



5716 Dun Horse Ln || Derwood, MD 20855

Special Purpose Space For Sale

Property Highlights

- - 6,274 SF building
- - 1 unit
- - Built in 1985
- - Zoned RE-1
- - Located in Derwood area

Space Details

2nd Floor Availability:

Building Size: 6,274 SF

3rd Floor Availability:

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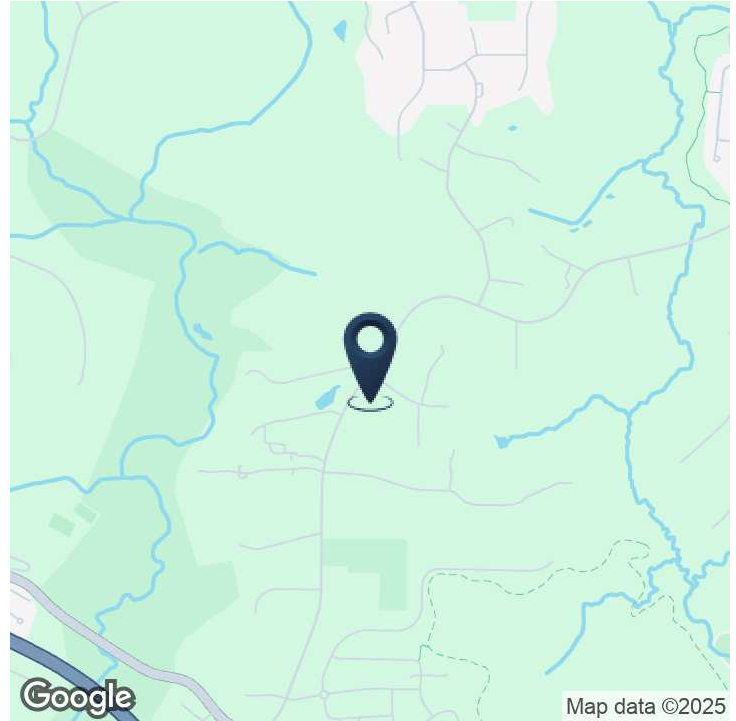
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Executive Summary



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	6,274 SF
Available SF:	
Lot Size:	334,475 SF
Number of Units:	1
Price / SF:	-
Year Built:	1985
Zoning:	RE-1

