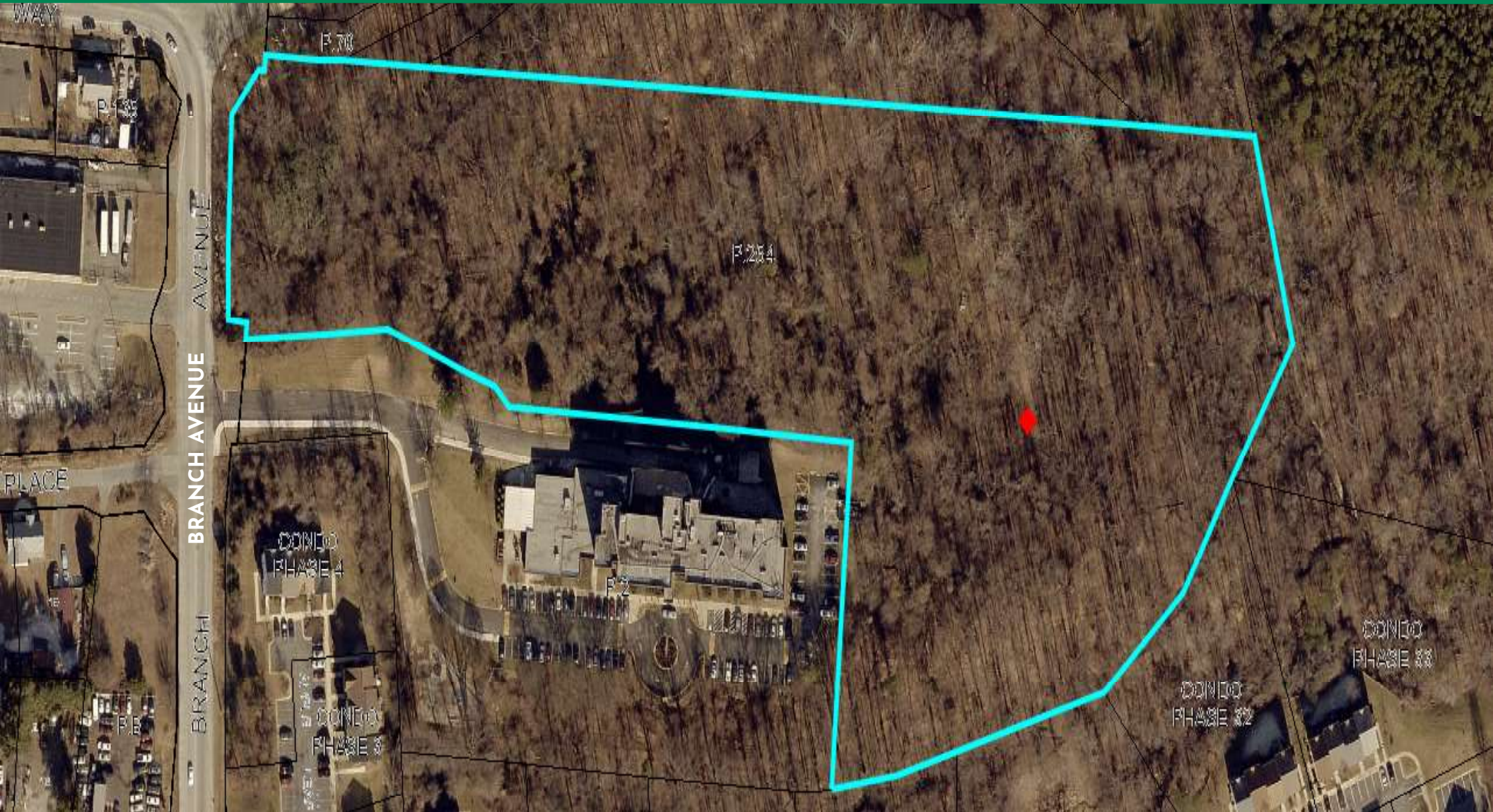


BEDFORD CREST MIXED-USE RESIDENTIAL DEVELOPMENT OPPORTUNITY

SUITLAND, MARYLAND 20748

SALE



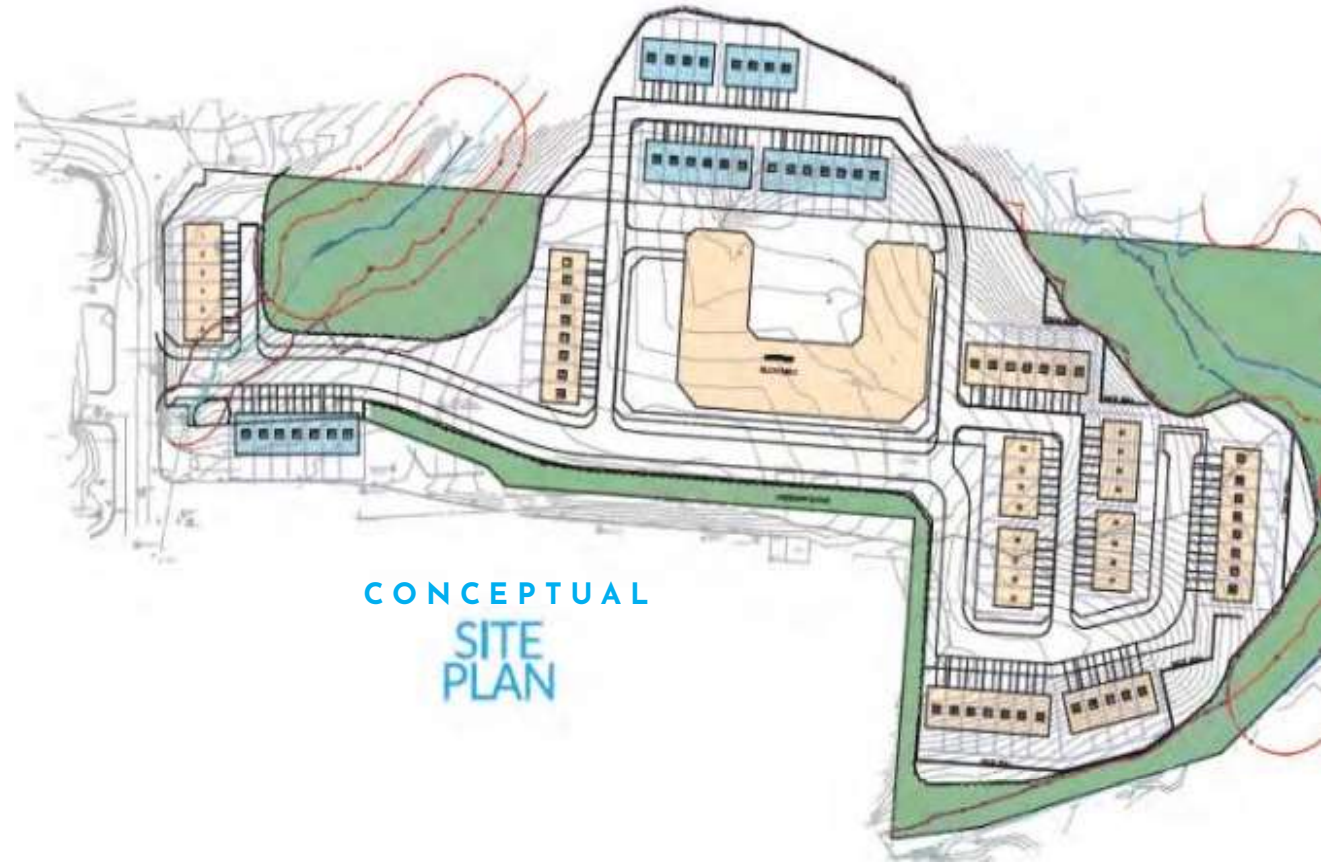
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THE OFFERING

HOGAN is pleased to present the exclusive offering of 3910 Old Branch Avenue, a high-density development opportunity inside the Beltway in Suitland, Prince George’s County, MD.

