

4.73± ACRES AVAILABLE
Adjacent To Largo Metro

Developable Land Near Metro

Lottsford Road, Largo, MD 20774

NW NORTHWEST
STADIUM



Developable Land - 4.73 Acres Available ABOUT ASCEND AT APOLLO PHASE 4

PROPERTY DESCRIPTION

Ascend at Apollo Phase 4 presents an exceptional opportunity to develop 4.73 acres within the rapidly transforming Largo submarket. Zoned RTO-H-E (Regional Transit-Oriented, High Intensity Edge), the site offers significant flexibility for a broad range of residential, commercial, institutional, and educational uses, including multifamily development at densities of up to 175 units per acre.

The site benefits from its position within the Largo Transit-Oriented Development Overlay District, one of Prince George's County's designated priority growth areas. Recent initiatives aim to expedite development near Metro stations. Additionally, development within the overlay district may be eligible for substantially reduced public facility surcharge fees compared to other projects. Further enhancing its investment appeal, Phase 4 is located within a Tax Increment Financing (TIF) District, a Maryland Priority Funding Area (PFA), and a federally-designated Opportunity Zone.

Originally, the property was Phase 4 of the master-planned Ascend Apollo development, a 20-acre mixed-use project approved in 2015 for 1,566 multifamily units and 40,000 SF of commercial. The first two phases, comprising 846 apartment units, were successfully developed as Ascend Apollo and Opal. Phases 3 and 4 subsequently received approvals for an additional 716 units. In 2021, the Maryland-National Capital Park and Planning Commission (M-NCPPC) acquired approx. three acres in Phase 3 as part of its planned headquarters relocation. M-NCPPC ultimately acquired an existing office campus elsewhere in Largo. Phase 4, the subject property, can be developed with a variety of commercial uses that are permitted under the RTO-H-E zone, including multifamily projects up to 175 units per acre and a variety of commercial, educational and institutional uses.

ZONING

RTO-H zones provide for vibrant, mixed-use centers intended to capture the majority of the County's future residential and employment growth and development.

Minimum net lot area

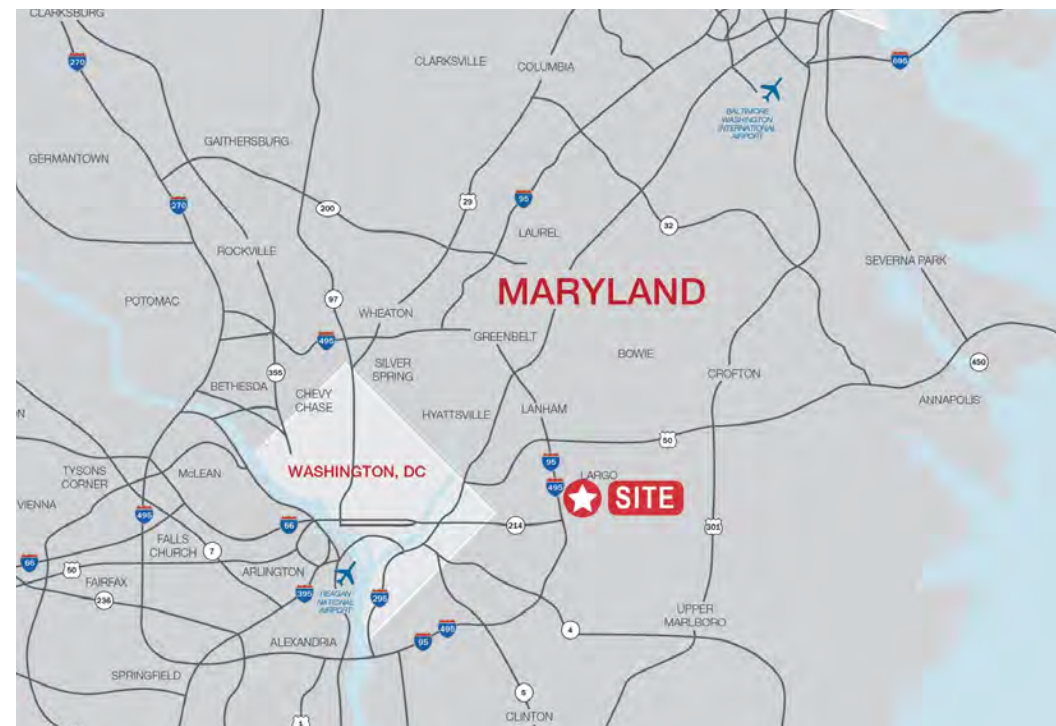
In general: 1,500 (core) / 3,000 (edge)

