

7.03 ± AC AVAILABLE FOR SALE

PRIME REDEVELOPMENT OPPORTUNITY IN SILVER SPRING, MD

1200 UNIVERSITY BLVD WEST, SILVER SPRING, MD 20902



FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP



OVERVIEW.

PROPERTY DESCRIPTION

Foundry Commercial is pleased to offer this premier property and land opportunity in the heart of Wheaton, MD and the Greater Silver Spring area of MD perfect for redevelopment, owner occupancy or a unique hybrid of the two. The site is located in the middle of multifamily developments, single family housing, nursing home/care, outdoor public facilities and directly connected to Sligo Creek Parkway and walking trail. The site sits strategically along University Boulevard (daily traffic count of 41,000 cars) that is used by commuters to and from 495/North Silver Spring and Wheaton, the retail corridors, and access to Colesville Road. The site is part of the University Boulevard Corridor Plan that offers flexible and improved uses for the land and overall site compared to the current zoning. The access is unmatched with frontage on University Blvd and Sligo Creek Pkwy with a quick trip to I-495, Georgia Avenue, and Colesville Road (all about 3-7 mins away). Other nearby amenities include Westfield Wheaton (6 minutes away), Holy Cross Hospital (5 minutes away), Sligo Creek Golf Course (6 minutes away), and Wheaton Regional Park (9 minutes away).

7.03[±] acres

LOCATED NEXT TO
SLIGO CREEK

R-60

CURRENT
ZONING

\$177,163

AVERAGE HOUSEHOLD
INCOME WITHIN
1-MILE

720'± FRONTING

University

BOULEVARD WEST

MEET 1200 UNIVERSITY BLVD WEST, SILVER SPRING

Once in a generation opportunity to own or participate in the future of this irreplaceable piece of land of 7.03 ± acres within the Kemp Mill Master Plan and University Boulevard Corridor Plan immediately next to Sligo Creek Parkway. Current zoning is R-60, but can potentially be reimaged and enhanced, especially if in alignment to what the Kemp Mill Master Plan University Boulevard Corridor Plan expressed an interest in having. These plans could present a buyer with the opportunity for a rezoning, up-zoning, special exception, etc so long as it aligns with what the master plan calls (linkage between local facilities, and/or a facility that facilitates social cohesion.

The site is surrounding by forestry but offers favorable and close proximity to public transit (bus lines, metro line – red), equidistant of approximately 31 miles south or east of Baltimore-Washington International Airport and Dulles International Airport respectively, and only 15 miles to Ronald Reagan Washington National Airport.

The seller is most interested in offers that include a plan to incorporate them into the redevelopment of the site for a period of time.

1200 UNIVERSITY BLVD W, SILVER SPRING, MD
COUNTY MONTGOMERY
PARCEL IDS 13-01344398; 13-01344401
SITE SIZE 7.03 ± AC
ZONING R-60
PRICE CONTACT BROKER FOR MORE INFORMATION



DETAILS.

UNIVERSITY BLVD W | 21,935 VPD

SLIGO CREEK

WARWICK APARTMENTS

AUTUMN LAKE HEALTHCARE

ARCOLA AVE

SLIGO CREEK PKWY

BREWOOD PARK

LOCATION.

65,397

HOUSEHOLDS
WITHIN 3
MILES

6,645

BUSINESSES
WITHIN 3
MILES

55,204

EMPLOYEES
WITHIN 3
MILES

NORTHWOOD
HIGH SCHOOL

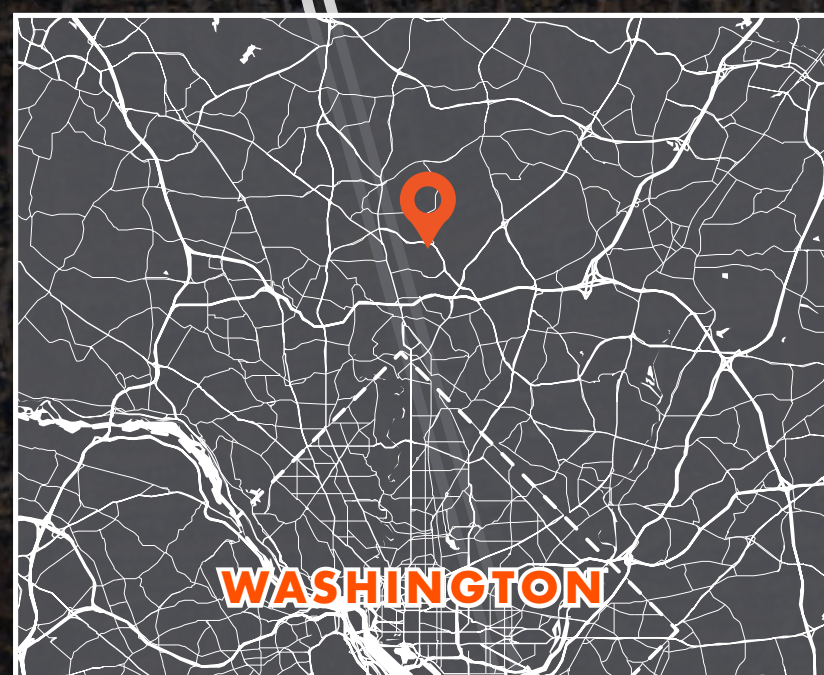
WHEATON
REGIONAL PARK

ARCOLA LOCAL PARK

WESTFIELD
WHEATON

SITE

NORTHWOOD
HIGH SCHOOL



HOLY CROSS
HOSPITAL

MAP.

