

Minority Access Development Site

HYATTESVILLE, MD



SALE BROCHURE

KW COMMERCIAL
1441 McCormick Drive,
Suite 1020
Upper Marlboro , MD 20774

PRESENTED BY:

ANTHONY R. BOLLING, JD
Group Leader
O: 240.737.5054
C: 240.339.6979
anthony@anthonybollinggroup.com

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HYATTESVILLE, MD

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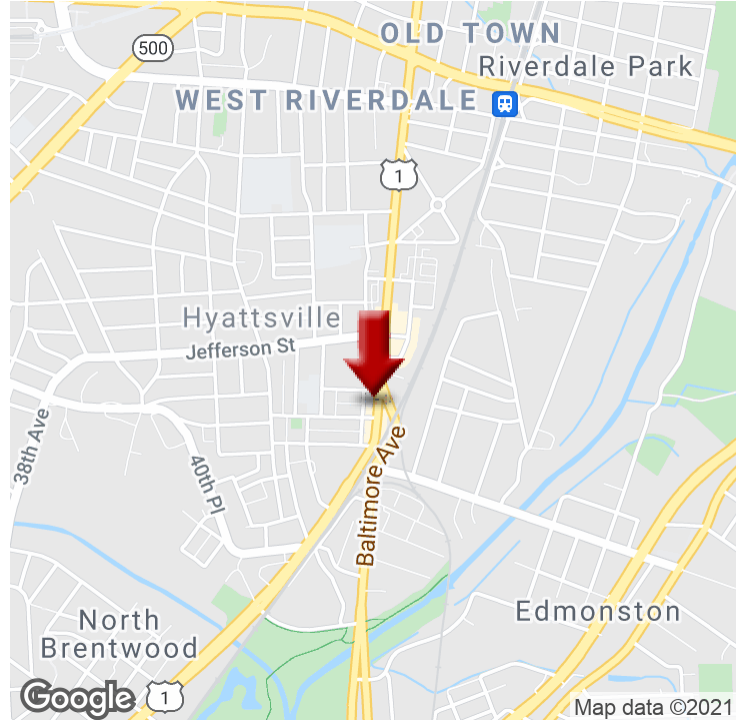
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MINORITY ACCESS DEVELOPMENT SITE

5212-5214 Baltimore Avenue, Hyattsville, MD 20781



OFFERING SUMMARY

SALE PRICE:	Negotiable
AVAILABLE SF:	
LOT SIZE:	0.84 Acres
BUILDING SIZE:	20,147 SF
ZONING:	CSC
PRICE / SF:	-

PROPERTY OVERVIEW

30,000 sq.ft available for Development

PROPERTY HIGHLIGHTS

- INVESTMENT HIGHLIGHTS
- Heavy Traffic Count
- History Bank building
- Center of Hyattsville Gateway Arts District
- Private parking with 45+ spaces
- WALK SCORE ®
- Walker's Paradise (90)
- BIKE SCORE ®
- Biker's Paradise (74)

