



BridgeWater Real Estate Brokerage is pleased to exclusively present...

## 4205 & 4211 Lottsford Vista Road, Bowie, MD 20720

**Addresses:** 4205 & 4211 Lottsford Vista Road, Bowie, MD. 20720

**Land Size:** 3.202 acres total

- 4205 Lottsford Vista Rd: 1.202 acres
- 4211 Lottsford Vista Rd: 2.0 acres

**Zoning:** RSF-A

- Allows Single-Family Detached Dwelling, Two-Family Dwelling, Three-Family Dwelling, and Townhomes

**Location:**

- Suitably located in proximity to the County's major commercial hubs
- 5-minute drive to I-495
- 10-minute drive to New Carrollton Metro Station & MARC Train

**Located within a 2023:**

- Maryland Community of Opportunity



**Mohsen Teimouri, MRED**  
Research Analyst, [BridgeWater Real Estate Brokerage](#)  
(240) 706-1951  
[mosen.t@bwreb.com](mailto:mosen.t@bwreb.com) | [LinkedIn](#)

**Adam Stein**  
Managing Partner, [BridgeWater Real Estate Brokerage](#)  
(202) 603-5587  
[astein@bwreb.com](mailto:astein@bwreb.com) | [LinkedIn](#)

## Nearby Developments

- **Washington Business Park:** One of Prince George's County's premier corporate park complexes and hosts Kaiser Permanente branch office, Concentra Urgent Care, HCD International, AMA Analytical Services, and many more, offering a hub of job-producing businesses across the street from the subject property
- **Vista Gardens Marketplace:** Anchored by Home Depot and Target, in addition to chain food services such as Starbucks, Panera Bread, Chick-fil-A, Chipotle Mexican Grill
- **ExtraSpace Storage Facility**
- **Amazon Delivery Station Warehouse**
- **New Carrollton Metro Station**
- **IRS New Carrollton Building**
- **FedChoice Federal Credit Union**



## Zoning: RSF – A

### Allows:

- Single Family
- Townhomes
- Two & Three Family Units

### Max Density:

- 27 Single Family
- 52 Townhomes
- 104 Two-Family Units

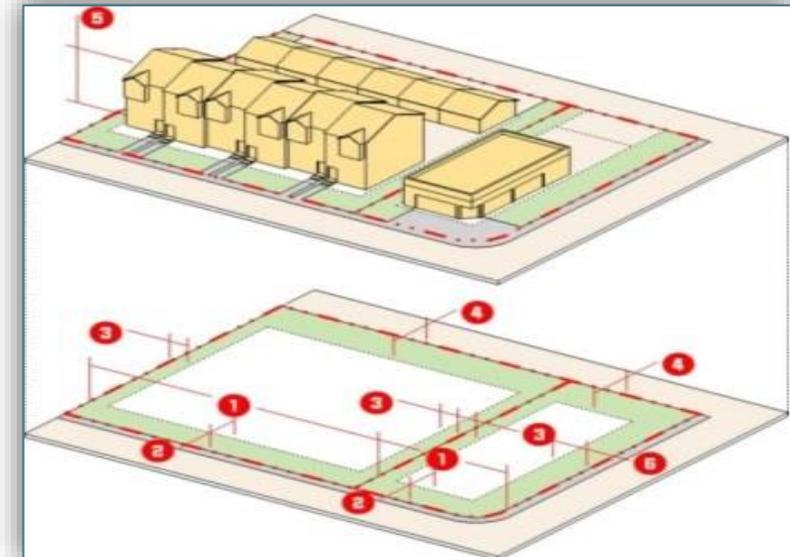
### Other Uses:

- Flexible Density



### (2) Intensity and Dimensional Standards

Standard(1)	Single-Family Detached Dwelling	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Other Uses
Density, max. (du/ac of net lot area)	8.70	32.66	12.44	16.33	No requirement
Net lot area, min. (sf)	5,000	No requirement	No requirement	No requirement	6,500
1 Lot width, min. (ft)	45 (10)	60 (8)	40	20 (5)	45
Lot frontage (width) at front street line, min. (ft)	40	48 (9)	32	16	36
Lot coverage, max. (% of net lot area)	40	45 (2)	40 (2)	45 (2)	60
2 Front yard depth, min. (ft)	15	15	15	15	15
3 Side yard depth, min. (ft)	8 (3)	8 (4)	8 (4)	8 (4)	8 (3)
4 Rear yard depth, min. (ft)	20	20 (7)	20	20 (7)	20
5 Principal structure height, max. (ft)	40	50	40	50	40
Accessory structure height, max. (ft) (6)	25	25	25	25	25

