



BridgeWater Real Estate Brokerage is pleased to exclusively present...

Approved 123-unit TOD site in College Park, MD in a QOZ & QCT

EXECUTIVE SUMMARY

BridgeWater Real Estate Brokerage is pleased to exclusively present the rare opportunity to quickly build a 123-unit community near the University of Maryland.

The opportunity, located at
8421 Baltimore Avenue
College Park, MD 20740,

is less than one mile from a future Purple Line station, designating this as **Transit Oriented Development (TOD)** per Prince George's County, and

located in a **Qualified Opportunity Zone (QOZ)** and **Qualified Census Tract (QCT)**.



Mohsen Teimouri, MRED

Research Analyst, [BridgeWater Real Estate Brokerage](#)

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](#)

Adam Stein

Managing Partner, [BridgeWater Real Estate Brokerage](#)

(202) 603-5587

astein@bwreb.com | [LinkedIn](#)

Alex Crosby

Research Analyst, [BridgeWater Real Estate Brokerage](#)

(603) 306-7550

acrosby@bwreb.com | [LinkedIn](#)



BridgeWater Real Estate Brokerage is pleased to exclusively present...

Approved 123-unit TOD site in College Park, MD in a QOZ & QCT



INVESTMENT HIGHLIGHTS

- Fully entitled
- Multiple tax incentives including Qualified Opportunity Zone and Qualified Census Tract (QCT)
- Corner lot offers frontage on two roads
- Market demand for studios, affordable and elderly units
- Within a half mile from Campus and one block from LIDL
- Developing housing for the elderly may allow for;
 - an exemption from County school impact fees and
 - a reduced parking requirement

Mohsen Teimouri, MRED

Research Analyst, [BridgeWater Real Estate Brokerage](#)

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](#)

Adam Stein

Managing Partner, [BridgeWater Real Estate Brokerage](#)

(202) 603-5587

astein@bwreb.com | [LinkedIn](#)

Alex Crosby

Research Analyst, [BridgeWater Real Estate Brokerage](#)

(603) 306-7550

acrosby@bwreb.com | [LinkedIn](#)

Approved 123-unit TOD site in College Park, MD in a QOZ & QCT

LOCATION

The site is 0.52 acres located at 8421 and 8429 Baltimore Avenue in College Park, MD and is the southeast quadrant of Quebec Street & Baltimore Avenue in Prince George's County, Maryland.

