

8247 Landover Road, Landover, Prince George's County, MD

Terry Rogers

+1 301 526 2584
trogers@naimichael.com

Ed Lockett

+1 301 918 2918
elockett@naimichael.com

10100 Business Parkway
Lanham, Maryland 20706
+1 301 459 4400 • naimichael.com

Contents

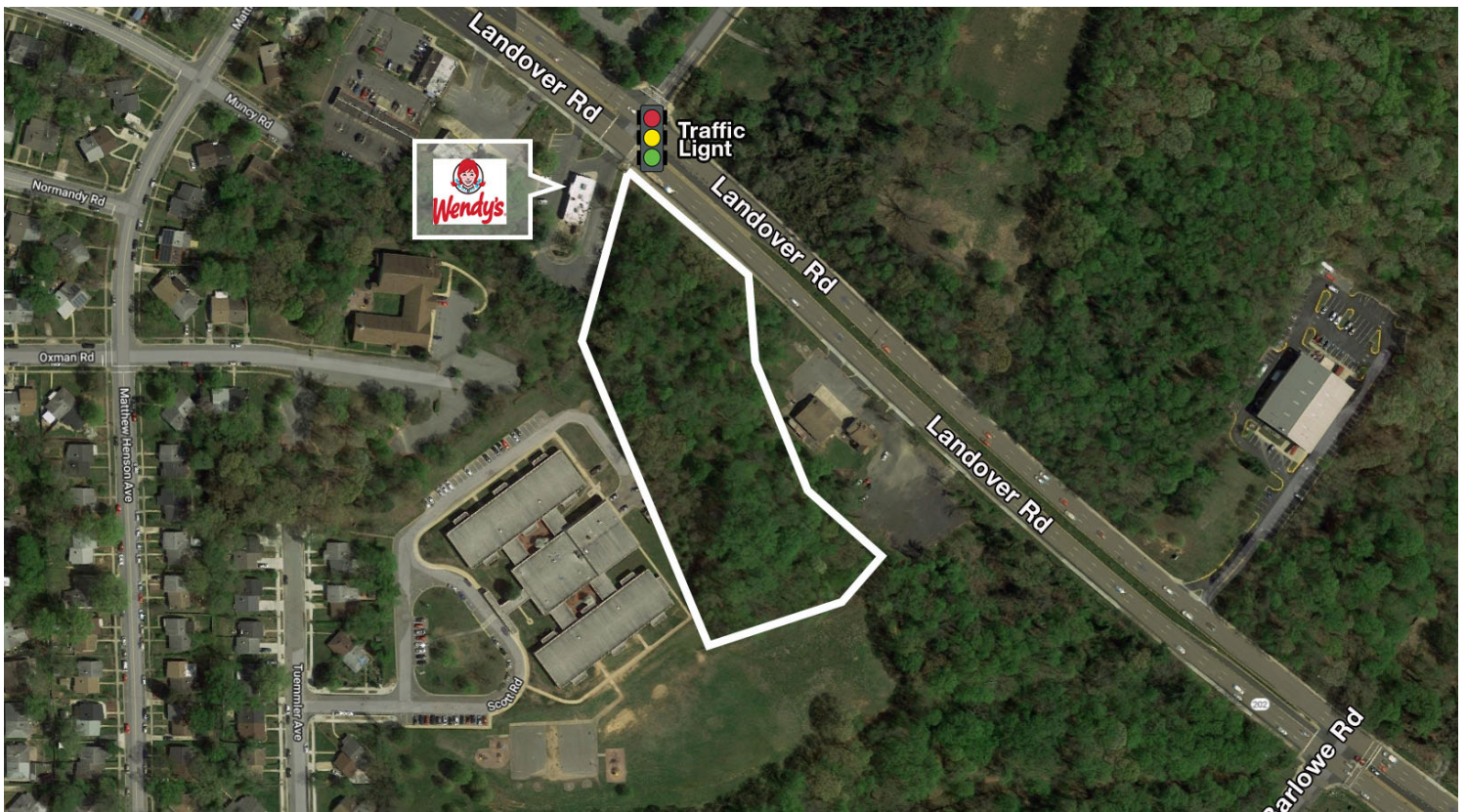
- 01 OFFERING SUMMARY
- 02 THE LOCATION
- 03 THE NEIGHBORHOOD
- 04 THE DEMOGRAPHICS
- 05 THE OPPORTUNITY
Multifamily
Retail
Medical Office
Summary
- 07 SOLD COMPS
- 08 PROPERTY FEATURES
Maps

Terry Rogers, Vice President | Associate Broker
+1 301 526 2584 • trogers@naimichael.com

Ed Luckett, Senior Vice President
+1 301 318 3100 • eluckett@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

This opinion of value is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of a property.



Offering Summary

NAI The Michael Companies has been retained by Ownership as the exclusive representative for the sale of 8247 Landover Road Landover, MD.

Subject Property

8247 Landover Road is a C-G-O zoned property that consists of approximately 3.71 acres of raw land at a signalized intersection on Landover Road in Landover, MD. Landover Road is a designated historic major road or arterial highway that has an average daily trip count of roughly **42,000 cars**. It is anchored on the left by a Wendy's Restaurant and small neighborhood church on the left. The property itself is relatively level with an estimated **11% grade**. A small stream (Cattail Branch) runs along the northeast edge property line and impacts the property in 2 sections. The first section is roughly 40 ft inside the property line and runs for a short distance of approximately 140 ft, including the recommended buffer setback. The second section runs for about 202 ft and also is only approximately 40 inside the property line, including the buffer.

The following studies and/or plans are on file with the county:

- Tree Conservation Plan – 1 (TCP1 038-98)
- Natural Resource Inventory (NRI 147-2023)

It is in the Lower Beaver Dam Watershed – 021402050816. Public water and sewer is believed to be available to the site. We have not found any flood plain, wetlands, Marlboro clay soil or other detrimental conditions recorded that could adversely impact development.



The Location

8247 Landover Road Landover is in an unincorporated community in Prince George's County. Residents of Landover have Hyattsville postal addresses though they live in Landover and not Hyattsville. Landover does not have its own postal zip code.

Landover consists of several small subdivisions which are notably Ardwick Park, Kentland, Kenmoor, Dodge Park, Brightseat, Palmer Park, Columbia Park, Village Green, White House Heights, and Summerfield. Landover is home to FedEx Field, which the NFL's Washington Commanders have played at since it opened in 1997 and it is also home to the Prince George's Sports & Learning Complex, both of which are within 2 miles of the property. John Hanson Highway (U.S. Highway 50) is to the north and interstate I-495 is to the south.

