

Wood Glen Commercial Pad Site

9897 Greenbelt Road, Lanham, MD 20706



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Property Highlights

- 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
- 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.
- 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 (ready for grinder pump installation), 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
- Traffic Count:** 2014 AAWDT: 42,782
- Asking Price:** ~~\$1,590,000~~ - JUST REDUCED TO \$995,000!!!
- Demographics:**

	1 Mile	3 Mile	5 Mile
2015 Total Population	10,838	66,779	184,564
2015 Average HH Income	\$103,629	\$103,112	\$101,077
2015 Housing Units	3,954	21,914	58,404

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This commercial pad site is a part of the overall Wood Glen mixed use subdivision that will feature 138 luxury townhomes built by Timberlake Homes starting in the \$300's. Additional residential is proposed north of Greenbelt Road in a project called Glenn Dale Commons which is conceptually planned for 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 the new 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 as of November 2016



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Stabilized Pad Site and Storm Water Management Work Completed
November 2016

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