

A Rare Transit-Oriented Redevelopment Opportunity

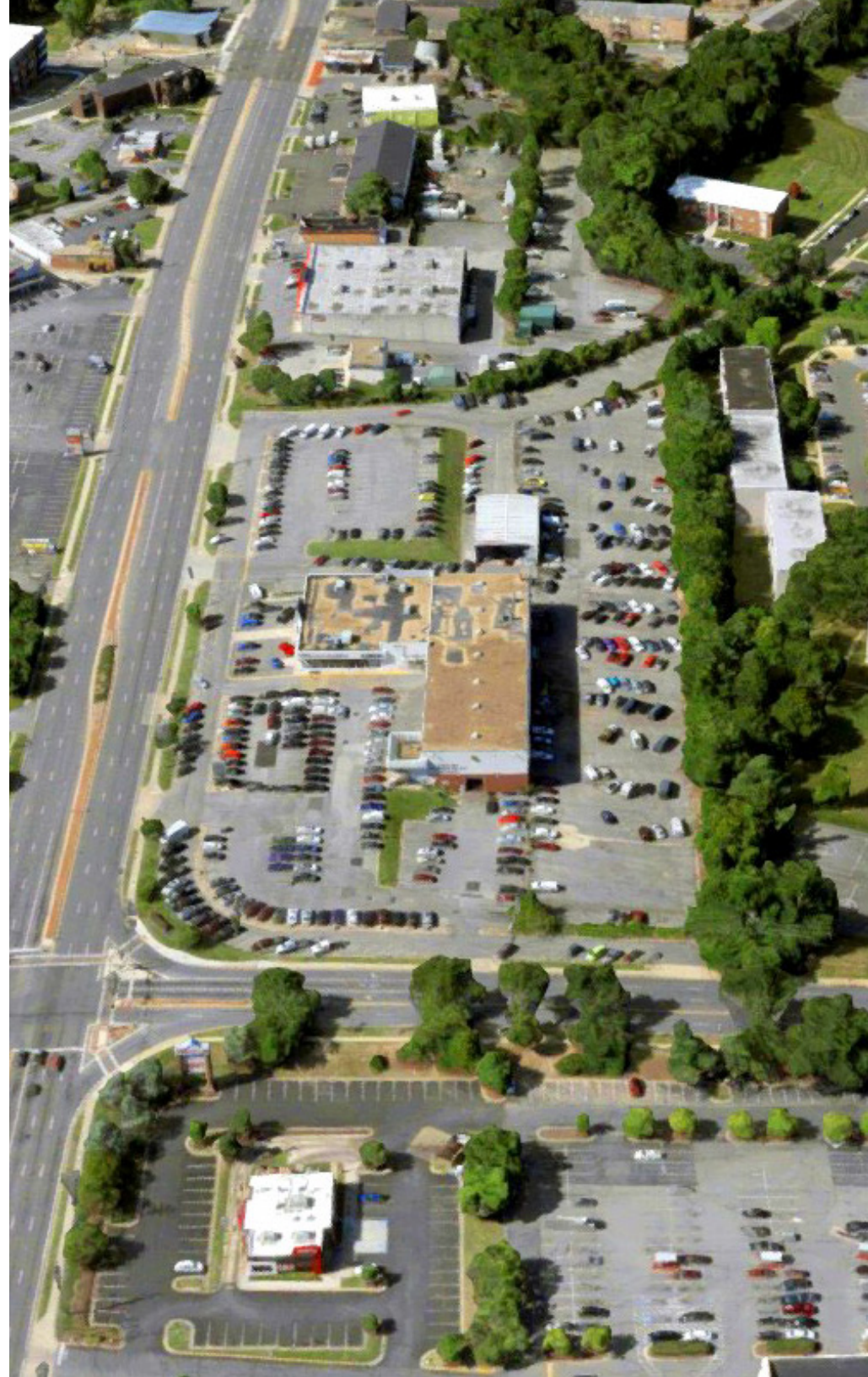
8100 Annapolis Road
New Carrollton, Maryland



Offering Memorandum

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Executive Summary

8100 Annapolis Road represents a compelling opportunity to acquire a 7.71 -acre infill property positioned within one of Prince George's County's most actively transforming corridors. Currently improved with an operating auto dealership, the Property offers **a unique combination of near-term income potential and long-term redevelopment upside.**

Located along Annapolis Road (MD-450), a major east-west arterial connecting the Capital Beltway to the urban core of Washington, D.C., the Property benefits from strong visibility, accessibility, and proximity to regional transit infrastructure. While no formal redevelopment application has been filed for the site, its location within a designated growth corridor and proximity to major public investment initiatives position it as a prime candidate for future repositioning.



