

9.04± ACRES AVAILABLE
Close To Branch Ave Metro Station

Developable Land Near Metro

5200 Capital Gateway Dr, Suitland, MD 20746



Developable Land - 9.04 Acres Available RARE OPPORTUNITY ADJACENT TO METRO

PROPERTY DESCRIPTION

5200 Capital Gateway Drive offers a rare opportunity to develop 9.04± acres of vacant land in one of Prince George's County's most established transit-oriented mixed-use districts. The property is zoned RTO-L-E (Residential Town Center – Low Employment), providing flexibility for a variety of residential, office, and mixed-use development concepts.

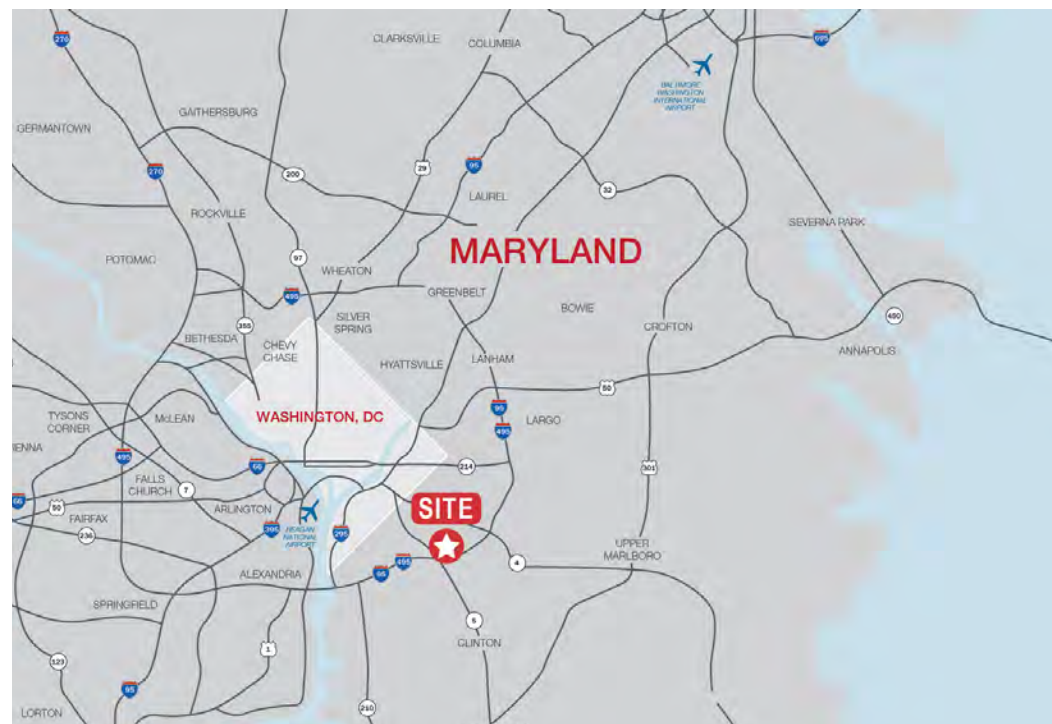
The site benefits from a strong entitlement history and has been the subject of several development plans over the past three decades. Most recently, in 2020, approvals were obtained for a 260,000-square-foot office building and an 89,000-square-foot parking structure in response to a Department of Homeland Security solicitation. Prior plans envisioned up to 550,000 square feet of mixed-use development, highlighting the property's long-term development potential.

Under the current zoning designation, residential development is permitted at densities of up to 140 units per acre. While a new preliminary plan would be required for residential development, the property's history of approvals demonstrates its viability for large-scale, transit-oriented projects. Copies of the 2020 entitlement resolutions and supporting due diligence materials are available upon request.

LOCATION DESCRIPTION

5200 Capital Gateway Drive sits at the center of a vibrant and rapidly growing mixed-use area that combines residential, employment, government, healthcare, and retail amenities. It is located less than a 5-min walk from the Branch Avenue Metro station, which has an average daily ridership of over 3,320 passengers. The surrounding area is home to numerous corporate and regional headquarters, federal agencies, medical office facilities, and destination dining options, creating a highly accessible and walkable setting for future development.