The R-10A zoned lot is (10.66 acres) and allows for the development of multi-family and townhouse units. A density of **400+ multi-family units** may be achieved subject to site engineering, or a combination of **175 multi-family units and 57 townhouses** may be developed.

Bedford Crest sits next to a wait-listed senior housing community. In close proximity are retail amenities at the Shops at Iverson and Marlow Heights Shopping Center.

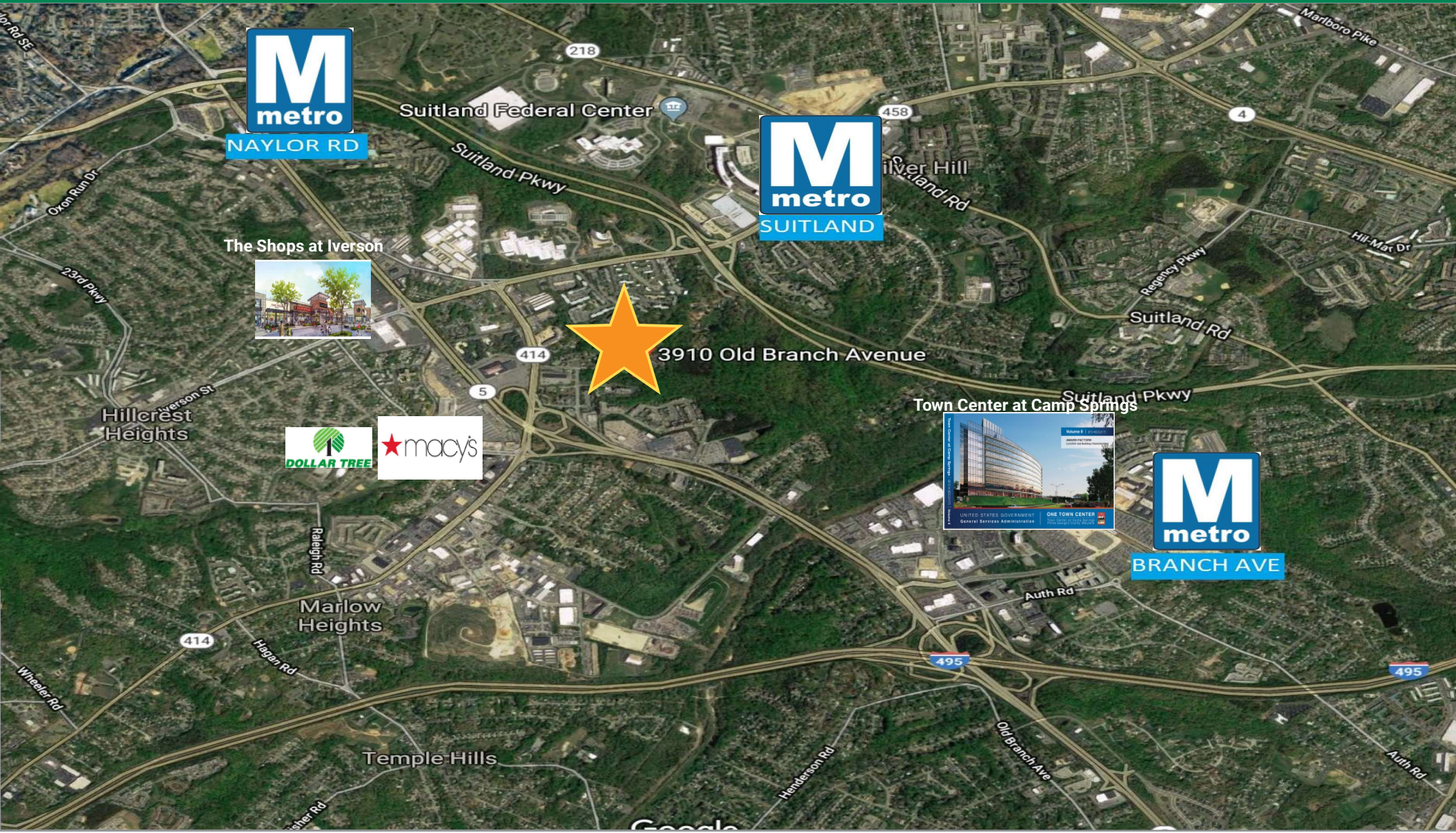
The site is also conveniently located near three metro stations (Suitland, Branch Ave and Naylor Rd) with easy access to Branch Ave, Suitland Pkwy and I-495.