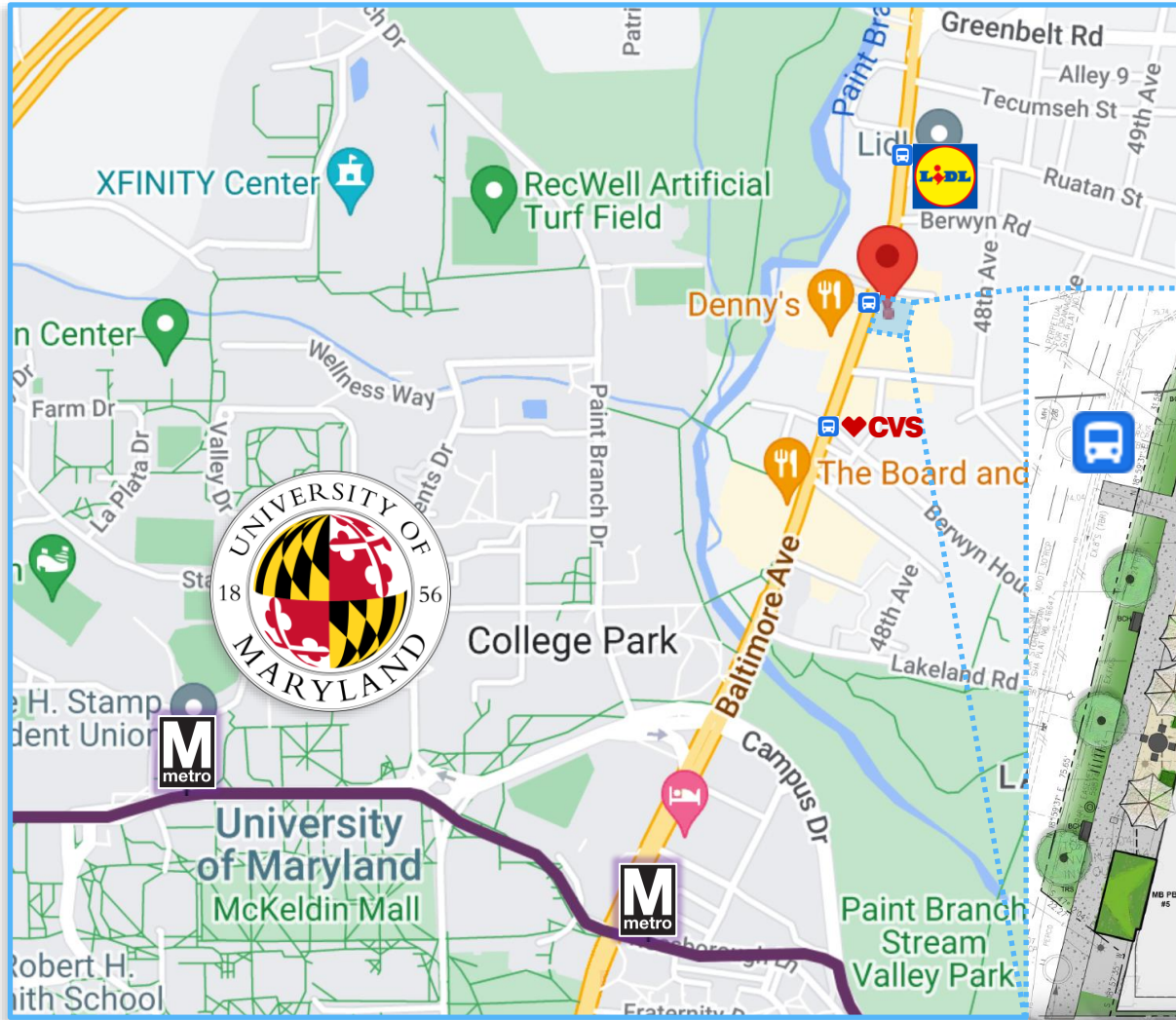
The site is conveniently located 1 block from LIDL, 2 blocks from CVS and less than a half mile from Campus.

The site is referenced as Tax Account #'s;

