



RELATIONSHIP
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1425 NOVA AVENUE

CAPITOL HEIGHTS, MD

10.54 ACRES OF LAND FOR RESIDENTIAL DEVELOPMENT

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BUSINESS TERMS

OFFERS	SELLER WILL ENTERTAIN OFFERS SUBJECT TO A STUDY PERIOD AND/ OR DEVELOPMENT APPROVALS. OFFERS MUST BE SUBMITTED IN THE FORM OF A CONTRACT. A FORM CONTRACT HAS BEEN CREATED FOR YOUR CONVENIENCE.
SALE PRICE	CONTACT CPG FOR PRICING GUIDANCE
STUDY PERIOD	60 DAYS
DEPOSIT	MINIMUM 5% OF PURCHASE PRICE
TERMS	CASH AT SETTLEMENT
SETTLEMENT	CONTINGENT UPON APPROVALS
OFFERS DUE	FRIDAY, MAY 29 TH , 2026

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal. There is no cooperating brokerage commission for this opportunity.



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DISCLAIMER

Land for Residential Development | Capitol Heights, MD

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Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner’s obligations hereunder have been satisfied or waived.

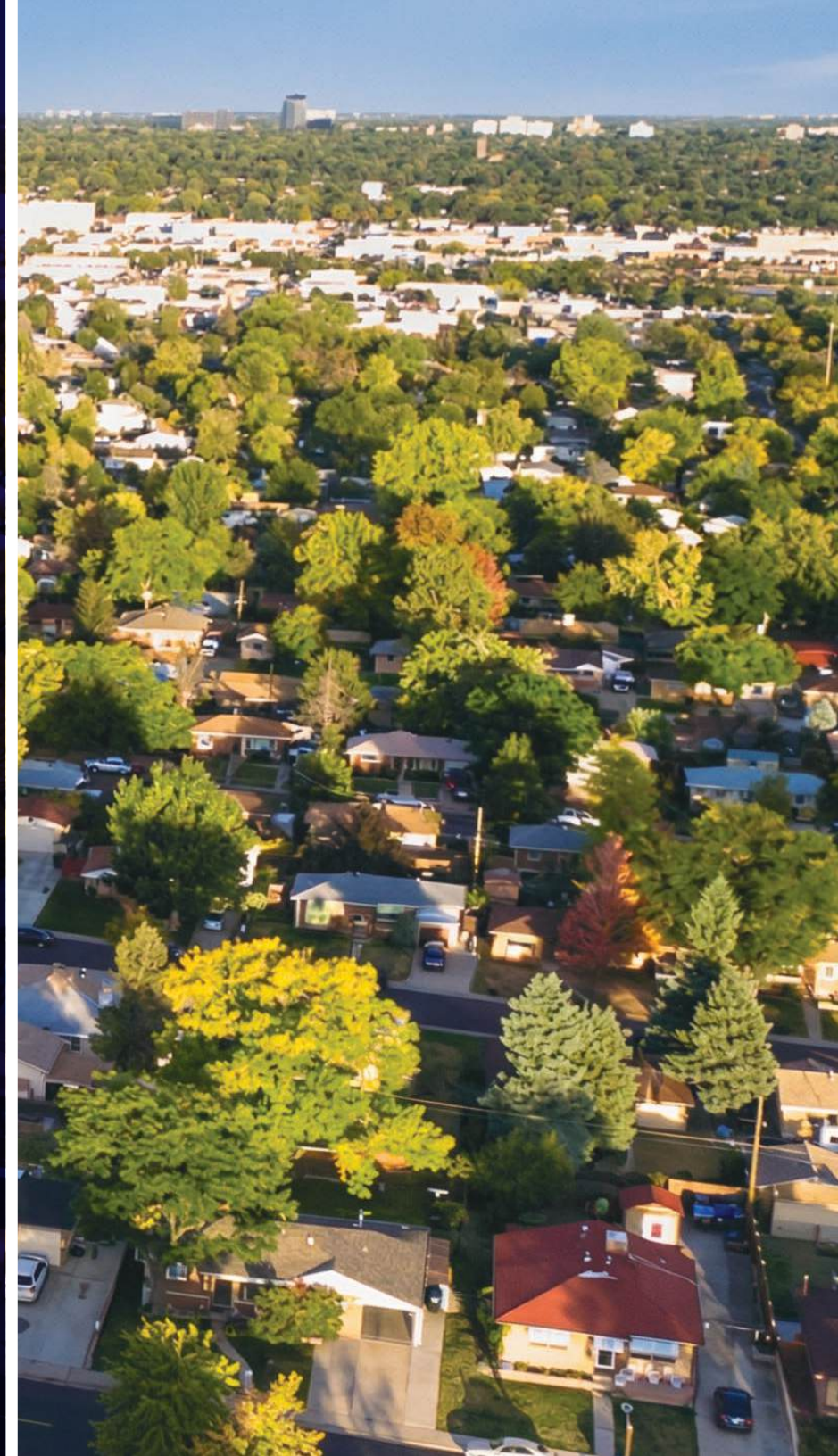
EXECUTIVE OVERVIEW

CPG, as exclusive representative to the Seller, is pleased to present an opportunity to purchase 10.54 acres of vacant land at 1425 Nova Avenue that is zoned for medium to high density residential development (the “Property”). The infill property is conveniently located inside the Capital Beltway between Marlboro Pike and Pennsylvania Ave less than one mile from the border of the District of Columbia providing quick and convenient access for future residents to the surrounding area.

The Property is zoned Residential, Multifamily-20 (RMF-20). The zoning allows for townhouse and multifamily development at a density of 20 units per acre of net lot area resulting in a maximum developable density of 210 lots or dwelling units. Conceptual plans have been created by BKV Group under the following scenarios: all townhouse plan, surface parked multifamily plan, and a hybrid multifamily and townhouse plan. An entitlement timeline laying out the development process has been provided by Guide Engineering.