Townhouse: 1,000 (core) / 1,000 (edge)

Other dwellings: 1,500 (core) / 5,000 (edge)

Dwelling Units per net acre (all dwellings)

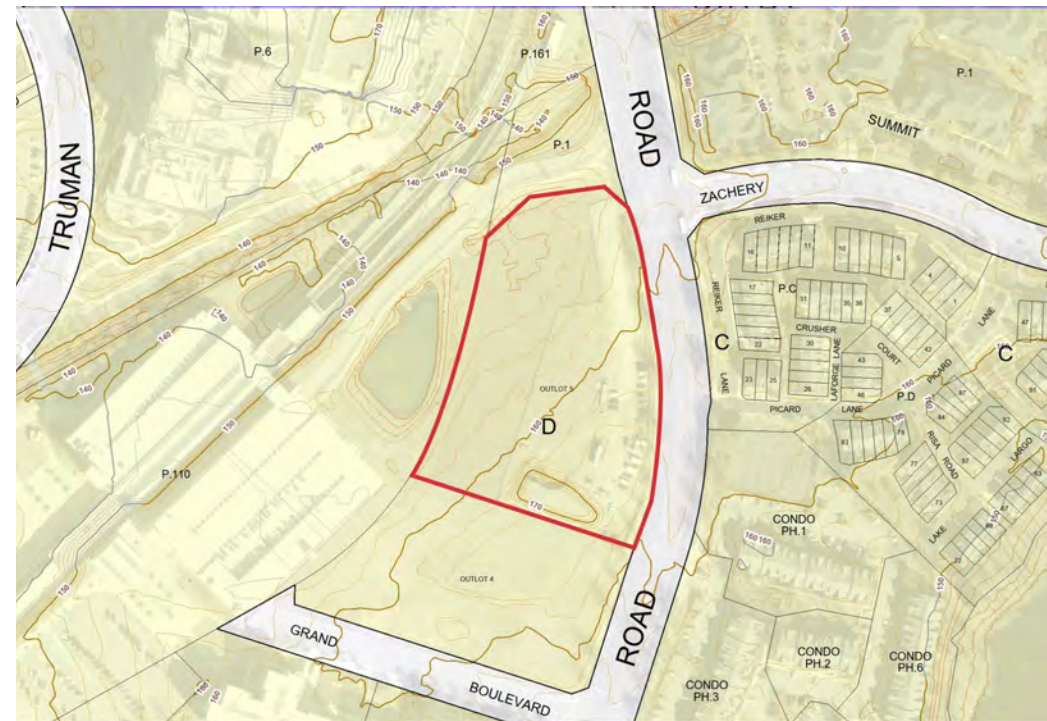
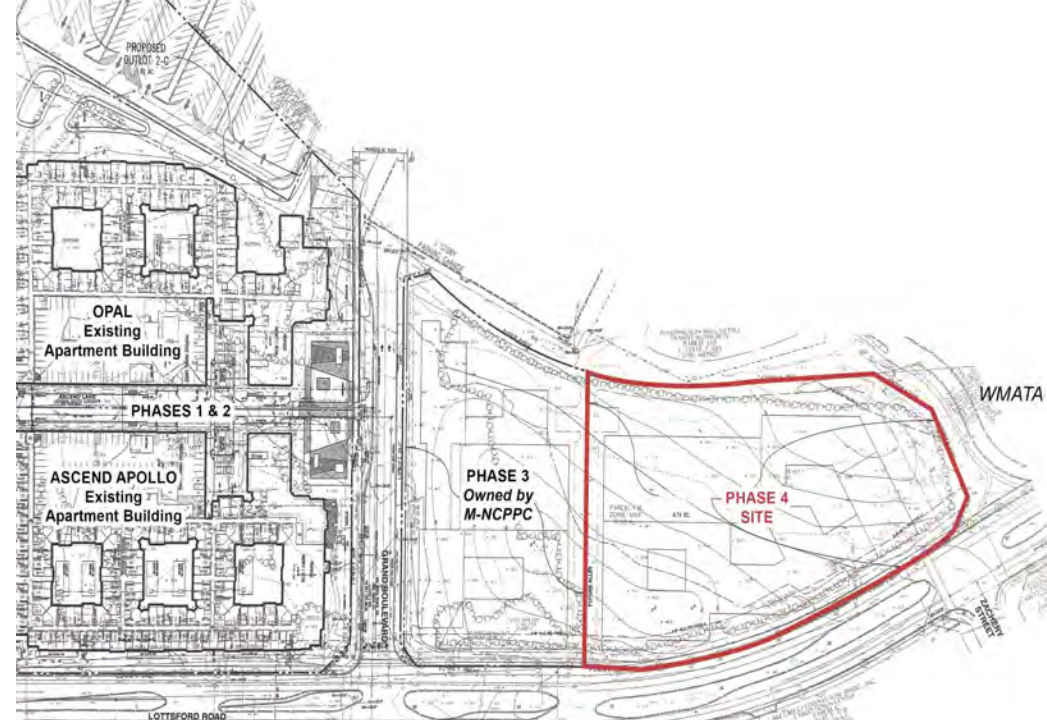
CORE: Min 30 / Max 250 EDGE: Min 20 / Max 175