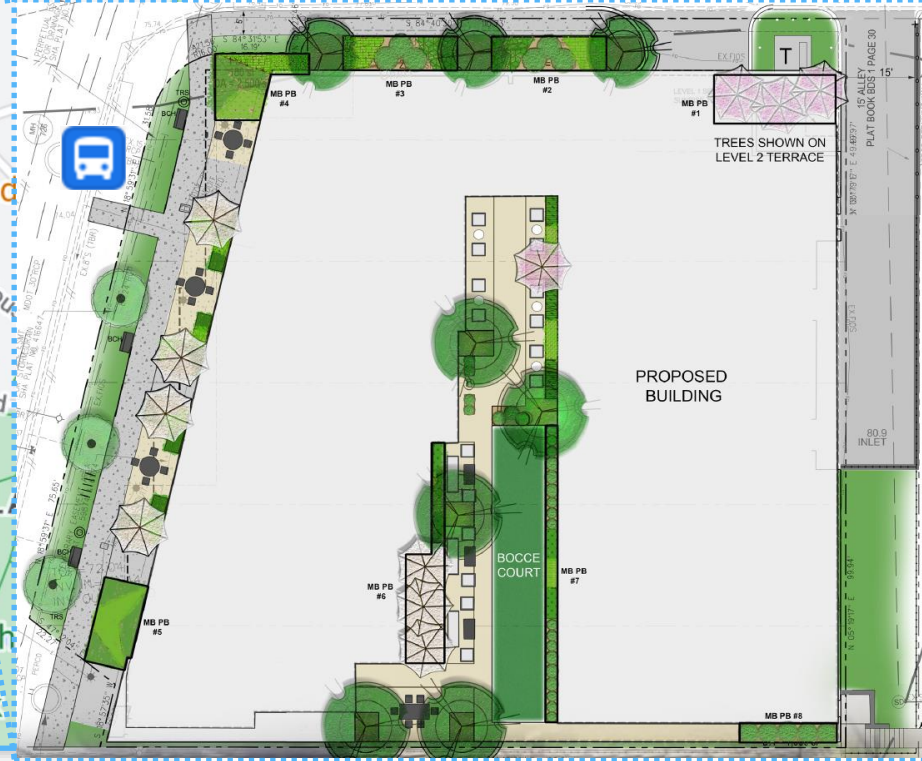
- 21-2292514, and
- 21-2292522 and is

recorded in the County Land Records at

- Liber 38886,
- Folio 00339.



Subject Property



Mohsen Teimouri, MRED

Research Analyst, [BridgeWater Real Estate Brokerage](#)

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](#)

Adam Stein

Managing Partner, [BridgeWater Real Estate Brokerage](#)

(202) 603-5587

astein@bwreb.com | [LinkedIn](#)

Alex Crosby

Research Analyst, [BridgeWater Real Estate Brokerage](#)

(603) 306-7550

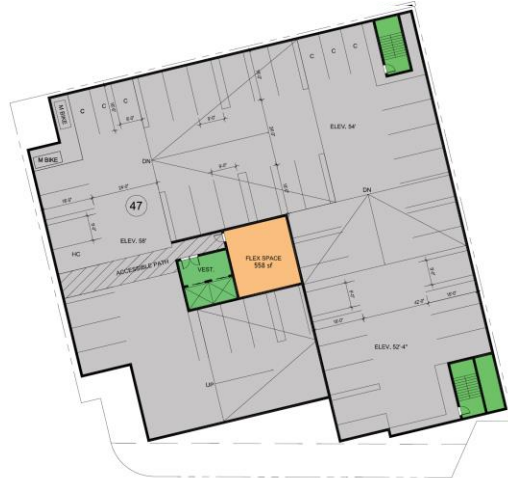
acrosby@bwreb.com | [LinkedIn](#)

Approved 123-unit TOD site in College Park, MD in a QOZ & QCT



PLAN - LEVEL P1

ECOGRADES

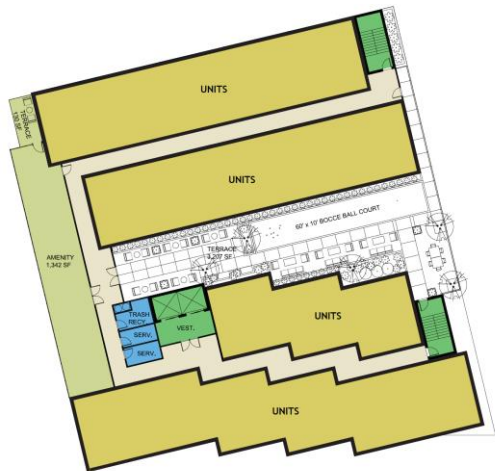


PLAN - LEVEL P2

ECOGRADES



PLAN - LEVEL 16



PLAN - LEVEL 1

ECOGRADES



PLAN - LEVEL 2-5

ECOGRADES



PLAN - LEVEL 6

ECOGRADES

PLANS

Status: Fully entitled
DSP: 21024
Units: 123
Height: 7-stories
Building Size: 150,060 SF
Parking: 110 space
Type: Multifamily
Total parking: 110 spaces
Retail: 1,000 SF + 1,314 SF
LEED: Silver Equivalent

WSSC requires off-site utility work at Navahoe St & Baltimore Ave

NILES BOLTON ASSOCIATES

Mohsen Teimouri, MRED

Research Analyst, BridgeWater Real Estate Brokerage

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](https://www.linkedin.com/in/mohsen-teimouri)

Adam Stein

Managing Partner, BridgeWater Real Estate Brokerage

(202) 603-5587

astein@bwreb.com | [LinkedIn](https://www.linkedin.com/in/adamstein)

Alex Crosby

Research Analyst, BridgeWater Real Estate Brokerage

(603) 306-7550

acrosby@bwreb.com | [LinkedIn](https://www.linkedin.com/in/alex-crosby)

MULTIFAMILY or GRAD STUDENT HOUSING

The Detailed Site Plan is approved to develop **123 units** with an average size floor plan of 589 SF.