Importantly, the Property is zoned RTO-H-E (Residential, Townhouse/Transit-Oriented – High Intensity – Edge), a designation intended to support higher-density, transit-oriented development in areas adjacent to major transportation infrastructure. This zoning framework reinforces the Property's long-term redevelopment potential and aligns with broader county planning objectives for mixed-use and residential density.

Property Description

The Property consists of approximately 7.71 acres and is currently occupied by an operating auto dealership. This existing use reflects the historical character of the corridor.

From an investment standpoint, the existing improvements provide immediate utility and optionality, including potential income generation and flexibility in timing redevelopment decisions.



Land
7.71 Acres

Building Size
58,307 SF

Current Use
Automotive Sales

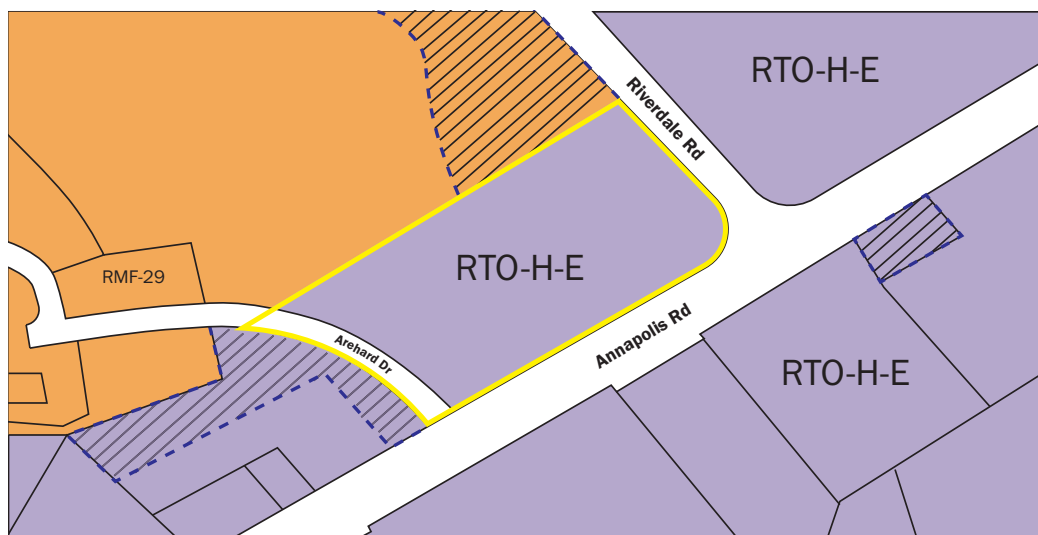
Parking
500+ Spaces

Zoning

The RTO-H-E zoning indicates that the Property's highest and best use is no longer aligned with its current low-density commercial configuration. Instead, the zoning supports a transition toward higher-density residential or transit-oriented development, reinforcing the site's repositioning potential.

Zoning & Land Use

- Zoned RTO-H-E (Regional Transit-Oriented – High Intensity)
- Commercial land use
- Supports higher-density and mixed-use redevelopment concepts



Permitted Uses

- Multi-Family Residential
- Senior Housing
- Assisted Living
- Cultural Facilities
- Day Care
- Colleges and Universities
- Medical Offices
- Veterinary Hospital
- Various Retails & Business Support Uses
- Restaurants
- Catering & All Office uses
- Personal Service Uses
- Cinema
- Private Club
- Entertainment Establishment
- Bank
- Grocery

Investment Highlights

8100 Annapolis Road offers a compelling set of attributes that position it as a high-potential, transit-influenced redevelopment opportunity within an evolving submarket:

Strategic Infill Location

The Property is a 7.71 acre site located along Annapolis Road (MD-450), a major arterial corridor in Prince George's County with direct connectivity to Washington, D.C. The site benefits from strong visibility, accessibility, and placement within an established commercial corridor undergoing transformation.

Transit-Oriented Growth Potential

The Property is located near New Carrollton Station, a major multimodal hub served by Washington Metro, MARC, and Amtrak. It is the eastern terminus of the Metro Orange Line and a branch of the Silver Line, and will also serve as the eastern terminus of the under-construction Purple Line upon its anticipated delivery in 2027. These significant transit investments are expected to enhance regional connectivity, support residential demand, and contribute to long-term value appreciation.

Zoning Supports High-Density Transit-oriented Development

The Property is zoned RTO-H-E, which is specifically designed to accommodate higher-density residential and transit-oriented development at the edge of major transit nodes. This designation provides a strong foundation for redevelopment and reduces entitlement risk relative to traditionally zoned commercial sites.

