

BEDFORD CREST

RESIDENTIAL DEVELOPMENT OPPORTUNITY

3910 OLD BRANCH AVENUE

SUITLAND, MARYLAND 20748

FOR SALE



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THE OFFERING

3910 Old Branch Avenue

HOGAN is pleased to offer for sale 3910 Old Branch Avenue (“Property”), in the Suitland submarket of Prince George’s County. The property comprises +/- 10.66-acres and is zoned RMF-48, permitting high-density residential development by-right.

3910 Old Branch Avenue presents an enticing opportunity for market-rate or affordable housing development. The property lies within a Qualified Census Tract (QCT), presenting additional incentives for capital gains and tax incentives. Additionally, it’s centrally located in between three significant metro rail train stations and provides ease of access to surrounding interstates and highways.

Just north of the property is a major federal employment agency, Suitland Federal Center, which encompasses 8,000 employees from the General Services Administration, National Maritime Intelligence Center, and National Archives.

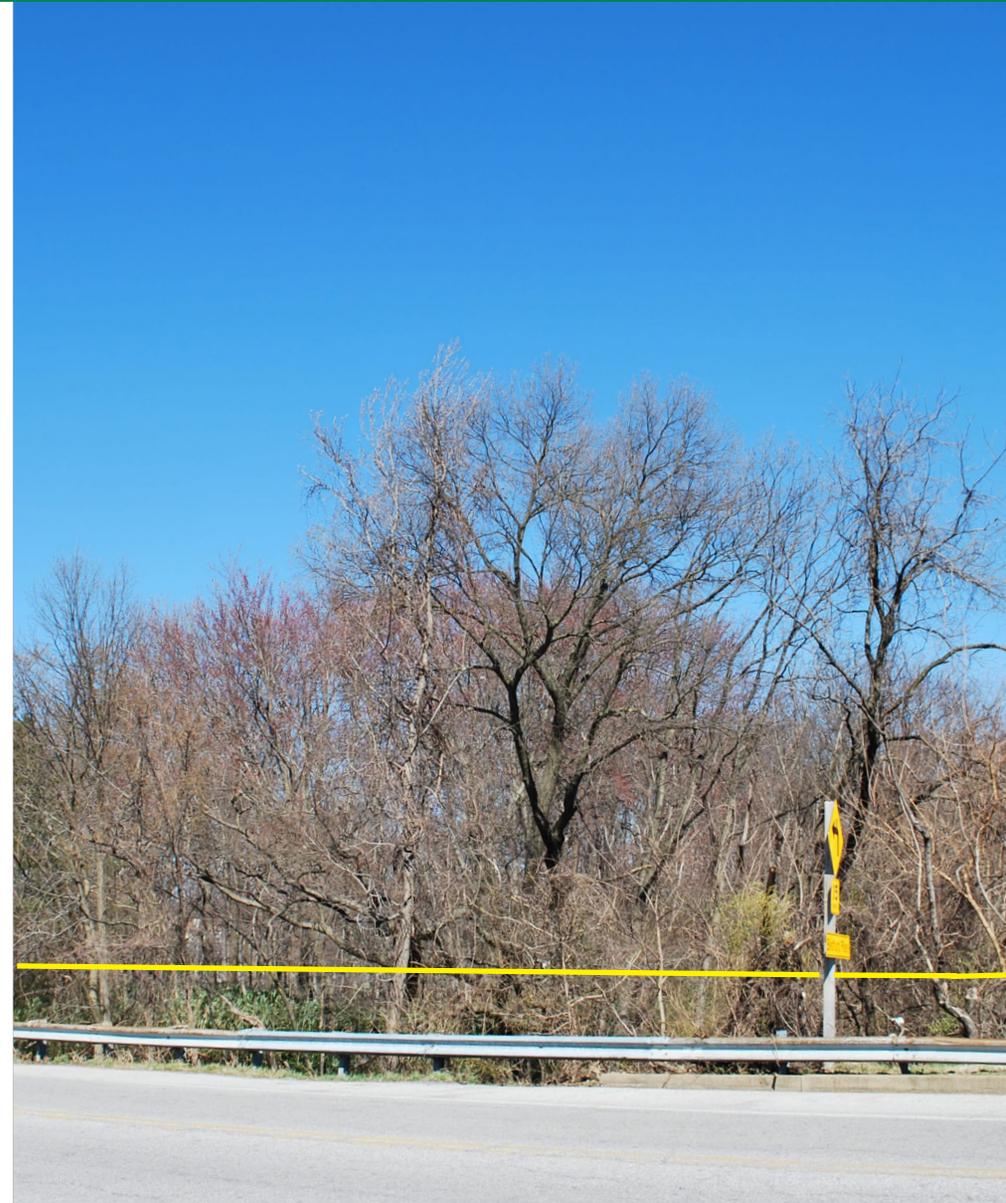
For more information, contact:

