



LAND FOR SALE

October Court - Legacy Estate + Adaptive Reuse Opportunity

17801 & 17805 OCTOBER CT, ROCKVILLE, MD 20855

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**OCTOBER COURT -
LEGACY ESTATE +
ADAPTIVE REUSE
OPPORTUNITY**

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SEC. 1 OCTOBER COURT - LEGACY ESTATE + ADAPTIVE REUSE OPPORTUNITY

Executive Summary

• Offering Summary

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OFFERING SUMMARY

17801 October Ct, Rockville, MD 20855



Listing Price
Request for Offer



Lot Size
3.04 Acres



Zoning
RE-2

OPERATIONAL

Lot Size	3.04 Acres
Year Built	1981
Zoning	RE-2 (Residential Estate)
Parcel Size	3.04 Acres
Interior Volume	12,600+ Sq. Ft. (Main + ADU)
Structural Integrity	Clear-Span Truss / Double 2 x 4 Outer Wall Construction
Ceiling Heights	12-foot (Wellness Wing)



SEC. 2

OCTOBER COURT - LEGACY ESTATE + ADAPTIVE REUSE OPPORTUNITY

Property Information

- Property Summary
- Investment Highlights
- Existing Structural Plans
- Local Map
- Parcel Map
- Retailer Map
- Exterior Photos
- Interior Photos

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PROPERTY SUMMARY

17801 October Ct, Rockville, MD 20855

Property Description

The land at 17801 and 17805 October Court is improved with more than 12,600 square feet of existing structures, including a primary residence, accessory dwelling unit, extensive parking areas, gated entry, and multiple garage bays. The site benefits from mature landscaping, elevated views, and direct adjacency to protected parkland and stream corridor areas, creating a uniquely private setting rarely available within close proximity to Washington, D.C., Rockville, and the region's major employment centers.

Beyond its immediate residential appeal, the property's physical characteristics present a variety of potential future opportunities. Existing improvements include clear-span construction elements, large open gathering spaces, commercial-grade electrical capacity, and a site configuration that may support future adaptive reuse strategies. Prospective purchasers may evaluate the property for continued estate use, multi-generational living, wellness-oriented uses, residential care concepts, educational facilities, institutional uses, or other applications, subject to purchaser due diligence and applicable governmental approvals.

The surrounding area continues to benefit from significant public infrastructure investment, including nearby water, sewer, and pedestrian mobility improvements. These projects, combined with the property's substantial acreage, strategic location, and existing improvements, create a compelling opportunity for investors, owner-users, family offices, institutional operators, and luxury residential buyers seeking a truly irreplaceable asset.



Property Highlights

- Legacy Estate Offering on 3.04 Acres
- 12,600+ SF Residence with Guest Accommodations
- First Time Offered by Original Ownership
- Located in Affluent Montgomery County, Maryland
- Significant Long-Term Value Through Potential Repositioning, Adaptive Reuse, or Future Development Opportunities (subject to approvals)

INVESTMENT HIGHLIGHTS

17801 October Ct, Rockville, MD 20855



Investment Overview

PROVENANCE: The property is truly rare and is situated directly in front of Rock Creek Park, backing with 800 linear feet directly abutted to federal land and Rock Creek which extends into Washington, D.C. It features 3.04 Acres of extensive privacy with elevated views of the creek and highly protected forested land.

I. ASSET OVERVIEW & ZONING ADVANTAGE:

The subject property at 17801 October Court represents a premier RE-2 (Residential Estate, 2-Acre Minimum) asset within a highly sought-after Montgomery County corridor. The property consists of a primary residence exceeding 10,600 square feet, an independent Accessory Dwelling Unit (ADU), large parking area, circular driveway with attractive double-gated entrance, and an 8-car garage capacity.

- **Zoning Optimization:** The RE-2 designation provides a superior by-right, highest and best use, and conditional use profile for a Residential Care Facility
- **Acreage Compliance:** The 3.04-acre site area inherently satisfies the density and green-space requirements (70%) mandated by Montgomery County for a resident facility, minimizing the regulatory friction typically associated with 1-acre (RE-1) parcels

INVESTMENT HIGHLIGHTS

17801 October Ct, Rockville, MD 20855



II. COMMERCIAL BUILD ARCHITECTURAL FLEXIBILITY & INFRASTRUCTURE:

The structure is engineered with Clear-Span Trusses, eliminating load-bearing interior partitions and allowing for an efficient, custom reconfiguration of the resident floor plan.

- High-Performance Envelope: Double 2'x4' exterior wall construction provides exceptional thermal efficiency and acoustic isolation - critical for a high-luxury memory care environment
- The Wellness Space: A dedicated 24'x56' open-span wing featuring 12-foot ceilings. This space is currently fully mirrored and equipped with professional-grade flooring and audio integration
- Foundation: Commercial design and build
- Electric: Commercial 400-amp, 240-volt service
- Strategic Utility: Turnkey physical therapy or common social center, representing significant cost savings for a prospective operator

III. OPERATIONAL HISTORY & CAPACITY

The property has maintained a consistent 30-year operational history as a high-occupancy professional dance studio (25+ daily attendees). This history establishes a "Proof of Concept" for the neighborhood's capacity to absorb the impact traffic associated with any premier care model.

- Connectivity: Immediate access to the Intercounty Connector (ICC/MD-200) and the Washington DC Metro system provides essential logistics for high-caliber staffing and family visitation

Adaptive Reuse & Redevelopment Opportunity

A RARE OPPORTUNITY FOR COMPLETE TRANSFORMATION

While the property is currently improved as an exceptional residential estate, the existing structure offers a rare opportunity for complete adaptive reuse. Preliminary architectural studies demonstrate that the building can be stripped to its primary structural elements, creating open floor plates for a completely customized mixed-use or commercial redevelopment, subject to applicable zoning and permitting.

Rather than beginning with a ground-up project, a future owner may capitalize on the existing structural envelope while designing an entirely new interior layout tailored to their intended use.