Positioned Within a Designated Redevelopment Corridor

Annapolis Road has been identified by Prince George's County as a priority corridor for redevelopment, with long-term planning focused on transitioning from auto-oriented uses to a walkable, mixed-use environment. The Property is well-positioned to benefit from this shift as surrounding parcels evolve toward higher-density uses.

Proven Development Momentum

The submarket is seeing rising development activity, with nearby 300+ unit multifamily and mixed-use projects signaling strong investor demand and a shift toward higher-density redevelopment.

Recent delivered and planned developments:



MetroView Town Center

2,400 Units

Planned



The Remy

543 Units

Delivered



Alta New Carrollton

334 Units

Planned

Large-Scale Redevelopment Opportunity



At approximately 7.71 acres, the Property represents a rare opportunity to control a large, flat contiguous site capable of supporting a variety of redevelopment scenarios, including multifamily or mixed-use development. The scale of the site provides flexibility in design, phasing, and execution.

Income-In-Place with Flexible Timing

The Property is currently improved with an operating auto dealership, providing potential near-term income and allowing investors flexibility in timing redevelopment. This creates an opportunity to align entitlement, permitting and development with market conditions and design delivery.

Compelling Long-Term Value Creation

As transit infrastructure is delivered and the Annapolis Road corridor continues to evolve, the Property is expected to benefit from increasing land values, strengthening demand fundamentals, and expanded development potential.

Redevelopment Potential

Given its scale, location, and zoning designation, the Property is well-positioned for redevelopment into a higher-density residential or mixed-use project.

The RTO-H-E zone is specifically intended to accommodate transit-oriented residential development at higher intensities, particularly in areas adjacent to major transit infrastructure. This provides a meaningful advantage relative to sites that require full rezoning to achieve similar density.

Potential redevelopment scenarios may include:



Retail Development



Residential Development



Mixed Use Development

While site planning and entitlement processes will still be required, the existing zoning framework significantly enhances the feasibility and timing of redevelopment.

Market Overview

The Epicenter of Discovery and Opportunity

Prince George's County, Maryland, is a powerhouse of economic activity and a premier gateway to the Washington, D.C., metropolitan area. Strategically positioned as the "Nation's Cyber Capital," the county offers a unique blend of urban sophistication and suburban charm. Boasting a business-friendly climate and a culture of innovation, the region provides unparalleled access to global markets and a high-caliber workforce fueled by major research institutions and over 60 federal agencies including NASA/Goddard Space Flight Center, U.S. Census Bureau, U.S. Department of Agriculture, U.S. Internal Revenue Services (IRS), and National Archives and Records Administration.

With a diverse economy spanning cybersecurity, aerospace, life sciences, data centers, and advanced manufacturing, Prince George's County is a hub for high-growth industries. Supported by strategic investments in transit-oriented development and a rich tapestry of cultural, recreational, and historical landmarks—from the bustling National Harbor to the quiet research parks of College Park—the county provides an exceptional environment for businesses and residents to thrive and grow.

Strategic Advantages

- **Premier Talent Hub:** Access to one of the most educated and diverse workforces in the nation, with 36.7% of residents holding a bachelor's degree or higher.
- **Federal Connectivity:** Unmatched proximity to major federal installations including NASA Goddard, the U.S. Census Bureau, and Joint Base Andrews.
- **Infrastructure & Logistics:** A critical regional corridor with seamless access to I-95, I-495, and three major international airports. BWI (25 Miles) • DCA (36 Miles) • IAD (40 Miles).
- **Innovation Ecosystem:** Home to the University of Maryland, a top-tier research university driving advancements in AI, quantum computing, and information systems.

Location Overview

Market Area Analysis

The property, located in New Carrollton, is within Prince George's County, Maryland, and represents the premier transit-oriented development (TOD) opportunity in the Mid-Atlantic. New Carrollton sits at a critical infrastructure nexus, positioned at the intersection of the Capital Beltway (I-495), U.S. Route 50, and MD-410. As a Tier-1 multimodal hub, New Carrollton provides direct, high-speed access to Washington D.C., Baltimore, and the entire Northeast Corridor via Amtrak, MARC, and Metrorail. For a redeveloper, this site is perfectly positioned to capture the massive "flight to transit" currently reshaping the region's residential and retail landscapes.



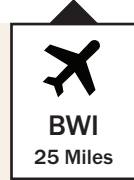
Population Expansion

New Carrollton’s population is currently estimated at 13,645 (2026), reflecting a strategic density that supports high-frequency retail and vertical residential growth. The city has become a “first-choice” destination for professional Millennials and Gen Z workers who prioritize mobility and connectivity. With a low poverty rate of ~4.9% and a growing base of foreign-born professionals (40.9%), the area offers a robust, diverse consumer profile with high disposable income and a demonstrated demand for modern, mixed-use living environments.