The Branch Avenue corridor has experienced significant residential growth, with approximately 1,800 multifamily units delivered between 2007 and 2018. These communities offer a range of housing options and price points, establishing a strong residential base that supports continued mixed-use and transit-oriented development.



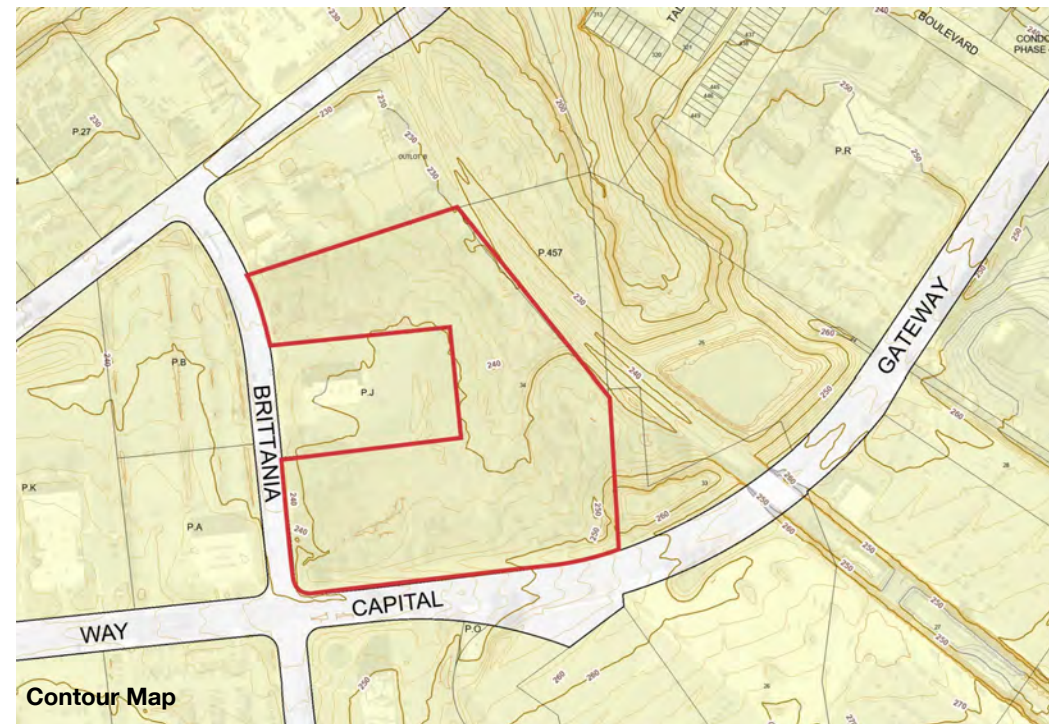
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SUMMARY OF AVAILABLE LAND

Land:	9.04± acres
Zoning:	RTO-L-E
Prior Zoning:	MXT
Legal Description:	Tax Map 88, Grid F-3, Lot 34
Prior Approvals:	- PPS 4-20018 (2020) for a 260,360 SF office building and 89,000 SF parking garage - NRI-126-2020 - TCP1-021-2020 - SWM Concept 28910-2020-0
TIF District:	Yes
MDP PFA:	Yes
MDOC Enterprise Zone:	Yes
Designated TDO Area:	Yes
Water Category:	3 - Immediately Available
Sewer Category:	3 - Immediately Available
100 Year Floodplain:	No