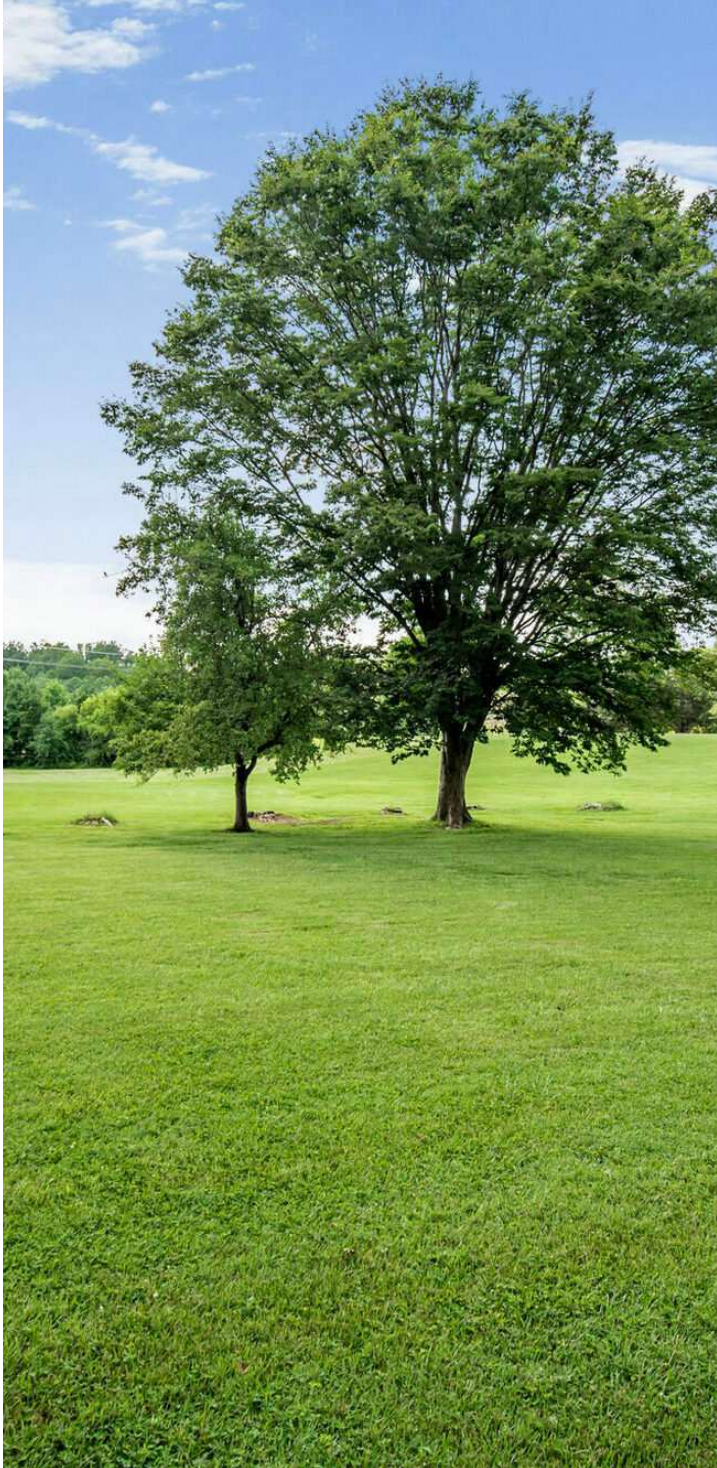
PROPERTY OVERVIEW

Introducing a unique opportunity in the Derwood area for a potential Special Purpose / Church investment. This impressive property offers a spacious 6,274 SF building, ideal for accommodating a range of activities and functions. Built in 1985, the well-maintained structure provides a versatile space for your organization. Zoned RE-1, this property offers flexibility for a variety of potential uses, adhering to local regulations. With 1 unit within the building, there is ample room for expansion and customization to suit your specific needs. Explore the potential of this distinguished property and envision the possibilities it holds for your Special Purpose / Church vision.

PROPERTY HIGHLIGHTS

- - 6,274 SF building
- - 1 unit
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Property Description



PROPERTY DESCRIPTION

Introducing a unique opportunity in the Derwood area for a potential Special Purpose / Church investment. This impressive property offers a spacious 6,274 SF building, ideal for accommodating a range of activities and functions. Built in 1985, the well-maintained structure provides a versatile space for your organization. Zoned RE-1, this property offers flexibility for a variety of potential uses, adhering to local regulations. With 1 unit within the building, there is ample room for expansion and customization to suit your specific needs. Explore the potential of this distinguished property and envision the possibilities it holds for your Special Purpose / Church vision.

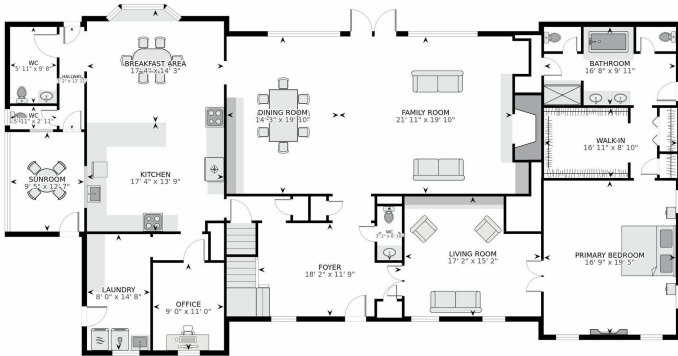
LOCATION DESCRIPTION

Immerse yourself in the allure of the Derwood, MD community surrounding the property at 5716 Dun Horse Ln. Enjoy the tranquility of Rock Creek Regional Park, an idyllic haven for nature enthusiasts, offering a serene escape. The location's seamless access to the Shady Grove Metro Station and Interstate 270 ensures convenient travel for both visitors and parishioners. Nearby shopping centers and dining options further enhance the appeal of this vibrant neighborhood, making it an ideal setting for a Special Purpose/Church investor seeking to establish a meaningful presence within this welcoming community.

