

FOR SALE

12 ACRES LAND

Largo, Maryland

Intersection of Arena Drive and
I-495/I-95 (DC Capital Beltway)



Prime Visibility and Access to DC Capital Beltway (I-495/I-95)
Perfect Mixed-Use Development Opportunity



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Executive Summary

Transwestern is pleased to offer, for fee simple sale, 12 prime acres for development at the Arena Drive interchange adjacent to the Capital Beltway (I-495/I-95). This area is undergoing dramatic positive change with the relocation of the Prince George’s County Hospital and the concentration of the government headquarters for Prince George’s County to the Inglewood Center. Arena Drive is a full interchange onto I-495/I-95 (Exit #16) and offers direct access to the Inglewood Center and all area amenities. The nearby Largo Metro station and power retail center, Boulevard at Capital Centre, create a perfect environment for mixed-use development. The purchaser of this property will have the opportunity to create quality apartment and townhouse product, retail with visibility and access to the Beltway, and office product including medical office. The site is a short, easy commute to downtown Washington, DC and Capitol Hill by either car or Metro rail.

There is a myriad of possibilities for the savvy developer with an untouched but ideally located piece of land.

Development Opportunities

The property is currently zoned I-3, but the evolving neighborhood change leads us to believe a mixed-use concept can be approved. Transwestern believes that up to 150 apartment units or 80 townhouse lots could be created along with 15,000 square feet of retail and 30,000 square feet of office.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,588	93,905	260,527
Avg. HH Income	\$89,985	\$92,635	\$83,863
Med. HH Income	\$77,400	\$75,060	\$66,843



Boulevard at the Capital Centre



Prince George’s County Regional Medical Center

The Inglewood market is becoming the economic center of the County



COMING SOON
PG Regional
Medical Center

12 Acres

Potential FBI HQ

New PG County HQ

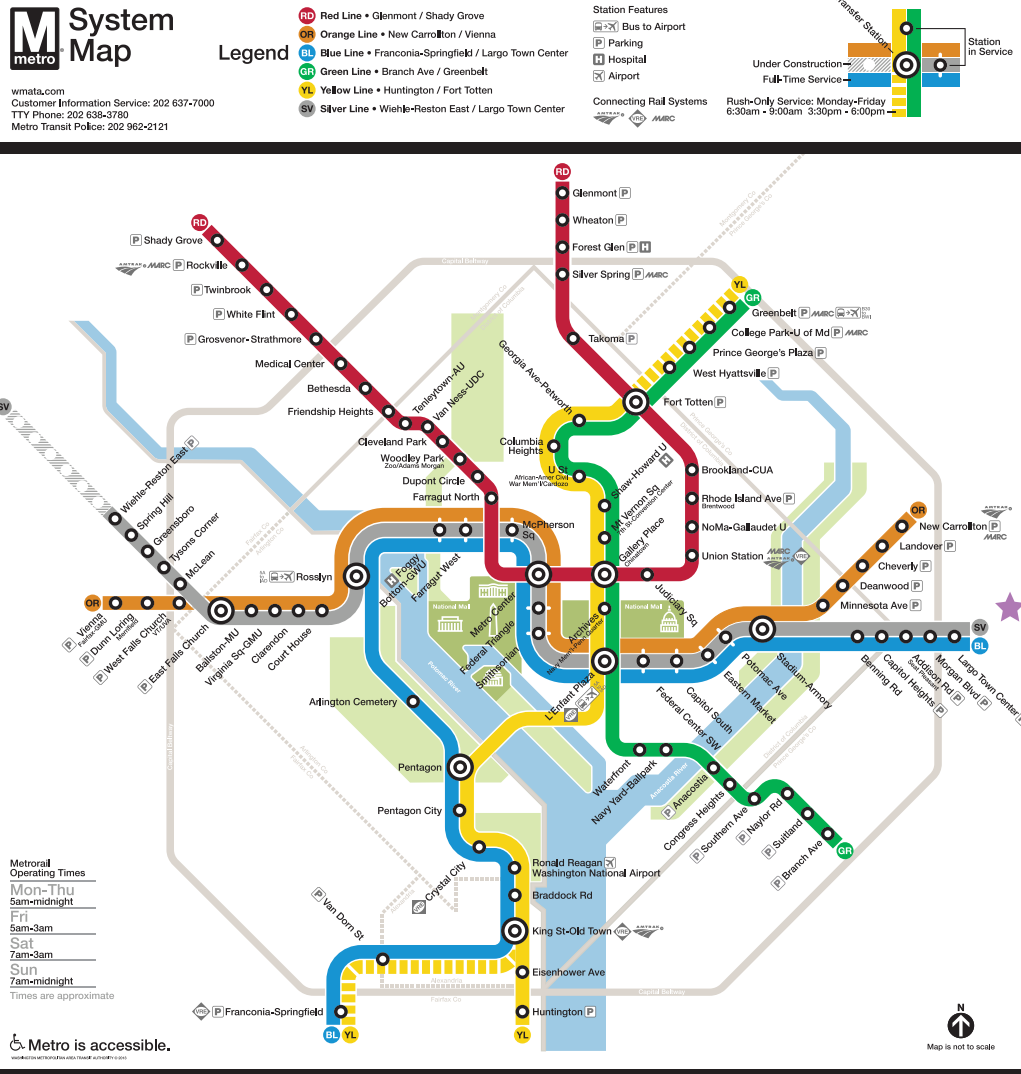
WICKHAMPTON TOWNE CENTRE



*Site just recently cleared.
Good topography, good depth, incredible visibility.*



Site has proximity to new Metro Silver Line extension through DC to Dulles Airport.



Silver Line is a 23-mile extension of the existing Metrorail system with new tracks that extend from East Falls Church, through Tysons and Reston, and eventually to Washington Dulles International Airport west to Ashburn.

Phase 1 of the project opened on July 26, 2014, adding four new stations in Tysons, Virginia's largest employment center, and one in Reston. The Silver Line opening marked the first time a new color had been added to the Metro map since the Green Line opened in 1991.

Construction is underway on Phase 2, which will provide a transfer-free ride from Washington Dulles International Airport to downtown Washington. Construction of Silver Line is handled by the Metropolitan Washington Airports Authority, but operations are handled by Metro.

DEAL CONTACTS

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