The unit mix consists of:

- 113 2-bedroom / 2-bathroom and
- 10 3-bedroom / 2-bathroom units designed for grad students, faculty, young professionals and/or co-living.

A prospective purchaser could change the unit mix when pulling permits without any delay in closing.

Developing either studios or senior housing units would qualify for an **exemption from the County's School Facility impact fees.**



Floor Plan, Ground Floor
3,706 SF of amenity
2,314 SF of retail

NILES BOLTON ASSOCIATES

Mohsen Teimouri, MRED

Research Analyst, BridgeWater Real Estate Brokerage

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](#)

Adam Stein

Managing Partner, BridgeWater Real Estate Brokerage

(202) 603-5587

astein@bwreb.com | [LinkedIn](#)

Alex Crosby

Research Analyst, BridgeWater Real Estate Brokerage

(603) 306-7550

acrosby@bwreb.com | [LinkedIn](#)

ELDERLY HOUSING (option)

Housing for the elderly or physically handicapped, if approved, has a **reduced minimum off-street parking requirement of 0.66 spaces per unit** per the zoning code which should allow for the **elimination of a level of subterranean garage.**

This use would be **exempt from the County's School Facility impact fees.**

These revisions to the DSP

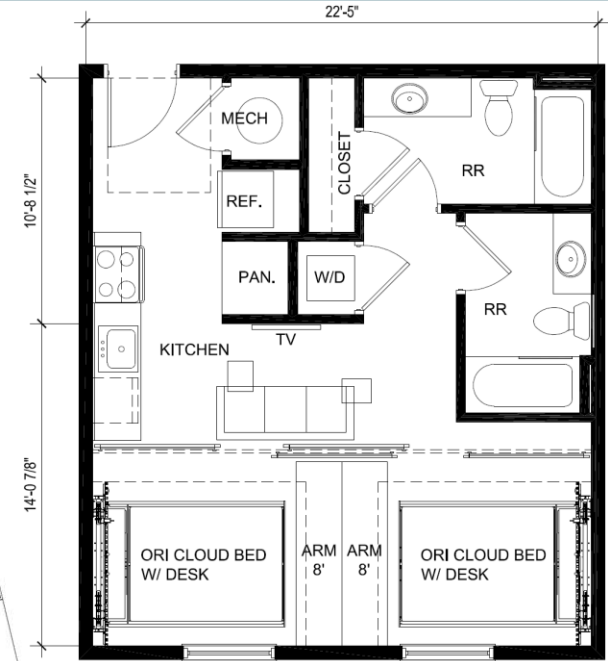
- should require **only an amendment**, which
- should require **only ~4 months.**

Additional Elderly Housing uses permitted:

- Nursing Home
- Planned Retirement Community



Floor Plan, Level 3
21 units (589 SF average)



NILES BOLTON ASSOCIATES

Mohsen Teimouri, MRED

Research Analyst, BridgeWater Real Estate Brokerage

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](#)

Adam Stein

Managing Partner, BridgeWater Real Estate Brokerage

(202) 603-5587

astein@bwreb.com | [LinkedIn](#)

Alex Crosby

Research Analyst, BridgeWater Real Estate Brokerage

(603) 306-7550

acrosby@bwreb.com | [LinkedIn](#)



AMENITIES

- Rooftop lounge
- Private fitness room
- Art gallery
- Grab N Go café
- Bocce ball court
- Large conference room
- Bicycle storage
- Private dog run
- Dog washing station
- Convenient location near Campus, LIDL, shopping, and entertainment