DEVELOPMENT FLEXIBILITY



Existing structure can be substantially reconfigured



Conceptual plans illustrate open floor plates



Suitable for residential, commercial, mixed-use or institutional concepts (subject to approvals)



Opportunity to preserve portions of the existing structure while delivering an entirely modern product



Significant value-add through repositioning and modernization



Potential for mixed-use or residential redevelopment, subject to zoning and approvals

POTENTIAL USES (SUBJECT TO APPROVALS)



Boutique Office



Medical or Wellness Practice



Embassy or Nonprofit Headquarters



Luxury Condominium Conversion



Executive Residence



Mixed Commercial / Residential



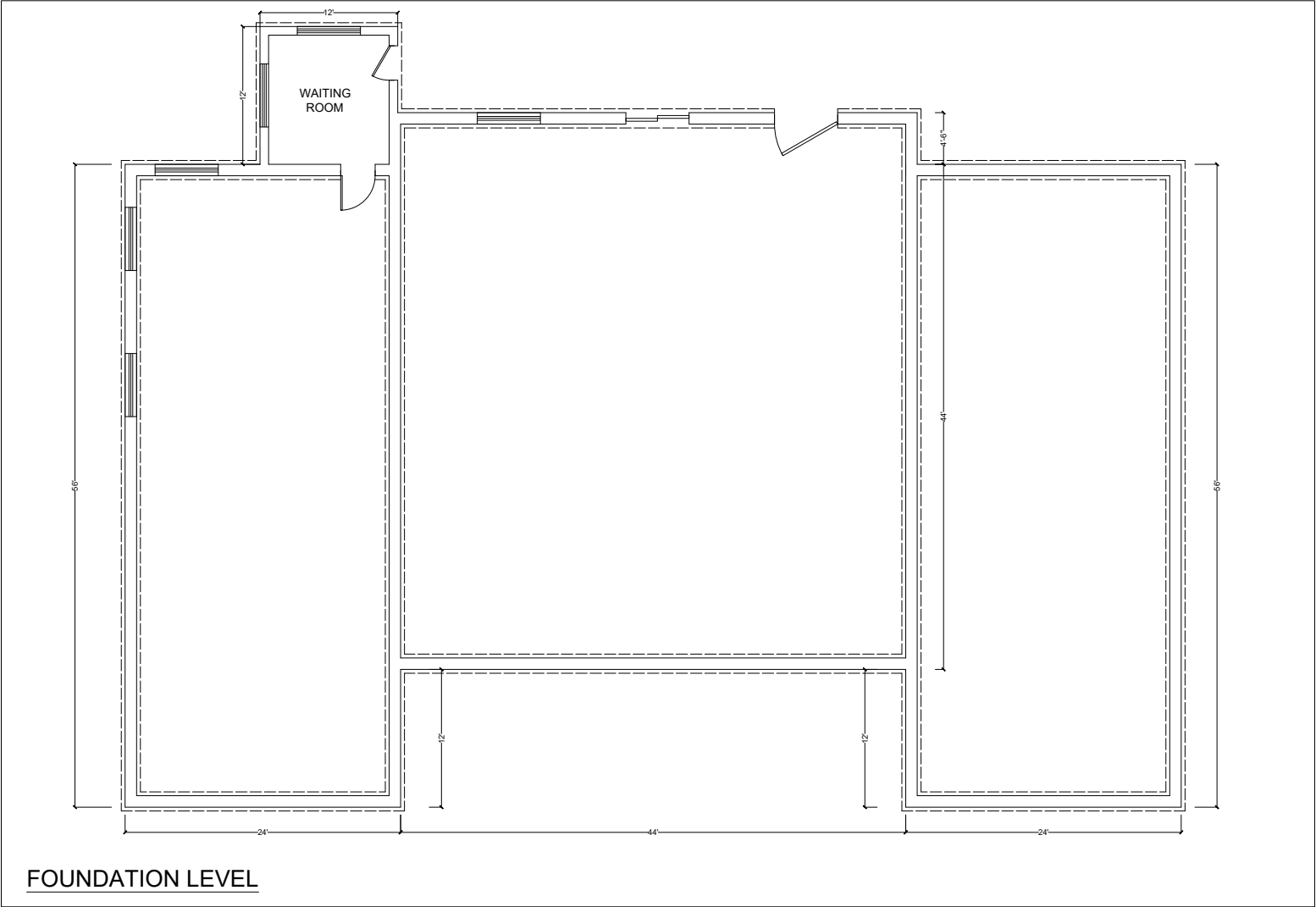
Educational or Cultural Institution

CONCEPTUAL REDEVELOPMENT PLANS

The architectural drawings contained herein are conceptual in nature and are provided solely to demonstrate one possible redevelopment scenario. Buyers should independently verify zoning, permitting requirements, structural feasibility, and all development opportunities through their own architects, engineers, and consultants.