The Seller is interested in seeking offers for a study and close transaction as well as offers subject to development approvals. The Seller will only consider offers submitted in the form of a purchase agreement. A template purchase agreement has been created for your convenience. Contact CPG to receive the template agreement.

1425 Nova Avenue represents a rare opportunity to entitle, develop, and build an infill 10.54 acre greenfield property inside the Capital Beltway. Contact CPG for additional information or to answer any questions you may have.



PROPERTY OVERVIEW

ADDRESS 1425 Nova Avenue, Capitol Heights, MD 20743

TAX ID NO. 06-0559583, 06-0559591, & 06-0559609

MUNICIPALITY Prince George's

LAND AREA 10.54 acres

ZONING RMF-20

EXISTING CONDITIONS Vacant, mostly cleared. A ~289 unit apartment community that was demolished in 2013 was previously located on the property.

TOPOGRAPHY Moderate with a high point of 290' and a low point of 260' of elevation. Grade slopes down from east to west on the Property

UTILITIES Public Water and Public Sewer

SCHOOLS Bradbury Heights ES, Drew-Freeman MS, Suitland HS

DEVELOPMENT IMPACT FEES School Facilities Surcharge of \$12,220 per DU, Public Safety Surcharge of \$3,229 per DU

QUALIFIED CENSUS TRACT No

DEMOGRAPHICS (3MILE RADIUS)



201,331
POPULATION



\$89,310
AVG INCOME



82,593
HOUSEHOLDS



5,085
BUSINESSES



CONCEPTUAL PLAN | OPTION 1

161 20' x 40' TH Lots
161 Garage Parking Spaces
230 Surface Parking Spaces

LEVELS 1-2 (2 LEVELS)	
BUILDING AREA:	128,800 SF
MEP:	SF
TOWNHOME:	128,800 SF
UNIT COUNT:	161 UNITS
PARKING/ SERVICES:	SF
TOTAL PARKING:	SPACES
GARAGE PARKING	161 SPACES
SURFACE PARKING	230 SPACES



BKV
 GROUP

CONTACT:
 Garick Malcolm
 BKV Group
 gmalcom@bkvgroup.com
 www.bkvgroup.com

CONCEPTUAL PLAN | OPTION 2

196 20' x 35' TH Lots
196 Garage Parking Spaces
196 Surface Parking Spaces

LEVELS 1-2 (2 LEVELS)	
BUILDING AREA:	137,200 SF
MEP:	SF
TOWNHOME:	137,200 SF
UNIT COUNT:	196 UNITS
PARKING/ SERVICES:	SF
TOTAL PARKING:	SPACES
GARAGE PARKING	196 SPACES
SURFACE PARKING	196 SPACES