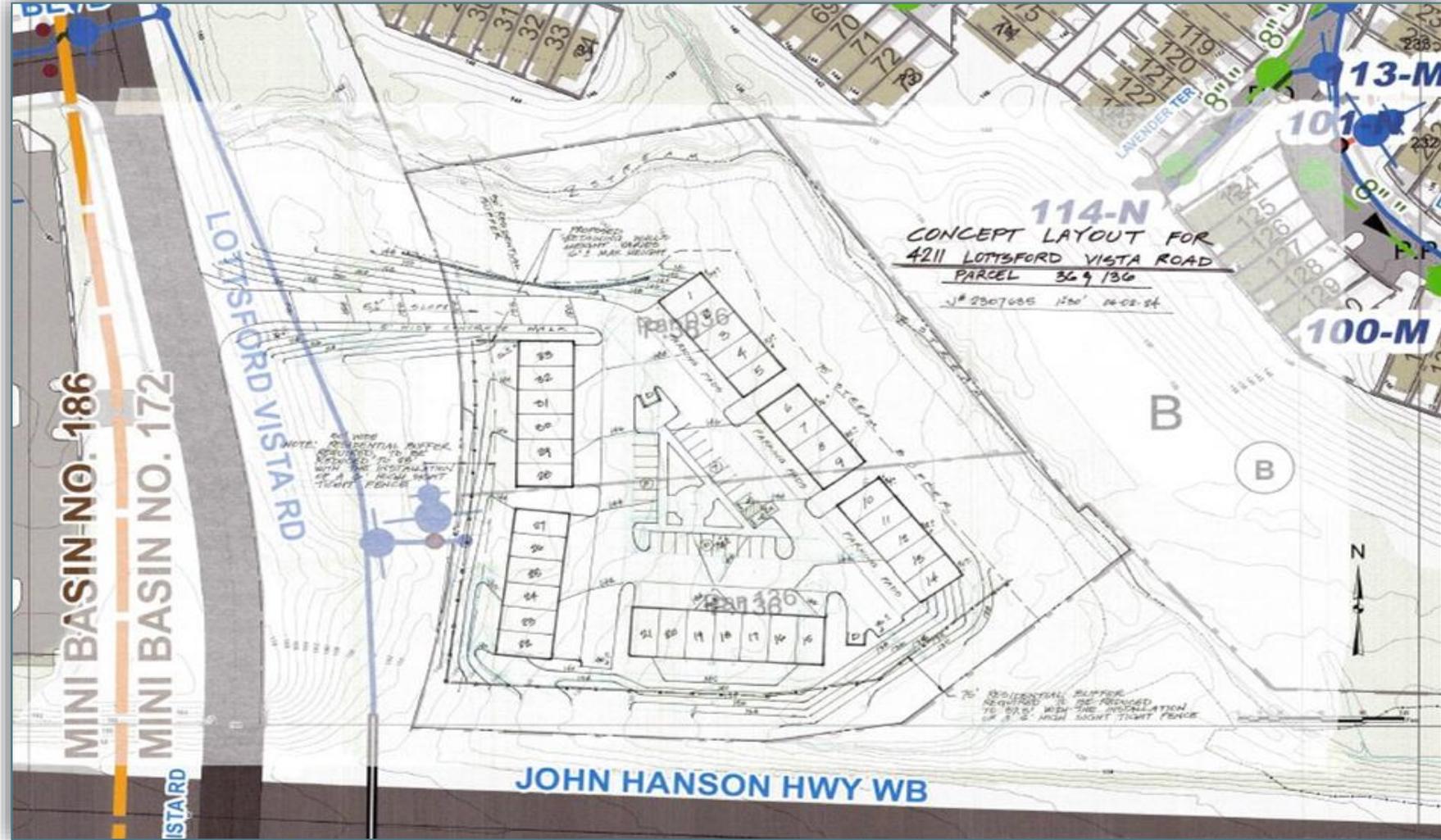


## Townhome Development

- Concept plan for a 33-townhome community
- 30 townhomes sold within the last year in the immediate Lanham/Bowie submarket
- Newer Products built in 2015 to 2025 were sold on average \$418,500 per Dwelling & \$203 per SF

