

TOTAL OF 4.21± AC
FOR SALE

Rare Developable Land In DC

1311 Rhode Island Ave, 1301 Saratoga Ave NE and 2420 14th St NE, Washington, DC



Developable Land For Sale

TOTAL OF 4.21± AC IN NE DC



PROPERTY DESCRIPTION

NAI Michael, as exclusive listing agent, is pleased to present a rare opportunity to acquire 4.21± acres of developable land in Northeast Washington, DC. The offering consists of four parcels organized into two independent, developable pods located within the Brentwood submarket, one of the most active growth corridors in the District.

Pod 1 consists of Lots A and B at 1311 Rhode Island Avenue NE, totaling 1.58± acres zoned MU-4, a high-density mixed-use designation that supports residential, retail, office, and hotel uses directly fronting the Rhode Island Avenue Great Streets corridor.

Pod 2 comprises two contiguous parcels at 1301 Saratoga Avenue NE and 2420 14th Street NE, totaling 2.63± acres zoned RA-1, which accommodates multifamily residential development.

The combined assemblage offers prospective developers significant flexibility. Parcels may be acquired together or independently, with the ability to pursue complementary development programs across both pods or strategically phased delivery. The site's Metro proximity, established neighborhood infrastructure, and favorable zoning make this an exceptional near-term development project.

Under current MU-4 zoning, Pod 1 supports mixed-use development with meaningful residential density and ground-floor activation along a high visibility corridor. RA-1 zoning in Pod 2 supports multifamily development at density commensurate with the surrounding residential fabric. Both pods benefit from DC's established entitlement framework and proximity to significant infrastructure investment.

Potential development programs (subject to verification and applicable zoning review) may include:

- Market-rate and/or affordable multifamily residential
- Mixed-use development with ground-floor retail/restaurant
- Townhome or stacked residential product (Pod 2)
- Workforce or affordable housing utilizing DC programs and incentives

PARCEL BREAKDOWN

POD 1 - 1311 Rhode Island Ave NE (Lot A) - 1.26± AC, Zoned MU-4

POD 1 - 1311 Rhode Island Ave NE (Lot B) - 0.32± AC, Zoned MU-4

POD 2 - 1301 Saratoga Ave NE - 1.32± AC, Zoned RA-1, Lot 28 Square 3953

POD 2 - 2420 14th St NE - 1.31± AC, Zoned RA-1, Lot 28 Square 3953

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PROPERTY HIGHLIGHTS

- **Rare DC Development Opportunity:** 4.21± acres in Northeast Washington, DC . Washington DC is a city where large, contiguous development sites are exceptionally scarce.
- **Two Separately Developable Pods:** Pod 1 (1.58± AC, MU-4) fronts Rhode Island Avenue; Pod 2 (2.63± AC, RA-1) sits on Saratoga Ave and 14th St NE, offering flexible phasing and disposition strategies.
- **Favorable Zoning:** MU-4 corridor zoning supports mixed-use density with ground-floor retail; RA-1 residential zoning supports multifamily development.
- **Metro Proximity:** 15-minute walk to the Rhode Island Avenue–Brentwood Metro Station (Red Line), providing connectivity to the broader DC region.
- **Commuter Route Visibility:** Situated with excellent visibility and frontage along Rhode Island Avenue and Brentwood Road NE.
- **Robust Submarket Momentum:** Located in the Brentwood submarket, surrounded by completed and upcoming developments including Bryant Street, Rhode Island Row, RIA, and Rowan.

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LOCATION DESCRIPTION

The site is located along Rhode Island Avenue NE in the Brentwood neighborhood of northeast Washington, DC. Brentwood is a submarket that has experienced significant investment and transformation over the past decade. The location benefits from strong transit options, a growing amenity base, and continued public and private sector commitment to the corridor.

- Rhode Island Avenue–Brentwood Metro Station (Red Line) — within walking distance, providing connection to the greater DC region
- Multiple WMATA Metrobus routes serve Rhode Island Avenue NE, providing additional surface transit options
- Convenient access to New York Avenue (US-50) and I-295

NEIGHBORHOOD

Brentwood is among the most dynamic submarkets in Northeast DC, with a pipeline of residential and mixed-use development that has dramatically expanded the neighborhood's housing and retail offerings. Recent and completed developments in the immediate area include:

- Bryant Street Development – Large mixed-use project delivering residential units, entertainment, and retail anchored by Alamo Drafthouse and Kraken Bar.
- Rhode Island Row – Established mixed-use development adjacent to the Metro station with residential, personal services, and quick dining options.
- Brookland Press and Rowan – Recently delivered residential communities contributing to housing supply and demographic growth along the corridor.
- Union Market District – Popular and established area offering high-end residential, entertainment, shopping and dining options, such as The Gantry, Trader Joe's, The Edison, and Union Market.

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RARE DEVELOPABLE LAND IN DC

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