8347 Landover Road is in an excellent location:

- Approx .8 miles to interstate 495 exit 17
- Approx 2 miles to Route 50
- Approx 2 miles to UM Capital Region Health Center Hospital
- Approx 3 miles to the Largo Metrorail station
- Approx 5 miles to Landover Metrorail Station
- Approx 5 miles to New Carrollton Metrorail/Amtrak Station
- Approx 4 miles to Washington, DC boundary line
- Approx 2 miles to Woodmore Town Center
- Approx 2 miles to Prince George's County Community College
- Approx 23 miles to Annapolis Md

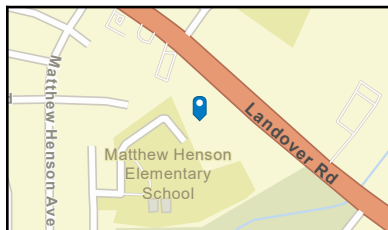
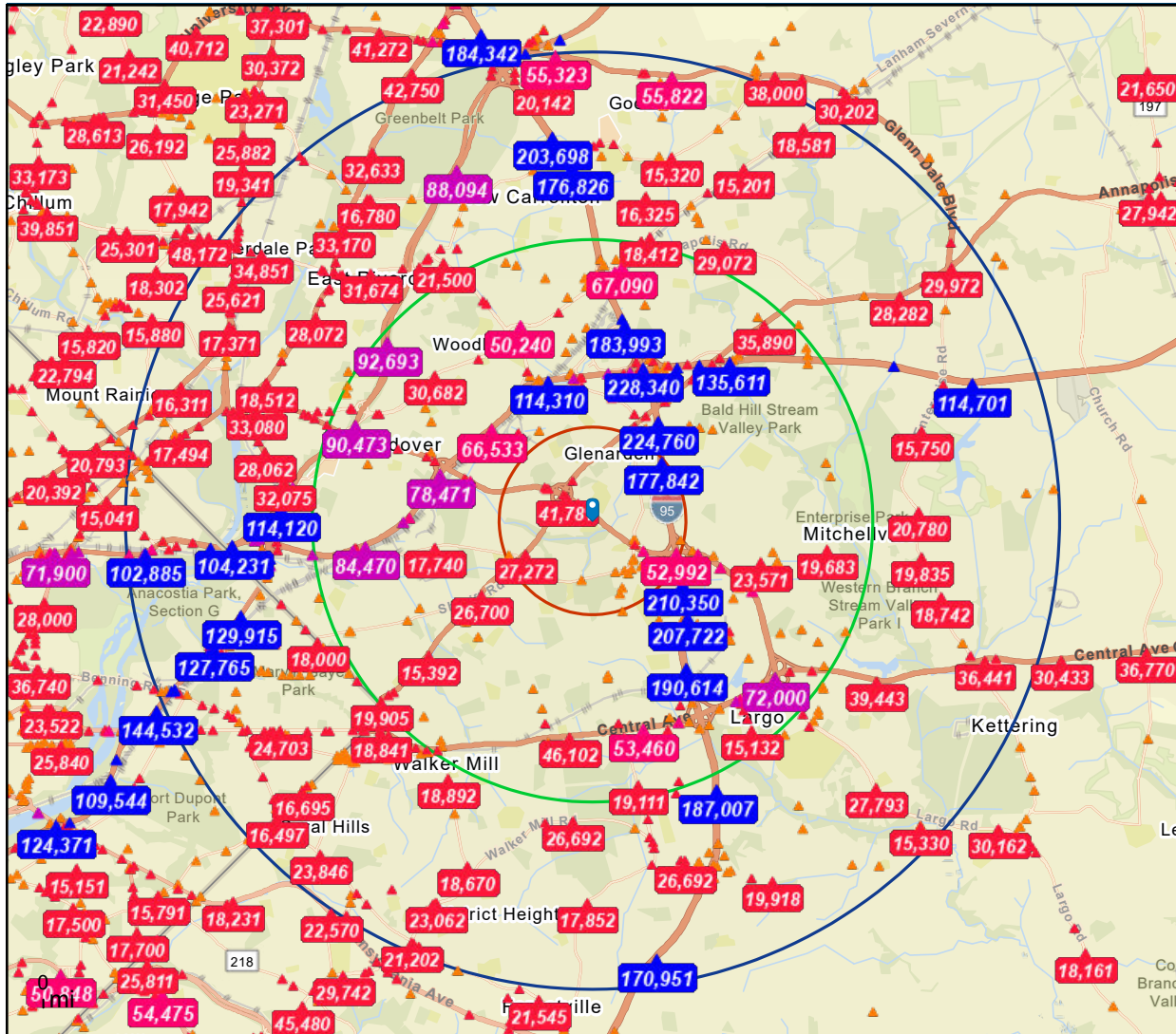
Figure (1) below provides estimated traffic counts at the site.



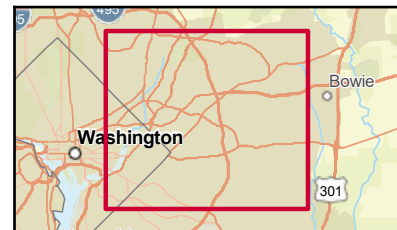
Traffic Count Map

8247 Landover Road, Hyattsville, Maryland, 20785
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.92214
Longitude: -76.86834



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

April 17, 2024

©2024 Esri

Page 1 of 1

Figure (1)

The Neighborhood

By definition “Esri Tapestry is a **geodemographic segmentation system** that integrates consumer traits with residential characteristics to identify markets and classify U.S. neighborhoods. According to ESRI’s definition, “Tapestry Segmentation delivers an overview of a variety of demographic and behavioral characteristics. The data can provide insight on important consumer variables, such as age, education level, the likeliness of car or home ownership, a consumer’s willingness to buy or purchase certain products, and their overall economic purchasing power.”

Employing ESRI Tapestry Segmentation Research we are able to determine that the top 3 segmentation profiles of this location are segmentations labeled as **Family Foundation, Metro Fusion** and **Urban Edge Families**

Family Foundations – Segmentation 12A (38.4%):

- Family Foundations residents are a mix of married couples, single parents, grandparents, and children, young and adult.
- Average household size is slightly higher at 2.71.
- Neighborhoods are found in principal cities of major metropolitan areas throughout the South and West.
- More than two-thirds are homeowners living in single-family houses built before 1970.
- Nearly three-fourths of all households have one or two vehicles at their disposal; average commute time is slightly higher

SOCIOECONOMIC TRAITS:

- More than half have either attended college or obtained a degree; one-third have only finished high school.
- Labor force participation rate is slightly lower at 58% as workers begin to retire.
- Over one-third of households currently receive Social Security benefits; just under a quarter draw income from retirement accounts.
- A strong focus is on religion and character.
- Style and appearance are important.

Metro Fusion – Segmentation 11C (18.7%)

Over 60% of the homes are multiunit structures located in the urban periphery.

