



THE DAPO GROUP PRESENTS

WATERSHED

LOCATED IN LAUREL, MARYLAND

NEIGHBORHOOD GUIDE

WHAT'S INSIDE:



THE NUMBERS:

ANNUAL REPORT OF 2024

FINANCING

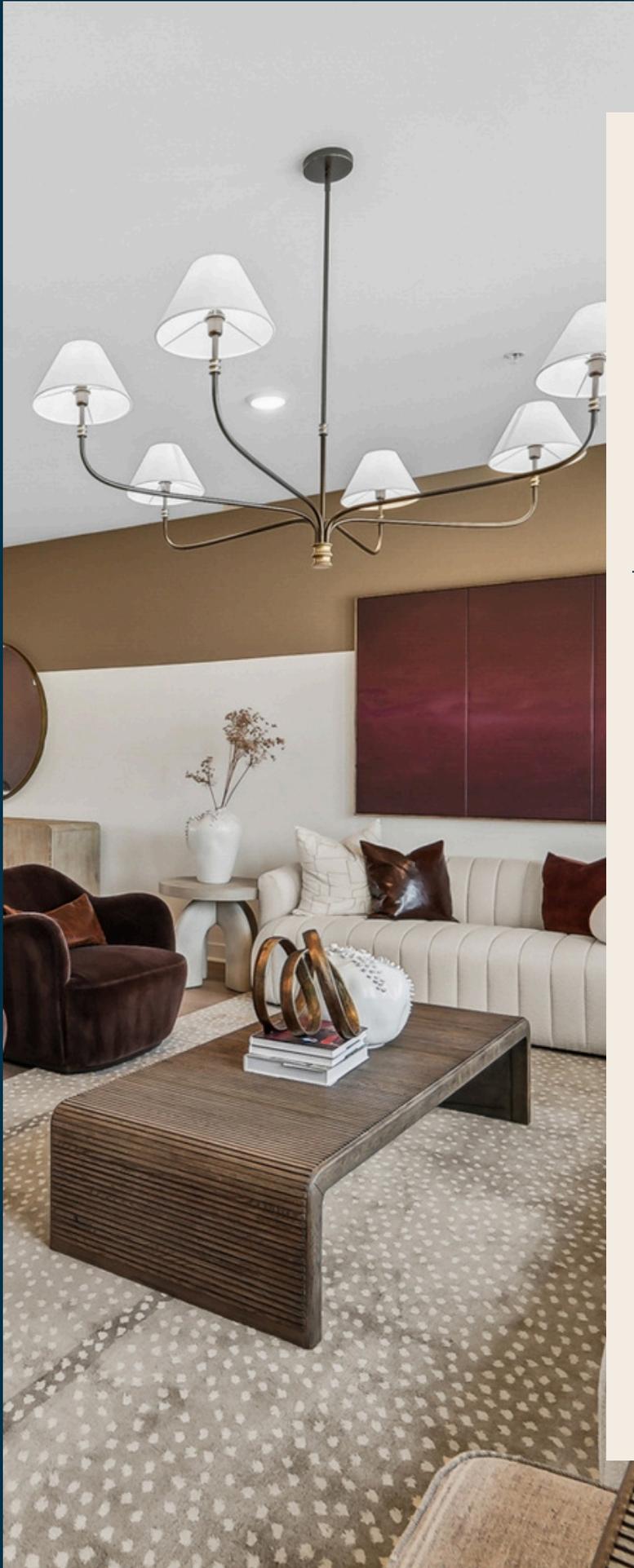
SCORE A TOUR

OVERVIEW

AMENITIES

BOOK A CALL WITH US





THE NUMBERS

ANNUAL REPORT OF 2024

ANNUAL INVENTORY:

591

ANNUAL EQUITY GROWTH:

6.77%

FINANCING

ASSUMPTION: 2

CASH: 100

CONVENTIONAL: 764

FHA: 213

OWNER: 2

VA: 137

OVERALL AVERAGE PRICE

\$534,398

SCORE A TOUR WITH US



BOOK A CALL WITH US



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AN OVERVIEW



Laurel, at the center of Prince George's County, MD, is emerging as a prime hub for commercial real estate. Just minutes from Washington, D.C., the city blends historical character with modern growth, offering a unique setting that appeals to both businesses and investors. With a population of more than 27,000 and a median household income of about \$77,000, Laurel supports a stable and diverse consumer base.

Its strategic location, strong transportation links, and thriving local economy make it well-suited for a wide range of commercial uses.