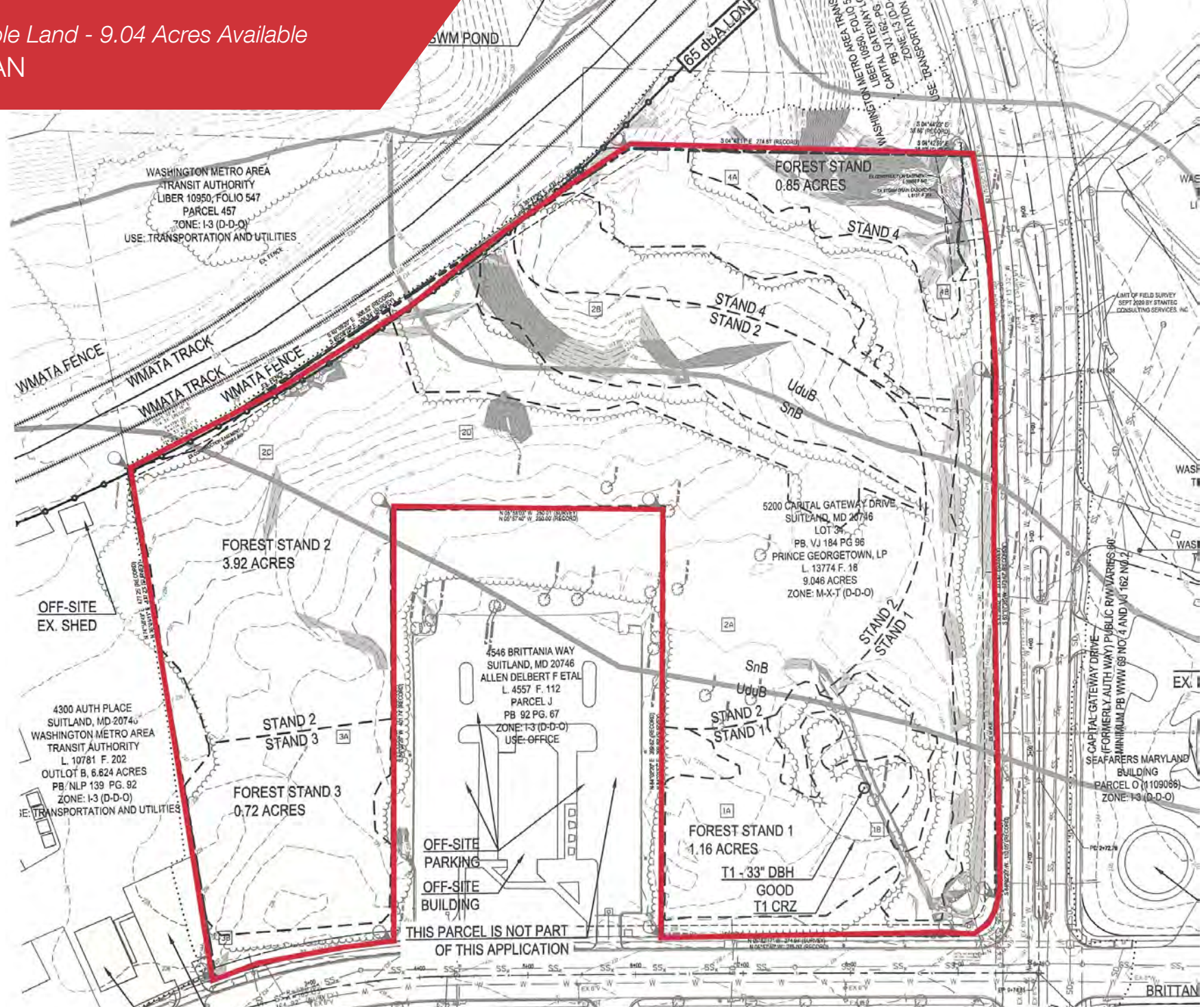
Plat Map



Contour Map

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SITE PLAN



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ZONING & TRANSPORTATION

ZONED (RTO-L-E)

The Regional Transit-Oriented, Low Intensity zone provides for vibrant, mixed-use centers intended to capture the majority of the County's future residential and employment growth and development. Extremely walkable, bikeable, and well-connected to the region. Typically located at major transit centers anchored by Metro stations.