EXISTING STRUCTURAL PLANS

17801 October Ct, Rockville, MD 20855

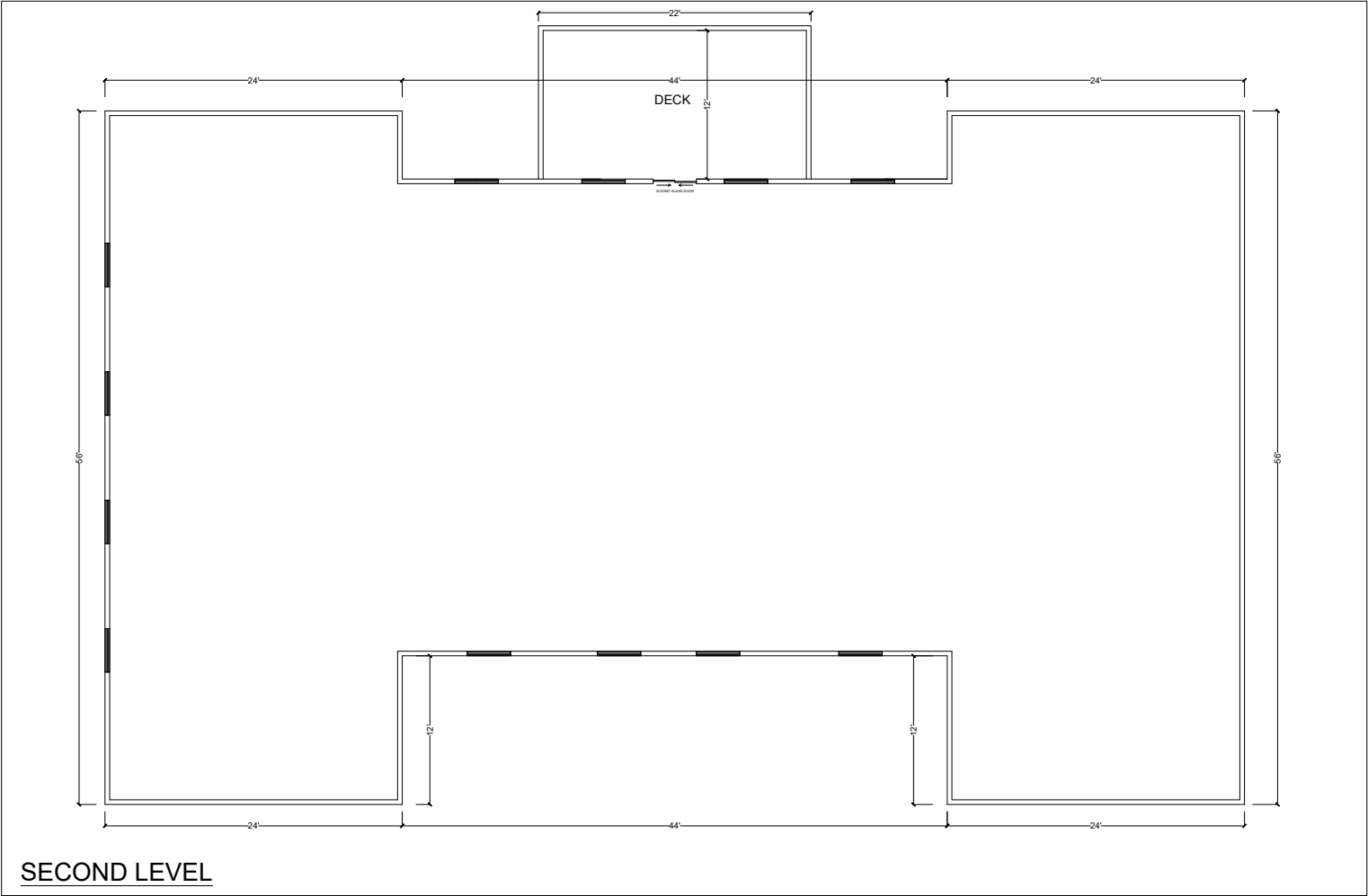


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Architectural floor plan of the first level of a house. The plan shows a central Sunroom (20' x 20') flanked by two Decks (12' x 12' each). The Sunroom has a glass door leading to a large outdoor area (44' x 21'). The Decks have glass doors leading to a large outdoor area (24' x 21'). The Sunroom has a glass door leading to a large outdoor area (44' x 21'). The Decks have glass doors leading to a large outdoor area (24' x 21'). The Sunroom has a glass door leading to a large outdoor area (44' x 21'). The Decks have glass doors leading to a large outdoor area (24' x 21). The Sunroom has a glass door leading to a large outdoor area (44' x 21'). The Decks have glass doors leading to a large outdoor area (24' x 21).

