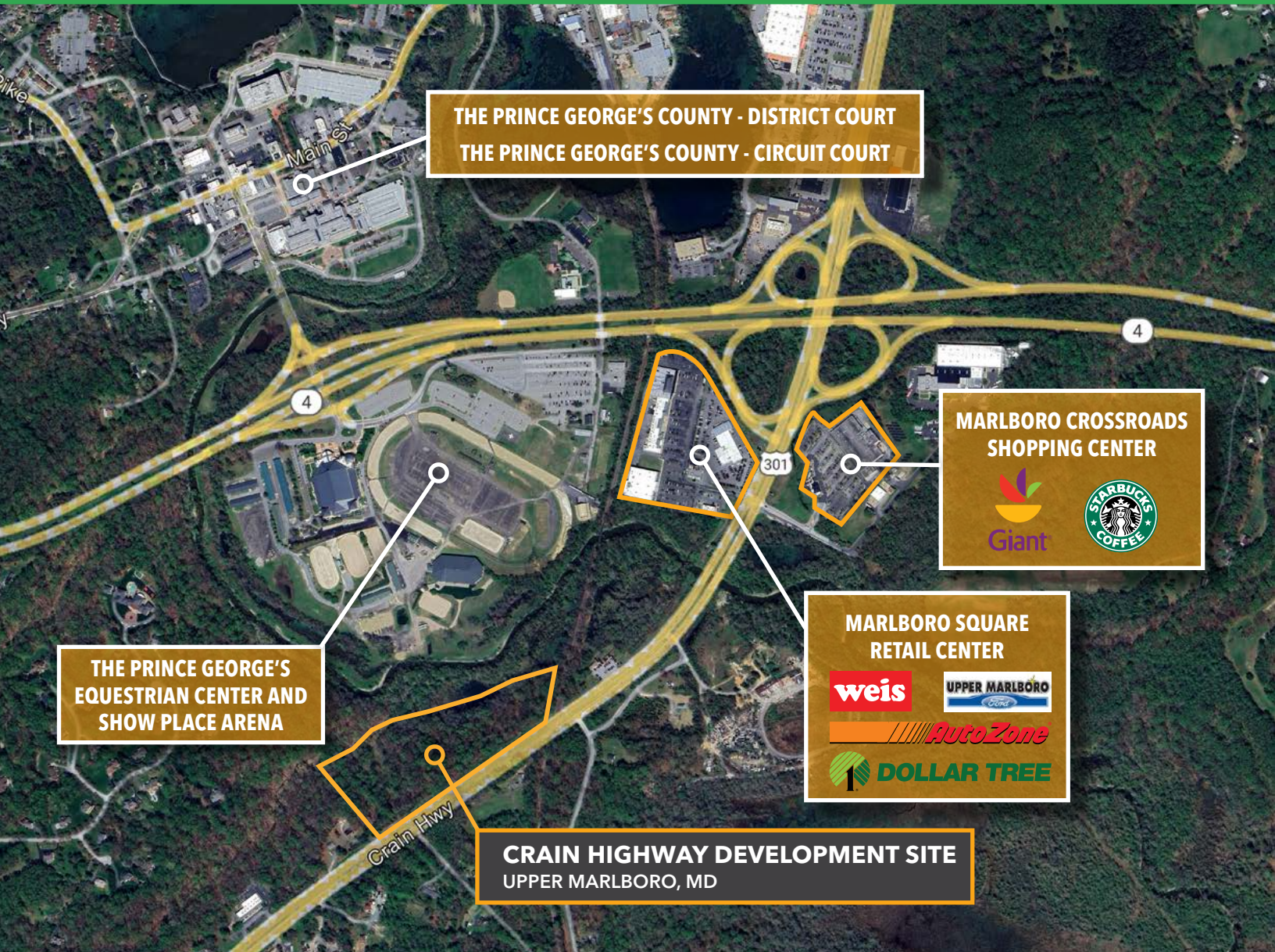


CRAIN HIGHWAY DEVELOPMENT SITE

UPPER MARLBORO, MD



12.39-ACRE +/- DEVELOPMENT SITE IN PRINCE GEORGE'S COUNTY WITH CN ZONING ALLOWING FOR TOWNHOME, SINGLE FAMILY, MULTIFAMILY, AND MIXED USE DEVELOPMENT IN ADDITION TO SMALL-SCALE, LOW INTENSITY RETAIL AND SERVICE COMMERCIAL DEVELOPMENT

Transwestern's Mid-Atlantic Multifamily Group, as exclusive agent, is pleased to offer an opportunity to acquire the Crain Highway Development Site (the "Property"), a 12.39-acre +/- (539,708 square feet) unimproved wooded land site with significant frontage and exposure along Crain Hwy (Route 301) in close proximity to Pennsylvania Avenue (MD Route 4) in Upper Marlboro, Maryland. The site provides roadside frontage to the south on Crain Hwy allowing for convenient access throughout the region via multiple roadway arteries, including Route-4, Route-301, I-495, and Route-50 all within minutes of the site.

