

# 6501 Poplar Avenue

## Takoma Park, Maryland

### Off-Market Development & Estate Opportunity

**Asking Price:** \$5,995,000

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## Executive Summary

6501 Poplar Avenue presents a rare off-market opportunity to acquire a **5.17-acre landholding** in the heart of Takoma Park, just **0.5 miles from the Washington, DC border**. The property is one of the largest residential parcels in the immediate area and is zoned **R-60 (Single-Family Detached)**, offering significant long-term value for an end user seeking an estate-scale residence or for a developer evaluating subdivision, assemblage, or future entitlement strategies.

With immediate proximity to Metro, major commuter routes, retail amenities, and highly regarded Montgomery County schools, this site combines scale, location, and zoning fundamentals that are increasingly difficult to replicate inside the Capital Beltway.

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## Property Overview

- **Address:** 6501 Poplar Avenue, Takoma Park, MD
  - **Status:** Off Market
  - **Property Type:** Land
  - **Lot Size:** 5.17 Acres (approximately 225,300 square feet)
  - **Year Built:** 1970 (existing structure)
  - **County:** Montgomery County
  - **Zoning:** R-60 – Residential, Single-Family Detached
  - **Asking Price:** \$5,995,000
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## Zoning & Development Considerations

The property is zoned **R-60**, which generally allows:

- One detached single-family residence per lot
- Minimum lot size of approximately **6,000 square feet per lot**
- Maximum building height of up to **35 feet**

The unusually large lot size presents meaningful optionality. While buyers must conduct their own due diligence, zoning may support:

- Construction of a substantial custom estate residence
- Potential future subdivision concepts consistent with R-60 standards
- Assemblage or variance strategies, subject to Montgomery County review and approval

This zoning profile makes the property compelling both as a legacy residential holding and as a longer-term land investment in a supply-constrained submarket.

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## Location Highlights

- **0.5 miles to Washington, DC border**
- **0.5 miles to Takoma Park Shopping Center**
- Immediate access to New Hampshire Avenue
- Strong connectivity to Downtown DC, Silver Spring, and Northern Virginia

## Transit Access

- **Takoma Metro:** 0.99 miles (Red Line)
- **Fort Totten Metro:** 1.43 miles (Red, Green, Yellow Lines)
- **Silver Spring Metro:** 2.23 miles (Red Line)

The property's transit proximity enhances both lifestyle appeal and long-term marketability.

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## School District

The property is served by highly regarded Montgomery County public schools:

- Piney Branch Elementary School
  - Takoma Park Middle School
  - Montgomery Blair High School
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## Investment Rationale

- Rare **5+ acre parcel** in close-in Takoma Park
- Off-market offering with limited competitive supply
- R-60 zoning supports strong residual land value
- Proximity to DC border and multiple Metro stations
- Ideal for estate users, long-term land investors, or strategic developers

Takoma Park continues to benefit from demand spillover from DC, strong buyer interest in walkable neighborhoods, and limited availability of large residential tracts.

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## Disclaimer

All information is provided for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No representation is made as to the accuracy of any description or measurements. Buyers are encouraged to conduct their own independent due diligence, inspections, and consultations with professional advisors.

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## Contact

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