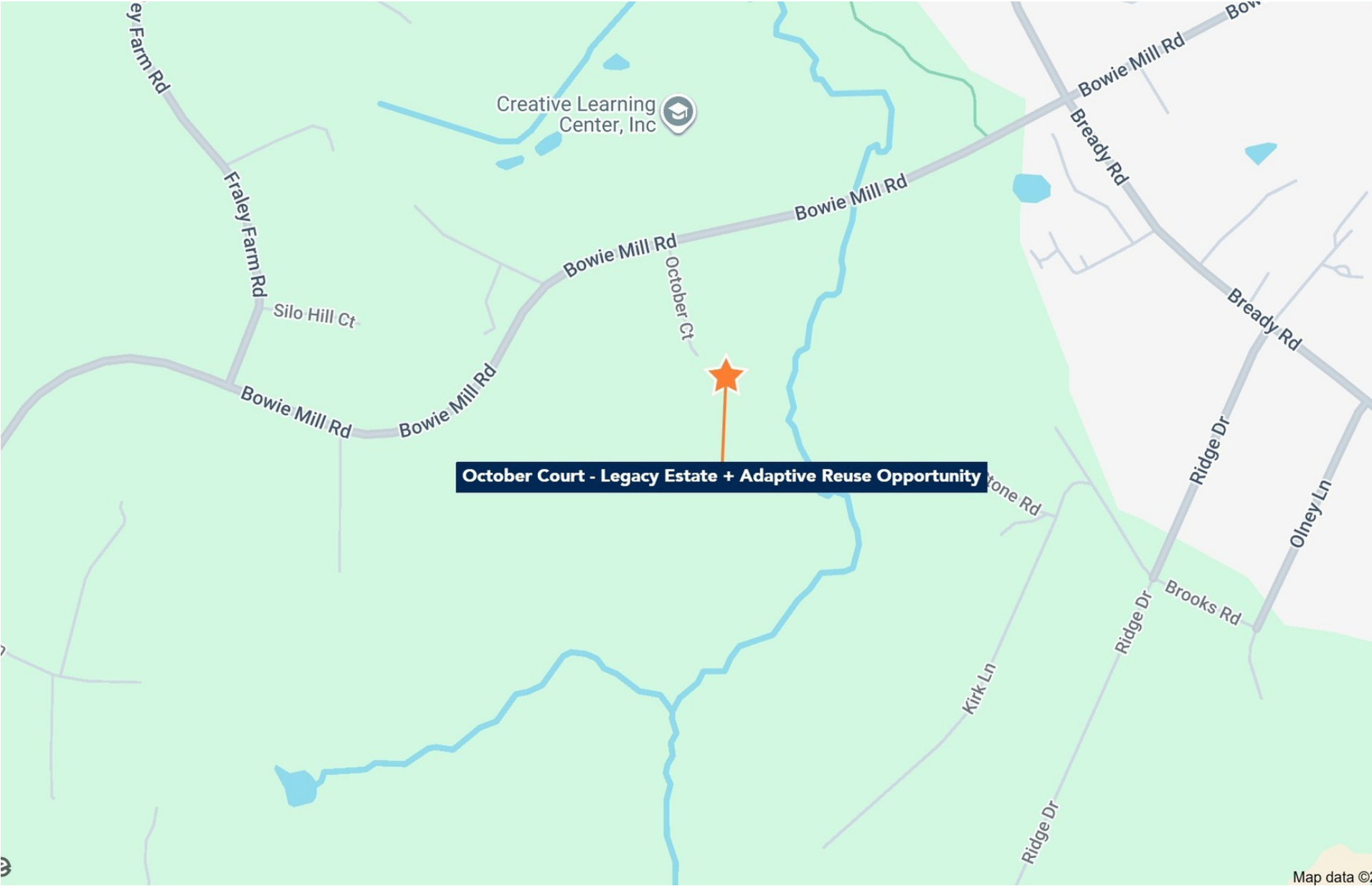
EXISTING STRUCTURAL PLANS

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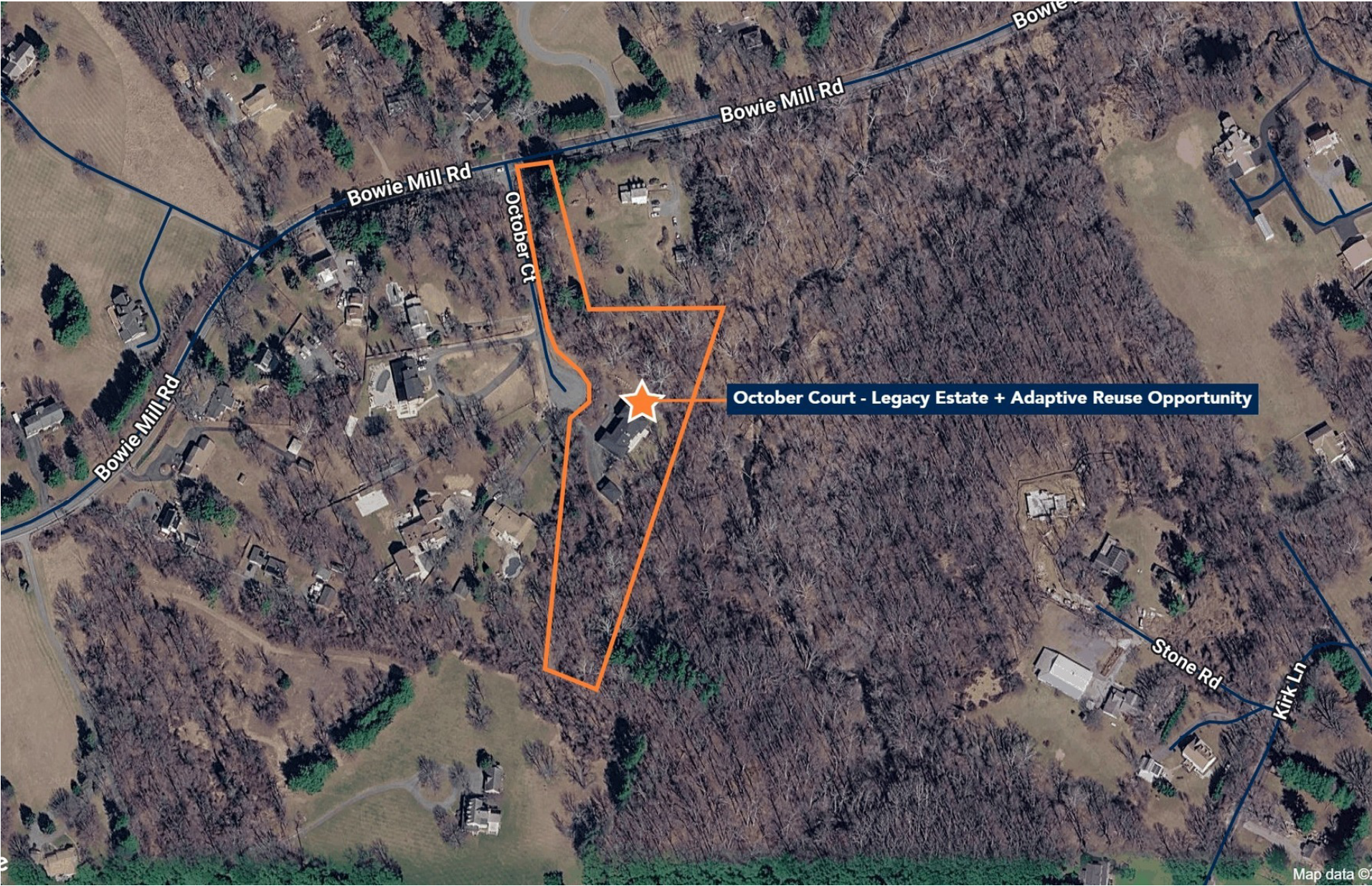
LOCAL MAP