- Three-quarters of residents are renters, and rents are about 13% less than the US average.
- Most housing units were built before 1990.
- Single-parent and single-person households make up over half of all households.

SOCIOECONOMIC TRAITS:

- Younger residents are highly connected, while older residents do not have much use for the latest and greatest technology.
- They work hard to advance in their professions, including working weekends.
- They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.
- They spend money readily on what’s hot unless saving for something specific.
- Social status is very important; they look to impress with fashion and electronics.

Urban Edge – Segmentation 7C (17.2%):

Urban Edge Families are family-centric. Most are married couples with children of all ages or single parents; multi-generational homes are common.

- Average household size is higher at 3.19.
- Residents tend to live farther out from urban centers—more affordable single-family homes and more elbow room.
- Tenure is slightly above average with 64% owner occupancy; primarily single-family homes with more mortgages and slightly higher monthly costs.
- Three quarters of all housing were built 1970 or later.
- Many neighborhoods are located in the urban periphery of the largest metropolitan areas across the South and West.
- Most households have one or two vehicles available and a longer commute to work.

SOCIOECONOMIC TRAITS:

- This market includes recent immigrants (Index 277) with some language barriers (index 289).
- Education: more than half the population aged 25 or older have a high school diploma or some college.
- Labor force participation rate higher than the US.
- Brand conscious but not necessarily brand loyal; open to trying new things.
- Status-conscious consumers; choices reflect their youth—attention to style and pursuit of trends.
- Comfortable with technology and interested in the latest innovations

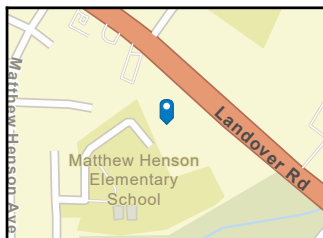
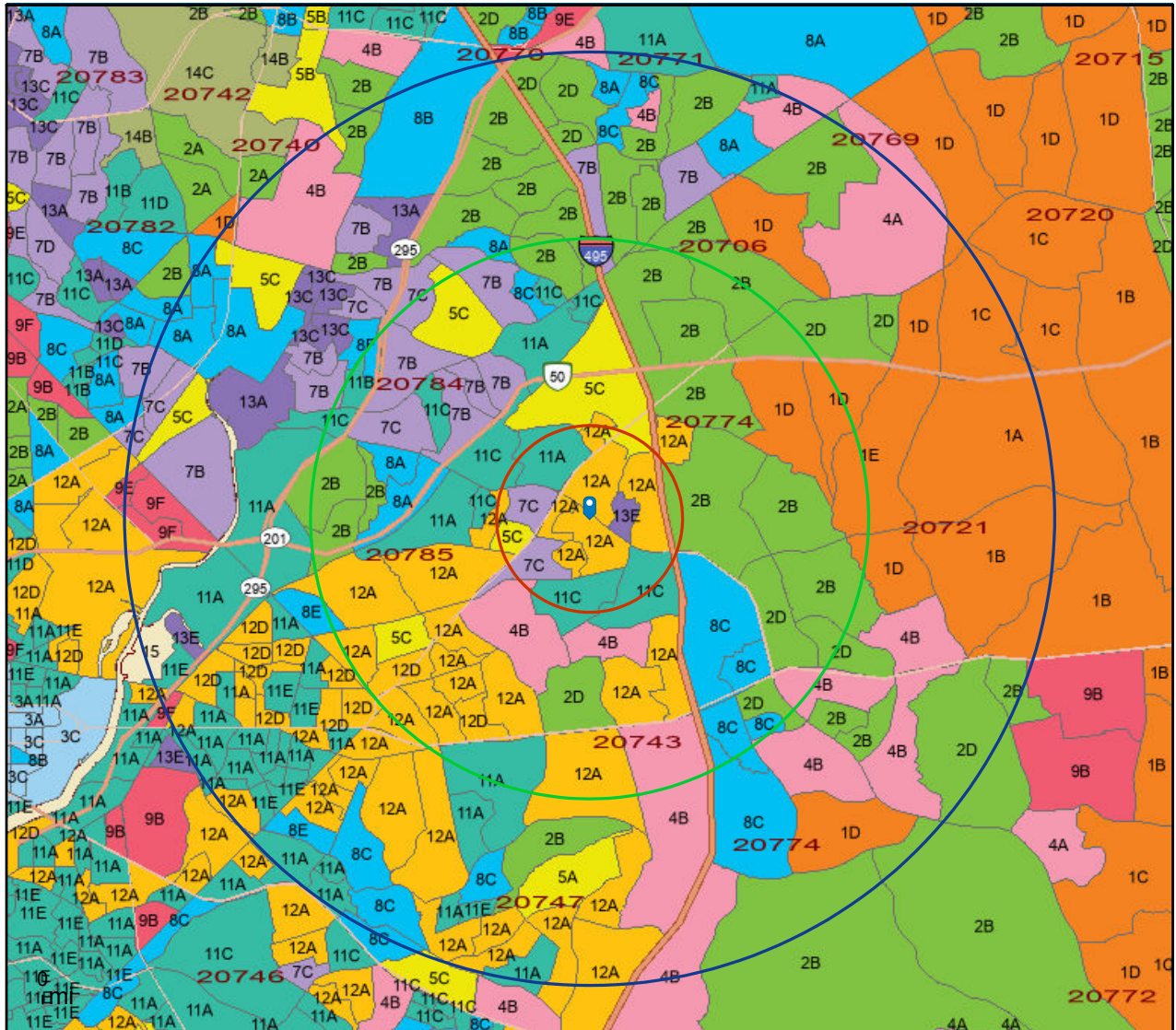
Figure (2) shows the 1-3-5 mile radius of Tapestry Segmentation surrounding 8247 Landover Road.



Dominant Tapestry Map

8247 Landover Road, Hyattsville, Maryland, 20785
Rings: 1, 3, 5 mile radii

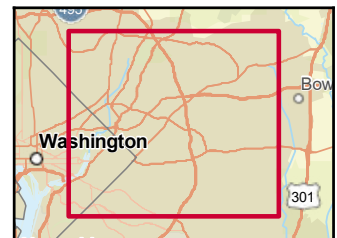
Prepared by Esri
Latitude: 38.92214
Longitude: -76.86834



Source: Esri

Tapestry LifeMode

- L1: Affluent Estates
- L2: Upscale Avenues
- L3: Uptown Individuals
- L4: Family Landscapes
- L5: GenXurban
- L6: Cozy Country
- L7: Sprouting Explorers
- L8: Middle Ground
- L9: Senior Styles
- L10: Rustic Outposts
- L11: Midtown Singles
- L12: Hometown
- L13: Next Wave
- L14: Scholars and Patriots



April 17, 2024

©2024 Esri

Page 1 of 2

Figure (2)

The Demographics

According to the 2020 census data, Landover, Maryland, is a diverse community with a population that includes a mix of African American, Hispanic, and Caucasian residents. The median age in Landover is around 34 years old, indicating a relatively young population that includes families, young professionals, and students. In terms of household income, the median household income is approximately \$50,000, which is below the national average. Despite its diversity and relatively young population, Landover faces challenges related to affordable housing. With a median household income below the national average, many residents in Landover struggle to find housing options that are both safe and affordable. This underscores the critical need for affordable housing initiatives in the area to ensure that all residents have access to decent and affordable shelter. Addressing this need is crucial for maintaining the community's diversity, supporting economic mobility, and improving the overall quality of life for its residents.