OFFERING SUMMARY

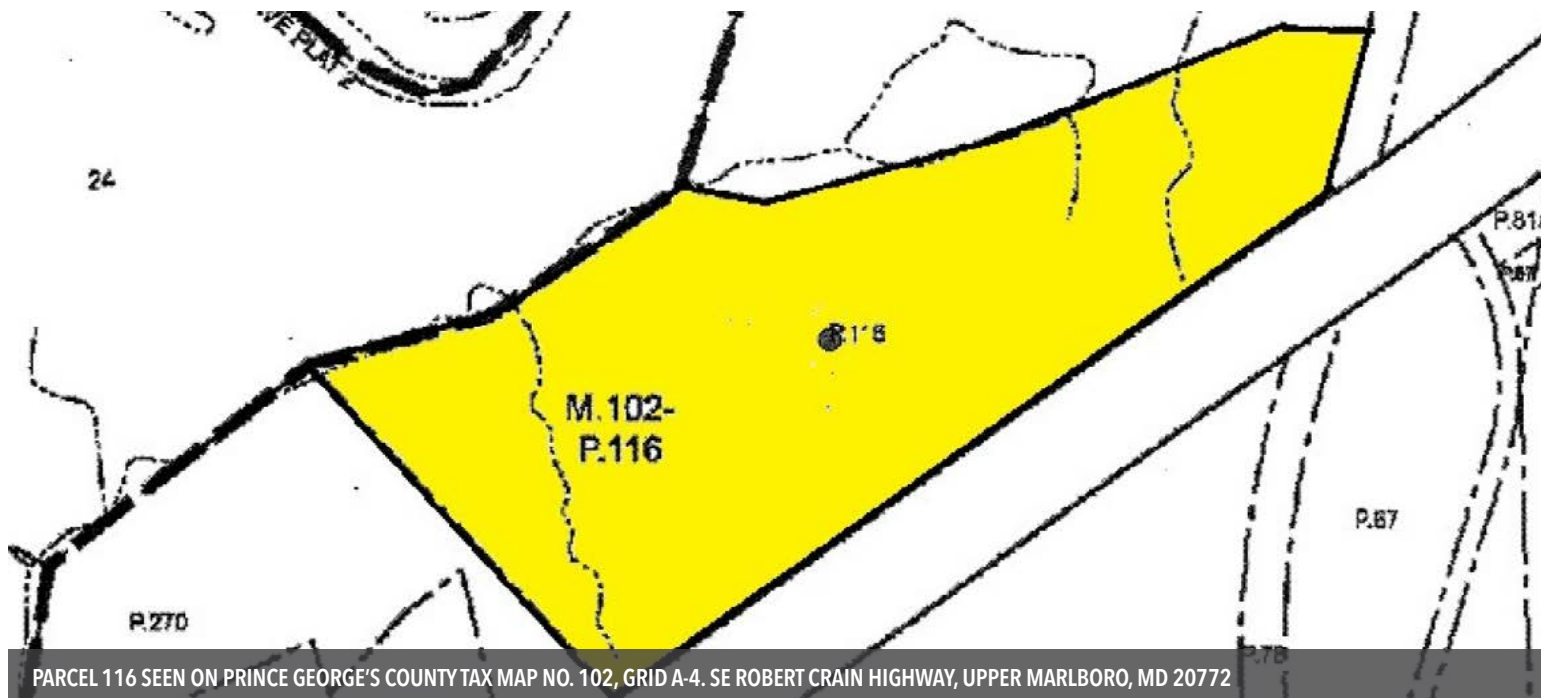
Offering Price:	Unpriced
Offer Due Date:	TBD