Mohsen Teimouri, MRED

Research Analyst, [BridgeWater Real Estate Brokerage](#)

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](#)

Adam Stein

Managing Partner, [BridgeWater Real Estate Brokerage](#)

(202) 603-5587

astein@bwreb.com | [LinkedIn](#)

Alex Crosby

Research Analyst, [BridgeWater Real Estate Brokerage](#)

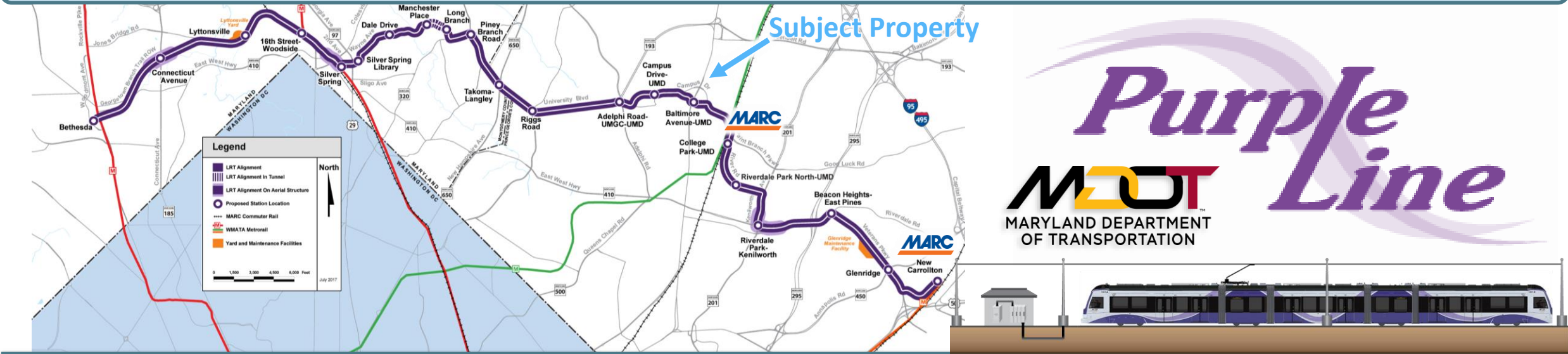
(603) 306-7550

acrosby@bwreb.com | [LinkedIn](#)

PUBLIC TRANSPORTATION

Maryland's Purple Line is a 16-mile light rail line that will extend from Bethesda in Montgomery County to New Carrollton in Prince George's County. It will provide a direct connection to the Metrorail Red, Green and Orange Lines; at Bethesda, Silver Spring, College Park, and New Carrollton. The Purple Line will also connect to MARC, Amtrak, and local bus services.

The Purple Line will be powered by overhead wires known as a catenary system. As a transit system separate from Metro, it will operate mainly in dedicated or exclusive lanes, allowing for fast, reliable transit operations. Most of the alignment will be at the road way level, though short segments will be elevated or underground. The Purple Line is under construction and expected to deliver in 2027.



Mohsen Teimouri, MRED

Research Analyst, BridgeWater Real Estate Brokerage

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](https://www.linkedin.com/in/mohsen-teimouri)

Adam Stein

Managing Partner, BridgeWater Real Estate Brokerage

(202) 603-5587

astein@bwreb.com | [LinkedIn](https://www.linkedin.com/in/adamstein)

Alex Crosby

Research Analyst, BridgeWater Real Estate Brokerage

(603) 306-7550

acrosby@bwreb.com | [LinkedIn](https://www.linkedin.com/in/alex-crosby)

PUBLIC TRANSPORTATION

There will be a new Route 17 Bus Station out front at the corner of Quebec St and Baltimore Ave. Route 17 connects the US Route 1 business corridor from the IKEA Store in College Park south to the Town of Mt. Rainier terminating at the Mt. Rainier bus terminal. The route integrates business and retail centers and provides service to the College Park Metrorail Station. Key stops along the Route 17 are Mt. Rainier Branch Library, the County Services Building, Campus Village Shops, University of Maryland, and the IKEA store in College Park.