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SUMMARY OF AVAILABLE LAND

Land:	4.73± acres
Zoning:	RTO-H-E
Prior Zoning:	MXT
Legal Descriptions:	Tax Map 67, Grid E-2, Plat 242081
Subdivision:	Ascend Apollo, Plat 2, Outlot 5
Prior Approvals:	NRI- 118-14 TCP1-009-14 TCP2-015-2018-01 TCP2-027-14-01/02
TIF District:	Yes
MDP PFA:	Yes
Opportunity Zone (IRS):	Yes
Water Category:	3 - Immediately Available
Sewer Category:	3 - Immediately Available
Utilities:	Pepco, Washington Gas
100 Year Floodplain	No
Future Land Use	Neighborhood Mixed-Use



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RARE LOCATION ADJACENT TO METRO STATION



LARGO STATION

A VIBRANT, MULTIMODAL TRANSIT HUB

LOCATION DESCRIPTION

Situated adjacent to the Downtown Largo Metro Station, the property occupies one of the most strategic development locations in Prince George's County. Less than five miles from Washington, D.C., the site provides immediate access to the Capital Beltway (I-495/I-95), MD Route 202 (Landover Road), and the region's extensive transit network, creating exceptional connectivity throughout the Washington metropolitan area.

Downtown Largo has emerged as Prince George's County's premier mixed-use growth district, anchored by major public and private investments that continue to transform the area into a regional employment, healthcare, residential, and entertainment destination. The property benefits from proximity to several significant employment centers and amenities, including Prince George's County government offices, the Wayne K. Curry Administration Building, the Maryland-National Capital Park and Planning Commission headquarters, University of Maryland Capital Region Medical Center, Woodmore Towne Centre, Kaiser Permanente, and a growing collection of residential and mixed-use developments.