PROPERTY SUMMARY

Address:	Parcel 116 seen on Prince George's County Tax Map No. 102, Grid A-4. SE Robert Crain Highway, Upper Marlboro, MD 20772
Jurisdiction:	Prince George's County
Land Area:	12.39-acres +/- (unimproved wooded)
Surrounding Area:	To the north is the Prince George's Equestrian Center and Show Place Arena facilities. In addition, a commercial shopping center is located to the north-east Crain Hwy is located south of the property
Zoning:	CN, Commercial Neighborhood
Municipality:	Prince George's County

HIGHLIGHTS AND DESCRIPTION

- Significant roadside frontage along Crain Highway, surrounded by a mix of residential and commercial.
- Designated "CN" Commercial Neighborhood providing wide range of development opportunities including commercial and residential uses.
- Zoning allows for Townhome, Single Family, and Multifamily Dwelling uses in addition to small-scale, low intensity retail and service commercial development and mixed use.
- Maximum density for Townhomes and Multifamily dwellings is 12 units per acre, maximum density for Single Family is 9 units per acres, and maximum density is 24 units per acre for two-family dwellings.

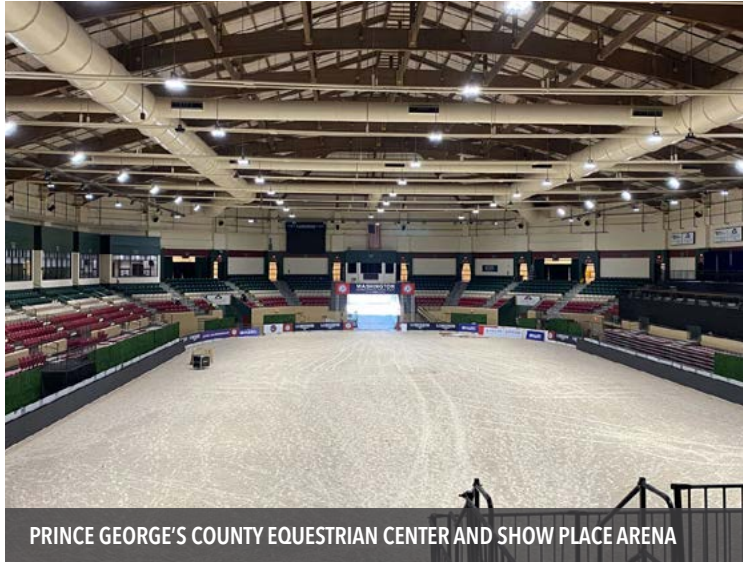


SUMMARY OF SINGLE FAMILY HOUSING MARKET

Redfin - The Median Home Sale Price in Upper Marlboro, MD home value of approximately \$400k up 3.6% year over year as of December 2024.

SUMMARY OF MULTIFAMILY RENTS

CoStar - The average rental rate reported for 2020 or newer market rate apartment communities in Upper Marlboro is \$2,366 or \$2.90 Rent Per SF