College Park is also home to transit stops for the MARC train. It is also in proximity of three international airports: Ronald Reagan Washington National Airport (DCA), Dulles International Airport (IAD) and Baltimore/ Washington International Thurgood Marshall Airport (BWI) all sit within 40 miles of the city. BWI has a station on the MARC line.



Mohsen Teimouri, MRED

Research Analyst, [BridgeWater Real Estate Brokerage](#)

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](#)

Adam Stein

Managing Partner, [BridgeWater Real Estate Brokerage](#)

(202) 603-5587

astein@bwreb.com | [LinkedIn](#)

Alex Crosby

Research Analyst, [BridgeWater Real Estate Brokerage](#)

(603) 306-7550

acrosby@bwreb.com | [LinkedIn](#)

Approved 123-unit TOD site in College Park, MD in a QOZ & QCT



NILES BOLTON ASSOCIATES

Mohsen Teimouri, MRED
Research Analyst, [BridgeWater Real Estate Brokerage](#)
(240) 706-1951
mosen.t@bwreb.com | [LinkedIn](#)

Adam Stein
Managing Partner, [BridgeWater Real Estate Brokerage](#)
(202) 603-5587
astein@bwreb.com | [LinkedIn](#)

Alex Crosby
Research Analyst, [BridgeWater Real Estate Brokerage](#)
(603) 306-7550
acrosby@bwreb.com | [LinkedIn](#)

