

5012 TEMPLE HILLS ROAD
5.52 ACRES

Subject: The subject consists of a vacant residential land parcel at 5012 Temple Hill Road, Temple Hills, Prince George's County, MD 20748.

Location: The subject is located off of Temple Hills Road just inside the Capital Beltway (I-495)

Tax Map No.: District 06, Account No. 0595397

Ownership: Roubin Maryland Investments, LLC

Land Area: 5.52 acres

Zoning: R-80 / in 2022 Changed to RSF-95 / see RSF-95 summary below

Improvements: None

Highest and Best Use: "As Vacant" - Development with single-family dwellings to the maximum feasible density as the market permits and all necessary approvals have been obtained.

Value Indications: \$440,000.

Location Description. The subject is located along Temple Hill Road near its intersection with Interstate 495 (Capital Beltway) in the Temple Hills area of greater Prince George's County, Maryland. Prince George's County is included as part of the Washington-Baltimore Consolidated Metropolitan Statistical Area (CMSA). The county is located in southern portion of Maryland and is bordered by Montgomery County to the northwest, the District of Columbia and the Potomac River to the west, Charles County to the south, Anne Arundel County to the east, and Howard County to the north.

Prince George's County is served by a well-developed network of roadways, including the Capital Beltway (I-495), I-95, and the Baltimore-Washington (B-W) Parkway. The Capital Beltway is a six- to eight-lane interstate highway that circles the District of Columbia, of which about 28 miles of Interstate-495 (the Capital Beltway) are located

within Prince George's County. I-95 is a heavily traveled interstate highway that is the main East Coast connection from Maine to Florida. For a stretch of approximately 26 miles through Prince George's County, I-95 and I-495 is the same route. The B-W Parkway is a limited access parkway that connects the Baltimore and Washington, D.C. areas.

RSF-95 Summary: The purposes of the Residential, Single-Family-95 (RSF-95) Zone are to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize the natural terrain; to facilitate the planning of single-family residential developments with medium-sized lots and dwellings of various sizes and styles; to encourage the preservation of trees and open spaces; and to prevent soil erosion and stream valley flooding.

Property Description. The subject property consists of a vacant land parcel located off of Temple Hill Road in the Temple Hills area of Prince George's County. The main street address is 5012 Temple Hills Road, Temple Hills, Prince George's County, Maryland 20748. The Prince George's County assessment office identifies the parcel as District 06, Account No. 0595397. The legal description is "Temple Hill Farm".

According to the assessment office records the parcel is 5.5200 acres, or 240,451 square feet. The property is irregular in shape, partly cleared and partly wooded. It has limited street frontage but can be accessed off of Temple Hill Road. Temple Hill Road is both a two- and four-lane street in the subject neighborhood with some concrete curb and gutters. The site is generally at the grade of the street and appears to be mostly level to slightly sloping. It is also mostly wooded or overgrown. We asked for but did not receive a survey of the property. See a copy of the county tax map in the Appendix of this report for the shape of the property.

It appears that there is public water and sewer in the neighborhood near the subject. The subject is assumed to have typical utility easements. It is also assumed that the subject has no easements or encroachments which would interfere with developability of the site.

Zoning. According to the public assessment records, the subject is located in an R-80 One-Family Detached Residential District. The purposes of the R-80 Zone are:

- (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B) To facilitate the planning of one-family residential developments with medium-sized lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.

Permitted uses include single family residential and further spelled out in the Zoning Ordinance under Table of Uses (Division 3 of this Part).

The Guide To Zoning Categories by the Maryland National Capital Park and Planning Commission states the R-80 district provides for variation in the size, shape and width of sub-division lots to better utilize the natural terrain and to facilitate planning of one-family developments with lots and dwellings of various sizes and styles. Standard lot size is listed at 9,500 square feet. Maximum dwellings units per net acre is 4.5. Estimated average dwelling units per acre is 3.4.

HIGHEST AND BEST USE:

Highest and Best Use is defined as:

"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity"⁵

This definition implies that analysis of the highest and best use of the subject site must consider the physical adaptability of the site, legally permitted uses, potential demand for any proposed use and its economic feasibility.

As Vacant. The subject is zoned R-80 and totals about 5.5200 acres. The property is near the intersection of Temple Hill Road and St. Barnabas Road. Access would be from Temple Hill Road. The site is wooded and cleared and not yet improved with internal roads or water or sewer lines. The maximally productive use, i.e., the highest and best use, is development with a small residential development consistent with the subject's zoning.