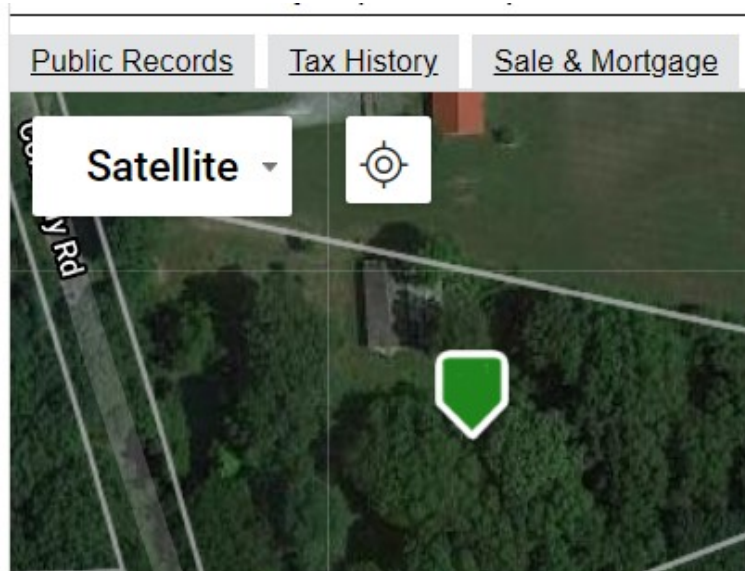
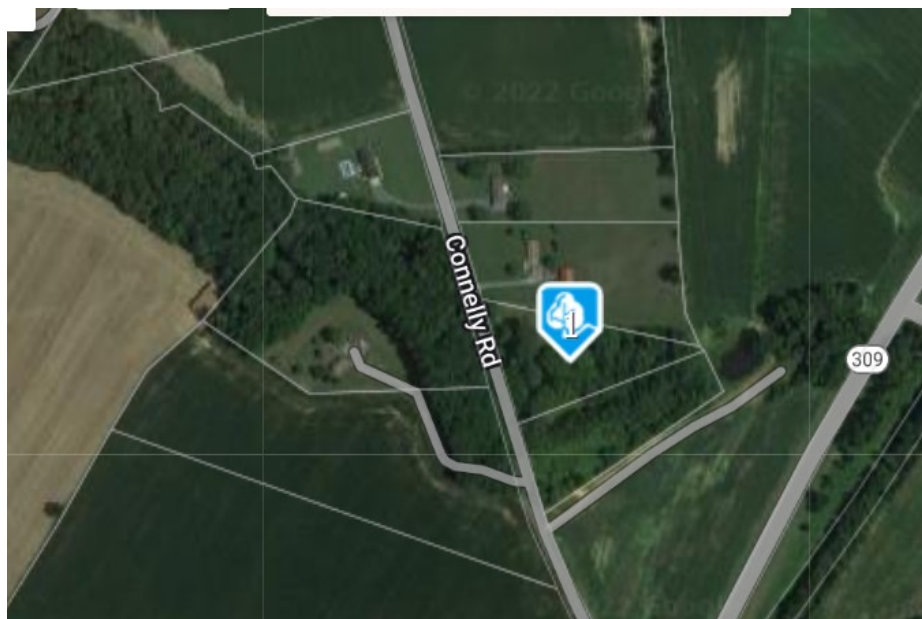
Cordova, MD 21625-2057

3.92 ac zoned Rural Conservation

My parcel is located south of a house at 12361 Connelly Rd. near route 309

Tax ID: 4156994

Price: \$95,000



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15 Akin ave. , Capitol Heights, MD 20743

Zoned for Townhouses

This partly cleared 4000sf lot is near the Capitol Heights Metro Station and one block from Washington DC. You can expect future development in this area which was rezoned RSFA.

**RSF-A: Residential, Single-Family-Attached**

**Minimum lot size**

- Single-family detached dwelling – 5,000 sq. ft.
- Two- and three-family dwelling – No minimum
- Townhouse – No minimum
- Other uses – 6,500 sq. ft.

Tax ID: 1712 2054880

Price \$59,000



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Assessed at \$88,800

Zoned AG (need 5 acres per house) Building a house on this lot requires a percolation test and may involve the appeals process and or research. According to the table of uses this land can be used for temporary sales of firewood, flea market, farmers market, keeping horses, garden center, medical cannabis. Research is recommended for your use. Or just hold this as an investment and wait for future rezoning which could happen to allow for more growth.

Tax ID:

Price: \$49

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.485 acres lot at 2514 Ewing Ave in Suitland, MD 20746

Zoned RT

Water and sewer lines are in the street.

Right of and partly behind house at 2510 Ewing Ave.