Approved 123-unit TOD site in College Park, MD in a QOZ & QCT



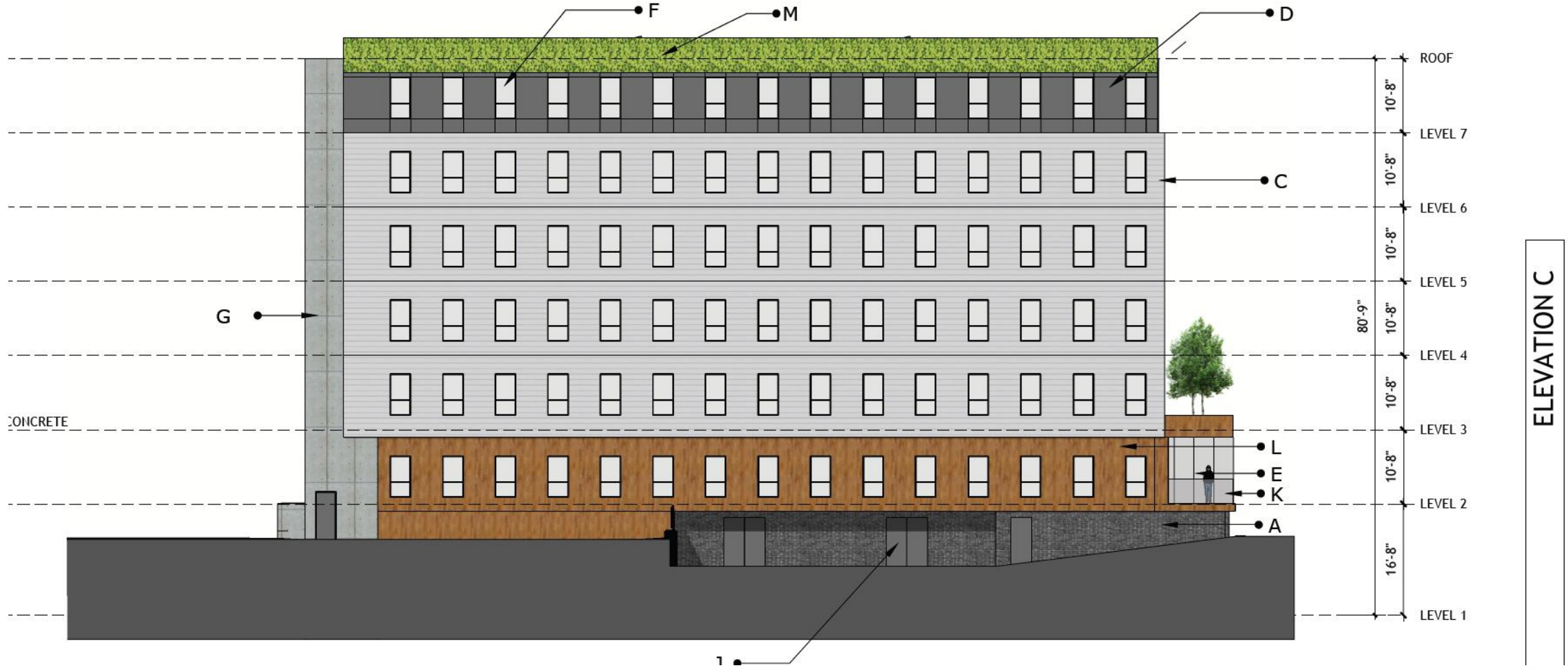
NILES BOLTON ASSOCIATES

Mohsen Teimouri, MRED
Research Analyst, BridgeWater Real Estate Brokerage
(240) 706-1951
mosen.t@bwreb.com | [LinkedIn](https://www.linkedin.com/in/mohsen-teimouri)

Adam Stein
Managing Partner, BridgeWater Real Estate Brokerage
(202) 603-5587
astein@bwreb.com | [LinkedIn](https://www.linkedin.com/in/adamstein)

Alex Crosby
Research Analyst, BridgeWater Real Estate Brokerage
(603) 306-7550
acrosby@bwreb.com | [LinkedIn](https://www.linkedin.com/in/alex-crosby)

Approved 123-unit TOD site in College Park, MD in a QOZ & QCT



NILES BOLTON ASSOCIATES

Mohsen Teimouri, MRED

Research Analyst, BridgeWater Real Estate Brokerage

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](https://www.linkedin.com/in/mohsen-teimouri)

Adam Stein

Managing Partner, BridgeWater Real Estate Brokerage

(202) 603-5587

astein@bwreb.com | [LinkedIn](https://www.linkedin.com/in/adamstein)

Alex Crosby

Research Analyst, BridgeWater Real Estate Brokerage

(603) 306-7550

acrosby@bwreb.com | [LinkedIn](https://www.linkedin.com/in/alex-crosby)

Approved 123-unit TOD site in College Park, MD in a QOZ & QCT



NILES BOLTON ASSOCIATES

Mohsen Teimouri, MRED

Research Analyst, BridgeWater Real Estate Brokerage

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](https://www.linkedin.com/in/mohsen-teimouri)

