

## Joint Venture / Equity Investment Opportunity +/- 220 Unit Apartment Development Suburban Washington, DC

### PRESERVE AT UPPER MARLBORO



- *20 acre site; zoned Mixed Use – Transportation Oriented (M-X-T)*
- High visibility along Crain Highway (Route 301) with easy accessibility to Pennsylvania Avenue (Route 4)
- Strong submarket for multifamily
- 42,000 AADT; Conveniently located 1 mile from downtown Upper Marlboro

**For More Information Contact:**  
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*Site Location and Basic Information*

Brokerage • Consulting • Investment • Development



**Property Offered:** Located just off Route 301, and minutes from major Washington, DC commuter routes. This 20 acre MXT use site is conceptually planned for +/- 220 unit apartment development.

**Zoning:** M-X-T (Mixed Use) allows for a variety of uses that include: single family, multifamily, urgent care, daycare, assisted living and hotel

**Acreage:** 20 acres

**Traffic Count:** 42,000 AADT (Route 301)

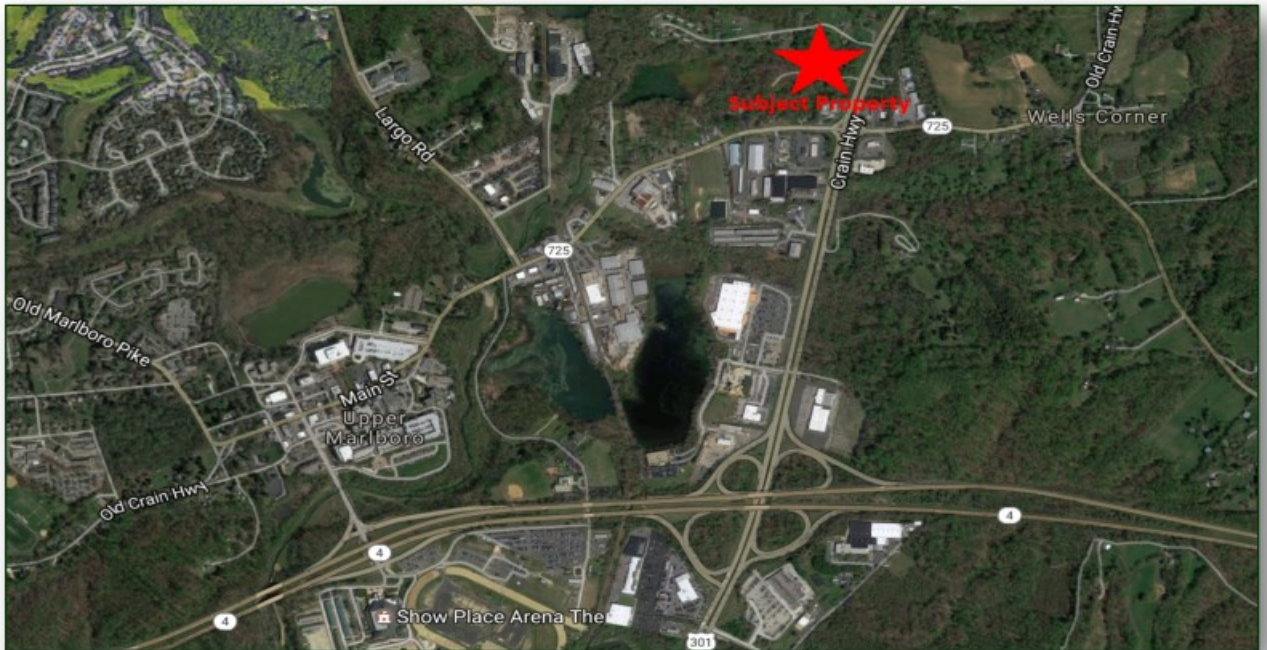
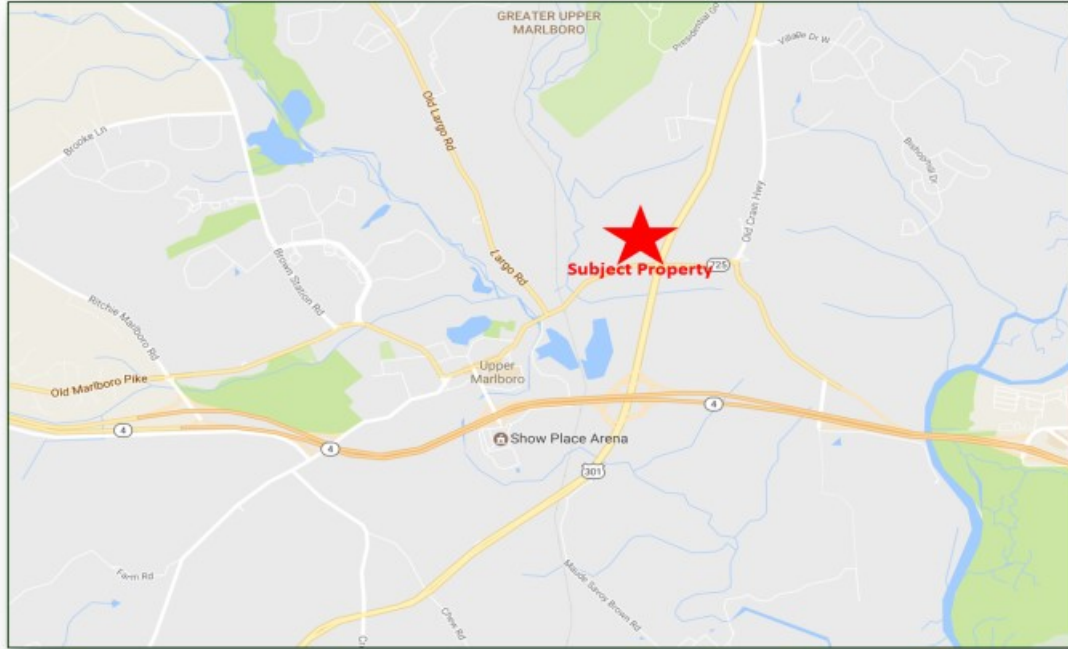
**Demographics:**

	1 Mile	3 Mile	5 Mile
Total Population	2,100	20,000	42,000
Average HH Income	\$128,056	\$122,548	\$129,684
Total Employees	5,752	21,016	42,991

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*Location Maps*



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