17801 October Ct, Rockville, MD 20855



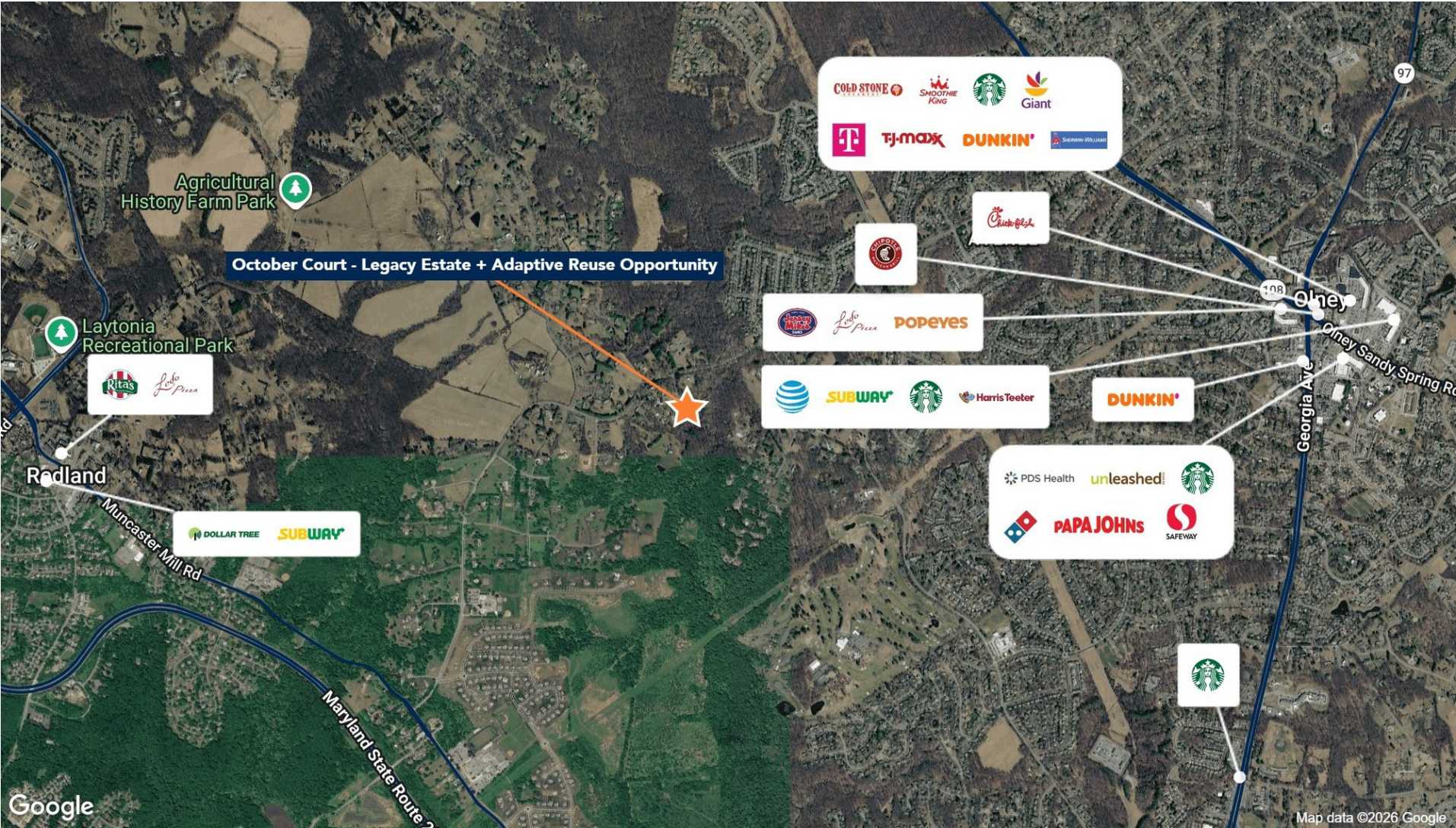
PARCEL MAP

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RETAILER MAP

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EXTERIOR PHOTOS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

17801 October Ct, Rockville, MD 20855



INTERIOR PHOTOS

17801 October Ct, Rockville, MD 20855



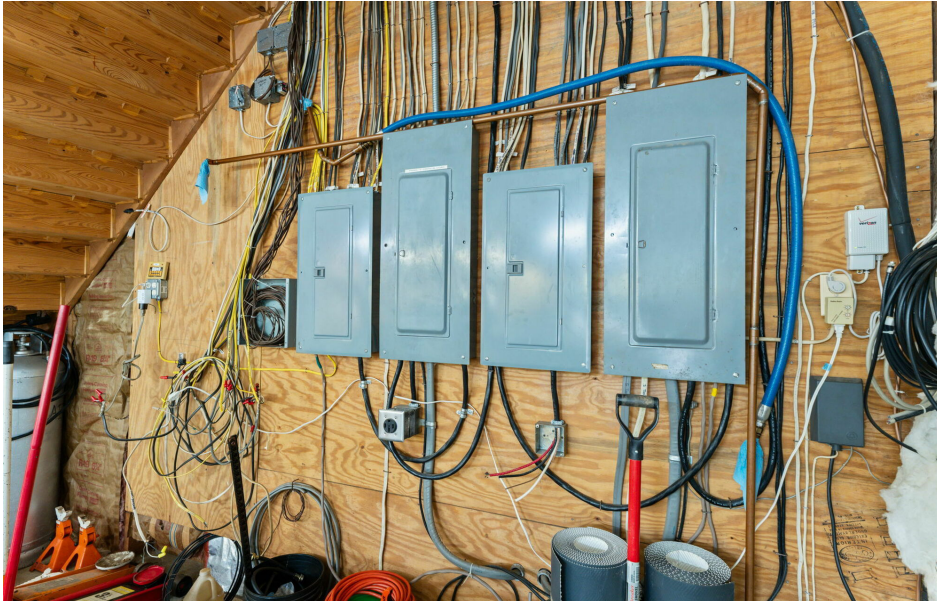
INTERIOR PHOTOS

17801 October Ct, Rockville, MD 20855



INTERIOR PHOTOS

17801 October Ct, Rockville, MD 20855



SEC. 3

OCTOBER COURT - LEGACY ESTATE + ADAPTIVE REUSE OPPORTUNITY

Executive Accessibility

- Private Aviation Access
- Montgomery County Airpark Aerial

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PRIVATE AVIATION ACCESS

17801 October Ct, Rockville, MD 20855



Minutes From Montgomery County Airpark (GAI)

The October Court Estate is conveniently located approximately 10–15 minutes from Montgomery County Airpark (GAI), one of the Washington metropolitan area's premier general aviation airports.

Located approximately 5–7 miles northwest of the property, Montgomery County Airpark serves private aircraft owners, corporate aviation, charter operators, and flight departments seeking efficient access to Montgomery County and the greater Washington, D.C. region.

The airport features a 4,200-foot paved runway with three instrument approaches, a full-service fixed-base operator (FBO), aircraft fueling, hangar facilities, maintenance services, and pilot amenities, making it the closest jet-capable general aviation airport serving Montgomery County.



Executive Connectivity

Private aviation users benefit from convenient access to:

- Downtown Bethesda
- Rockville Town Center
- Washington, D.C.
- I-270 Technology Corridor
- BioHealth Capital Region

For executives, entrepreneurs, institutional owners, and international travelers, proximity to Montgomery County Airpark provides an efficient alternative to commercial airports while maintaining exceptional regional connectivity.

