



Announcement of Sale

July 28th, 2023 - BridgeWater Real Estate Brokerage is pleased to announce the sale of their exclusive listing of the 4.44 acres of land at 9113 Baltimore Avenue, College Park, Maryland. The three existing hotels will be razed to make room for a brand new 317-unit, five-story elevator-serviced building with a structured parking garage. This much-needed affordable housing community in College Park will also include 30 more parking (and 5 more bike spaces) than required, as well as a bike storage with fix-it station, a fully equipped fitness center, business center, game room, community room, pool with men's and women's locker rooms, sunroom overlooking an outdoor courtyard with grills, a walking path, a dog park, a playground, a rooftop sitting area, and almost 14,000 square feet of landscaped green space buffering the existing residential neighborhood.

Prince George's County encourages affordable housing and offers fast track approval for these developments. In addition, the purchaser worked diligently to meet all the necessary steps that were needed in both the development approval and the LIHTC approval processes.



Purchaser is Flats at College Park, LLC.

Based in DC and Maryland, BridgeWater Real Estate Brokerage specializes in the sale of regional affordable housing and developable land. Its co-founder, Adam Stein, exclusively represented the seller in the transaction and can be reached at (202) 603-5587 and astein@bwreb.com for more information.