

## 7230 Sunrise Drive, Lanham, MD 20706

- Land Area: **6.21 Acres**
- District: 20 Account #: 2211688
- Map: 0043 Grid: 00D4 Parcel: 0072
- Zoning: Residential RSF-95

**Special Exception to develop  
multifamily Elderly Housing**

- Located less than **0.5 miles from  
Future Purple's Line Glenridge Station**  
defining this as TOD per the County,  
State and Federal Governments



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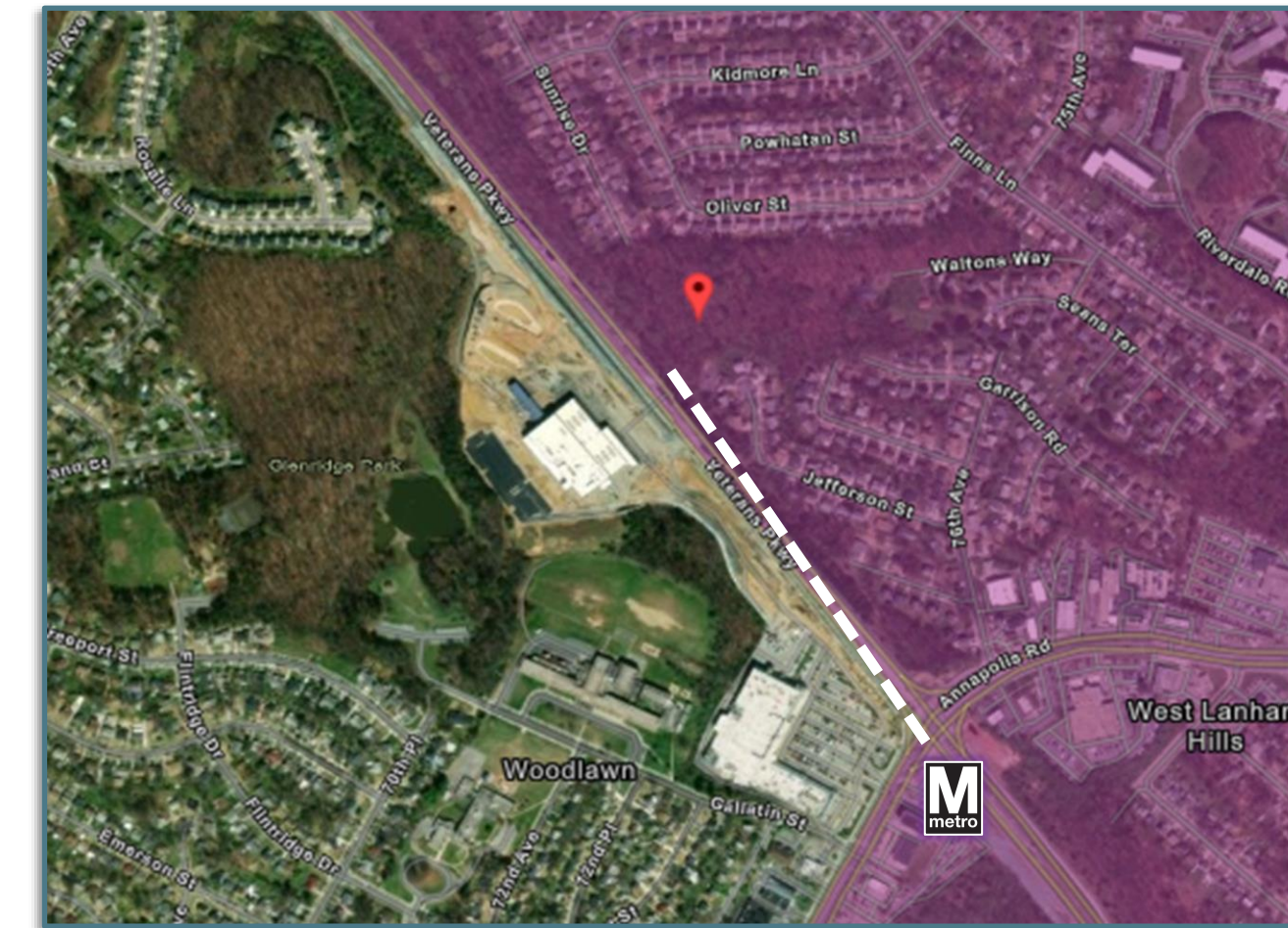
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## Opportunities