MONTGOMERY COUNTY AIRPARK AERIAL

17801 October Ct, Rockville, MD 20855



SEC. 4

OCTOBER COURT - LEGACY ESTATE + ADAPTIVE REUSE OPPORTUNITY

Market Overview

- RFK Stadium & Washington D.C Sports
- Market Overview
- Demographics

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RFK STADIUM & WASHINGTON D.C SPORTS

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RFK Redevelopment / Major Growth Catalyst

The Property is less than a 40 minute drive from the future RFK Stadium redevelopment, a landmark mixed-use project expected to reshape the eastern portion of Washington, D.C. The redevelopment will introduce new housing, retail, entertainment venues, parks, and infrastructure improvements, further accelerating investment throughout the surrounding neighborhoods. As one of the closest entitled multifamily development opportunities to this transformative project, the property offers investors the opportunity to capitalize on the area's continued growth and revitalization

Highlights

- **\$3.7B–\$3.8B Total Redevelopment Investment:** The new RFK Stadium project represents one of the largest economic development initiatives in Washington, D.C. history, with an estimated total cost approaching \$4 billion.
- **Largest Private Investment in D.C. History:** The Washington Commanders are committing at least \$2.7 billion toward stadium construction and project delivery, described by city officials as the single largest private investment ever made in the District.
- **Major Public Infrastructure Spending:** The District is contributing more than \$1 billion toward roads, utilities, parking structures, transit improvements, and site readiness—bringing substantial new public capital to the surrounding corridor.
- **180-Acre Mixed-Use Redevelopment Opportunity:** The stadium is only one component of the larger 180-acre RFK campus transformation, expected to include housing, retail, hotels, restaurants, parks, and neighborhood amenities that can drive nearby property values and demand.
- **Year-Round Destination with Regional Draw:** The new roofed stadium is planned as a 365-day entertainment venue capable of hosting NFL games, concerts, marquee events, and potentially a future Super Bowl—creating recurring traffic and economic activity for nearby businesses and real estate owners.

RFK STADIUM & WASHINGTON D.C SPORTS

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RFK STADIUM & WASHINGTON D.C SPORTS

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RFK STADIUM & WASHINGTON D.C SPORTS

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In 2030, Washington, DC Will Be One Of Only Five Cities In The United States Of America That Has All Of Its Professional Sports Teams In The City Limits.



MARKET OVERVIEW

17801 October Ct, Rockville, MD 20855

Rockville, Maryland

The investment property is in Rockville, Maryland, one of the Washington D.C. metropolitan area's premier suburban communities and the county seat of Montgomery County. Rockville is an excellent market for residential development thanks to the city's expanding population, strong economic fundamentals, and highly favorable location with proximity to the nation's capital. Approximately 186,928 residents live within a five-mile radius of the property. This population is projected to increase through 2030, reflecting stable long-term demand for new housing. The same population boasts a median household income of \$132,512, over 69 percent higher than the U.S. average, demonstrating substantial purchasing power and supporting demand for higher-quality residential communities. Residents are among the nation's most educated, with 26.1 percent holding graduate degrees and 28.1 percent holding bachelor's degrees. The local 3.0 percent unemployment rate further underscores the area's economic stability. Notably, Rockville is positioned approximately 12 miles northwest of Washington, D.C., and 35 miles southwest of Baltimore. Exceptional regional connectivity throughout the metropolitan area is provided via nearby Interstate 270, State Route 355, the Capital Beltway, commuter rail and Amtrak service. A strategic location along the Interstate 270 biotechnology corridor likewise places the city at the center of one of the nation's leading life sciences and technology employment clusters. Additionally, the ongoing development of the new Robert F. Kennedy Memorial Stadium and surrounding entertainment district will contribute to the area's consistent, long-term economic performance. Overall, Rockville's highly educated population, affluent households, outstanding transportation infrastructure and proximity to large employment centers present a compelling opportunity for residential development investment.

Highlights

- Affluent Washington, D.C. Suburb with Median Household Income Exceeding the U.S. Average
- Highly Educated Population Supports Long-Term Residential Development Demand
- Exceptional Regional Connectivity via Interstate 270, the Capital Beltway, and Commuter Rail
- Premier Residential Development Market Anchored by the Interstate 270 Biotechnology Corridor



DEMOGRAPHICS

17801 October Ct, Rockville, MD 20855

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	4,557	44,044	187,144
2025 Estimate			
Total Population	4,557	43,966	186,928
2020 Census			
Total Population	4,736	45,349	191,248
2010 Census			
Total Population	4,216	43,574	179,268
Daytime Population			
2025 Estimate	2,669	34,036	194,335
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,595	15,593	69,980
2025 Estimate			
Total Households	1,598	15,539	69,740
Average (Mean) Household Size	3.0	2.8	2.7
2020 Census			
Total Households	1,603	15,431	69,282
2010 Census			
Total Households	1,425	14,745	64,282

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$250,000 or More	28.6%	25.7%	15.4%
\$200,000-\$249,999	19.1%	16.5%	9.8%
\$150,000-\$199,999	17.4%	17.5%	14.7%
\$125,000-\$149,999	8.8%	8.6%	9.7%
\$100,000-\$124,999	6.8%	8.8%	10.1%
\$75,000-\$99,999	5.3%	7.3%	10.0%
\$50,000-\$74,999	6.7%	6.4%	10.9%
\$35,000-\$49,999	2.3%	2.7%	6.1%
\$25,000-\$34,999	1.8%	2.1%	4.4%
\$15,000-\$24,999	1.0%	1.8%	3.8%
Under \$15,000	2.1%	2.5%	5.2%
Average Household Income	\$210,446	\$199,405	\$153,986
Median Household Income	\$193,504	\$180,715	\$132,512
Per Capita Income	\$69,918	\$70,233	\$56,445