Joe Danaker, Salesperson

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AERIAL OVERVIEW



PROPERTY HIGHLIGHTS

Address: 3910 Old Branch Avenue

Suitland, Maryland 20746

Tax Account Number	Tax Map	Grid	Parcel	Acreage
06-0488619	0088	00D2	0254	10.66

Zoning: RMF-48 (Residential, Multifamily-48)

Existing Condition: Wooded acreage

Schools: Suitland Elementary, Drew-Freeman Middle, Crossland High

Utilities: Water, sewer, and electric at site

Location Highlights: Direct access to major highways and transportation

Minutes away from 3 metro rail stations

Surrounding retail amenities

Close proximity to Washington, D.C.

Qualified Census Tract (QCT)



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ZONING SUMMARY

Residential, Multifamily-48

RMF-48

Growth within the RMF-48 zone provides lands for high-density multifamily development (up to 48 dwelling units per acre), along with other forms of development that support residential living and walkability in appropriate locations along commercial corridors.

Permitted Uses:

Residential:

- Dwellings, multifamily
- Assisted living facility
- Apartment housing for elderly or physically disabled families

Community Service:

- Emergency services facility
- Places of worship
- Family child care

Health Care:

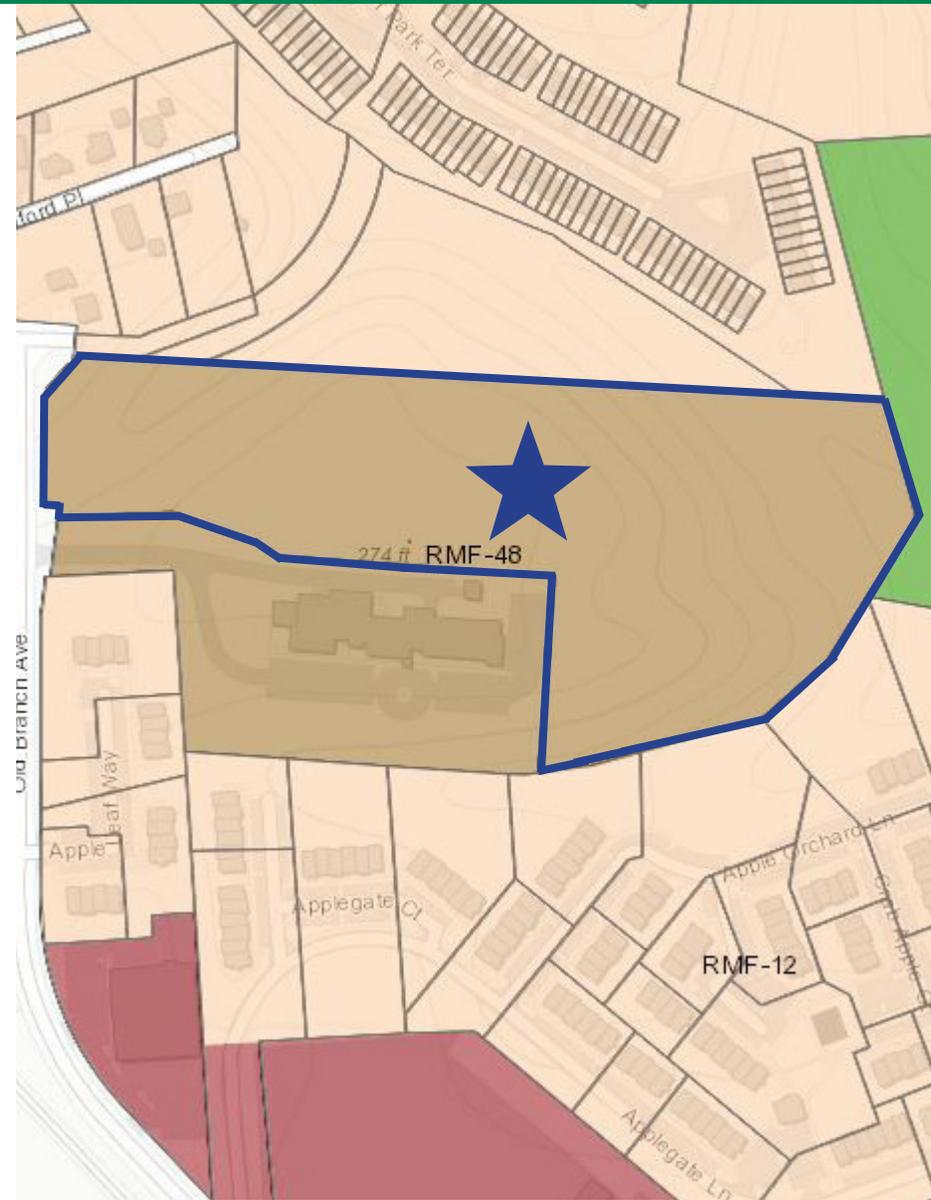
- Medical or dental office or lab

Recreation / Entertainment:

- Cinema
- Recreation facility, indoor/outdoor

Retail Sales and Service:

- Grocery store or food market
- Drug store or pharmacy
- Consumer goods establishment
- Bank or other financial institution



TRANSACTION DETAILS

Due Diligence Items in Document Vault

- ALTA Survey
- Phase I Environmental Report
- Deed Records
- Tax Record
- Existing Conditions Survey with Topography/Boundary
- Zoning Information

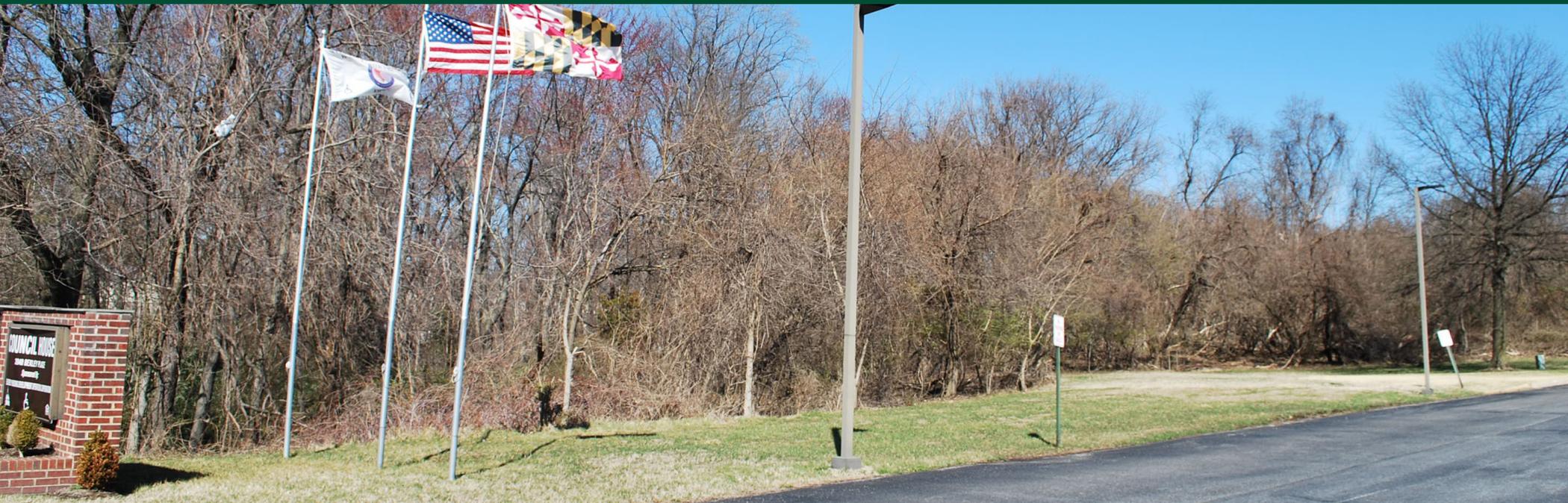
Letters of Intent

Price: Call listing broker for guidance

Terms: Closing subject to approvals of various levels of entitlement

Deposit: Non-refundable and released to Seller at expiration of feasibility period

Feasibility Period: No longer than 60 days



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Hogan nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.