

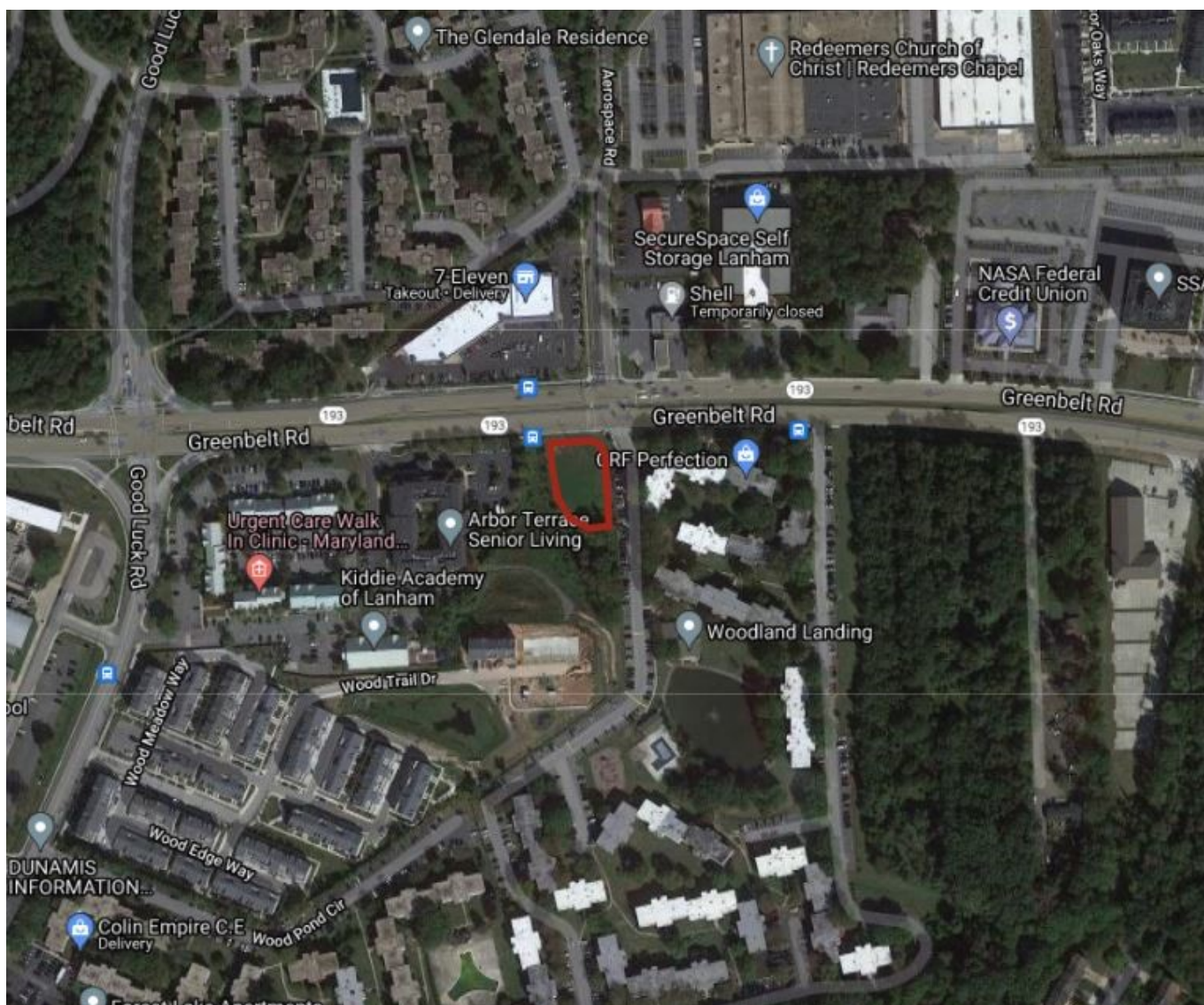


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# Wood Glen Commercial Pad Site

9897 Greenbelt Road, Lanham, MD 20706



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## Property Highlights

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- Location:** Centrally located in Prince George's County just minutes (2.35 miles) from Greenbelt Roads (Rt. 193) intersection with the Baltimore Washington Parkway (Rt. 295). Property is adjacent to Arbor Terrace Senior Living and Woodland Landing Apartments at the intersection of Greenbelt Road and Aerospace Road.
- Lot Size:** 32,708 square feet
- Current Zoning:** CO - Commercial Office allowing a wide range of uses such as medical or professional office, bank, etc. Zoning restricts fast food and general retail.
- Proposed New Zoning:** Under the planned comprehensive zoning update, this site is planned to be rezoned to CGO (Commercial, General and Office) which will allow a diverse range of business, retail and restaurant uses (including drive thru uses)
- Entitlements:** "Parcel 1" on Plat 5 of the Wood Glen subdivision  
Plat Book SJH243, Plat Number 88 Recorded on 12/15/2015  
Preliminary Plan and Detailed Site Plan Approved
- Development Status** INITIAL SITE WORK COMPLETED! Seller will deliver a cleared, rough graded site (including undercutting and fill imported with soil reports available), private water and sewer connections brought to future building location with grinder vault installed, adjacent storm drain outfall from Greenbelt Road has been rebuilt, and no HOA assessments due as part of adjacent residential subdivision.
- Access:** SHA has approved an entrance on Greenbelt Road (at the time of preliminary plan approval). Permanent SHA access permit will be the responsibility of the buyer upon building permit application.
- Utilities:** Public water & sewer. Buyer to reimburse seller for cost of grinder pump installation
- Traffic Count:** 2020 Average Daily Volume: 37,917
- Asking Price:** \$899,000.00
- Demographics:**