With direct Metro access, a stable employment base, significant public investment, and a wave of new transit-oriented development, the site is ideally positioned to capitalize on the continued evolution of Downtown Largo as one of the region's most important growth corridors.

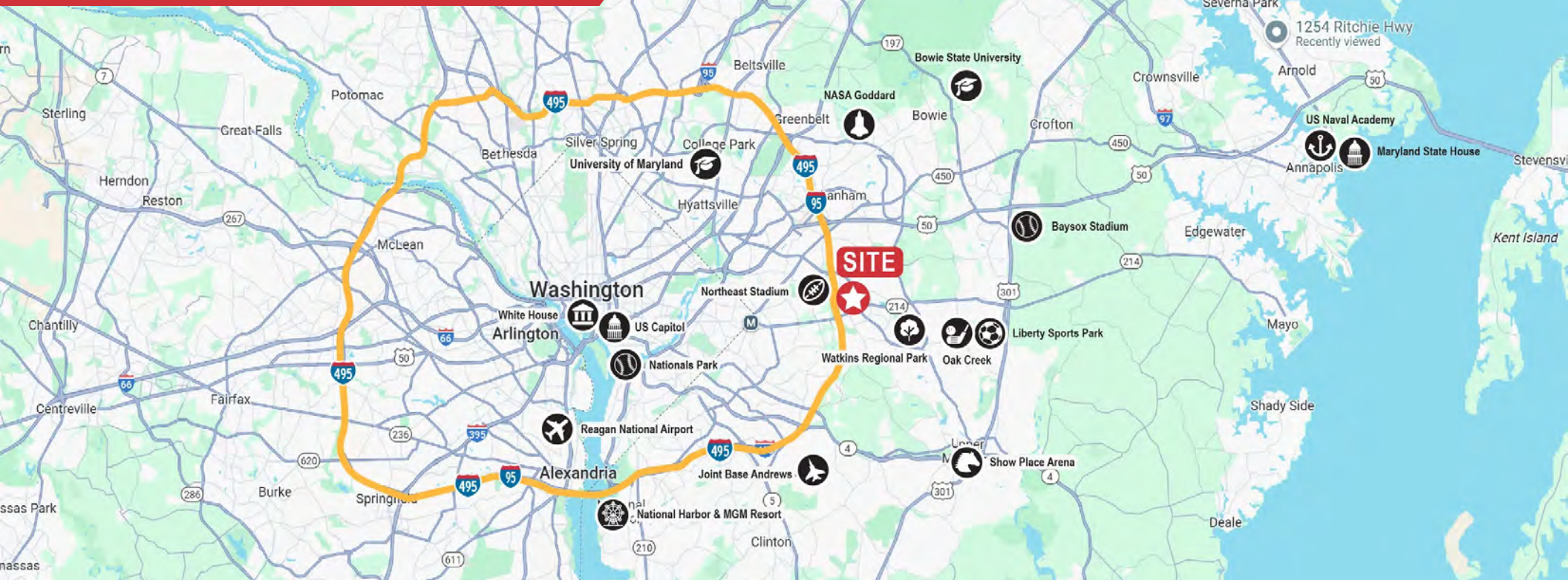
BLUE LINE CORRIDOR PROJECT

Unveiled in 2021, the Blue Line Corridor represents an opportunity to create the next big destination in Prince Georges County and the region – a 4000 acre transit oriented development initiative that will transform the corridor into a multi-modal, amenity-rich sports and entertainment destination supported by a vibrant semi urban environment featuring a variety of housing types where residents can truly live, work and play. Development around the Largo Metro Station is the fastest growing component of Blue Line Corridor and has become a major economic engine for the County by catalyzing development and creating high quality jobs



