

7.03 ± AC AVAILABLE FOR SALE

# PRIME REDEVELOPMENT OPPORTUNITY IN SILVER SPRING, MD

1200 UNIVERSITY BLVD WEST, SILVER SPRING, MD 20902



FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP





# OVERVIEW.

## PROPERTY DESCRIPTION

Foundry Commercial is pleased to offer this premier property and land opportunity in the heart of Wheaton, MD and the Greater Silver Spring area of MD perfect for redevelopment, owner occupancy or a unique hybrid of the two. The site is located in the middle of multifamily developments, single family housing, nursing home/care, outdoor public facilities and directly connected to Sligo Creek Parkway and walking trail. The site sits strategically along University Boulevard (daily traffic count of 23,166 cars) that is used by commuters to and from 495/North Silver Spring and Wheaton, the retail corridors, and access to Colesville Road. The site is part of the University Boulevard Corridor Plan that offers flexible and improved uses for the land and overall site compared to the current zoning. The access is unmatched with frontage on University Blvd and Sligo Creek Pkwy with a quick trip to I-495, Georgia Avenue, and Colesville Road (all about 3-7 mins away). Other nearby amenities include Westfield Wheaton (6 minutes away), Holy Cross Hospital (5 minutes away), Sligo Creek Golf Course (6 minutes away), and Wheaton Regional Park (9 minutes away).

7.03<sup>±</sup> acres

LOCATED NEXT TO  
SLIGO CREEK

R-60

CURRENT  
ZONING

\$167,236

AVERAGE HOUSEHOLD  
INCOME WITHIN  
1-MILE

900'± FRONTING

SLIGO CREEK

TRAIL / PARKWAY



MEET 1200 UNIVERSITY BLVD WEST, SILVER SPRING

Once in a generation opportunity to own or participate in the future of this irreplaceable piece of land of 7.03 ± acres within the Kemp Mill Master Plan and University Boulevard Corridor Plan immediately next to Sligo Creek Parkway. Current zoning is R-60, but can potentially be reimaged and enhanced, especially if in alignment to what the Kemp Mill Master Plan University Boulevard Corridor Plan expressed an interest in having. These plans could present a buyer with the opportunity for a rezoning, up-zoning, special exception, etc so long as it aligns with what the master plan calls (linkage between local facilities, and/or a facility that facilitates social cohesion}.

The site is surrounding by forestry but offers favorable and close proximity to public transit (bus lines, metro line – red), equidistant of approximately 31 miles south or east of Baltimore-Washington International Airport and Dulles International Airport respectively, and only 15 miles to Ronald Reagan Washington National Airport.

*This property is coming back onto the market with the following changes to the offering: The full site is available. The owner is open to discussing alternative arrangements and deal structures that include remaining on-site as part of a future arrangement.*

CURRENTLY REQUESTING OFFERS

1200 UNIVERSITY BLVD W, SILVER SPRING, MD

COUNTY | MONTGOMERY

PARCEL IDS | 13-01344398; 13-01344401

SITE SIZE | 7.03 ± AC

CURRENT ZONING | R-60

*\* Property has been included in the Master Plan.*

*\* In coordination with the [Montgomery County University Boulevard Corridor Plan](#) and adjacent [Bus Rapid Transit \(BRT\)](#) station plan, 1200 University Blvd is slated for review.*



MEMORIAL GARDEN

DETAILS.