Minimum net lot area

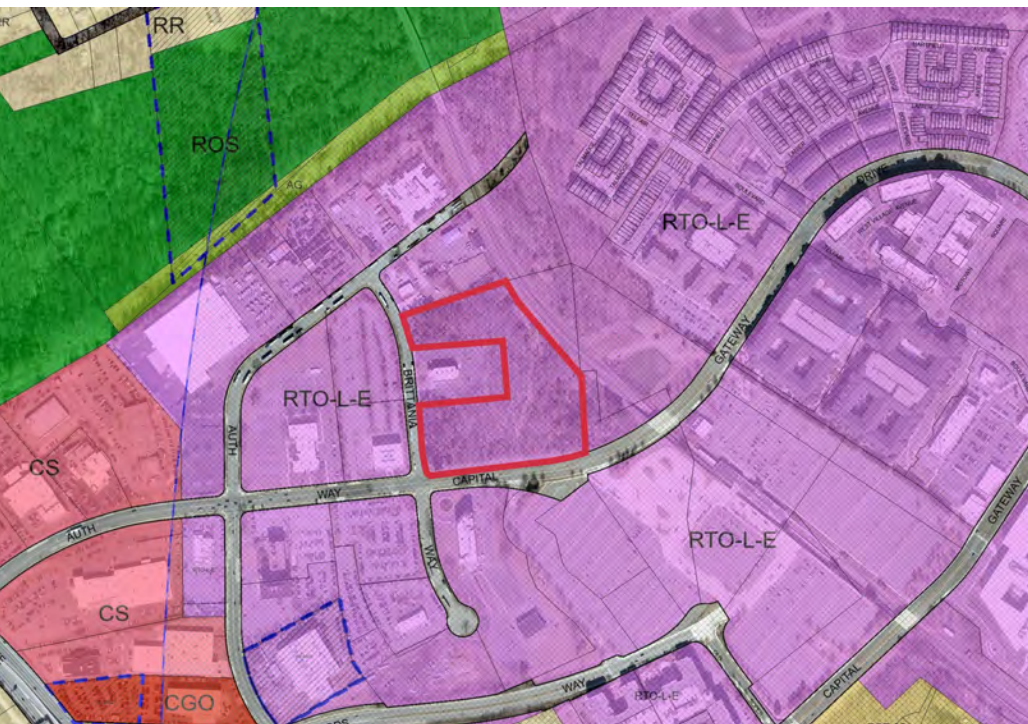
In general: 1,500 (core) / 3,000 (edge)

Townhouse: 1,500 (core) / 1,000 (edge)

Other dwellings: 1,500 (core) / 5,000 (edge)

Dwelling Units per net acre (all dwellings)

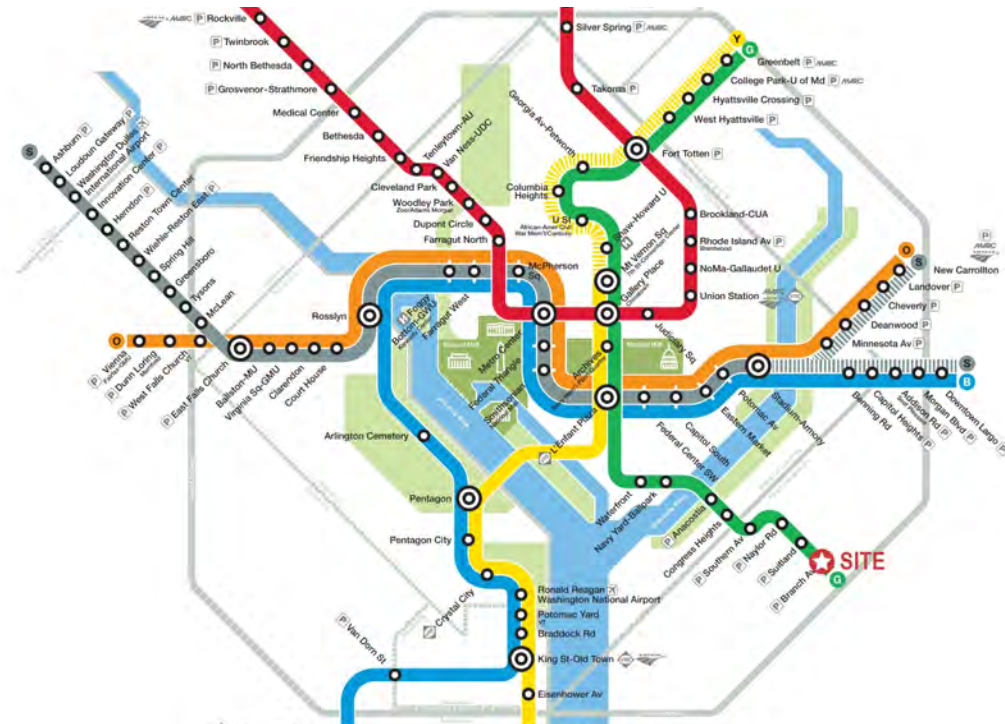
CORE: Min 30 / Max 100 EDGE: Min 20 / Max 140