Date as of July 25'	Prince George's County	New Carrollton
Population	970,374	342,992
Median Household Income	\$101,798	\$89,683
Education - % with Bachelor’s Degree or Higher	36.7%	26%

Employment

The employment base in New Carrollton is anchored by heavy-weight institutional and federal tenants. The city is home to the IRS Headquarters (New Carrollton Federal Building), which brings over 5,000 daytime employees to the immediate area. Other major local anchors include the WMATA Maryland Headquarters, Kaiser Permanente, and 2U, Inc.. For a redevelopment project, this concentration of “white-collar” daytime density provides an immediate and sustainable customer base for ground-floor retail, professional services, and high-density luxury housing.



BWI
25 Miles



IAD
40 Miles



**Washington
DC**



DCA
36 Miles

8100 Annapolis Rd

Access
6 Min Walk

Metro
MD/VA/DC

MARC
Baltimore to Union Station

Amtrak
NY - FL

Demographics
5 miles

Population
342,992

Employed
174,987

Businesses
14,614



- 1 Camden Yards Orioles Stadium
- 2 Baltimore Ravens Stadium
- 3 Port of Baltimore
- 4 Washington D.C. Mall
- 5 Washington Wizards Stadium
- 6 Washington Commanders Stadium
- 7 Frederick Keys Stadium



8100 Annapolis Rd
Rockville, Maryland

 Dulles International Airport

 Ronald Regan Airport

 Baltimore International Airport

Baltimore

Columbia

Germantown

Gaithersburg

Rockville

Bethesda

Washington D.C.

Frederick

7

70

695

270

370

95

495

95

1

2

3

6

4

5

Regional Growth & Anchor Redevelopments

New Carrollton is currently undergoing a \$1 billion+ transformation, de-risking the market for incoming private capital through massive public investment:

- **The Purple Line Terminus (2027):** As the eastern terminus of the \$9.5 billion Maryland Purple Line, New Carrollton will serve as the primary link to College Park (UMD), Silver Spring, and Bethesda. This project is currently ~90% complete, with full service slated for late 2027, making this site a “ground-floor” opportunity before the full transit-premium is realized.
- **New Carrollton Joint Development:** This 2.3 million-square-foot master-planned project is the blueprint for the area’s growth. Spanning 40+ acres, it has already delivered Class A office space and the “The Stella” and “The Sovren” residential communities. The ongoing expansion continues to add retail and high-density residential units, cementing the area’s status as a regional downtown.
- **Maryland Transit & Housing Opportunity Act of 2026:** This site directly benefits from new state-level incentives that provide “as-of-right” density bonuses and parking requirement waivers for redevelopments within 0.5 miles of the transit hub, significantly increasing the potential ROI for mixed-use projects.

Washington D.C. National Harbor



Workforce Overview

Strategic Mid-Atlantic Labor Market

New Carrollton serves as a primary employment engine for the Baltimore-Washington region. For a redeveloper, the site offers access to a “Tier 1” labor pool that is physically connected to every major employment center in the Mid-Atlantic. The area is a magnet for Public Administration, Healthcare, and Information Technology professionals who value the ability to commute via rail or highway with equal ease.

Commuter & Regional Workforce Dynamics

New Carrollton is the definitive “15-minute city” model for Maryland:

Unrivaled Access

Residents can reach Union Station (D.C.) in 12 minutes via Amtrak/MARC and the University of Maryland in under 10 minutes via the incoming Purple Line. This makes the site a primary target for “super-commuters” who work in high-wage sectors across the region.

Daytime Density

Unlike traditional residential suburbs, New Carrollton’s workforce is bolstered by the presence of federal and corporate headquarters, creating a “two-way” commuter flow that supports retail activity 18 hours a day.

Business-Friendly Climate & Redevelopment Incentives

The City of New Carrollton maintains a highly proactive Economic Development office that offers specialized Tax Increment Financing (TIF) and Special Taxing Districts to support large-scale redevelopment. Combined with the massive “Purple Line” infrastructure tailwinds, the regulatory and economic climate in New Carrollton is specifically designed to facilitate high-density, mixed-use conversion of underutilized sites.