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OFFICE FOR SALE

MINORITY ACCESS DEVELOPMENT SITE

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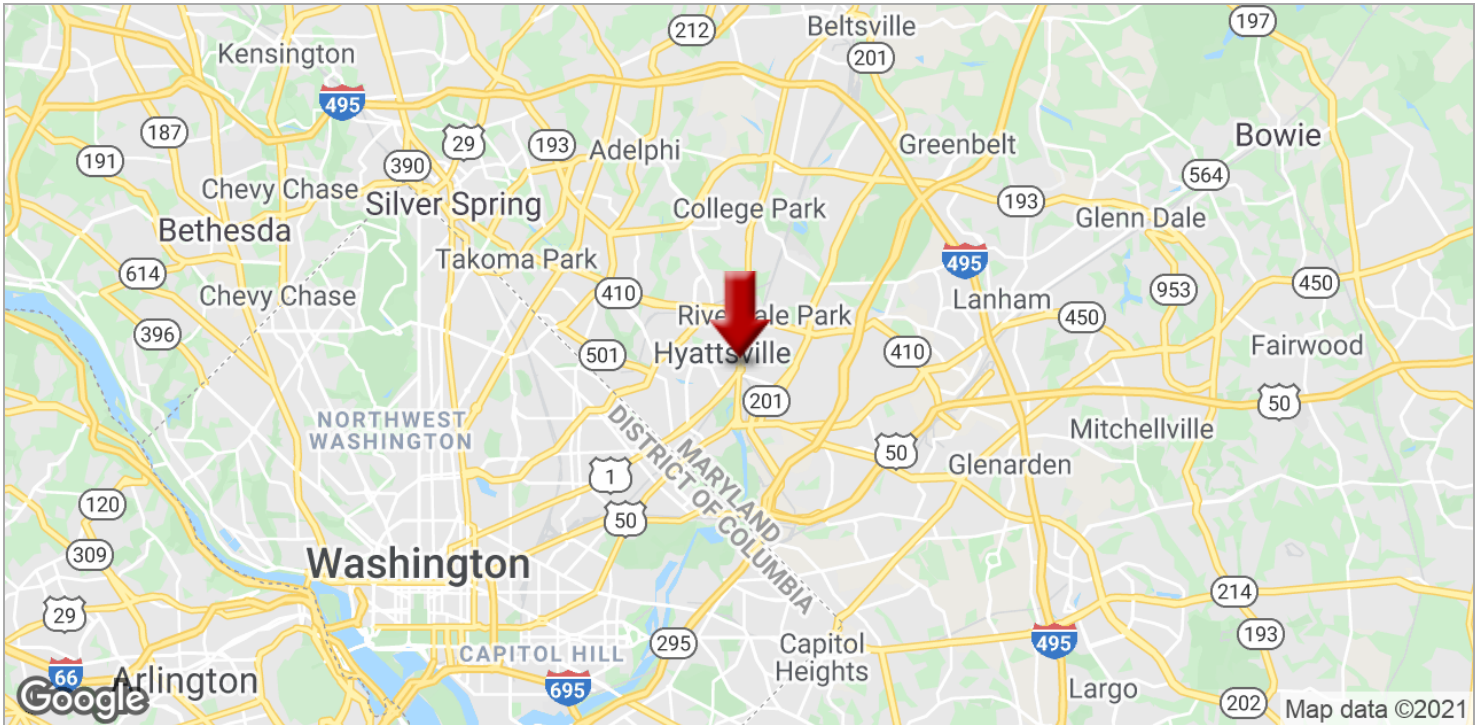
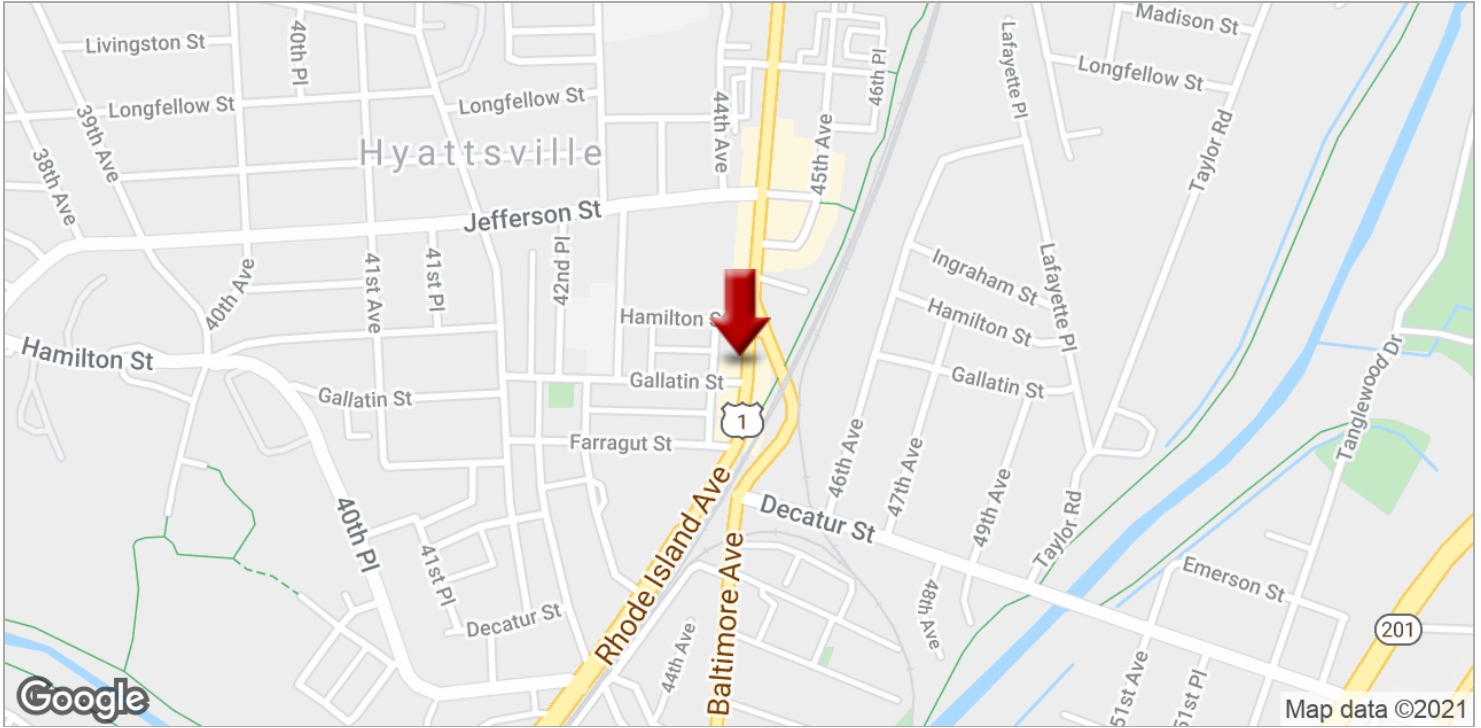
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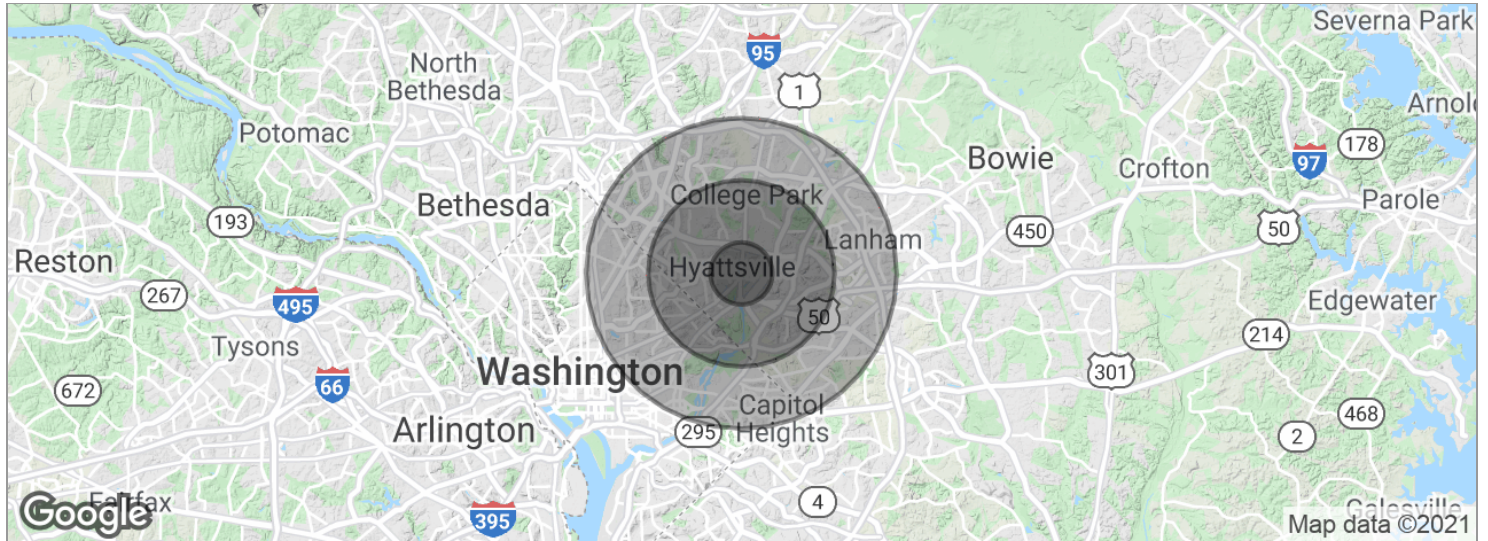
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,900	164,995	503,890
Median age	33.5	32.7	33.4
Median age (male)	31.3	31.6	31.8
Median age (Female)	35.2	33.7	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,459	54,065	176,198
# of persons per HH	2.9	3.1	2.9
Average HH income	\$71,650	\$69,622	\$64,114
Average house value	\$316,540	\$344,215	\$345,849

