

# LAND OFFERING FOR SALE



## 10715 BRINK RD Germantown, MD 20876

### PROPERTY HIGHLIGHTS

- Land Area - 119.37 ± Acres
- Structure on Site - 1,680 ± SF existing two story residential building
- Zoning - AR (Agricultural Reserve Zone)
- Topography - Gently rolling; mix of open fields and wooded areas
- Utilities - Well and septic (public nearby)
- Parcel ID - 160100948522
- Current Tax Assessment - Approximately \$ 2,199,800 (AR Use)
- Development Density - 1 DU / 25 acres (by-right) w/Transferable Development Rights
- **SALE PRICE: \$4,100,000**

### LOCATION DESCRIPTION

Located in the heart of Montgomery County's renowned Agricultural Reserve (AR). This rare asset presents a significant opportunity for conservation buyers, institutional landowners, mission-aligned nonprofit operators, or long-term investors seeking a pristine and flexible rural land holding with development, estate, or agricultural potential. This legacy parcel provides privacy, topographic character, and strategic location within one of the most affluent and protected submarkets in the Mid-Atlantic region. Brink Road provides direct access to MD-355 and I-270 via Frederick Road and Clarksburg Road.

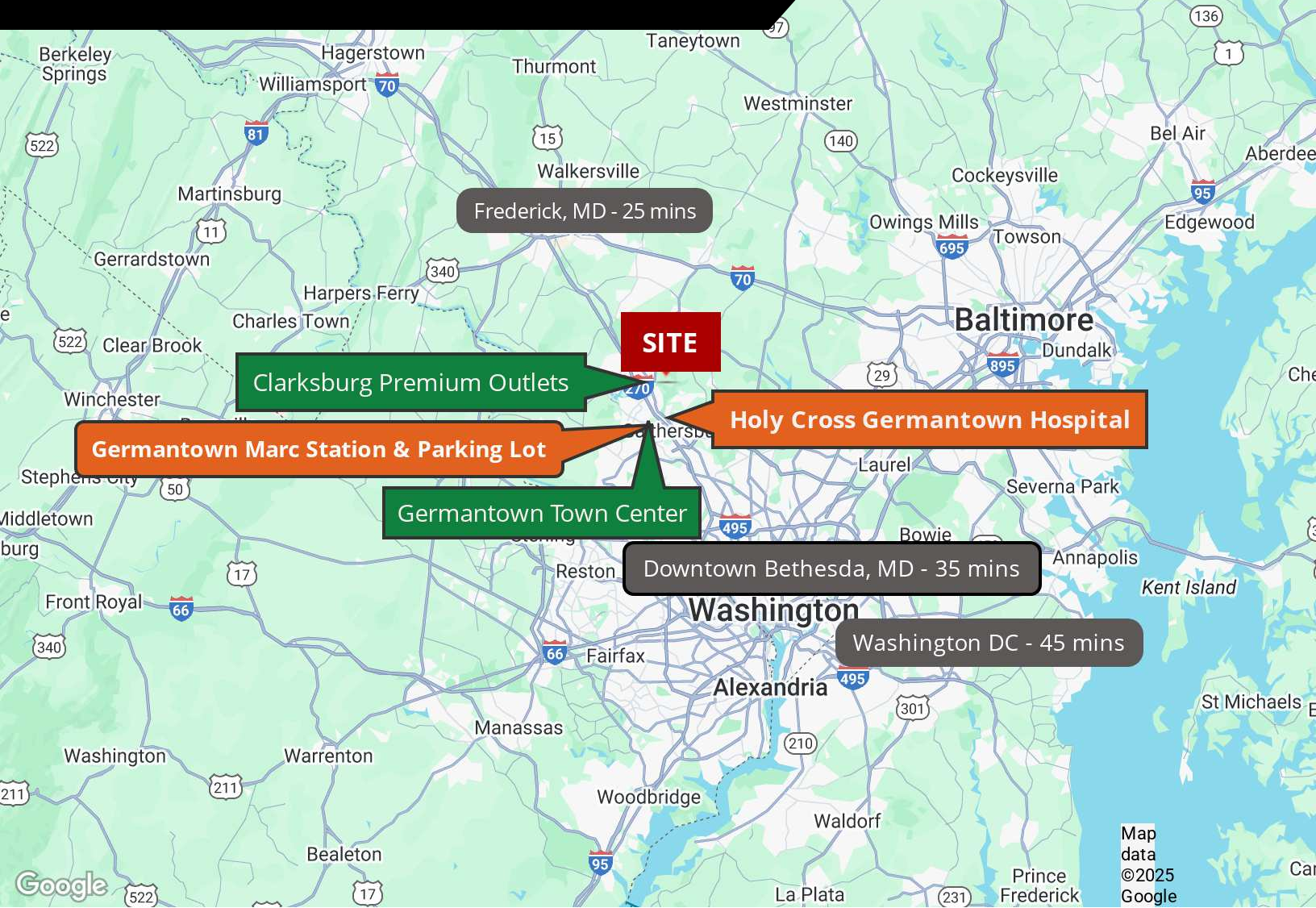


### MARCUS N. DANIELS

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119.37 ± Acres | AR Zoned Land For Sale  
 10715 BRINK RD, GERMANTOWN, MD 20876



**DEMOGRAPHICS**



**POPULATION**

1 Mile	1,793	546	\$179,078
3 Miles	86,062	28,249	\$153,501
5 Miles	231,586	78,379	\$143,871



**HOUSEHOLDS**



**AVG. HOUSEHOLD INCOME**

**KEY LANDMARKS**

- Germantown Town Center - 10 mins
- Clarksburg Premium Outlets - 12 mins
- Holy Cross Germantown Hospital - 15 mins
- Frederick, MD - 25 Mins
- Downtown Bethesda - 35 mins
- Washington, DC 45 mins
- MARC Train (Germantown | Boyds) - 10-15 mins

*Demographics data derived from AlphaMap*