DEMOGRAPHICS

17801 October Ct, Rockville, MD 20855

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate	4,557	43,966	186,928
0 to 4 Years	5.2%	5.0%	5.5%
5 to 14 Years	13.0%	12.7%	12.2%
15 to 17 Years	5.1%	4.5%	3.9%
18 to 19 Years	2.5%	2.4%	2.3%
20 to 24 Years	5.9%	5.3%	5.6%
25 to 29 Years	3.9%	4.1%	5.4%
30 to 34 Years	4.0%	4.4%	5.8%
35 to 39 Years	5.7%	5.6%	6.5%
40 to 49 Years	12.6%	12.5%	12.6%
50 to 59 Years	16.2%	15.3%	13.3%
60 to 64 Years	8.2%	8.3%	6.8%
65 to 69 Years	6.6%	6.9%	5.9%
70 to 74 Years	4.5%	5.1%	4.6%
75 to 79 Years	3.5%	3.9%	3.8%
80 to 84 Years	1.5%	2.1%	2.7%
Age 85+	1.6%	1.9%	3.1%
Median Age	44.0	45.0	43.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	3,113	30,822	131,929
Elementary (0-8)	2.0%	2.6%	6.1%
Some High School (9-11)	2.2%	2.2%	3.8%
High School Graduate (12)	10.7%	10.9%	15.8%
Some College (13-15)	11.3%	12.0%	14.1%
Associate Degree Only	4.2%	5.4%	6.0%
Bachelor's Degree Only	34.4%	33.4%	28.1%
Graduate Degree	35.2%	33.5%	26.1%
HOUSING UNITS			
Occupied Units			
2030 Projection	1,631	15,911	73,005
2025 Estimate	1,634	15,856	72,760
Owner Occupied	1,415	13,886	48,021
Renter Occupied	102	1,629	21,741
Vacant	36	317	3,021
Persons in Units			
2025 Estimate Total Occupied Units	1,598	15,539	69,740
1 Person Units	11.1%	16.2%	26.5%
2 Person Units	35.0%	35.5%	31.3%
3 Person Units	20.7%	18.6%	16.0%
4 Person Units	20.5%	18.2%	14.2%
5 Person Units	8.1%	7.5%	7.1%
6+ Person Units	4.7%	3.9%	4.9%

DEMOGRAPHICS

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POPULATION

In 2025, the population in your selected geography is 186,928. The population has changed by 4.27 percent since 2010. It is estimated that the population in your area will be 187,144 five years from now, which represents a change of 0.1 percent from the current year. The current population is 48.5 percent male and 51.5 percent female. The median age of the population in your area is 43.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,377 people per square mile.



HOUSEHOLDS

There are currently 69,740 households in your selected geography. The number of households has changed by 8.49 percent since 2010. It is estimated that the number of households in your area will be 69,980 five years from now, which represents a change of 0.3 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2025, the median household income for your selected geography is \$132,512, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 39.63 percent since 2010. It is estimated that the median household income in your area will be \$144,992 five years from now, which represents a change of 9.4 percent from the current year.

The current year per capita income in your area is \$56,445, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$153,986, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 98,397 people in your selected area were employed. The 2010 Census revealed that 70.5 percent of employees are in white-collar occupations in this geography, and 10.7 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 37.00 minutes.



HOUSING

The median housing value in your area was \$557,662 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 46,960.00 owner-occupied housing units and 17,321.00 renter-occupied housing units in your area.



EDUCATION

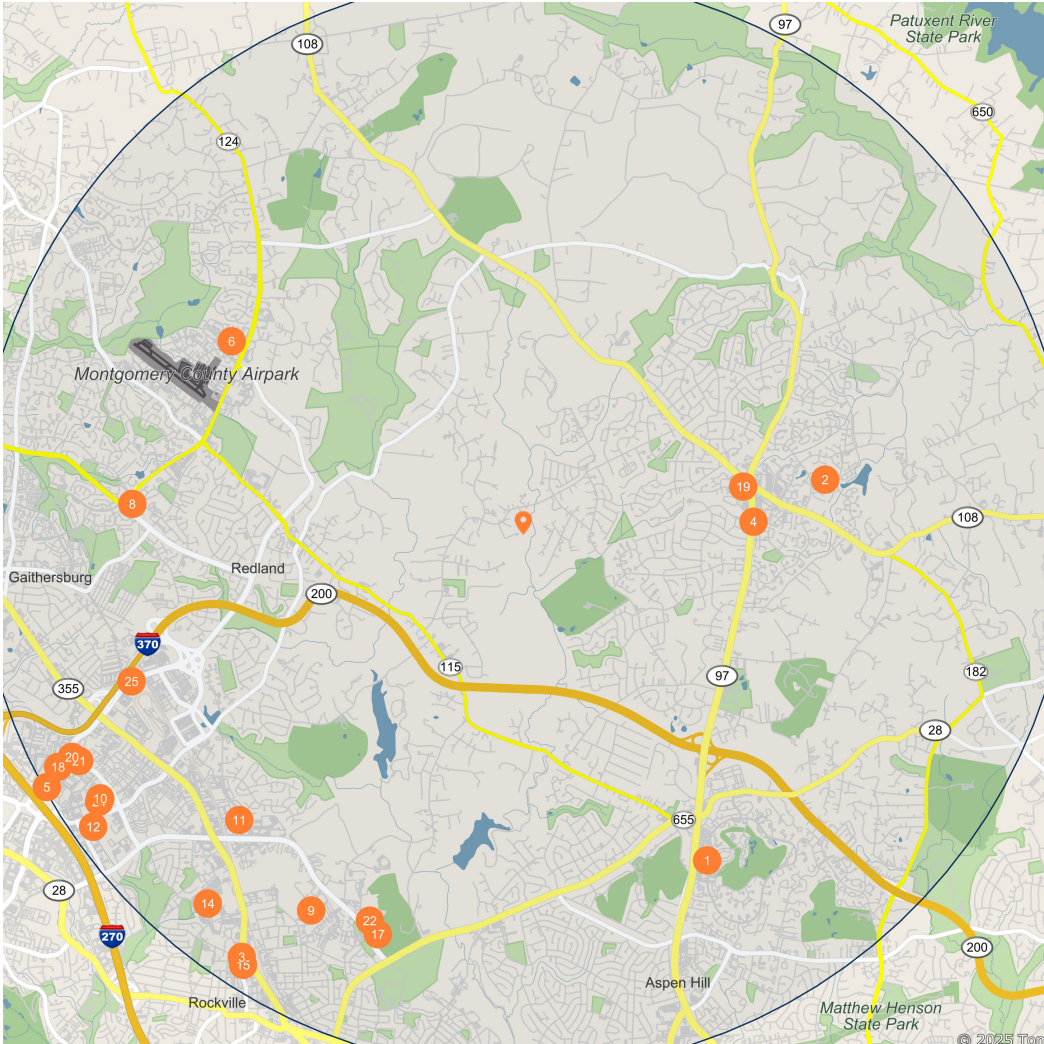
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 49.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.0 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.5 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 19.6 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS