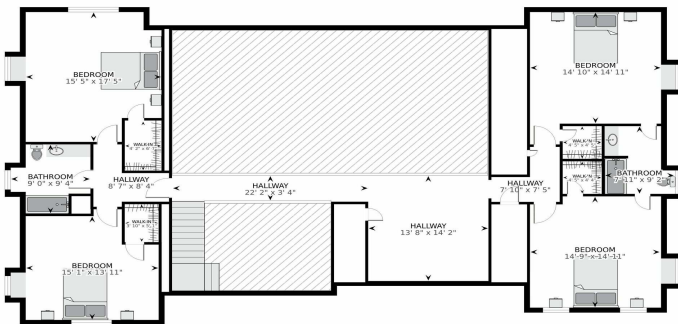
Complete Highlights

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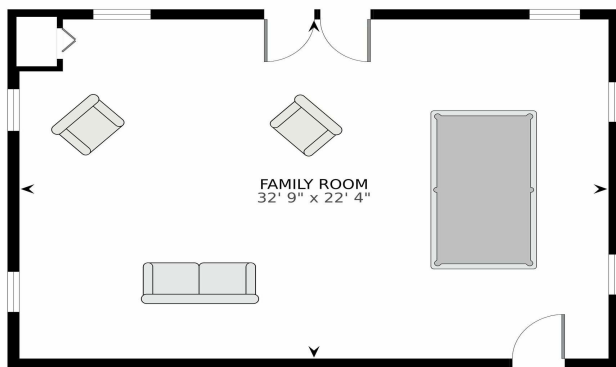


SECOND FLOOR Inside Area 1786 ft²



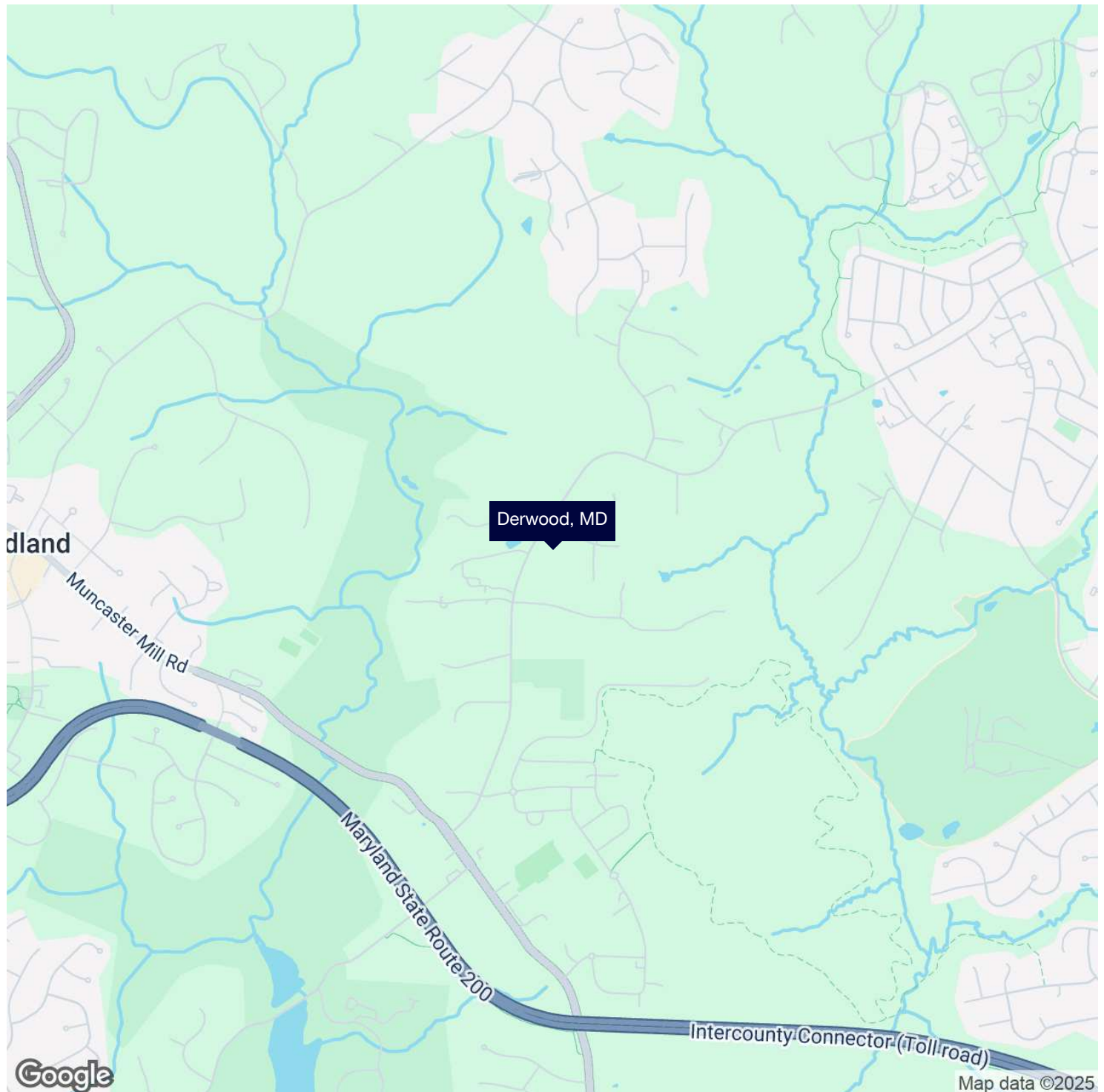
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FAMILY ROOM Inside Area 731 ft²

