

# ROSECROFT RACEWAY DEVELOPMENT SITE



**124 +/- ACRE DEVELOPMENT SITE IN CLOSE PROXIMITY TO THE  
I-495/I-95 CAPITAL BELTWAY AND CONNECTION TO NATIONAL  
HARBOR AND NORTHERN VIRGINIA**

TRANSWESTERN'S MID-ATLANTIC MULTIFAMILY GROUP, AS EXCLUSIVE AGENT, IS PLEASED TO OFFER AN OPPORTUNITY TO ACQUIRE THE ROSECROFT RACEWAY DEVELOPMENT SITE (THE "PROPERTY OR SITE"), A 124 +/- ACRE SITE LOCATED JUST OUTSIDE THE I-495/I-95 CAPITAL BELTWAY IN FORT WASHINGTON, MARYLAND AND PROVIDES CONVENIENT ACCESS THE NEARBY NORTHERN VIRGINIA AND DOWNTOWN WASHINGTON, DC EMPLOYMENT CENTERS.

### OFFERING SUMMARY

**OFFER PRICE:** Unpriced

**OFFER DUE DATE:** TBD

### SITE OVERVIEW

**ADDRESS:** 6336 Rosecroft Drive  
Fort Washington, MD 20744

<b>LAND AREA AND TAX ID:</b>	12-1329408	105.85 acres
	12-1329416	17.99 acres
	<b>Total</b>	<b>123.84 acres</b>

**EXISTING ZONING:** RR (Rural Residential)

### THE OFFERING

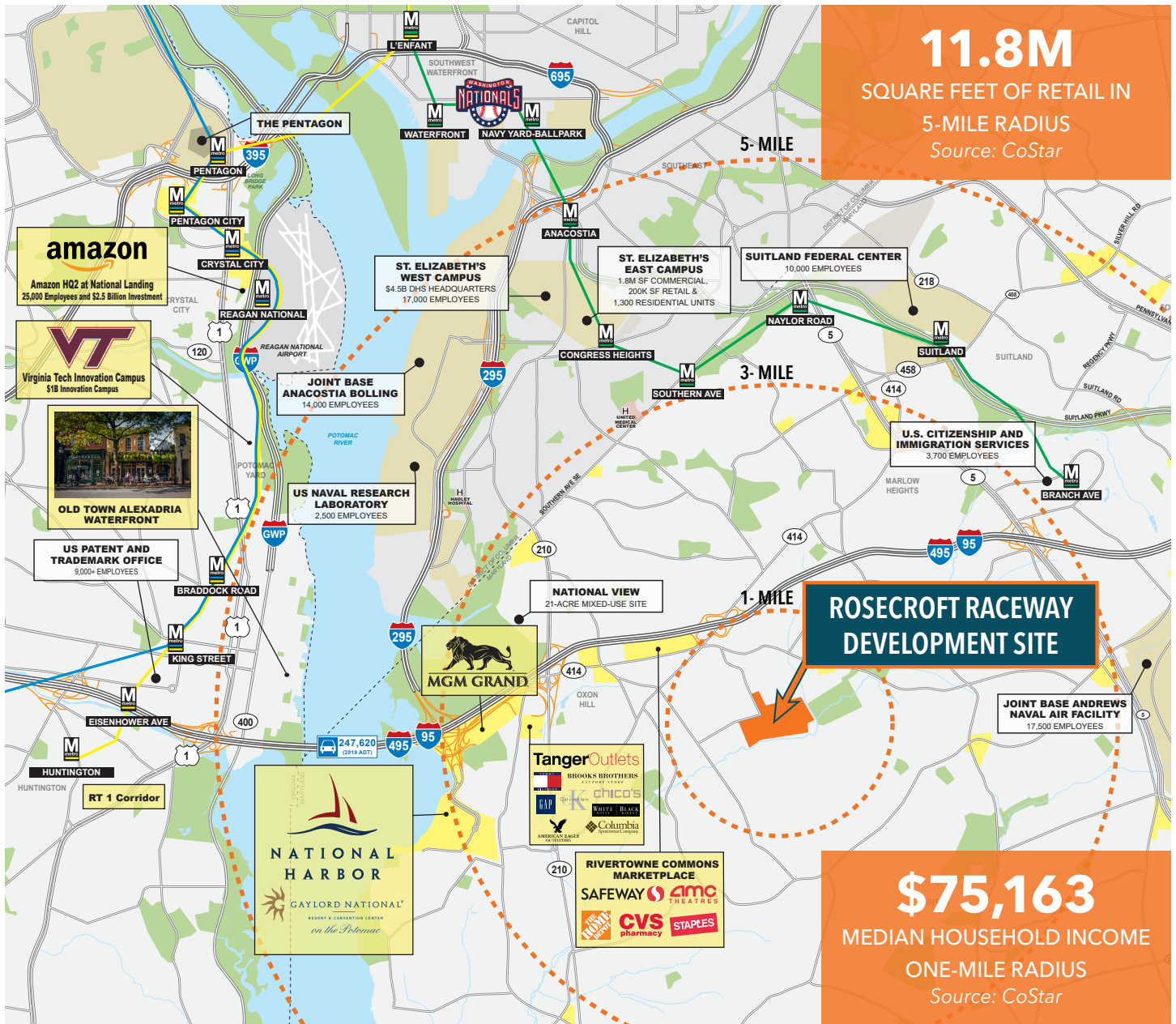
As one of the largest single tracts of land near the Capital Beltway in the Washington Metro region, the location provides accessibility to National Harbor, Woodrow Wilson Bridge, Interstate 295, Alexandria, as well as employment centers in Northern Virginia, and downtown Washington, DC. The Rosecroft Raceway Development Site is currently zoned RR (Residential Rural) and is expected that through the R-PD (Residential-Planned Development) process to provide a minimum residential density of 3 to 4 units per acre which could potentially include a mix of single-family, townhomes, multifamily, and neighborhood commercial.