WHEATON REGIONAL PARK

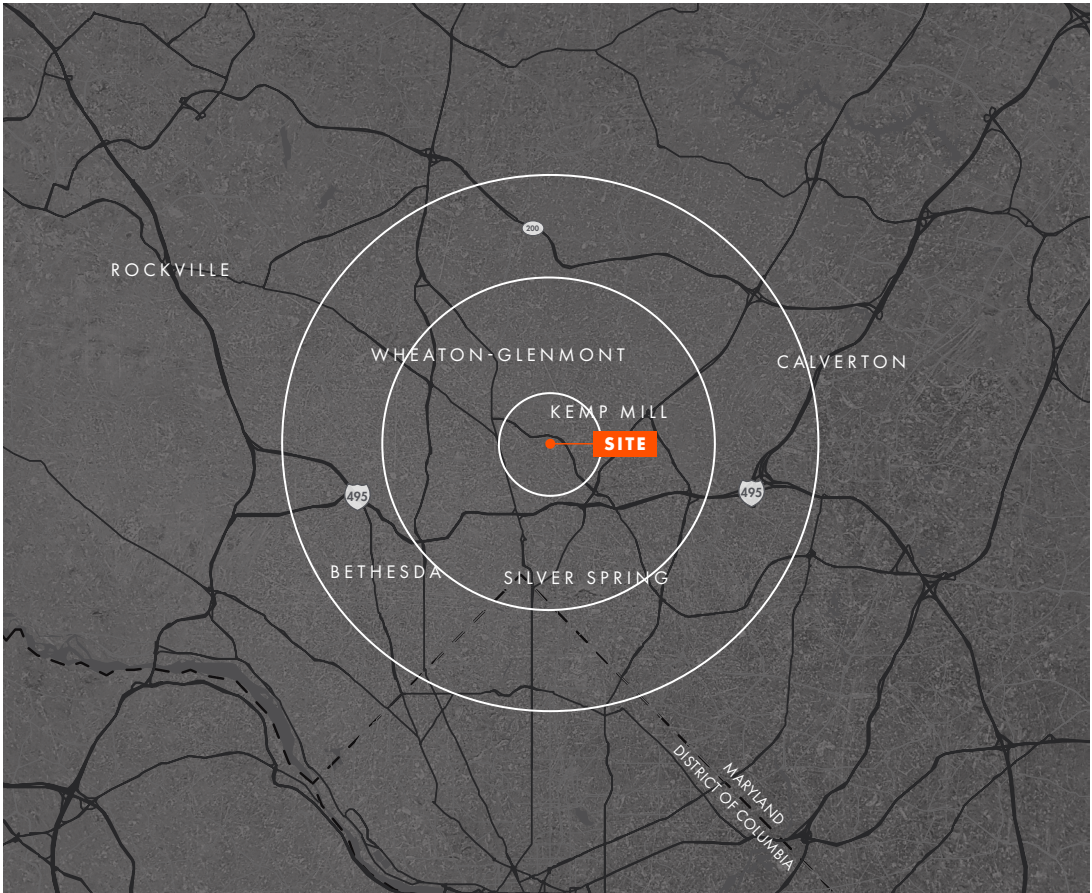
With over 530 acres of public park land, Wheaton Regional Park boasts amenities including as baseball fields, basketball courts, indoor and outdoor tennis, stables, dog parks, ice skating, a carousel and more. Built in 1960, this central community hub is one of the county's largest parks.

Westfield
WHEATON

Originally known as Wheaton Plaza, Westfield Wheaton is a 1.7 million square foot retail center that holds premier retailers who service the Silver Spring community including Costco, Target, Dick's Sporting Goods, Macy's and more.

DEMOGRAPHICS.

	1 MILE	3 MILE	5 MILE
POPULATION	21,053	179,299	479,803
MEDIAN AGE	39.7	38.5	38.7
AVG. HH INCOME	\$177,163	\$163,704	\$165,412
MEDIAN HOME VALUE	\$432,115	\$522,097	\$565,902
# OF EMPLOYEES	3,151	55,204	170,712



WASHINGTON D.C. | A THRIVING METRO AREA

Located at the heart of Silver Spring, the property is surrounded by the growth and development of this booming metro area. Recent developments in the Washington DC metro area include an increase in groundbreakings, major project starts like The Stacks and McMillan, positive job growth with 52,900 net additions in 2022, and a significant shift towards residential and retail construction.

9.7M

SQUARE FEET
IN 2022
GROUND-
BREAKINGS

6

HOTELS
DELIVERED IN
2022

#7

LARGEST
MULTIFAMILY
MARKET IN
THE U.S.

RECENT COMMUNITY DEVELOPMENTS IN SILVER SPRING



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CLICK HERE OR SCAN FOR ADDITIONAL INFORMATION

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