* Demographic data derived from 2010 US Census

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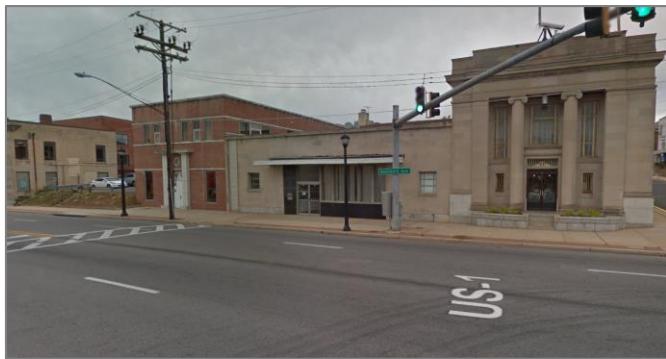
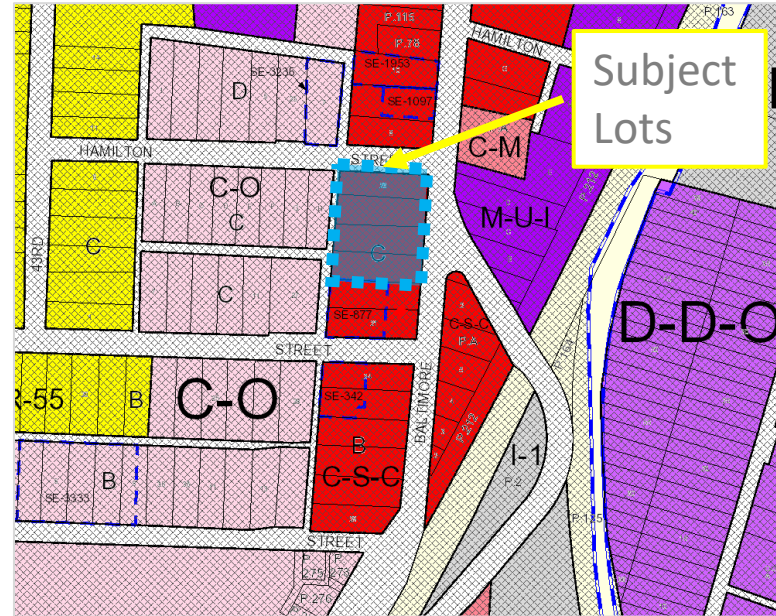
Site Overview: 5214 Baltimore Ave

Today

- Combined parcels approx. 30,000 SF of land
- Current use: Office & surface parking lot
- Current Zoning: C-S-C

Future Potential

- 70 foot max height with a 15 foot setback in the front and back
- 180x120 feet (rough dimension of lot with setbacks, total footprint 21,600 feet)
- Potential mix used (retail and residential) total of ~130,000 gross buildable square feet based on preliminary analysis



Preliminary Zoning Code Analysis

Sec. 27-454. - C-S-C Zone (Commercial Shopping Center).

(a) Purposes.

(1) The purposes of the C-S-C Zone are:

- (A) To provide locations for predominantly retail commercial shopping facilities;
- (B) To provide locations for compatible institutional, recreational, and service uses;
- (C) To exclude uses incompatible with general retail shopping centers and institutions; and
- (D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

(b) Landscaping and screening.

(1) Landscaping and screening shall be provided in accordance with [Section 27-450](#).

(c) Uses.

(1) The uses allowed in the C-S-C Zone are as provided for in Table of Uses I (Division 3 of this Part).

Standards	Permit Review	Reference	Character Areas ¹					
			TC	APE	NAP	MRC ²	TRN	NC
3. The maximum height of multifamily residential buildings shall be 70 feet.	X		X	X		X		X

Buildings/Location	Build-to Line		Allowable Variation
	From face-of-curb	From edge of R-O-W	
Along US 1, excluding the segment from Jefferson Street to Farragut Street (the ultimate right-of-way for US 1 from Oliver Street to Hamilton Street shall be 60 feet to 80 feet)	-----	10-12	±4
Along 34 th and 38 th Streets	20	-----	±4
Along all other streets	15	-----	±5
Residential uses	As above	-----	±15
Institutional uses	As above	-----	±40

Land Valuation

- Average \$/Land Sq. Ft. = \$99
- UIP is developing 260 unit multifamily by assembling 7 parcels nearby