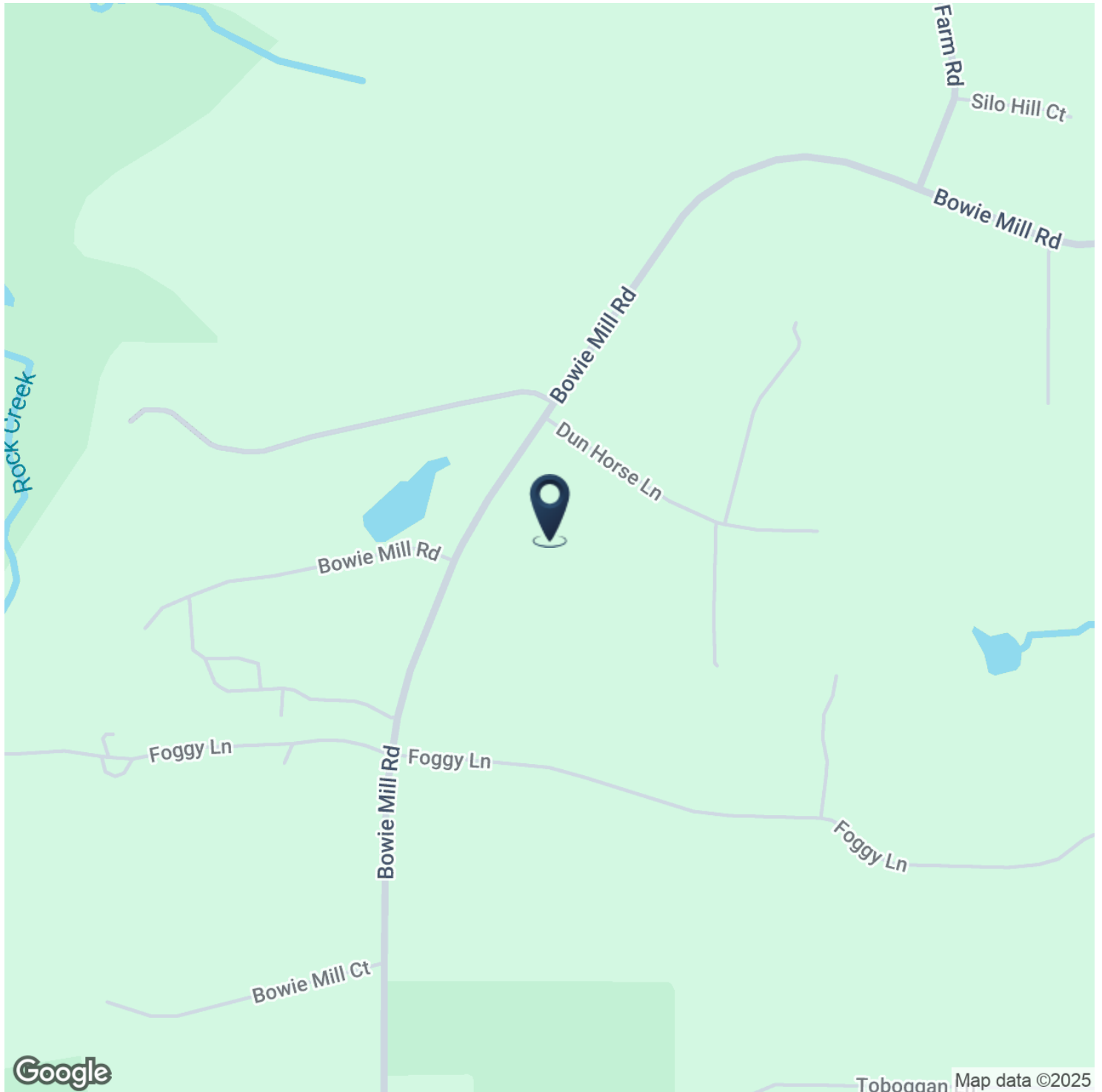


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Regional Map



Location Map



Aerial Map



Site Plans

§ 59.4.4.6

Section 4.4.6. Residential Estate - 1 Zone (RE-1)