Table (1) provides an overview of the ESRI developed 1, 3, 5 mile radius demographics for **8347 Landover Rd.**



Executive Summary

8247 Landover Road, Hyattsville, Maryland, 20785
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.92214
Longitude: -76.86834

	1 mile	3 miles	5 miles
Population			
2010 Population	19,326	111,390	313,707
2020 Population	20,132	126,852	350,767
2023 Population	20,702	130,013	355,133
2028 Population	20,474	132,252	359,205
2010-2020 Annual Rate	0.41%	1.31%	1.12%
2020-2023 Annual Rate	0.86%	0.76%	0.38%
2023-2028 Annual Rate	-0.22%	0.34%	0.23%
2020 Male Population	46.2%	46.7%	46.7%
2020 Female Population	53.8%	53.3%	53.3%
2020 Median Age	33.9	36.2	36.6
2023 Male Population	45.6%	47.2%	47.3%
2023 Female Population	54.4%	52.8%	52.7%
2023 Median Age	34.0	36.9	37.2

In the identified area, the current year population is 355,133. In 2020, the Census count in the area was 350,767. The rate of change since 2020 was 0.38% annually. The five-year projection for the population in the area is 359,205 representing a change of 0.23% annually from 2023 to 2028. Currently, the population is 47.3% male and 52.7% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 39.1.

Race and Ethnicity

	1 mile	3 miles	5 miles
2023 White Alone	2.8%	5.5%	6.5%
2023 Black Alone	70.8%	69.0%	67.9%
2023 American Indian/Alaska Native Alone	0.8%	0.8%	1.0%
2023 Asian Alone	2.4%	2.0%	2.5%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	17.0%	15.9%	15.3%
2023 Two or More Races	6.3%	6.8%	6.7%
2023 Hispanic Origin (Any Race)	22.5%	22.2%	21.8%

Persons of Hispanic origin represent 21.8% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2023 Wealth Index	56	92	95
2010 Households	6,848	39,543	111,264
2020 Households	7,000	44,785	123,522
2023 Households	7,203	46,204	125,916
2028 Households	7,177	47,261	128,309
2010-2020 Annual Rate	0.22%	1.25%	1.05%
2020-2023 Annual Rate	0.88%	0.96%	0.59%
2023-2028 Annual Rate	-0.07%	0.45%	0.38%
2023 Average Household Size	2.87	2.80	2.79

The household count in this area has changed from 123,522 in 2020 to 125,916 in the current year, a change of 0.59% annually. The five-year projection of households is 128,309, a change of 0.38% annually from the current year total. Average household size is currently 2.79, compared to 2.81 in the year 2020. The number of families in the current year is 81,005 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 17, 2024

Table (1)



Executive Summary

8247 Landover Road, Hyattsville, Maryland, 20785
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.92214
Longitude: -76.86834

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	37.2%	28.0%	29.9%
Median Household Income			
2023 Median Household Income	\$60,299	\$81,105	\$78,632
2028 Median Household Income	\$67,328	\$88,455	\$86,428
2023-2028 Annual Rate	2.23%	1.75%	1.91%
Average Household Income			
2023 Average Household Income	\$79,579	\$104,961	\$105,677
2028 Average Household Income	\$88,999	\$117,504	\$119,582
2023-2028 Annual Rate	2.26%	2.28%	2.50%
Per Capita Income			
2023 Per Capita Income	\$27,608	\$37,440	\$37,576
2028 Per Capita Income	\$31,122	\$42,132	\$42,873
2023-2028 Annual Rate	2.43%	2.39%	2.67%
GINI Index			
2023 Gini Index	42.3	38.4	40.5
Households by Income			
Current median household income is \$78,632 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$86,428 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$105,677 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$119,582 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$37,576 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$42,873 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	63	83	79
2010 Total Housing Units	7,424	43,783	122,002
2010 Owner Occupied Housing Units	3,090	23,568	65,979
2010 Renter Occupied Housing Units	3,758	15,975	45,287
2010 Vacant Housing Units	576	4,240	10,738
2020 Total Housing Units	7,328	47,001	130,666
2020 Owner Occupied Housing Units	3,330	24,848	69,673
2020 Renter Occupied Housing Units	3,670	19,937	53,849
2020 Vacant Housing Units	347	2,247	7,100
2023 Total Housing Units	7,545	48,671	133,559
2023 Owner Occupied Housing Units	3,531	27,333	75,894
2023 Renter Occupied Housing Units	3,672	18,871	50,022
2023 Vacant Housing Units	342	2,467	7,643
2028 Total Housing Units	7,583	49,865	136,741
2028 Owner Occupied Housing Units	3,609	27,816	78,678
2028 Renter Occupied Housing Units	3,568	19,444	49,631
2028 Vacant Housing Units	406	2,604	8,432
Socioeconomic Status Index			
2023 Socioeconomic Status Index	38.6	43.8	42.6

Currently, 56.8% of the 133,559 housing units in the area are owner occupied; 37.5%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 130,666 housing units in the area and 5.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.68%. Median home value in the area is \$390,790, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.27% annually to \$416,149.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 17, 2024

Table (1) Cont'd

The Opportunity

Retail and multi-family development present themselves as the “highest and best uses” for this property.

Multifamily

8247 Landover Road provides a development opportunity to acquire a **3.71 acre** parcel of raw land that is currently zoned Commercial and General Office (**C-G-O**) in the Washington, DC Greenbelt multi-family submarket statistical area. Regulations for development in the C-G-O zone provides for lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness; incorporates development with multiple uses, shared parking, and coordinated signage and landscaping; and accommodates higher-density residential uses as part of vertically or horizontally mixed-use development.