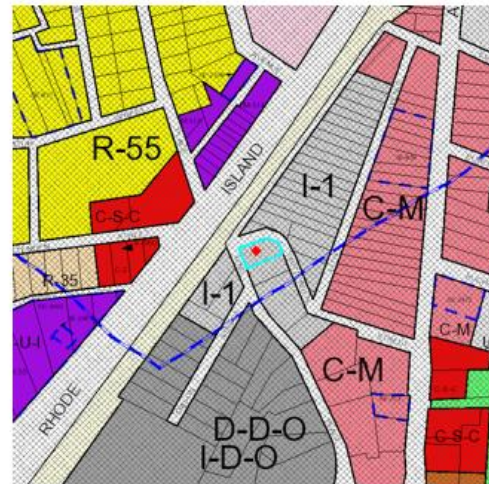
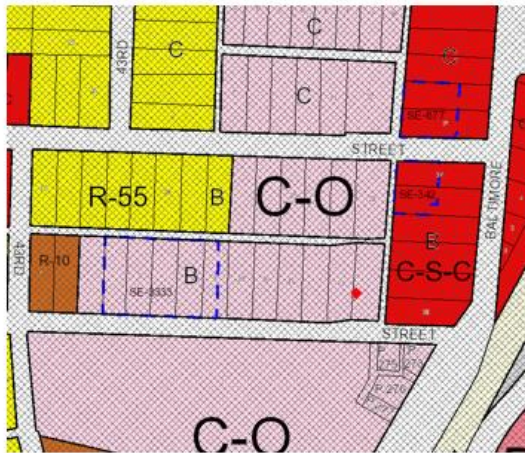
Buyer	UIP
Address	5334 Baltimore Ave
Sale Date	2/3/2017
Sale Price	\$2,150,000
Land SF	18687
Price/SF	\$115.05
Zoning	C-S-C



Buyer	Possibly UIP?
Address	4320 Hamilton St
Sale Date	1/31/2017
Sale Price	\$800,000
Land SF	9688
Price/SF	\$82.58
Zoning	C-S-C

Comparable Existing Structure Sales

- Average \$/Gross Building Area = \$99



Buyer	
Address	4332-4334 Farragut St Unit 4334-H
Sale Date	8/5/2013
Sale Price	\$215,000
Office SF	1789
Price/SF	\$120.18
Zoning	C-O

Address	4643 42nd Pl
Sale Date	6/4/2013
Sale Price	\$200,000
Office SF	2461
Price/SF	\$81.27
Zoning	I-1

Address	4311 Hamilton St
Sale Date	2/5/2013
Sale Price	\$290,000
Office SF	3002
Price/SF	\$96.60
Zoning	C-O

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Anthony R. Bolling, JD

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BACKGROUND

Anthony R. Bolling, JD, CCIM has extensive experience as a real estate professional in the DC/MD Metropolitan area. He serves as Director of KW Commercial at Keller Williams Preferred Properties (KWPP) in Upper Marlboro, Md. He leads a team of diverse real estate professionals offering a full range of real estate services. The Anthony Bolling Group can help you Buy, Sell and Lease your next property.

In 2015, Anthony was recognized as a Mega agent ranked #3 in sales production (out of 3,800 Keller Williams associates) across the MD/DC region and ranked #24 out of the country's Top 50 producing real estate agents by Keller Williams International. He is the #1 ranked commercial real estate professional at KWPP and "We're excited to see Anthony accomplish this achievement," said Patricia Long, Team Leader of Keller Williams Preferred Properties. "At Keller Williams we believe in succeeding through people and having Anthony on our team is a huge win for us."

Anthony has superior training, skills and tools as a real estate professional. Following his graduation from the University of Virginia (In Charlottesville, VA) he sold homes to first-time home-buyers for the Marshall Heights Community Development Organization. After law school he served as a commercial leasing broker for Barrueta & Associates and earned his Certified Commercial Investment Member designation (CCIM). "We're proud to be in business with Anthony," said John Davis, President, Keller Williams International. "He's using Keller Williams systems, models and tools to grow his business and help clients. And clearly he's just hitting his stride in his market."

Anthony R. Bolling, JD, CCIM is a second-generation Washingtonian, life-long resident of Ward 7 and resides in Hillcrest (DC) with his wife and two teenage children.

EDUCATION

BA, University of Virginia, (Charlottesville, VA)
JD, University of District of Columbia School of Law (Washington, DC)
CCIM, CCIM Institute (Chicago, IL)

MEMBERSHIPS & ASSOCIATIONS

Anthony is very active in his community. He is a member of the Antioch Baptist Church of Deanwood, Washington (DC) Alumni Chapter of Kappa Alpha Psi Fraternity Incorporated, Fellowship Lodge No. 26 of Prince Hall Mason, UVA Football Alumni Club, CCIM Board of Director and twice past president Mid-Atlantic Chapter of CCIM.

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