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CONCEPTUAL PLAN | OPTION 3

**210 Apartment Units across
11 Buildings, Pool,
431 Surface Parking Spaces**

LEVELS 1-3 (3 LEVELS)	
BUILDING AREA:	79,200 SF
MEP:	- SF
GROSS RES. AREA:	79,200 SF
CIRCULATION:	8,690 SF
NET RES. AREA:	70,510 SF
UNIT COUNT:	UNITS
PARKING/ SERVICES:	SF
TOTAL PARKING:	431 SPACES
GARAGE PARKING	SPACES
SURFACE PARKING	431 SPACES



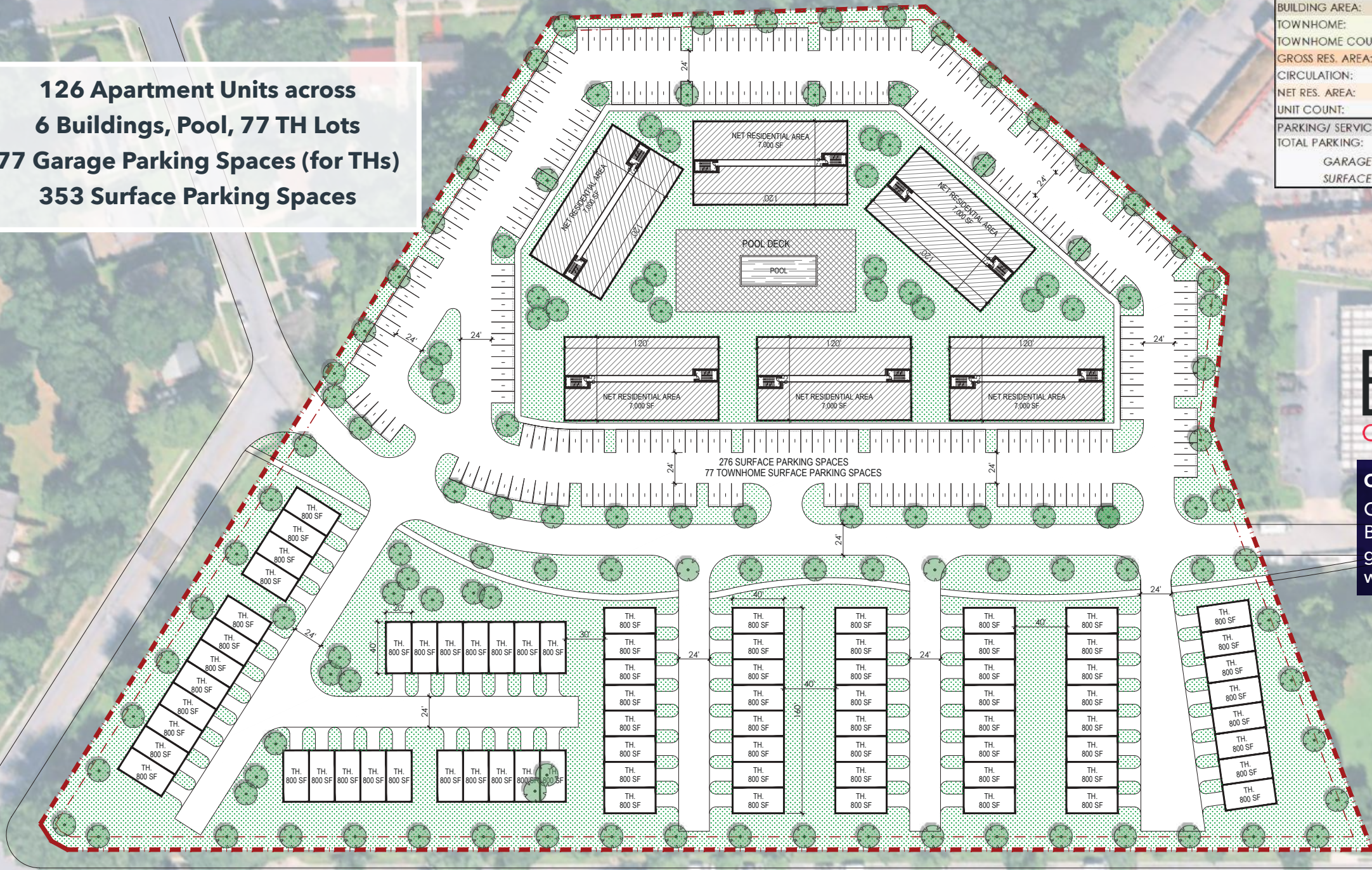
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CONCEPTUAL PLAN | OPTION 4