	1 Mile	3 Mile	5 Mile
2020 Estimated Total Population	10,339	65,942	181,474
2020 Average HH Income	\$108,882	\$116,216	\$114,284

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This commercial pad site is a part of the overall Wood Glen mixed use subdivision that features 138 luxury townhomes built by Timberlake Homes that recently sold out. Additional residential is proposed north of Greenbelt Road in a project called Glenn Dale Commons which is under construction with over 500 units in a mix of single family, townhomes, and apartments!

Huge employment generators such as NASA Goddard, the University of Maryland College Park, Fort Meade, the National Security Agency (NSA), and the Greenbelt Metro (which is a potential candidate for a future FBI Headquarters) are all located within a short distance from the site.





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View into site from intersection of Aerospace and Greenbelt Road  
Development Status

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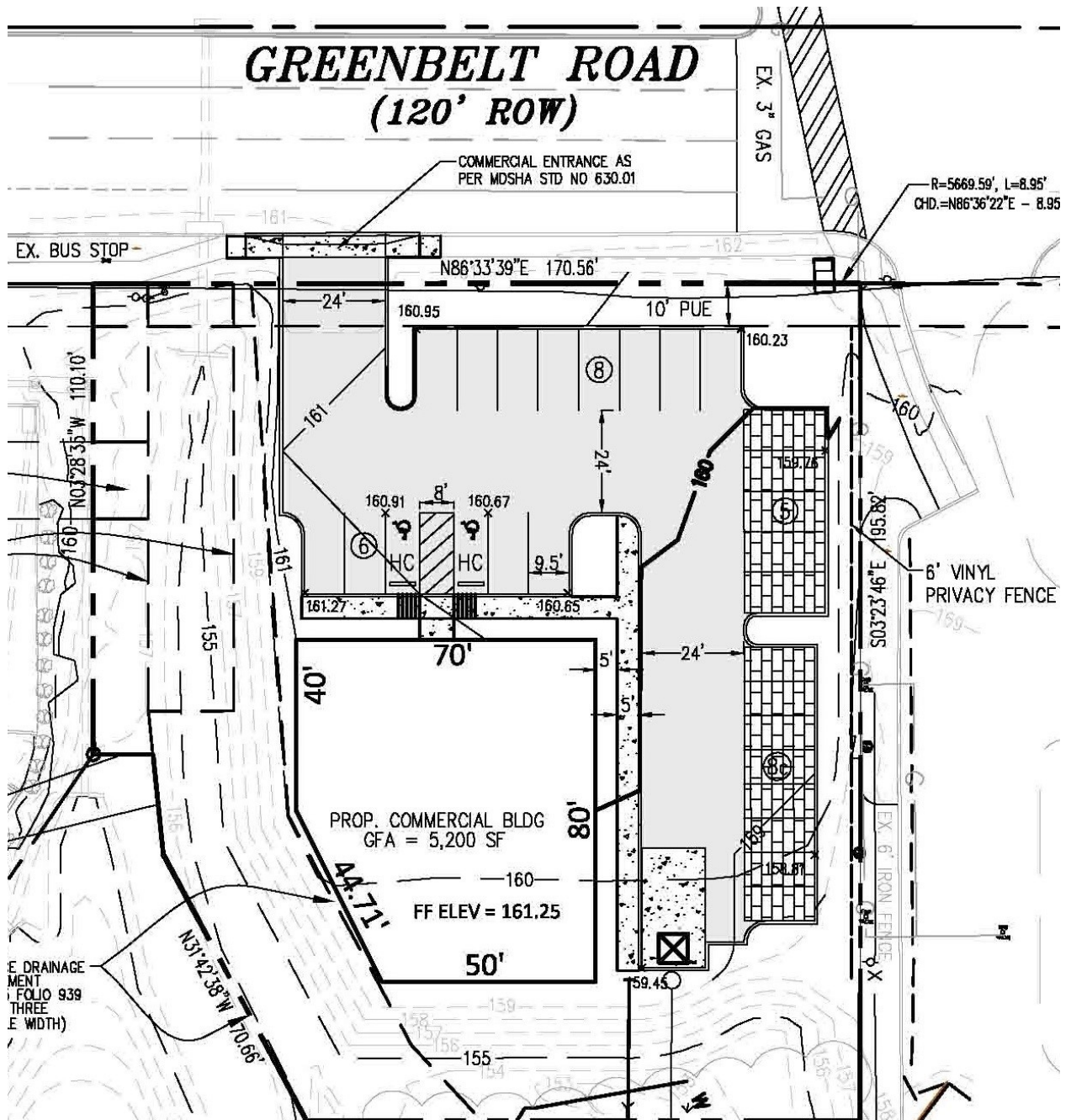
Stabilized Pad Site and Storm Water Management Work Completed

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## Conceptual Layout



- 0.75 acres +/-
- 5,200 square foot commercial building
- Parking Spaces Provided - 27