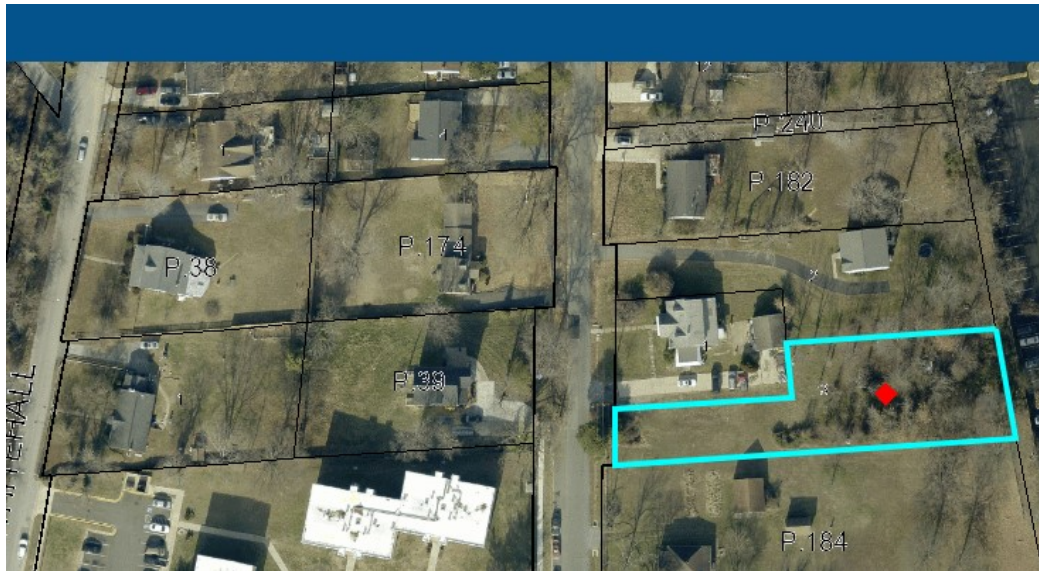
Close to Washington DC and several Federal Buildings (Census and NOAA and Naval Intelligence)

Annual tax \$661.20

88 ft wide in rear and 45 ft in front. 317 feet deep. 162 feet rear portion depth.

Tax ID: 3050341

Price: \$49,000





April 8, 2021 Response from MNCPPC:

This property is zoned R-R (Rural Residential) /C-B-C-A (Chesapeake Bay Critical Area) - L-D-O (Limited Development Overlay), consisting of 10,425 square feet total according to the Maryland Tax Assessments record. Per the Prince George's Zoning Ordinance, Section 27-442(b), the minimum net lot area requirement in the R-R zone is currently 20,000 square feet. A lot in a cluster development, can have a minimum net lot area of 10,000 square feet. The Subdivision Plat for Outlots A, B, C and D Block D, 157 and 158 Block A, Lots 20 through 24 Block D, Section 6 Indian Queen South is noted to be a cluster development. This property does meet requirements to be a buildable lot for a single family dwelling (SFD). Per the plat, this property is subject to a declaration of covenants, conditions and restrictions dated August 9, 1977, recorded in Liber 4930 at folio 323 among the land records of Prince George's County Maryland; development of the subdivision shall be in conformance with that Detailed Site Plan #DSP-91004, approved March 21, 1991, as amended by any subsequent revisions thereto; development of the subdivision shall be in accordance with Conservation Plan #CP-88007, approved March 30, 1989, or as amended by any subsequent revisions thereto; and development of the subdivision must be in accordance with technical Storm Drain Plan #SD-87100A, approved February 27, 1991, as amended by any subsequent revisions thereto. Building requirements, to include net lot area, lot coverage, setbacks and height are subject to Section 27-442 of the Ordinance. Specific uses and regulations for the C-B-C-A can be found in Part 10A, Division 2, of the Ordinance. Please be advised that issues such as environmental features, road takings and the like have not been addressed but may impact whether the site may be developed and must be addressed through a feasibility study by an engineer prior to development.

Need perc tests 1/26 request February 1, 2022 no tests on these 3.

[ppd-address@ppd.mnecppc.org](mailto:ppd-address@ppd.mnecppc.org)

I would like to get address numbers for these lots that I recently got.

Tax ID: 2117018 next to 800 Opus ave.

Tax ID: 477513

Account 2117018: 806 Opus Avenue

Account 0477513: 5203 Glenn Hills Roadway

Hello, I have a lot which has the same street number as the house next to mine. It is at:  
2221 Shadyside Ave, Suitland, MD 20746 Tax ID: 586651  
Should I have a different number; maybe 2221A or 2221N?

Zoned OS (need 5 acres per house) Building a house on this lot requires a percolation test and may involve the appeals process and or research. According to the table of uses this land can be used for temporary sales of firewood, flea market, farmers market, keeping horses, garden center, medical cannabis. Research is recommended for your use. Or just hold this as an investment and wait for future rezoning which could happen to allow for more growth.

# For sale

5.5 acres 7940 East Park dr.

Price: 1,250,000

10,000 sq feet lot beyond the house at 800 Opus Ave. in Capitol Heights, MD

Lots 19 to 23. Zoned RSF-65

Tax ID: 2117018      Price: \$49,000

0.6330 acres on Glen Hills roadway in Temple Hills, MD

Behind house at 5600 Edgewood Dr, Temple Hills, MD 20748

Tax ID: 477513      Price: \$19,000 for both

15 Akin ave. , Capitol Heights, MD 20743

Zoned for Townhouses. A 3 unit building can be put here.

This partly cleared 4000sf lot is near the Capitol Heights Metro Station and one block from Washington DC.

Tax ID: 1712 2054880

Price \$59,000

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Tax ID: 0909 011161 Zoned AC Price: \$120,000

Submitted June 2, 2023

Hello,

Are there any records of percolation tests done for these 2 lots

Tax ID: 859819 and 477513

CSC zoning means you could build a 3 unit apartment with commercial space on the first floor.

There are many other uses in this zone, check the table of uses.

[PART 6. - COMMERCIAL ZONES. | Code of Ordinances | Prince George's County, MD | Municode Library.](#)

The location being 1/2 mile from Capitol Heights Metro Station and Washington DC, so you can expect future development in this area.