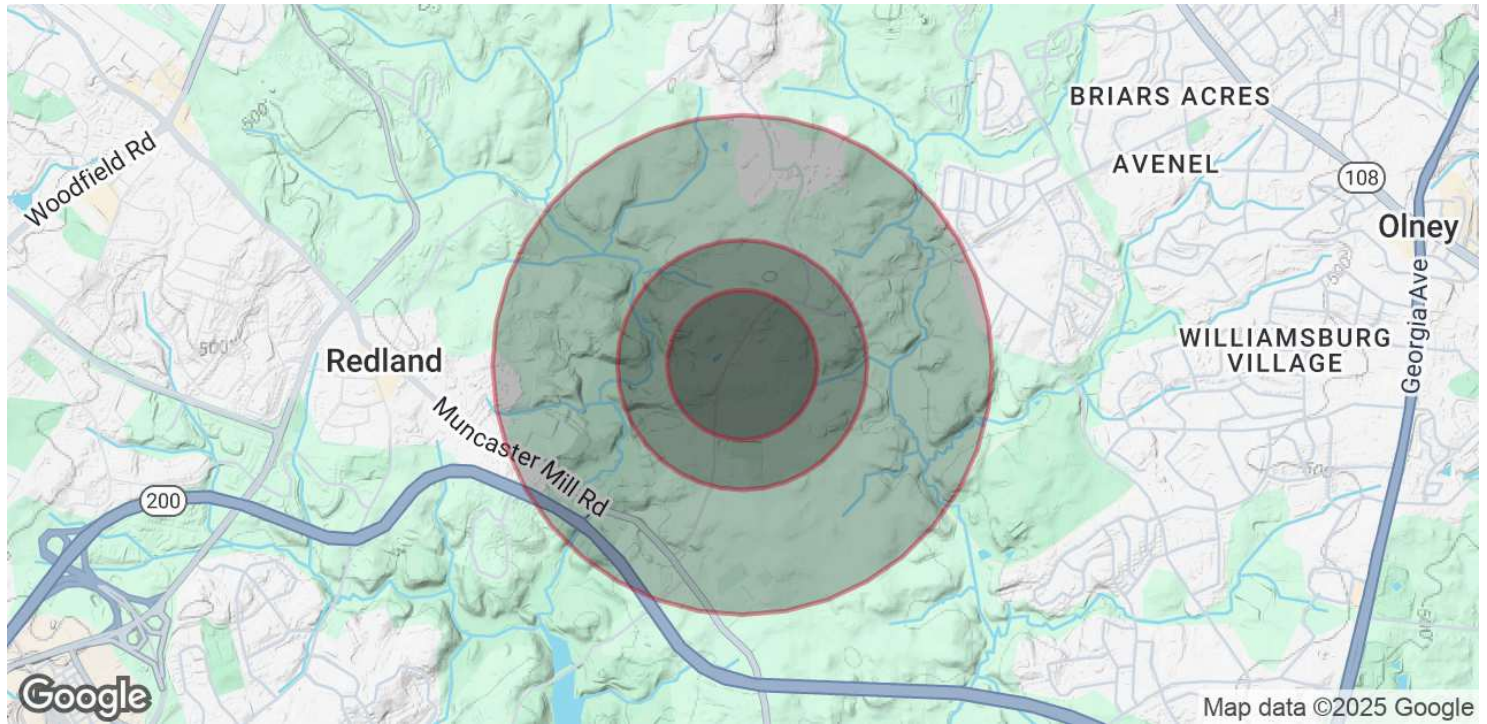
A. Intent Statement

The intent of the RE-1 zone is to provide designated areas of the County for large-lot residential uses. The predominant use is residential in a detached house.

B. RE-1 Zone, Standard Method Development Standards

Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone	
1. Lot and Density	
Lot (min)	
Lot area	40,000 SF
Lot width at front building line	125'
Lot width at front lot line	25'
Frontage on street or open space	Required, except as exempt under Chapter 50
Specification for Lot	
a. Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.	
Density (max)	
Density (units/acre)	1.09
Coverage (max)	
Lot	15%
2. Placement	
Principal Building Setbacks (min)	
Front setback	50'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	50'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	20'
Side setback	17'
Sum of side setbacks	35'
Rear setback	35'

Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	61	293	1,687
Average Age	42	41	42
Average Age (Male)	41	41	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	94	544
# of Persons per HH	3	3.1	3.1
Average HH Income	\$207,468	\$213,286	\$220,739
Average House Value	\$864,305	\$860,365	\$830,301

Demographics data derived from AlphaMap

Advisor Bio 1

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