UNIVERSITY BLVD W | 23,166 VPD

SLIGO CREEK

WARWICK APARTMENTS

AUTUMN LAKE HEALTHCARE

ARCOLA AVE

SLIGO CREEK PKWY

BREWOOD PARK

# LOCATION.

67,234

HOUSEHOLDS  
WITHIN 3  
MILES

6,967

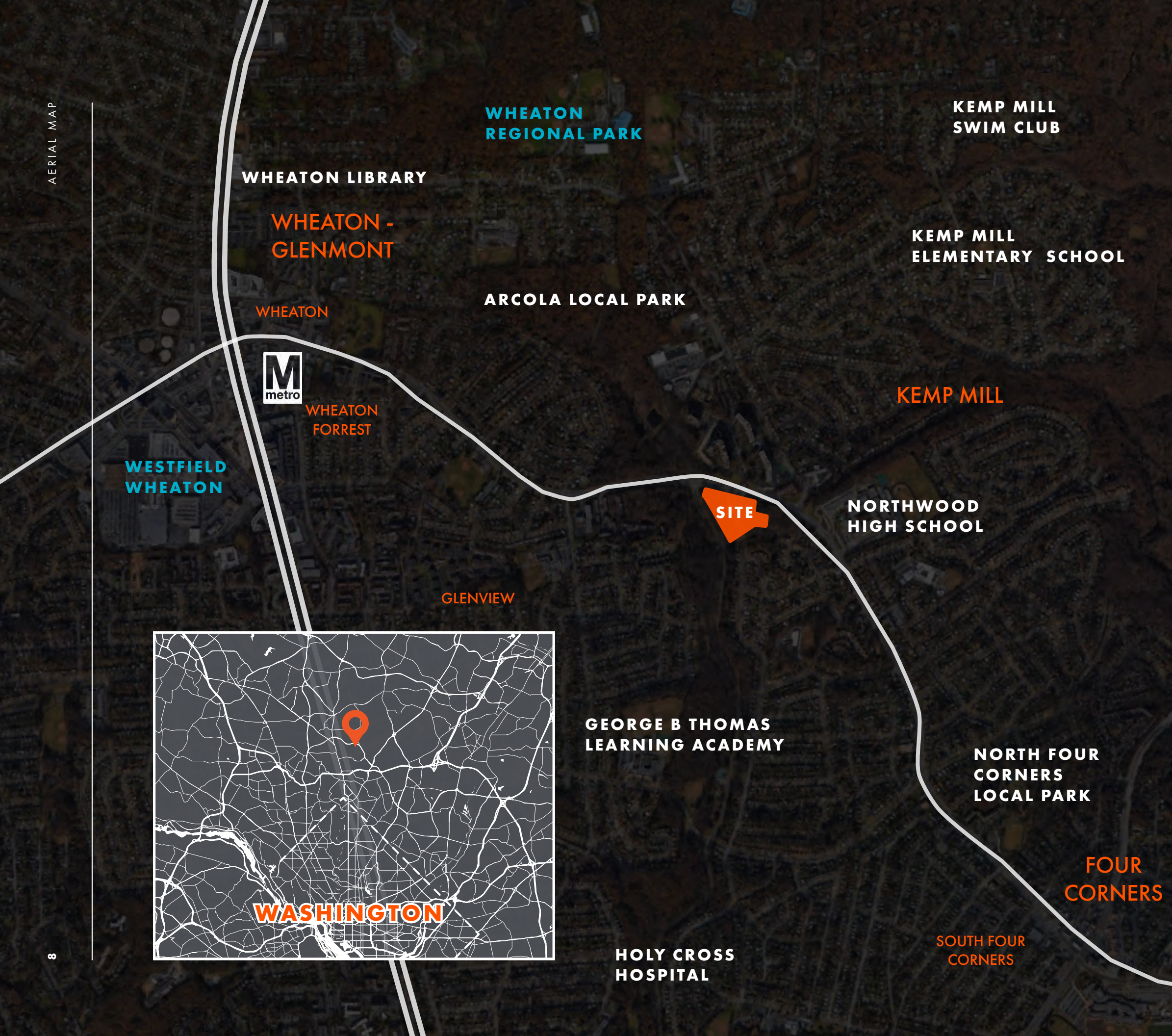
BUSINESSES  
WITHIN 3  
MILES

59,453

EMPLOYEES  
WITHIN 3  
MILES

NORTHWOOD  
HIGH SCHOOL





# MAP.

## WHEATON REGIONAL PARK

With over 530 acres of public park land, Wheaton Regional Park boasts amenities including as baseball fields, basketball courts, indoor and outdoor tennis, stables, dog parks, ice skating, a carousel and more. Built in 1960, this central community hub is one of the county's largest parks.