Adam Stein

Managing Partner, BridgeWater Real Estate Brokerage

(202) 603-5587

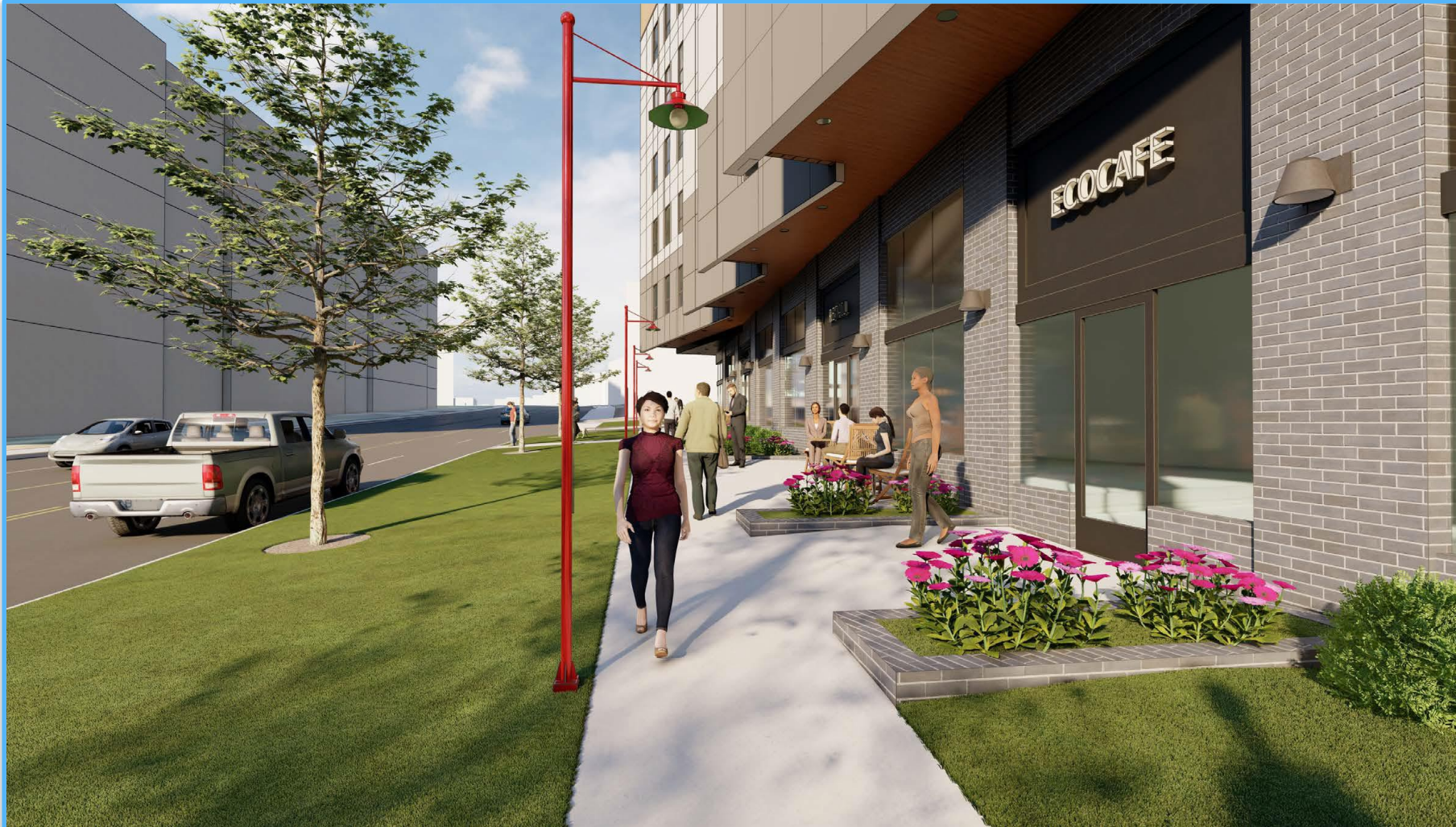
astein@bwreb.com | [LinkedIn](https://www.linkedin.com/in/adamstein)

Alex Crosby

Research Analyst, BridgeWater Real Estate Brokerage

(603) 306-7550

acrosby@bwreb.com | [LinkedIn](https://www.linkedin.com/in/alex-crosby)



CONTACT US

Adam Stein

Managing Partner
BridgeWater Real Estate
Brokerage

astein@bwreb.com

(202) 603-5587

6851 Oak Hall Lane,
Suite 300
Columbia, MD 21045

Mohsen Teimouri, MRED

Research Analyst, [BridgeWater Real Estate Brokerage](https://www.bridgewaterrealestate.com)

(240) 706-1951

mosen.t@bwreb.com | [LinkedIn](#)

Adam Stein

Managing Partner, [BridgeWater Real Estate Brokerage](https://www.bridgewaterrealestate.com)

(202) 603-5587

astein@bwreb.com | [LinkedIn](#)

Alex Crosby

Research Analyst, [BridgeWater Real Estate Brokerage](https://www.bridgewaterrealestate.com)

(603) 306-7550

acrosby@bwreb.com | [LinkedIn](#)