

# PGCRE NEWSLETTER: Upper County

Fall 2019

James F. Miers & Stephen N. Catalano

Studio 3807 - new multifamily building in Gateway Arts District



## Multifamily Projects Promote Route 1 Density

According to real estate data giant CoStar Group, this year over 800 multifamily units have been delivered in a market covering everything in northern Prince George's County from the Beltway to the District line, and as far east as Greenbelt. Apartments in this market show 5.7% vacancy and 3.2% rent growth, numbers that are better than what industry experts have expected.

The effect on value is profound. Properties with the right mix of location, zoning, and size for multifamily construction are selling historically well. Access is crucial, however, and proposed projects need parking or dense walkability. Many developers are still looking for streetside properties, either for their current development potential or as long-term hold properties supported by current tenants.

While some are asking if the market is in a value bubble, there are structural changes that will support density and greater values in the future too. Two new grocery stores along Route 1 - Whole Foods and Lidl - are backing multifamily expansion as do offices like the WeWork near campus and music venues such as the Hall CP. And the Purple Line, currently under construction, will form a unique transit connection between Prince George's and Montgomery Counties that will promote denser development in each.

See Page 3 for  
more info about  
construction around  
the MDOT MVA's  
Purple Line





## RECENT NAI MICHAEL DEALS



**SOLD**

### 8911 60th Avenue, Greenbelt, MD

A 6,066 SF office building near Route 193 in College Park sold recently for \$1.03M. The building traded fully-leased, with the seller, management company Sigma Real Estate, maintaining its occupancy of the top floor. A recording studio and church will occupy the ground floor of the property going forward. At \$170 PSF, the sale represents a premium over independent office sales in the region. Jim Miers at **NAI Michael** handled the deal.



**LEASED - 8513 Ardwick-Ardmore Road, Landover, MD**  
- 5,500 SF flex facility leased to Central Bark dog daycare



**SOLD - 7701 Greenbelt Road, Greenbelt, MD** - office building  
sold to investor



**SOLD - 7501 Forbes Boulevard, Greenbelt, MD** - office building  
sold to investor

### The Hall CP Under Construction

War Horse Cities is developing a new entertainment site adjacent to the Hotel and WeWork just east of the University's main gate. The Hall CP will include a music venue and restaurant in combination. The venue will include performance and rehearsal space, and the complex is designed to work for indoor and outdoor events. The Hall CP will be an amenity that supports more year-round events and provides additional artistic space in College Park outside of UMD.

### Major Land Sale in College Park

In a major sale for the local market, two adjacent retail parcels, totaling 2 acres, were sold to Gilbane Development Company in anticipation of a large student housing project. Large scale student projects such as University View and Terrapin Row have been built and sold at record-breaking prices in the market, and it is anticipated that Gilbane will construct a similar project. Student housing projects are an attractive investment for developers and investors because of the government subsidized loans available to students and the disparity between the university's population and the available housing within walking distance of campus. Even considering the valuable nature of student housing projects, however, the land price for this sale is extraordinary.



### Crittenden Crossing Under Renovation

Mentiki Properties purchased the mixed-use Crittenden Crossing portfolio in Hyattsville. The new owner is taking a combined approach to the portfolio: repairing the property, updating the units, and leasing out space to vibrant new tenants all at the same time. The major anchor use right now is Streetcar 82, a brewery that has already made a name for itself as a bar, meeting place, and music venue supported by third-party food vendors from the area.



### 4409 East-West Highway Sale

In a quiet sale, the 110,000 SF health facility- with 110 beds- was sold to an assisted living property operator for \$12.5M. The 4 acre property on East-West highway near the intersection with Route 1 also features medical offices, in addition to the rehabilitative and elderly care home.



### College Park Metro Construction

Two major buildings are planned for the College Park Metro station: a 120,000 SF hotel on the airport side of Campus Drive, and a roughly 400,000 SF mixed-use property next to the station. These projects will join the new Purple Line stop, as well as current USDA offices, nearby industrial uses, and College Park airport.

The new developments will transform the station and provide a location for living and activity in College Park separate from Route 1. The Purple Line will form a functional connection to the heart of campus at University of Maryland, and the Metro station will link all 440 residential units directly to downtown DC.



### Construction Advances on New Hospital

Construction on the University of Maryland Medical System hospital continues at Largo Town Center in anticipation of a 2021 opening. The new hospital will be 11 floors and almost 600,000 SF in total size. As a major healthcare project in the area the hospital development, in conjunction with continuing efforts to relocate county government assets to Largo, will support continued construction around the intersection of the Beltway, Landover Road, and Central Avenue.





Contact us today to find out what we can do for you!

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We represent a variety of business owners and investors in major transactions in Maryland, DC, and Virginia. Our portfolio of work contains industrial, office, and retail properties with sales and leasing transactions grossing over \$100 million.



**FOR SALE**

**7829 Belle Point Drive**  
Greenbelt, MD

5,000 SF building for sale for \$900,000; Class A finishes available for users or investors



**FOR LEASE**

**9094 Baltimore Avenue**  
College Park, MD

1,000 SF office available near the University of Maryland; reception & conference room



**FOR LEASE**

**7841 Belle Point Drive**  
Greenbelt, MD

Small office available; ideal for attorneys and business services

**Call us to feature your building in the PGCRE Newsletter!**

**Alloy by Alta in College Park, MD**

**Brokerage | Property Management | Development Consulting**

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