Per CoStar, the Greenbelt multifamily submarket has a vacancy rate of 10.5%. This vacancy rate is 1.0% higher than it was this time last year. There have been 140 units of negative absorption and no net deliveries in the past year. Rents have increased 3.3% in the past 12 months and are currently around \$1,630/month. Roughly 320 units are under construction in the Greenbelt multifamily submarket. There have been no sales in the past year. Vacancy is 25.4% in 4 & 5 Star buildings, and 110 units have been absorbed in this asset class over the past year. Within 3 Star buildings, vacancy is 8.4% and there have been 210 units of negative absorption. Around 5.4% of 1 & 2 Star space is vacant, and there have been 43 units of negative absorption over the past year. Rents are around \$1,910/month in 4 & 5 Star buildings, \$1,610/month in 3 Star buildings, and \$1,480/month in 1 & 2 Star buildings. Year-over-year rent growth was 5.9% in 4 & 5 Star buildings, 2.3% in 3 Star buildings, and 3.6% in 1 & 2 Star buildings. The current vacancy is higher than its trailing three-year average of 9.7%. The three-year average for this submarket is above the trailing three-year average for the Washington market as a whole, which is 6.7%. The submarket is approximately 740 units larger than it was three years ago, which is solely the result of construction as there has not been any demolition. Rents have increased 13.6% over the past three years. Meanwhile, average rents increased 14.7% across the wider Washington market. The total Greenbelt multifamily submarket comprises roughly 14,000 units of inventory.

A further attractiveness of this development opportunity is the fact that Prince George’s County has established a commitment to preserving housing affordability and is working to diversify the County’s housing stock.

Retail

8247 Landover Road is in **The Landover/Largo/Capitol Hts Retail Submarket** which has a vacancy rate of 5.3%. This vacancy rate is 0.3% higher than it was this time last year. There has been 11,000 SF of negative absorption and no net deliveries. Rents have increased 2.0% in the past 12 months and are currently around **\$27.00/SF**. Nothing is under construction in the Landover/Largo/Capitol Hts retail submarket. In the past year, there have been 15 sales, which have traded for approximately \$82.7 million in volume and 300,000 SF in stock. Vacancy is 2.9% in general retail buildings, and there has been 20,000 SF of negative absorption in this asset class over the past year. No vacancies were reported in malls, and absorption has been flat in this asset class over the past year. Vacancy is 7.9% in neighborhood centers, and 5,800 SF has been absorbed in this asset class over the past year. Rents are around **\$25.00/SF** in general retail buildings, and **\$33.00/SF** in malls. Rent growth was 1.6% in general retail buildings, and -0.2% in malls. Current vacancy is lower than its trailing three-year average of 5.7%, and higher than the Washington market trailing three-year average of 4.8%. Rents have increased 11.0% over the past three years, higher than the Washington market average of 9.2%.

There have been 49 sales over the past three years, amounting to \$118 million in volume and 560,000 SF of inventory. CoStar's estimated cap rate for Landover/Largo/Capitol Hts has averaged 6.8% over the past three years, which is higher than the current estimated cap rate of 6.7%. The total Landover/Largo/Capitol Hts retail submarket comprises 3.5 million SF of inventory.

Medical Office Building

The proximity of modern medical office buildings to the University of Maryland Capital Region Medical Center in Prince George's County, Maryland, is essential for fostering a comprehensive healthcare ecosystem. As a prominent medical hub, the university's medical center attracts a diverse range of patients seeking specialized care and treatment. Having modern medical office buildings nearby could ensure convenient access to ancillary services, such as outpatient clinics, diagnostic facilities, and specialist consultations, thus optimizing patient care and streamlining healthcare delivery. By integrating modern medical office infrastructure with the existing medical center, Prince George's County could enhance its healthcare infrastructure, promote medical research, and ultimately improve health outcomes for residents.

Overall, the proximity of **8247 Landover Rd** to the University of Maryland Capital Region Medical Center could ensure convenient access to healthcare services, collaboration among professionals, streamlined patient care, and promote advancements in medical research.

Summary

We believe that the material contained herein captures the salient points for the development of 3.71 acres of prime land located at 8247 Landover Rd in Landover, MD 20785. The property is currently zoned CGO and presents an opportunity for multi-family, retail, and medical office development, which aligns with the demonstrated historical need for such services in Prince George's County. Pricing appears to be in line with recent sales of similar type transactions in Prince George's County.