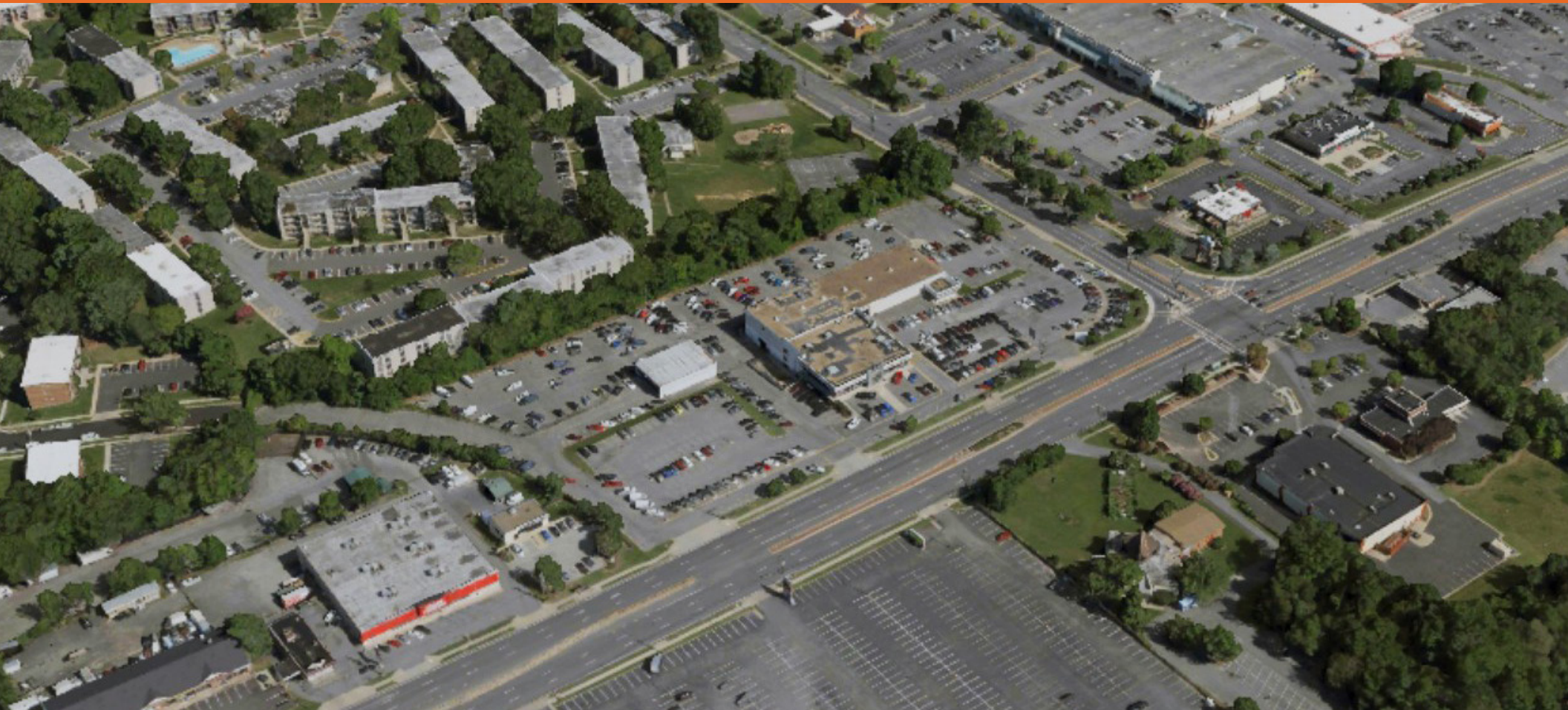
Major Employers (Prince George's County, MD)

- University System of Maryland
- NASA/Goddard Space Flight Center
- Joint Base Andrews Naval Air Facility Washington
- Washington Metropolitan Area Transit Authority (WMATA)
- U.S. Census Bureau
- U.S. Department of Agriculture
- 7MGM National Harbor
- National Oceanic and Atmospheric Administration (NOAA)
- National Maritime Intelligence Integration Office (NMIO)
- MedStar Health
- University of Maryland Capital Region Health
- Giant Food
- Prince George's Community College
- Gaylord National Resort - Convention Center
- Kaiser Permanente
- CBMC Capital Building Maintenance
- Doctor's Community Hospital
- Washington Suburban Sanitary Commission (WSSC)
- Shopper's
- Melwood
- United Parcel Service (UPS)
- U.S. Internal Revenue Service (IRS)
- National Archives and Records Administration (NARA)
- District Photo
- Safeway
- Lowe's
- Comcast
- Lockheed Martin
- Bureau of Economic Analysis (BEA)
- Verizon Communications
- Fort Washington Medical Center
- Home Depot
- ASRC Federal (Arctic Slope Regional Corp)
- Pepsi

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