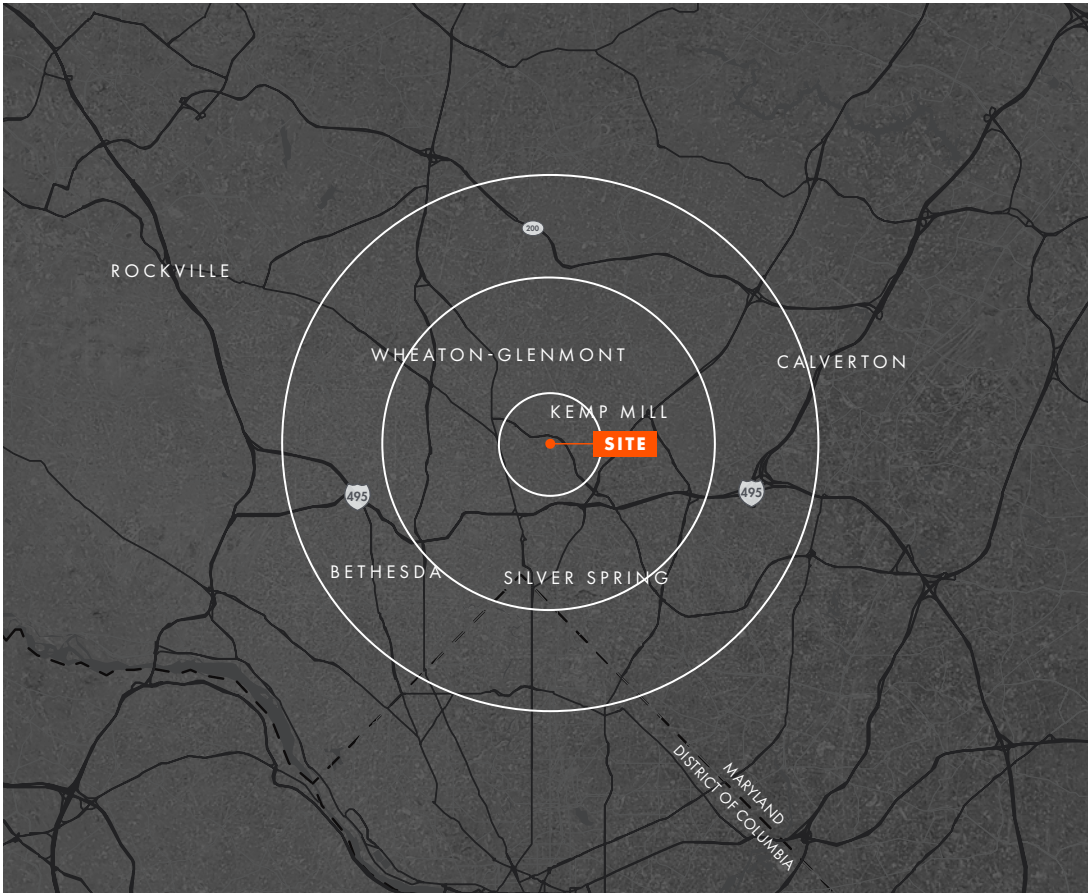


Originally known as Wheaton Plaza, Westfield Wheaton is a 1.7 million square foot retail center that holds premier retailers who service the Silver Spring community including Costco, Target, Dick's Sporting Goods, Macy's and more.



# DEMOGRAPHICS.

	1 MILE	3 MILE	5 MILE
POPULATION	21,235	183,663	492,175
MEDIAN AGE	38.2	38.2	38.9
AVG. HH INCOME	\$167,236	\$161,865	\$169,233
MEDIAN HOME VALUE	\$527,452	\$598,676	\$645,844
# OF EMPLOYEES	3,189	59,453	180,954



## WASHINGTON D.C. | A THRIVING METRO AREA

Located at the heart of Silver Spring, the property is surrounded by the growth and development of this booming metro area. Recent developments in the Washington DC metro area include major project starts like the redevelopment of Mazza Gallerie shopping center, positive job growth with 38,100 net additions in 2023, and a projected delivery of 9,100 residential units in 2024.