Sale Comps Map & List Report

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

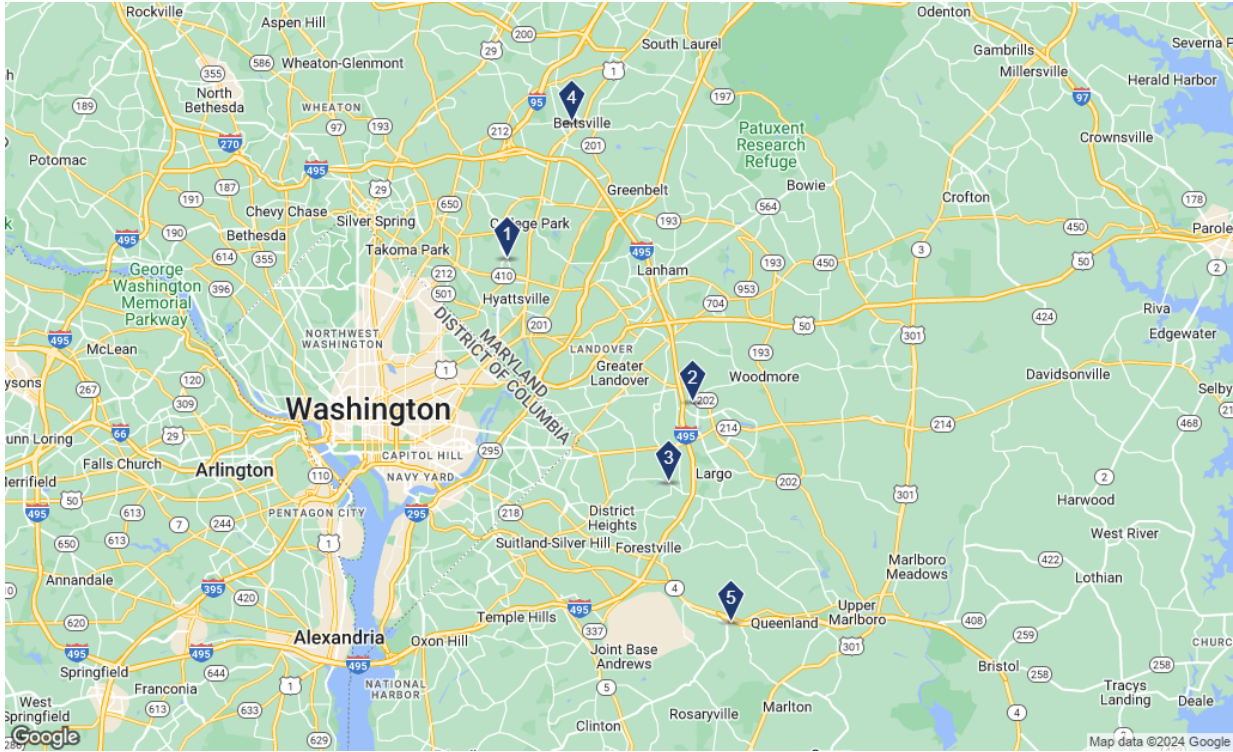
5

-

\$894,574

-






SALE COMPARABLES LOCATIONS


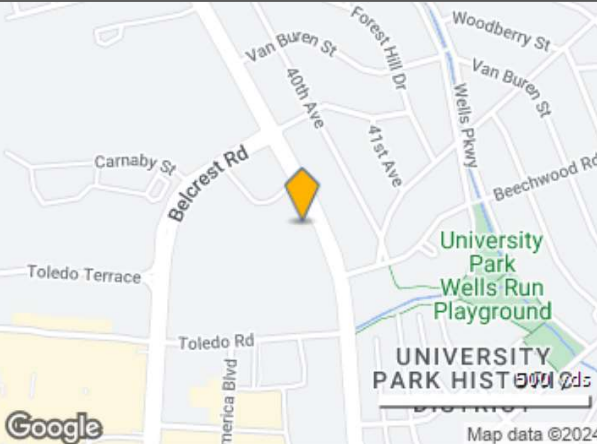



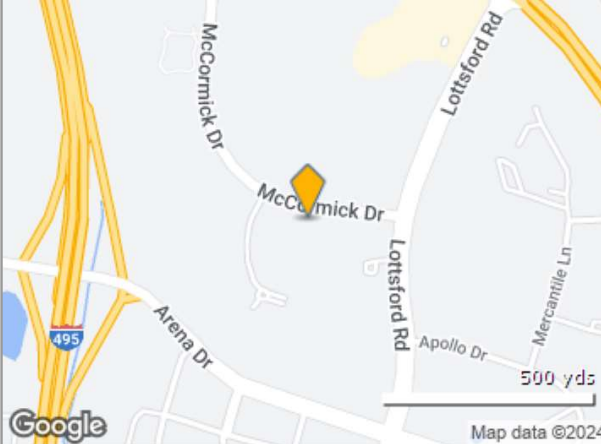
SALE COMPARABLES SUMMARY STATISTICS


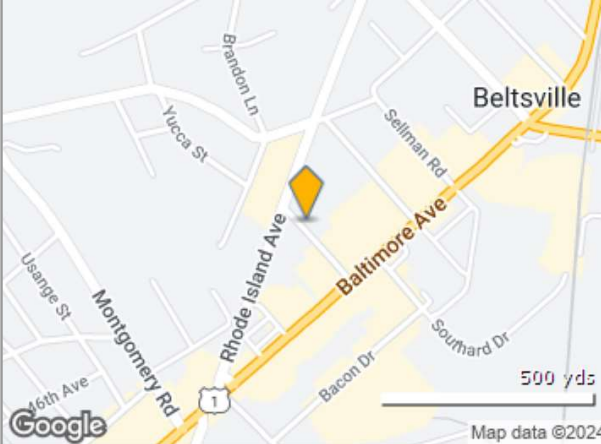
Sales Attributes	Low	Average	Median	High
Sale Price	\$2,132,983	\$3,066,597	\$2,750,000	\$4,650,000
Price Per SF	\$13	\$895K	\$16	\$51
Cap Rate	-	-	-	-
Time Since Sale in Months	10.0	18.0	16.0	28.0
Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Floors	-	-	-	-
Typical Floor	-	-	-	-
Vacancy Rate at Sale	-	-	-	-
Year Built	-	-	-	-
Star Rating	★★★★★	★★★☆☆ 2.3	★★★☆☆ 2.0	★★★★★


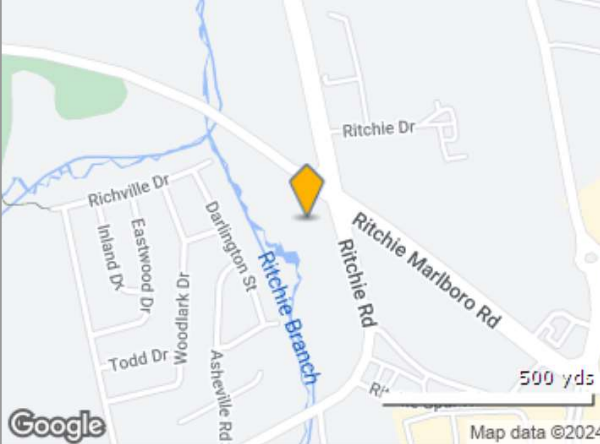
Sale Comps Map & List Report

Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate
 6710 Adelphi Rd Hyattsville, MD 20782	Land 	-	2.1 AC	-	12/14/2022	\$4,650,000	\$2,214,286/AC	-
 Inglewood Business... 1320 McCormick Dr Largo, MD 20774	Land 	-	3.69 AC	-	5/4/2022	\$3,550,000	\$962,062/AC	-
 8601-8621 Walker Mill. District Heights, MD...	Land	-	5.0 AC	-	3/8/2023	\$2,750,000	\$550,000/AC	-
 10801 Rhode Island... Beltsville, MD 20705	Land 	-	3.31 AC	-	12/22/2021	\$2,250,000	\$679,756/AC	-
 5800 Woodyard Road 5800 Woodyard Rd Upper Marlboro, MD...	Land 	-	3.04 AC	-	6/13/2023	\$2,132,983	\$701,641/AC	-

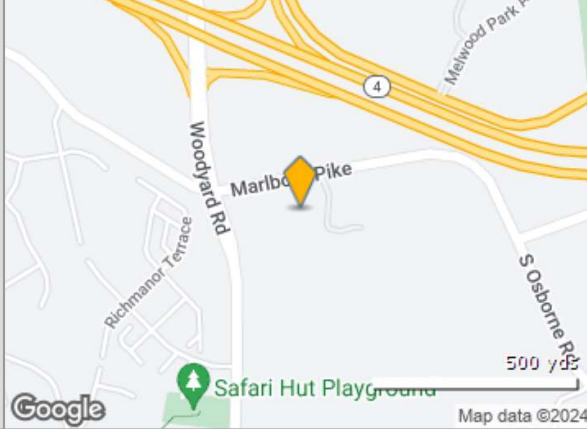
1	<p>6710 Adelphi Rd SOLD</p> <p>Hyattsville, MD 20782</p> <p>Sale on 12/14/2022 for \$4,650,000 (\$2,214,285.71/AC) - Research Complete Commercial Land of 2.10 AC (91,476 SF)</p>
	
