



BML Properties Realty

Commercial Real Estate Advisory | DC Metro / National Capital Region

Office | Retail | Multi-Family | Land | GovCon Advisory

INVESTMENT OFFERING BRIEF

Confidential | April 2026

6172 Old Central Avenue | Capitol Heights, MD 20743

Central Avenue Development Lot — 0.80 Acres | LTO-e Zoning | Opportunity Zone Designated

LIST PRICE \$525,000	LOT SIZE 0.80 Ac / ±35K SF	ZONING LTO-e Transit-Oriented	OPP. ZONE YES — Designated
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PROPERTY OVERVIEW

- Prime 0.80-acre commercial development lot (±35,000 SF)
- PM-side frontage on Central Avenue — maximum commuter visibility
- Less than 1 mile from the Washington, D.C. border
- Within 5 min of Capitol Heights & Addison Road Metro (Blue/Silver lines)
- 15-minute drive to Downtown Washington, D.C.
- Full offsite improvements: water, electric, gas, curb, gutter, sidewalk
- Combinable with adjacent parcels for larger-scale development

PROPOSED USES

- Residential-retail mixed-use development
- Retail strip center or pad site
- Affordable / workforce housing (LIHTC eligible)
- Community amenity or transit-support facility
- Land banking / Phase 2 corridor expansion

LOCATION & TRANSIT CONTEXT

- Capitol Heights Metro (Blue/Silver): < 1 mile
- Addison Road Metro (Blue/Silver): < 1 mile
- Walk Score 50 | Transit Score 70 | Drive Score 100
- Direct access to Central Ave / MD-214 and I-495 Beltway
- Prince George's County — active TOD investment corridor

OPPORTUNITY ZONE DESIGNATION

This parcel is within a federally designated Opportunity Zone, offering qualified investors:

- ✓ Temporary deferral of capital gains taxes
- ✓ Step-up in basis (10–15%) after 5–7 years held
- ✓ Permanent exclusion of gains if held 10+ years

Compatible with LIHTC, tax equity & OZ Fund capital structures.

BLUE LINE CORRIDOR INVESTMENT CONTEXT

- Maryland committed \$450M to the Blue Line Corridor (Capitol Heights to Largo)
- WMATA selected Atlantic Pacific Cos. for \$140M, 320-unit TOD at Capitol Heights Metro (Jan 2026)
- Pennrose + Argos Group developing 146-unit mixed-use TOD adjacent to station
- Banneker Ventures active at 6301 Central Ave: 193 units + 11K SF retail
- Maryland allocated \$17M for infrastructure upgrades at Capitol Heights Metro
- Blue Line Corridor Coalition driving coordinated private investment county-wide

FINANCIAL SNAPSHOT

Asking Price:	\$525,000
Price / Acre:	\$656,250
Price / SF:	\$15.00 (±35,000 SF)
Sale Type:	Investment / Development
Zoning:	LTO-e (Local Transit-Oriented Edge)
Opportunity Zone:	Yes — Designated



Bruce Lucas, CCIM (Candidate)

President & Principal | BML Properties Realty

(240) 832-8768 | BMLPropertiesRealty.com

Information believed accurate but not guaranteed. All offerings subject to change, withdrawal, or prior sale.

Listed on LoopNet / CoStar

Listing ID: 29060086

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