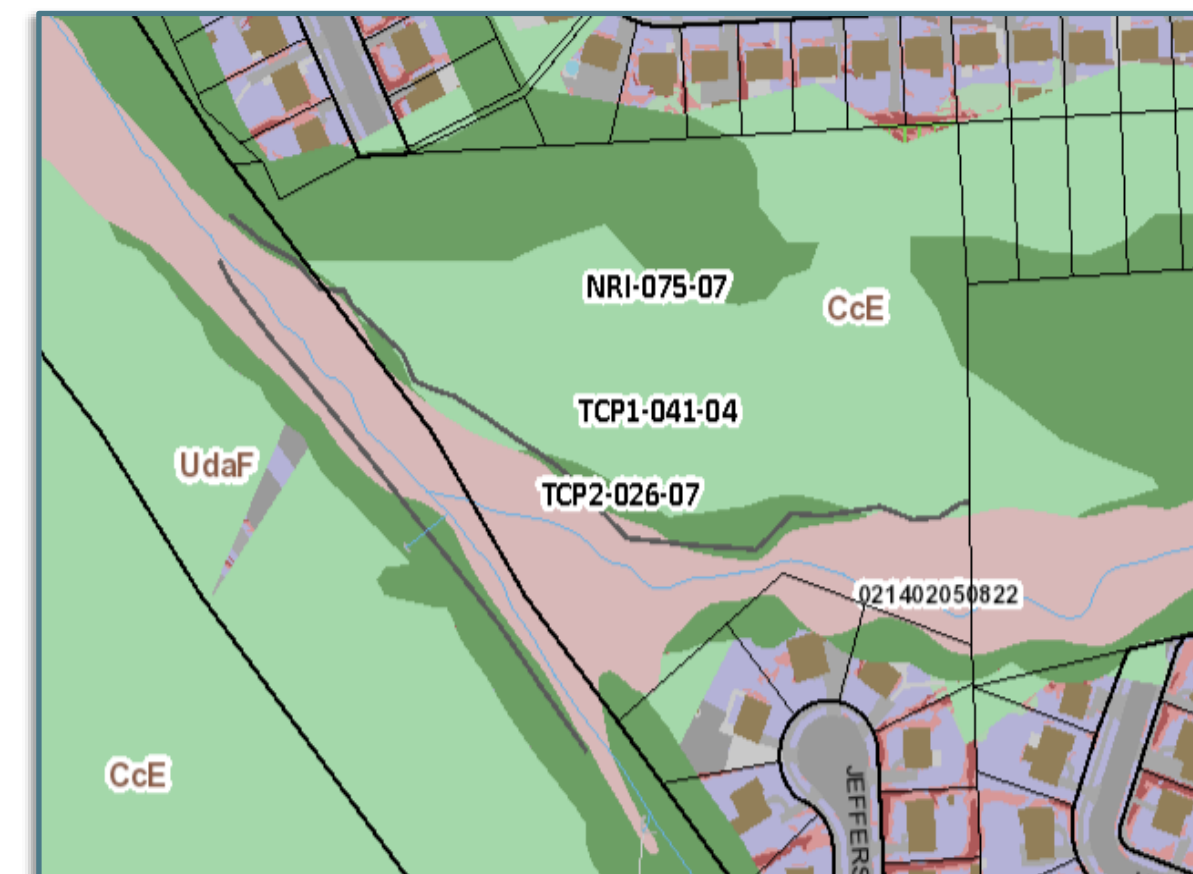
- **QCT:** Located in a 2024 Qualified Census Tract & Revitalization Tax Credit Area
- **Reduced Impact Fees:** Due to location inside the Beltway & near Metro
  - Exemption from impact fee for schools when developing elderly housing
- **TOD:** Location allows for additional financing from the County, State, and Federal Governments including possibly the US DOT's new "TIFIA 49" program
- **Patient Seller:** is open to offers contingent to entitlements and financing