Buyer & Seller Contact Info	
<p>Recorded Buyer: The Maryland-National Capital Park Planning Comm</p> <p>True Buyer: The Maryland-National Capital Park Planning Comm Paul Sun 6600 Kenilworth Ave Riverdale, MD 20737 (301) 699-2255</p> <p>Buyer Type: Government</p> <p>Buyer Broker: No Buyer Broker on Deal</p>	<p>Recorded Seller: Dewey LC</p> <p>True Seller: BEP Rice Hope, LLC Mark Decain 3701 Slate Mills Rd Sperryville, VA 22740 (301) 961-1617</p> <p>Seller Type: Individual</p> <p>Listing Broker: No Listing Broker on Deal</p>
Transaction Details ID: 6317000	
<p>Sale Date: 12/14/2022</p> <p>Escrow Length: -</p> <p>Sale Price: \$4,650,000-Confirmed</p> <p>Price/AC Land Gross: \$2,214,285.71 (\$50.83/SF)</p> <p>Zoning: commercial</p> <p>Street Frontage: 230 feet on Adelphi Road</p> <p>Topography: Level</p> <p>On-Site Improv: Raw land</p> <p>Off-Site Improv: Electricity, Sewer, Water</p> <p>Parcel No: 17-1964741</p> <p>Document No: 48451-0111</p>	<p>Sale Type: Investment</p> <p>Land Area: 2.10 AC (91,476 SF)</p> <p>Proposed Use: Commercial</p> <p>Percent Improved: -</p> <p>Total Value Assessed: \$8,267 in 2022</p> <p>Improved Value Assessed: -</p> <p>Land Value Assessed: -</p> <p>Land Assessed/AC: -</p>

2	1320 McCormick Dr - Inglewood Business Community - Lot 43 - Inglewood Bus		SOLD
	<p>Largo, MD 20774 Sale on 5/4/2022 for \$3,550,000 (\$962,059.62/AC) - Research Complete Commercial Land of 3.69 AC (160,736 SF) - Sold for Land Value</p>		
			
Buyer & Seller Contact Info			
<p>Recorded Buyer: 9400 Lottsford Road LLC True Buyer: Banneker Ventures Lisa Allen 1738 Elton Rd Silver Spring, MD 20903 (301) 408-0800</p> <p>Buyer Type: Developer/Owner-RGNL Buyer Broker: No Buyer Broker on Deal</p>		<p>Recorded Seller: Heritage Inn of Upper Marlbro LLC True Seller: Diversified Realty Group Curtis Bunce 4255 Dean Martin Dr Las Vegas, NV 89103 (702) 385-4988</p> <p>Seller Type: Developer/Owner-NTL Listing Broker: NAI Michael Jeffrey Ludwig (301) 918-2923 Barbara Richman Kahn (301) 918-2952 Sally Ludwig (301) 918-2956</p>	
Transaction Details			ID: 5986908
<p>Sale Date: 05/04/2022 (1,993 days on market) Escrow Length: - Sale Price: \$3,550,000-Confirmed Asking Price: 4500000 Price/AC Land Gross: \$962,059.62 (\$22.09/SF)</p>		<p>Sale Type: Investment Land Area: 3.69 AC (160,736 SF) Proposed Use: Commercial, Office, Medical</p>	
<p>Zoning: Commercial Office DDOZ Lot Dimensions: Irregular</p>		<p>Percent Improved: - Total Value Assessed: \$1,446,600 in 2021 Improved Value Assessed: - Land Value Assessed: \$1,446,600 Land Assessed/AC: \$392,032</p>	
<p>Topography: Level On-Site Improv: Rough graded Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</p>			
Parcel No: 13-1425990			

3	10801 Rhode Island Ave		SOLD
	<p>Beltsville, MD 20705 Sale on 12/22/2021 for \$2,250,000 (\$679,758.31/AC) - Research Complete Commercial Land of 3.31 AC (144,184 SF)</p>		
			
Buyer & Seller Contact Info			
<p>Recorded Buyer: 10801 Rhode Island, LLC True Buyer: Kevin Roach Kevin Roach 2 Bethesda Metro Ctr Bethesda, MD 20814 (240) 654-0730 Buyer Type: Individual</p>		<p>Recorded Seller: Green Street Partners, LLC True Seller: Greenhill Realty Company Leonard Greenberg 4901 Fairmont Ave Bethesda, MD 20814 (301) 657-2525 Seller Type: Developer/Owner-RGNL Listing Broker: CPG Realty, LLC Mychael Cohn (301) 523-7191 Aaron Lebovitz (703) 576-7806 Andrew Brown (301) 524-9362</p>	
Transaction Details			
<p>Sale Date: 12/22/2021 (546 days on market) Escrow Length: - Sale Price: \$2,250,000-Confirmed Price/AC Land Gross: \$679,758.31 (\$15.61/SF)</p>		<p>Sale Type: Investment Land Area: 3.31 AC (144,184 SF) Proposed Use: Commercial, Retail, Office</p>	
<p>Zoning: CSC Transfer Tax: \$11,250</p>		<p>Percent Improved: - Total Value Assessed: \$1,441,800 in 2021 Improved Value Assessed: - Land Value Assessed: \$1,441,800 Land Assessed/AC: \$435,589</p>	
<p>Topography: Level On-Site Improv: Raw land Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</p>		<p>Parcel No: 01-3804754 Document No: 46926-0434</p>	

4	<p>8601-8621 Walker Mill Rd SOLD</p> <p>District Heights, MD 20747</p> <p>Sale on 3/8/2023 for \$2,750,000 (\$550,000.00/AC) - Research Complete Commercial Land of 5 AC (217,800 SF)</p>
	
Buyer & Seller Contact Info	
<p>Recorded Buyer: Walker Mill Road Project, LLC</p> <p>True Buyer: Washington Property Company Andrew Eshelman 4719 Hampden Ln Bethesda, MD 20814 (240) 482-8110</p> <p>Buyer Type: Developer/Owner-RGNL</p> <p>Buyer Broker: JLL Dominic Digiovannantonio (443) 451-2600</p>	<p>Recorded Seller: Richie-Walker, LLC</p> <p>True Seller: Single Point Construction, LLC James Douglas 3729 Brightseat Rd Hyattsville, MD 20785 (301) 322-1056</p> <p>Seller Type: Developer/Owner-RGNL</p> <p>Listing Broker: MacKenzie Commercial Real Estate Services, LLC Virginia Vernick (410) 974-9336</p>
Transaction Details ID: 6339439	
<p>Sale Date: 03/08/2023</p> <p>Escrow Length: -</p> <p>Sale Price: \$2,750,000-Confirmed</p> <p>Price/AC Land Gross: \$550,000.00 (\$12.63/SF)</p> <p>Zoning: I-1</p> <p>Street Frontage: 282 feet on Walker Mill Road 417 feet on Ritchie Rd</p> <p>Parcel No: 06-0438044, 06-0438085</p> <p>Document No: 48664-0283</p>	<p>Sale Type: Investment</p> <p>Land Area: 5 AC (217,800 SF)</p> <p>Proposed Use: Commercial, Industrial, Auto Dealership, Auto Repair, Bank, Car Wash, Convenience Store, Restaurant</p> <p>Percent Improved: -</p> <p>Total Value Assessed: \$1,012,500 in 2022</p> <p>Improved Value Assessed: -</p> <p>Land Value Assessed: \$1,012,500</p> <p>Land Assessed/AC: \$202,500</p>