To its north is the Suitland Federal Center, home of the 8,000 employees from the Census Bureau National Oceanographic and Atmospheric Administration, National Archives, General Services Administration and the National Maritime Intelligence Center. To its east is Metro Place at Town Center, a vibrant, mixed-use community which will be the future home of the US Citizenship and Immigration Services, bringing an additional 3,000 employees to the submarket.

Demographics

	1 Miles	3 Miles	5 Miles
Total Population	12,651	164,416	412,755
Households	5,333	65,865	163,392
Median HH Income	\$59,571	\$57,271	\$56,071

AERIAL OVERVIEW



ZONING

The subject property is zoned R-10A, a multifamily, high Density residential zone.

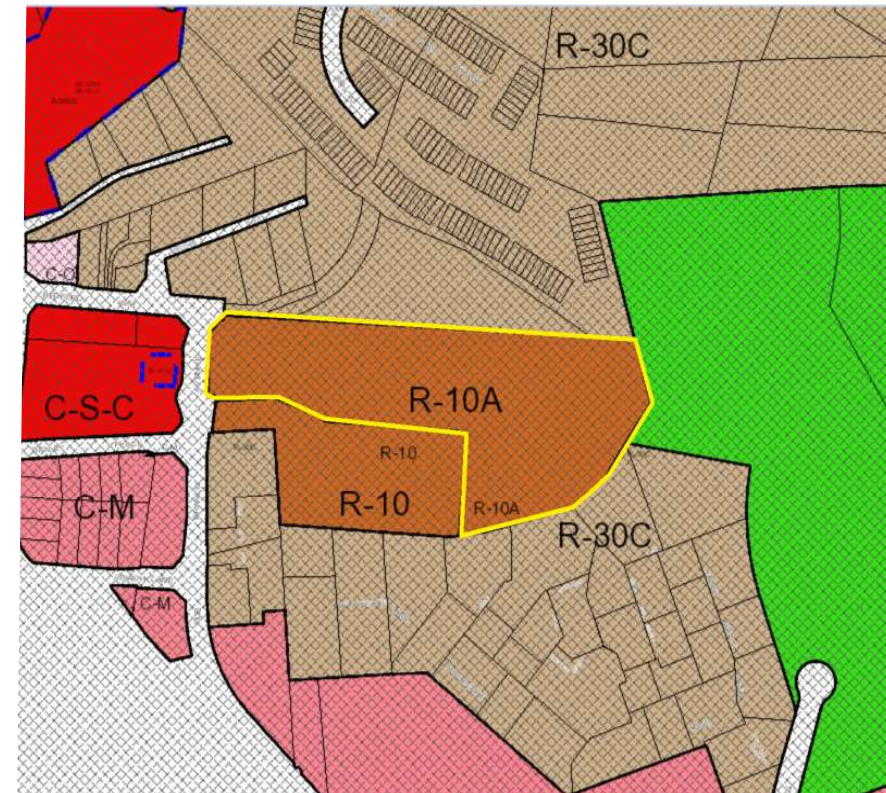
In 2016, legislation was passed to add townhouses as a permitted use in the zone provided certain criteria are met. Bedford Crest meets all the criteria for this additional use.

Detailed Site Plan approval is required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Maximum dwelling units per net acre - **48 plus one for each 1,000 sq. ft. of indoor common area** for social, recreational, or educational purposes.

The purposes of the R-10A Zone are:

- (A) To provide suitable sites for high-density multifamily residential development for the elderly, singles, or small family groups;
- (B) To provide for this type of development at locations recommended by a Master Plan, or at other locations which are found to be suitable by the District Council; and
- (C) To provide for residences in proximity to commercial and cultural centers, and public transportation.



STREET VIEW



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