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REGIONAL MAP & DEMOGRAPHICS



DEMOGRAPHICS



POPULATION

1 Mile	11,669
3 Miles	94,113
5 Miles	266,594



HOUSEHOLDS

1 Mile	5,822
3 Miles	36,087
5 Miles	100,473

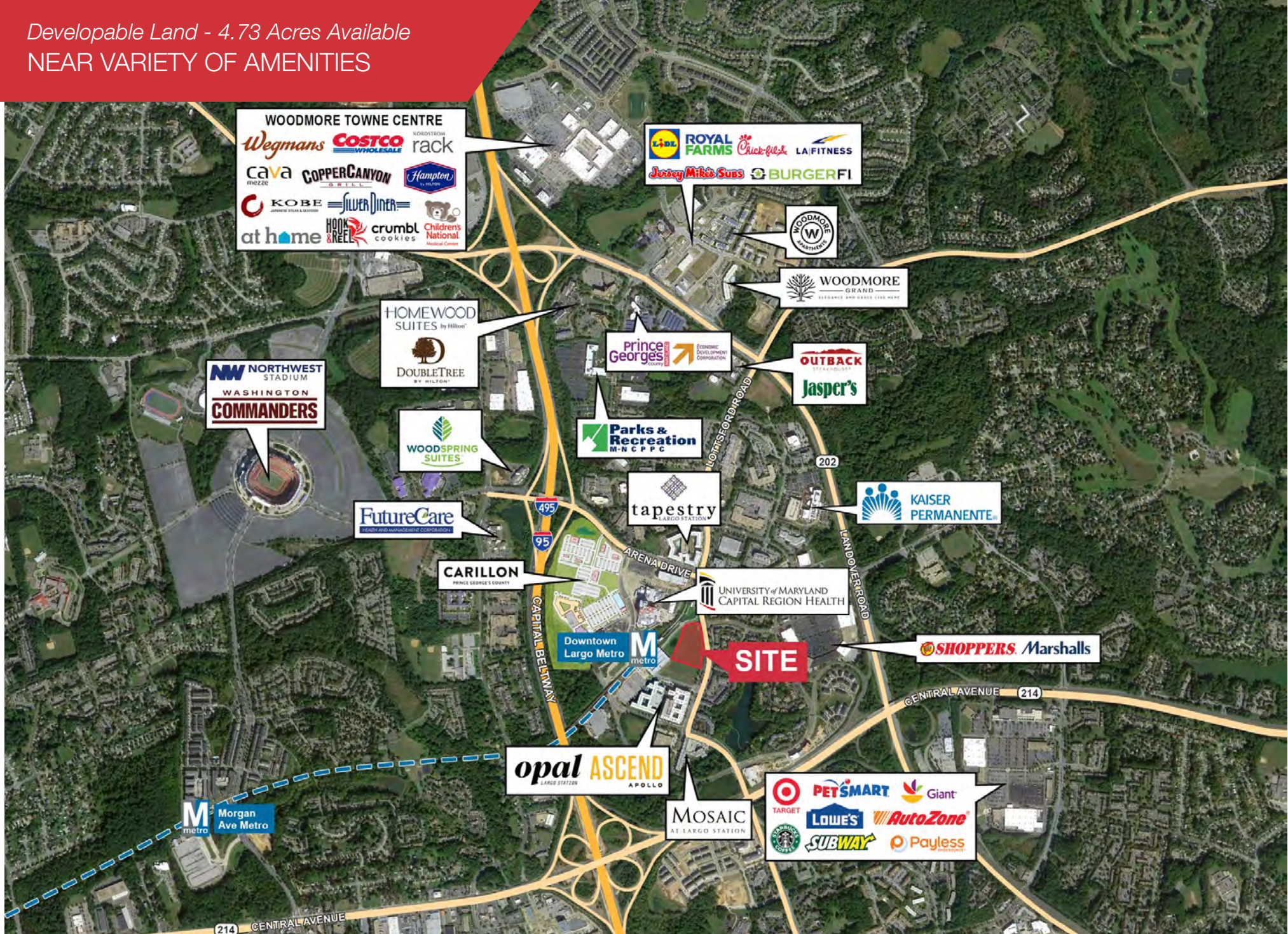


AVG. HOUSEHOLD INCOME

1 Mile	\$107,748
3 Miles	\$123,910
5 Miles	\$117,229

2023 American Community Survey (ACS)

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NEAR VARIETY OF AMENITIES



AREA DEVELOPMENT



WAYNE K. CURRY ADMINISTRATION BUILDING

Located at 1301 McCormick Drive, the 182,000 SF Wayne K. Curry County Administration Building was built in 2000. Subsequently it was purchased by the County and underwent a total renovation and became home to the County Executive and County Council in 2018. Other agencies in the building include the Office of Finance and Budget, The Office of Law and Department of Housing and Community Development



UNIVERSITY OF MARYLAND MEDICAL CENTER

Completed in 2021, the UM Capital Region Medical Center is a 620,000 SF featuring 205 private patient rooms, 45 emergency room treatment bays, 20 observation rooms, and eight operating rooms. The medical center provides spaces for clinical services, including emergency care, neonatal intensive care, behavioral health, neurosciences, orthopedics, labor & delivery, critical care medicine, and Level II trauma.



M-NCPPC HEADQUARTERS

In 2023, the MNCPPC purchased 1610 and 1616 McCormick Drive plus an additional lot for \$75 million for their new headquarters. The buildings, formerly home to the University of Maryland Global Campus, total nearly 300,000 SF. The Planning Board, Planning Department and Parks and Recreation will all occupy the new facility.

THE CARILLON