5 **5800 Woodyard Rd - 5800 Woodyard Road** **SOLD**
Upper Marlboro, MD 20772
 Sale on 6/13/2023 for \$2,132,983 (\$701,639.14/AC)
 Commercial Land of 3.04 AC (132,422 SF)



Buyer & Seller Contact Info

Recorded Buyer: **VMD-Upper Marlboro, LLC**
 True Buyer: **Visconsi Companies, Ltd.**
Jeffrey Deeds
 30050 Chagrin Blvd
 Pepper Pike, OH 44124
 (216) 464-5550
 Buyer Type: **Developer/Owner-RGNL**
 Buyer Broker: **NAI Michael**
Michael Isen
 (301) 918-2908
Michael DiMeglio
 (301) 918-2949

Recorded Seller: **Antioch Bapt Ch Of Upper Marlb Md**
 True Seller: **Antioch Bapt Ch Of Upper Marlb Md**
Laurice Brame
 13205 Old Marlboro Pike
 Upper Marlboro, MD 20772
 (301) 627-7844
 Seller Type: **Religious**
 Listing Broker: **NAI Michael**
Jeffrey Ludwig
 (301) 918-2923
Sally Ludwig
 (301) 918-2956

Transaction Details

ID: 6434225

Sale Date: **06/13/2023 (2,203 days on market)** Sale Type: **Investment**
 Escrow Length: **-** Land Area: **3.04 AC (132,422 SF)**
 Sale Price: **\$2,132,983-Confirmed** Land Area - Net: **1.75 AC (76,230 SF)**
 Price/AC Land Gross: **\$701,639.14 (\$16.11/SF)** Proposed Use: **Retail, Fast Food, Health Care**

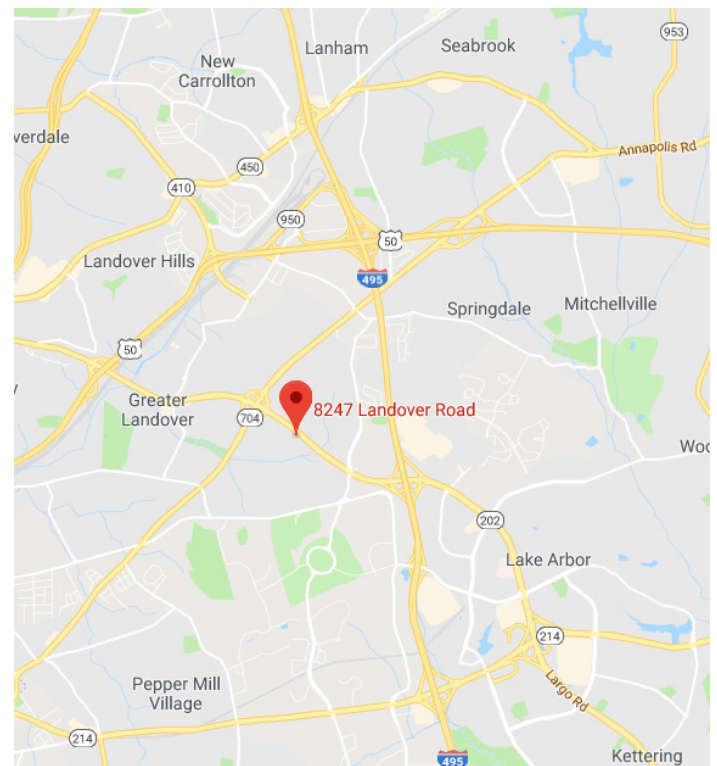
Zoning: **M-X-T** Percent Improved: **-**
 Density: **M-X-T** Total Value Assessed: **\$11,500 in 2022**
 Improved Value Assessed: **-**
 Land Value Assessed: **\$11,500**
 Land Assessed/AC: **\$3,782**

Street Frontage: **415 feet on Marlboro Pike**
 Topography: **Level**
 On-Site Improv: **Rough graded**
 Off-Site Improv: **Electricity, Telephone, Water**
 Parcel No: **15-1716299**
 Document No: **48984-0498**



Property Features

- APPROXIMATELY 161,607 SF TOTAL
- Approximately 3.71 acres of Land
- Zoned C-G-O (Commercial General Office)
- Located at a Traffic Light
- Ideal retail location with high visibility
- Within 1/2 mile of Beltway and Route 50
- Nearby to Prince George's County Administration Building and University of Maryland Capital Region Medical Center
- **SALE PRICE: \$2,262,500.00**





Nearby Transportation, Metrorail & Major Businesses

I-495 Capital Beltway (Exit 17):

Route 50:

Annapolis, MD:

Washington, DC (Boundary Line):

Largo Metrorail Station:

Landover Metrorail Station:

New Carrollton Metrorail/Amtrak Station:

UM Capital Region Health Center Hospital:

Wodmore Town Center:

Prince George's County Community College:

Approx .8 mi

Approx 2 mi

Approx 23 mi

Approx 4 mi

Approx 3 mi

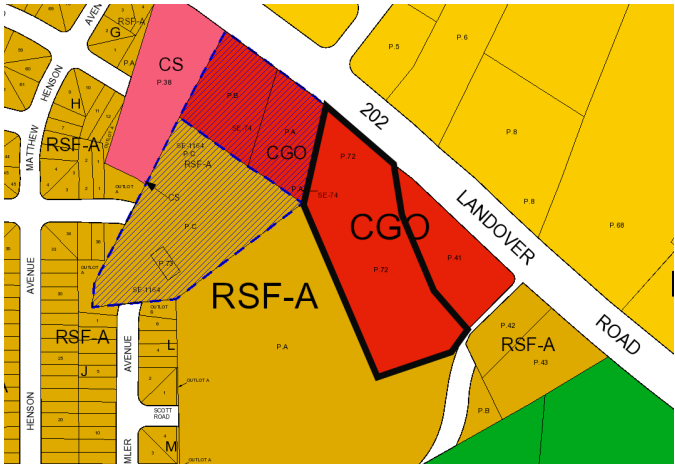
Approx 5 mi

Approx 5 mi

Approx 2 mi

Approx 2 mi

Approx 2 mi



Demographics
Nielsen Site Report (2024 est)

	1 mile	3 mile	5 mile
Population	20,474	132,252	359,205
Households (HH)	7,203	46,204	125,916
Avg HH Income	\$79,579	\$104,961	\$105,677

Traffic Count: Landover Rd @ Matthew Henson Ave - 39,312 vpd per MDSA



Terry Rogers
+1 301 526 2584
trogers@naimichael.com

Ed Lockett
+1 301 918 2918
elockett@naimichael.com