## Potential Challenges

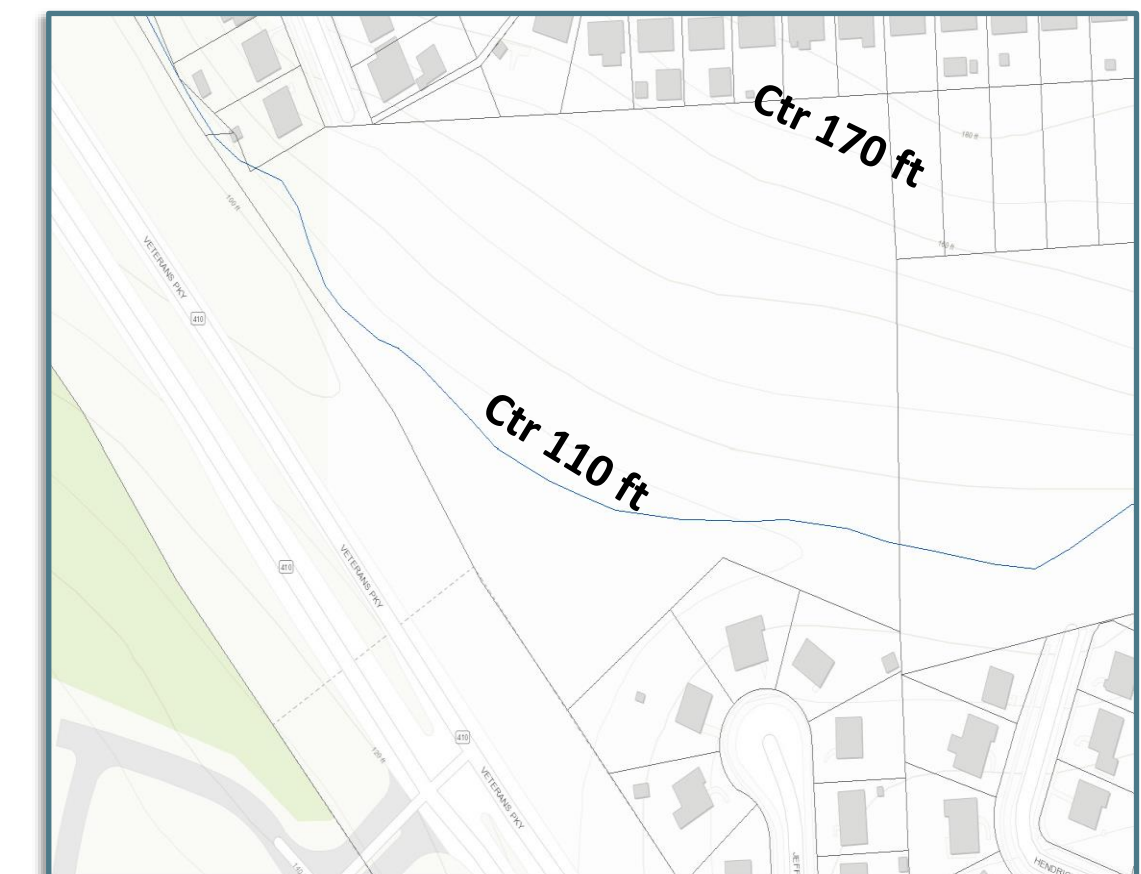
- A portion in Green Infrastructure Plan (dark green on PGAtlas map)
- Contours (Ctr) range from ~110 feet to ~170 feet (per MERLIN map)



HUD QCT



PGAtlas



MERLIN