The Carillon is conveniently located in Largo, MD, adjacent to the Largo Metro station. The owner of this transformative project, Kite Realty Group Trust, will include a new state-of-the-art movie theater, Class-A commercial office buildings, medical office buildings, multi-family units, a 1-acre park with open space, a 4-star hotel, upscale restaurants and retail stores.



PROMENADE AT LOTTSFORD

The project, known as the Promenade at Lottsford, broke ground in June 2026 at the intersection of McCormick Drive and Lottsford Road. The development is a joint venture with the Washington Metropolitan Area Transit Authority and will sit just steps from the Metro's Blue Line. Developed by Banneker Development, the project is anticipated to have 763 units of workforce housing and 44,000 square feet of elevated retail space. The project is valued at over \$340 million and will support over 800 construction jobs.



Largo, Maryland
EXISTING APARTMENTS



TAPESTRY AT LARGO STATION
9300 LOTTSFORD ROAD

318 units
Built 2015
Vacancy 8.2%
Average Unit Size 963 SF
Average Asking Rent \$2,232
Average Asking Rent/SF \$2.32/SF



ASCEND APOLLO
9400 GRAND BLVD

424 Units
Built 2017
Vacancy 7.8%
Average Unit Size 850 SF
Average Asking Rent \$2,102
Average Asking Rent/SF \$2.47/SF



OPAL APARTMENTS
9420 GRAND BLVD

379 units
Built 2024
Vacancy 23%
Average Unit Size 873 SF
Average Asking Rent \$2,304
Average Asking Rent/SF \$2.64/SF

Largo, Maryland
EXISTING APARTMENTS



MOSAIC AT LARGO STATION
8831 LOTTSFORD ROAD

242 units
Built 2008
Vacancy 0.8%
Average Asking Rent \$2,145
Average Asking Rent/SF \$2.14/SF
Average Unit Size 1,000 SF



WOODMORE GRAND
1931 GRAND WAY BLVD

164 units
Built 2023
Vacancy 4.9%
Average Unit Size 1,060 SF
Average Asking Rent \$2,574
Average Asking Rent/SF \$2.43/SF



WOODMORE APARTMENTS
9560 RUBY LOCKHART BLVD

268 units
Built 2022
Vacancy 6.3%
Average Unit Size 883 SF
Average Asking Rent \$2,502
Average Asking Rent/SF \$2.55/SF