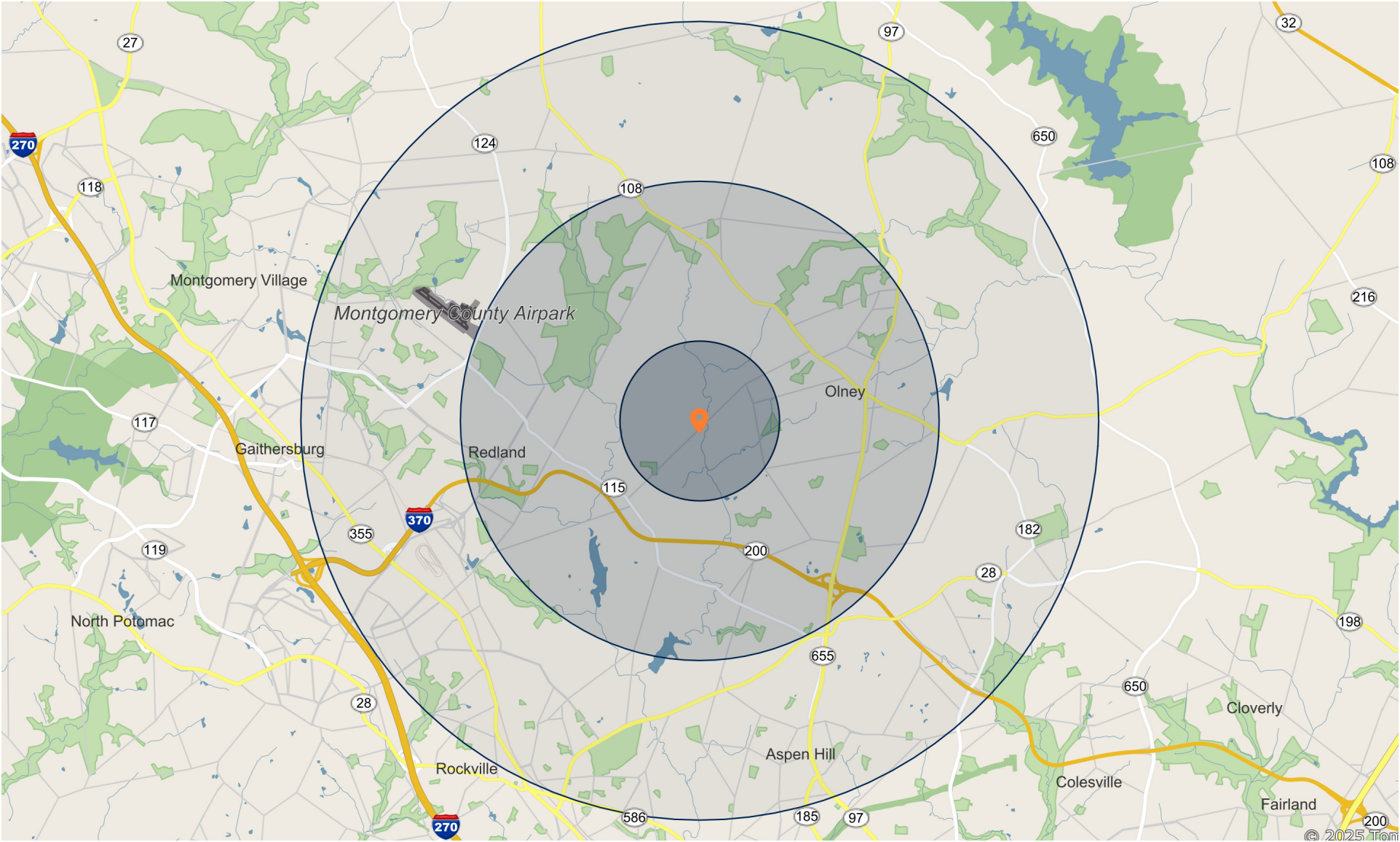
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Major Employers		Employees
1	Sodexo Management Inc-	1,701
2	Montgomery General Hosp Inc-MEDSTAR HEALTH VNA	1,500
3	United States Dept Treasury-	1,240
4	Atlantic Union Bank-	1,098
5	Bugaboo Creek Holdings Inc-	1,031
6	Joerns LLC-	1,000
7	Asbury Atlantic Inc-ASBURY METHODIST VILLAGE	875
8	United States Dept Treasury-	827
9	Jjk Group Inc-John J Kirlin	800
10	Mid Atlantic Medical Svcs LLC-	800
11	Paragon Systems Inc-	738
12	Lockheed Martin Services LLC-Mission Systems and Training	731
13	Md-Individual Practice Assn-MD IPA Health	605
14	Montgomery College-	504
15	Emmes Company LLC-	475
16	Montgomery College-Rockville Campus	427
17	Montgomery Cornerstone Inc-ST LUKES HOUSE	400
18	Chicken-Out Inc-Chicken Out Rotisserie	400
19	Metropolitan Rest MGT Co Inc-Popeyes Chicken & Biscuits	392
20	Northrop Grumman Systems Corp-	372
21	Serco Services Inc-Si International Aplicat Dev	364
22	Alliance Recovery Services LLC-ARS	363
23	Johnson Cntrls Fdral Systems I-Johnson Controls	350
24	Guggenheim Partners LLC-	334
25	United States Postal Service-US Post Office	325

DEMOGRAPHICS

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**OCTOBER COURT -
LEGACY ESTATE +
ADAPTIVE REUSE
OPPORTUNITY**

Marcus & Millichap

Presented By

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