EXISTING FACILITY

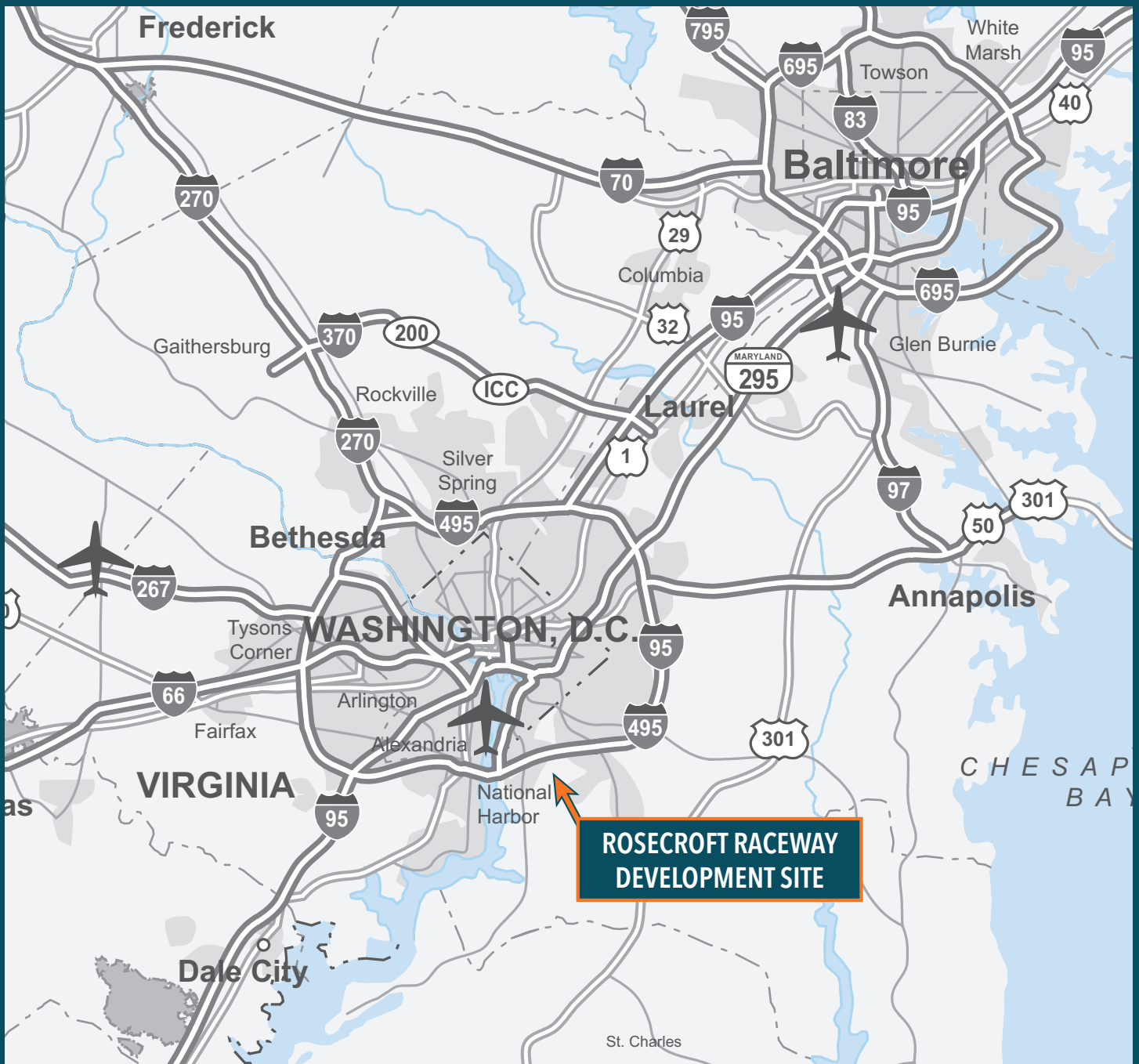
### HIGHLIGHTS

- **Large Development Site:** The 124+/- acre site makes this the largest remaining tract of land in close proximity to Woodrow Wilson Bridge.
- **Location:** Access to I-495/I-95 Capital Beltway and employment centers in Maryland, Northern Virginia, and Washington, DC.
- **Zoning:** Existing RR (Rural Residential) zoning along with flexibility through the R-PD process has potential for a variety of uses.
- **Market Fundamentals:** Strong new home sales in Prince George's County in Q1 2023. Single-family sales averaged \$824K and townhome sales averaged \$519K.



**NORTHERN VIRGINIA**  
 Old Town Alexandria  
 200+ Boutique Shops and  
 Restaurants  
 Virginia Tech  
 \$1B Innovation Campus  
 Amazon HQ2  
 \$2.5 Billion Investment Supported a  
 Projected 25,000 Employees

**NATIONAL HARBOR**  
 12,000+ Employees  
 7.3M SF Mixed-Use,  
 2,500 Residents, and Townhomes  
 Selling Over \$1 Million.  
 MGM Casino  
 \$1.4 Billion Resort Casino and Hotel  
 Tanger Outlets  
 340,000 SF and 85 Brand Names



FOR MORE INFORMATION, PLEASE CONTACT:

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