SOUTHERN GREEN LINE STATION AREA SECTOR PLAN (SGLSASP)

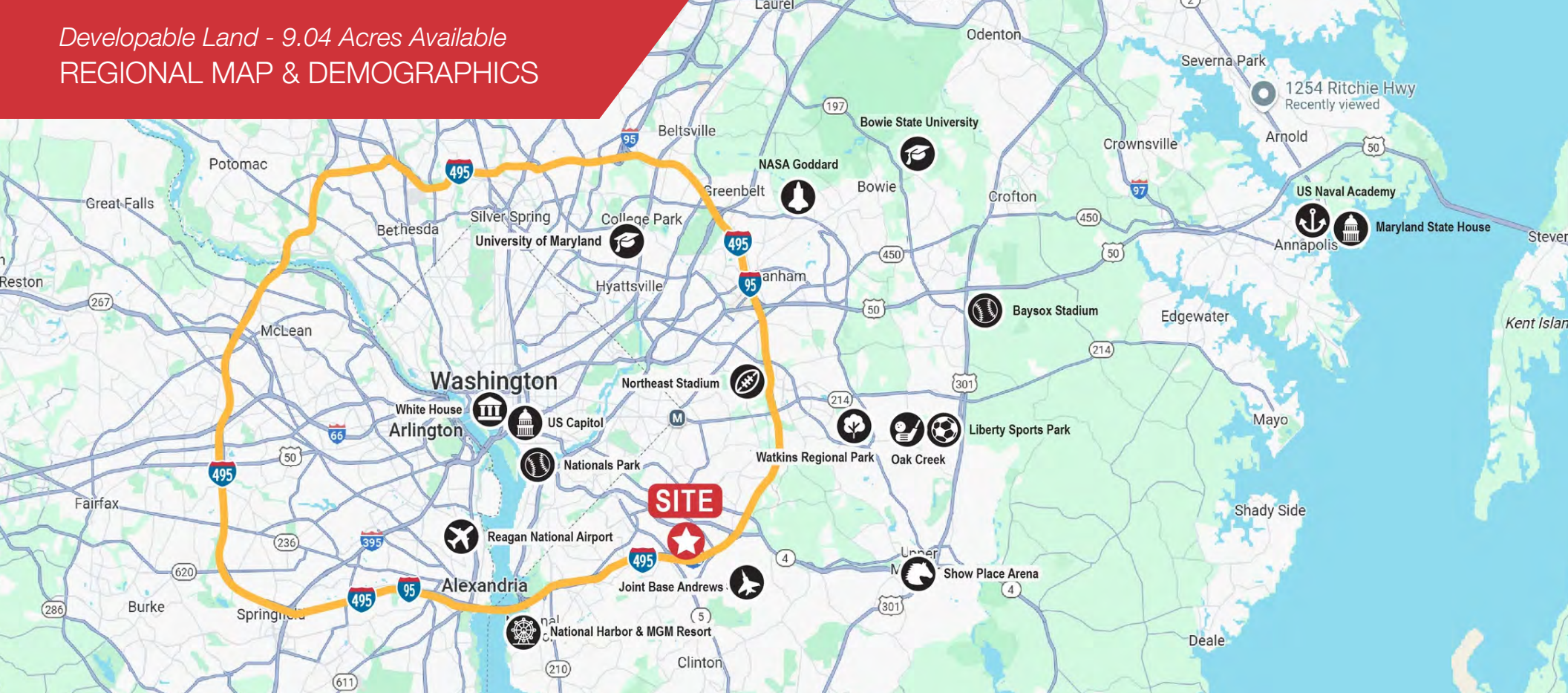
5200 Capital Gateway Drive is located within a 5-minute walk of the Branch Avenue Metro station.