PRINCE GEORGE'S COUNTY EQUESTRIAN CENTER AND SHOW PLACE ARENA

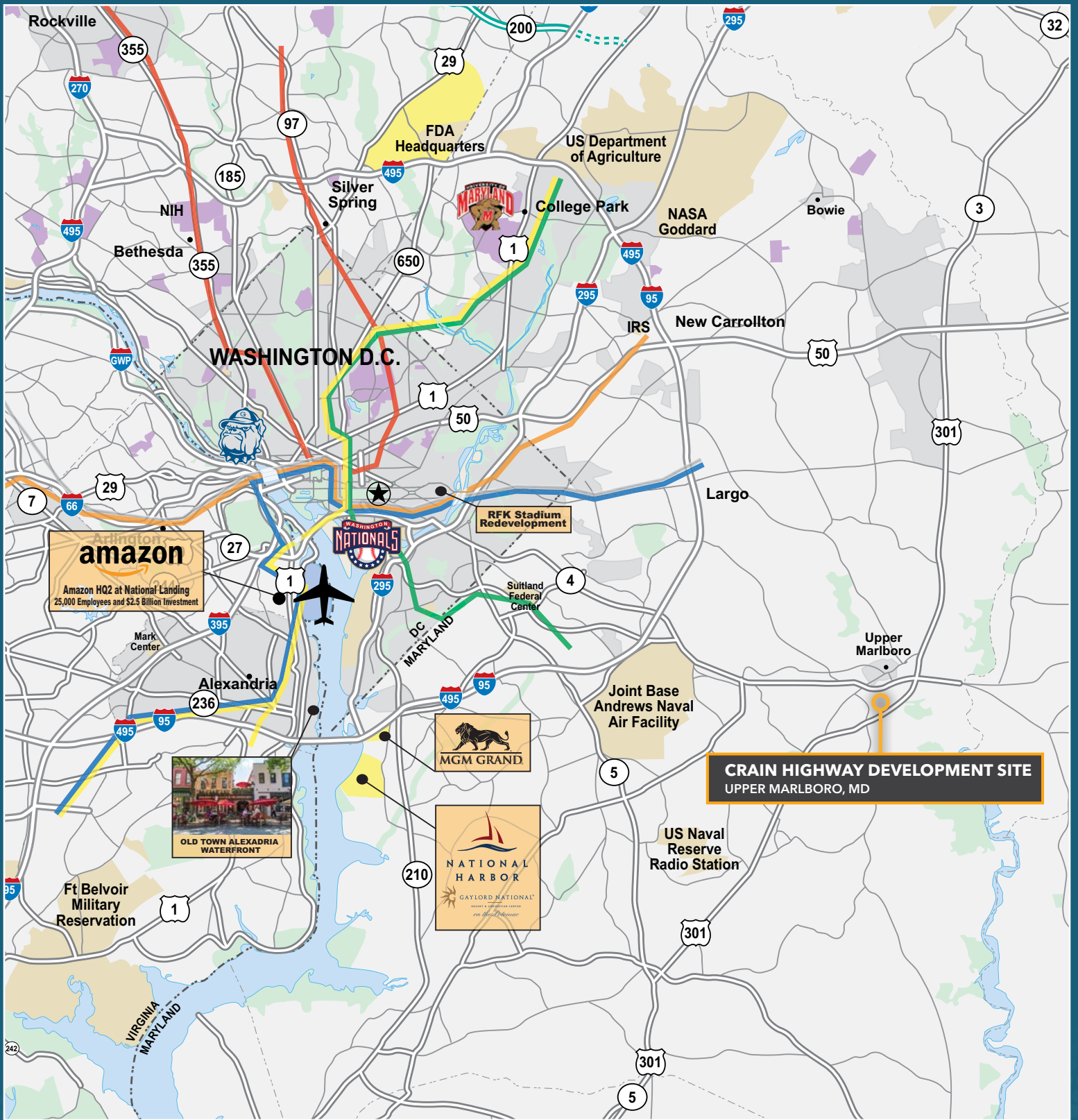


MGM NATIONAL HARBOR

IMMEDIATE AREA

The Crain Highway Development site is located in Upper Marlboro, Maryland, less than 15-miles from Washington, DC. The Property benefits from a superior location outside The Capital Beltway (I-495), supported by strong demographics, convenient access to major roadway arteries, and proximity to retail and lifestyle amenities.

- ❑ **Roadway Access:** High visibility and roadside frontage along the well-travelled Route 301 (Crain Highway) with average traffic counts of 36,502 +/- vehicles per day. In addition, the stretch of U.S. Route 4 (Pennsylvania Avenue) the is east of Crain Highway also has significant traffic counts (40,606 +/- vehicles per day) while allowing for easy access to I-495.
- ❑ **Local Retail:** The property is walking distance to the Giant Foods anchored Marlboro Crossroads Shopping Center. There is more than 3.9 million square feet of retail within a 10-mile radius of the site.
- ❑ **Area Development:** The Site is Adjacent to the Prince George's County Equestrian Center and Show Place Arena, an adaptable entertainment and sports facility that is a venue for college basketball tournaments, cheer and dance events, consumer shows, concerts, the Prince George's County fair, and nationally acclaimed equestrian events.
- ❑ **Demographics:** Demographics: \$137,890 median household income within a five-mile radius (ESRI).
- ❑ **Major Employment Drivers:** With more than 6.8 million square feet of office/industrial/flex within a 10-mile radius of the site, the prime location and connectivity offers easy access to major employment drivers throughout the region including:
 - Joint Base Andrews Naval Air Facility employs 17,500 personnel and is one of the largest military facilities in the county (9-miles)
 - Suitland Federal Center is home to more than 10,000 workers, as the center supports numerous federal agencies including the U.S. Census Bureau Headquarters (11-miles)
 - MGM National Harbor & Tanger Outlets with a combined 12,000 employees, is one of the fastest growing employment centers in the Washington Metro area (15-miles)
 - The U.S. Citizenship and Immigration Services office is located in Camp Springs near the Branch Avenue Metro (10-miles)



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