## Multifamily Development: Low Income Housing Tax Credits (LIHTC)

- Being located in a HUD DDA (Difficult Development Area) and a MD community of opportunity gives the site 30% boost on the LIHTC eligible basis
- RSF-A zoning allows for two-family units, offers a minimum of 66 rental units on the 33 townhome dwelling concept plan







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## CONTACT US

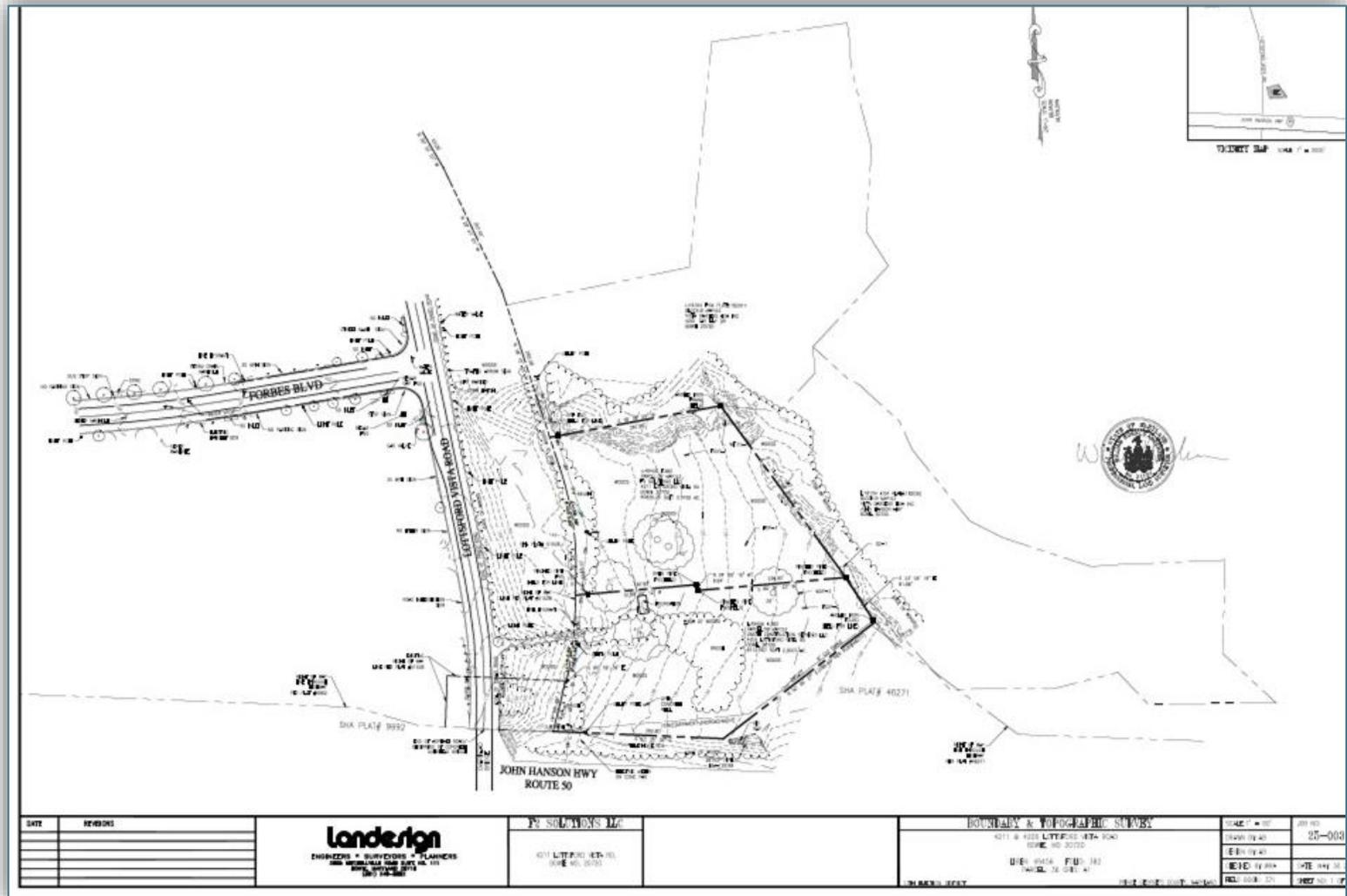
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(240) 706-1951

6851 Oak Hall Lane,  
Suite 300  
Columbia, MD 21045



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