The SGLSASP was originally approved in 2014 and updated in 2023. The plan establishes the vision for four stations along the Green Line Corridor in Prince Georges County - Southern Avenue, Naylor Road, Suitland and Branch Avenue. The Branch Avenue Station opened in 2001 and has been the more successful of the stations creating a vibrant mixed use community of upscale mixed use residential units, a restaurant park and over 1 million SF of office space.



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REGIONAL MAP & DEMOGRAPHICS



DEMOGRAPHICS



POPULATION

1 Mile	12,073
3 Miles	114,171
5 Miles	340,213



HOUSEHOLDS

1 Mile	5,836
3 Miles	49,067
5 Miles	142,488



AVG. HOUSEHOLD INCOME

1 Mile	\$95,420
3 Miles	\$92,078
5 Miles	\$91,436

2023 American Community Survey (ACS)

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NEAR VARIETY OF AMENITIES



EXISTING APARTMENTS IN AREA



RESIDENTS AT TRIBECA 4701 OLD SOPER RD

280 Units
Vacancy - 7.1%
Built - 2008
Units/Acre - 40
Average Unit Size - 1,229 SF
Average Asking Rent - \$2,099
Average Asking Rent/SF - \$1.88



ALLURE APOLLO 4401 TELFAIR BLVD.

384 Units
Vacancy - 7.8%
Built - 2018
Units/Acre - 64
Average Unit Size - 978 SF
Average Asking Rent - \$2,286
Average Asking Rent/SF - \$2.33



ASPIRE APOLLO 4451 TELFAIR BLVD.

417 Units
Vacancy - 6.2%
Built - 2015
Units/Acre - 54
Average Unit Size - 988 SF
Average Asking Rent - \$2,354
Average Asking Rent/SF - \$2.38

EXISTING APARTMENTS IN AREA



METRO PLACE AT TOWN CENTER 4300 TELFAIR BLVD.

397 Units

Vacancy - 7.6%

Built - 2007/2016

Units/Acre - 48

Average Unit Size - 950 SF

Average Asking Rent - \$2,213

Average Asking Rent/SF - \$2.33



MIDTOWN AT CAMP SPRINGS 4400 TELFAIR BLVD.

291 Units

Vacancy - 7.9%

Built - 2009/2014

Units/Acre - 28

Average Unit Size - 1,164 SF

Average Asking Rent - \$2,175

Average Asking Rent/SF - \$1.87

****Information obtain from CoStar - June 2026***



SEAFARER'S INTERNATIONAL UNION (SIU) HQ BUILDING

SIU is located at 5201 Capital Gateway Drive and is home to the largest North American Union representing professional US merchant mariners. These include workers on commercial container ships, tankers, military support ships, passenger ships and gaming vessels



UNITED STATES CITIZENSHIP AND IMMIGRATION SERVICES (USCIS)

United States Citizenship and Immigration Services (USCIS) is the sole occupant of 5900 Capital Gateway Drive, a nearly 1,000,000 sf building which serves as the agencies HQ. USCIS administers the country's naturalization and immigration system. USCIS processes immigrant visa petitions, naturalization applications, asylum applications, applications for adjustment of status (green cards), and refugee applications.



RESTAURANT ROW APOLLO

Restaurant Row is a 41,000 sf retail/restaurant park designed to serve the Branch Avenue Metro Community. The center, which was built in 2020 is leased to a variety of tenants including: PJ's Coffee, Milk and Honey, Subway, Apollo Burgers, Waldo's Chicken and La' Caj Seafood.