From vibrant retail corridors and modern office spaces to flexible industrial facilities, Laurel provides opportunities that match the needs of growing enterprises. Coupled with cultural attractions and a welcoming community, the city presents not only a solid foundation for business but also an environment that enhances long-term investment value.

SCHEDULE A TOUR WITH US!

Neighboring Town/Cities you may also like:

- Glenn Dale
- Upper Marlboro
- Woodmore
- Davidsonville
- Fairwood
- Crofton
- Bowie



AMENITIES

THE REFUGE

Enjoy a picturesque perch

Admire scenic views from the comfort of the clubhouse as you sip on your morning coffee. Host a party to remember in the appointed event space, let your child's imagination run free in the playroom, or exceed your workout goals in the fitness center.



THE HUB

Work, workout, or relax

Dive into the six-lane competition pool, crush your fitness goals in the state-of-the-art fitness center, or enjoy some friendly competition in the sports simulator.

With a co-working space, community garden, playground, and a flex lawn for all your gatherings, the Hub is the perfect place to work, work out, or unwind.



CO-WORKING SPACE

Collaborate in style

Stay focused in The Refuge's Wi-Fi enabled co-working space designed with productivity in mind. Primed for big thinking and detail refining, this zone allows you to "plug in" without leaving the community, no matter your field.





THE DELL

Picnics, playdates, movie nights, and more

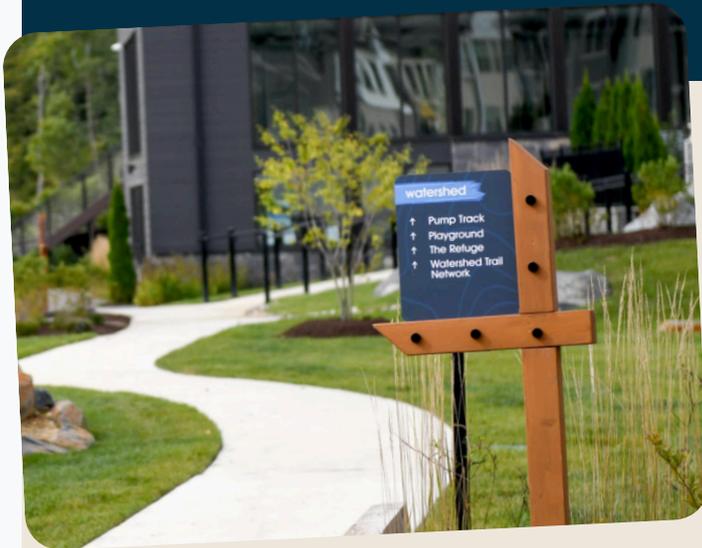
With amphitheater-style seating and a pavilion complete with plenty of tables and seating for friends and family, you can have great gatherings in the great outdoors, rain or shine.



BARK PARK

Play next-level fetch

Throw Rover a bone in an expansive yet enclosed area primed for canine enjoyment.



DYNAMIC TRAILS

Explore our trail system

Get outdoors and explore the trail and sidewalk network within the community. Have an urge to explore more outdoor adventure? Take advantage of more than 13 miles of trails next door at the Patuxent Wildlife Refuge.

OUTDOOR POOL

Make a splash

Feel refreshed by a gathering place primed for swimming and socializing, with a lap lane for exercise. Kick back and relax with the peace of mind that your kids can safely play in the zero-entry outdoor pool.



CREATIVE PLAYSCAPES & GATHERING PLACES

Capture the flag

Watch your kids climb to new heights and conquer one of Watershed's playgrounds. Each of the community's dynamic playscapes offer endless opportunities to get out and have fun.



BIKE PUMP TRACK

Feel the adrenaline

Lose track of time as you ride around the bike pump track, then take a break in the pavilion. Flat tire? No problem – there's a bike repair station nearby to get you back on the track.

PATUXENT WILDLIFE REFUGE

Take a walk on the wild side

Discover species and wildlife you never knew existed in Maryland with over 13 miles of trails and even more amenities next door at the North Tract of the Patuxent Wildlife Refuge.



CONVENIENT PROXIMITY

Live local

Watershed offers the opportunity to purchase new construction in Anne Arundel County. Enjoy your new home with convenient proximity to excellent shopping, dining and major thoroughfares. Watershed makes it easy to tap into the scene and stay in the loop



Moving to D.C, Maryland, or Virginia?



Multi- licensed in DC, MD & VA



Full Support team with all the vendors you need to purchase or sell



Access to First & second time home buyer programs and Products



In-House Relocation Specialist



Want to Learn More About Bowie?

Talk to The DAPO Group

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HOMES SALES THIS YEAR

\$ 30,000,000