6.1M

SQUARE FEET  
IN 2023  
GROUND-  
BREAKINGS

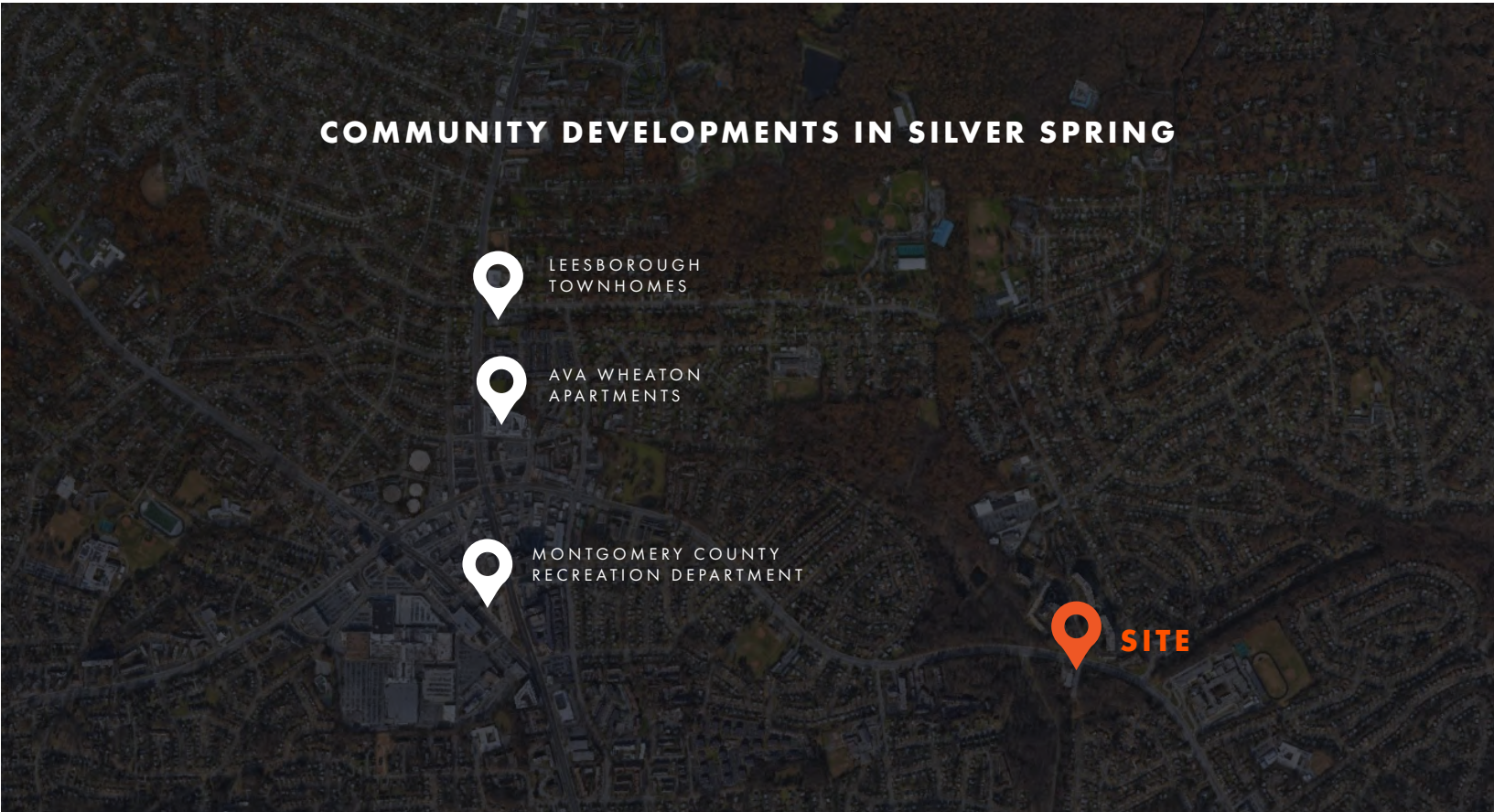
38,100

NEW JOBS  
ADDED

#6

IN U.S.  
IN TOTAL  
MULTIFAMILY  
UNITS BUILT  
SINCE 2020

## COMMUNITY DEVELOPMENTS IN SILVER SPRING







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