**126 Apartment Units across
6 Buildings, Pool, 77 TH Lots
77 Garage Parking Spaces (for THs)
353 Surface Parking Spaces**

GROUND LEVEL	
BUILDING AREA:	108,400 SF
TOWNHOME:	61,600 SF
TOWNHOME COUNT:	77
GROSS RES. AREA:	46,800 SF
CIRCULATION:	4,800 SF
NET RES. AREA:	42,000 SF
UNIT COUNT:	42 UNITS
PARKING/ SERVICES:	SF
TOTAL PARKING:	430 SPACES
GARAGE PARKING	77 SPACES
SURFACE PARKING	353 SPACES



BKV
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ZONING & ENTITLEMENT SUMMARY

The following summary was provided by Victoria Ballestero, PE, MBA from Guide Engineering.

The Property is zoned RMF-20 which is the second most dense residential zone in Prince George's County. The RMF-20 zone is designed to support multifamily development at appropriate locations along commercial corridors. Townhouse and multifamily development are allowed by-right at a maximum density of 20 dwelling units per acre of net lot area.

The entitlement process will require the following major approval thresholds: Preliminary Plan of Subdivision (PPS), Detailed Site Plan (DSP), and Plat Recordation. A timely process will get the Property to Record Plat approval in approximately 24 months; however, most projects in Prince George's County have been running behind their entitlement schedules.

Property Specific Comments:

- Nova Avenue was previously filed for vacation, but it does not appear to have been recorded. Vacating the road will provide more flexibility for the land plan, but it may cause delays in the schedule and added cost to relocate utilities in the road.
- There is existing water and sewer in Nova Avenue.
- The site requires 100-year stormwater management. Typically for fee-simple lots, DPIE requires 100-year stormwater management to be accomplished through surface detention. DPIE has previously agreed under special circumstances to underground detention for fee simple lots. Build-to-rent and multifamily projects can use underground detention for 100-year stormwater management.
- Existing power appears to connect along Nova Avenue. This will require coordination with utility companies to remove/relocate poles and redesign the power grid.
- Required open space set asides are 20% of the developable area for residential base zones.

(2) Intensity and Dimensional Standards					
Standard(1)	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling	Other Uses
Density, max. (du/ac of net lot area)	40.00	14.00	20.00	20.00	No requirement
Net lot area, min. (sf)	No requirement	No requirement	No requirement	7,500	7,500
1 Lot width, min. (ft)	60 (2)(9)	60 (2)	20 (7)	60 (2)	60 (2)
Lot frontage (width) at front street line, min. (ft)	48 (10)	48	16	48	48
Lot coverage, max. (% of net lot area)	35 (3)	35 (3)	40 (3)	40	60
Green area, min. (% of net lot area)	No requirement	No requirement	50	60	No requirement
2 Front yard depth, min. (ft)	15	15	15	15	0
3 Side yard depth, min. (ft)	8 (4)	8 (4)	8 (4)	8 (5)	8 (5)
4 Rear yard depth, min. (ft)	20	20	20	20	20
5 Principal structure height, max. (ft) (6)	50	50	50	50	50
Accessory structure height, max. (ft) (7)(8)	15	15	15	15	15

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

- (1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
- (2) 80 ft on corner lots. 6
- (3) Applicable to the building coverage of the development lot as a whole rather than individual lots under townhouse units.
- (4) Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.
- (5) On corner lot, min. side yard depth alongside street = 15 ft. 7
- (6) 80 ft where net lot area ≥ 4 acres.
- (7) Applicable to the individual lots under townhouse units. The minimum lot width for the development lot as a whole shall be 100 ft.
- (8) May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.
- (9) May be reduced to 20 feet when building vertically stacked dwelling units.
- (10) May be reduced to 16 feet when building vertically stacked dwelling units.

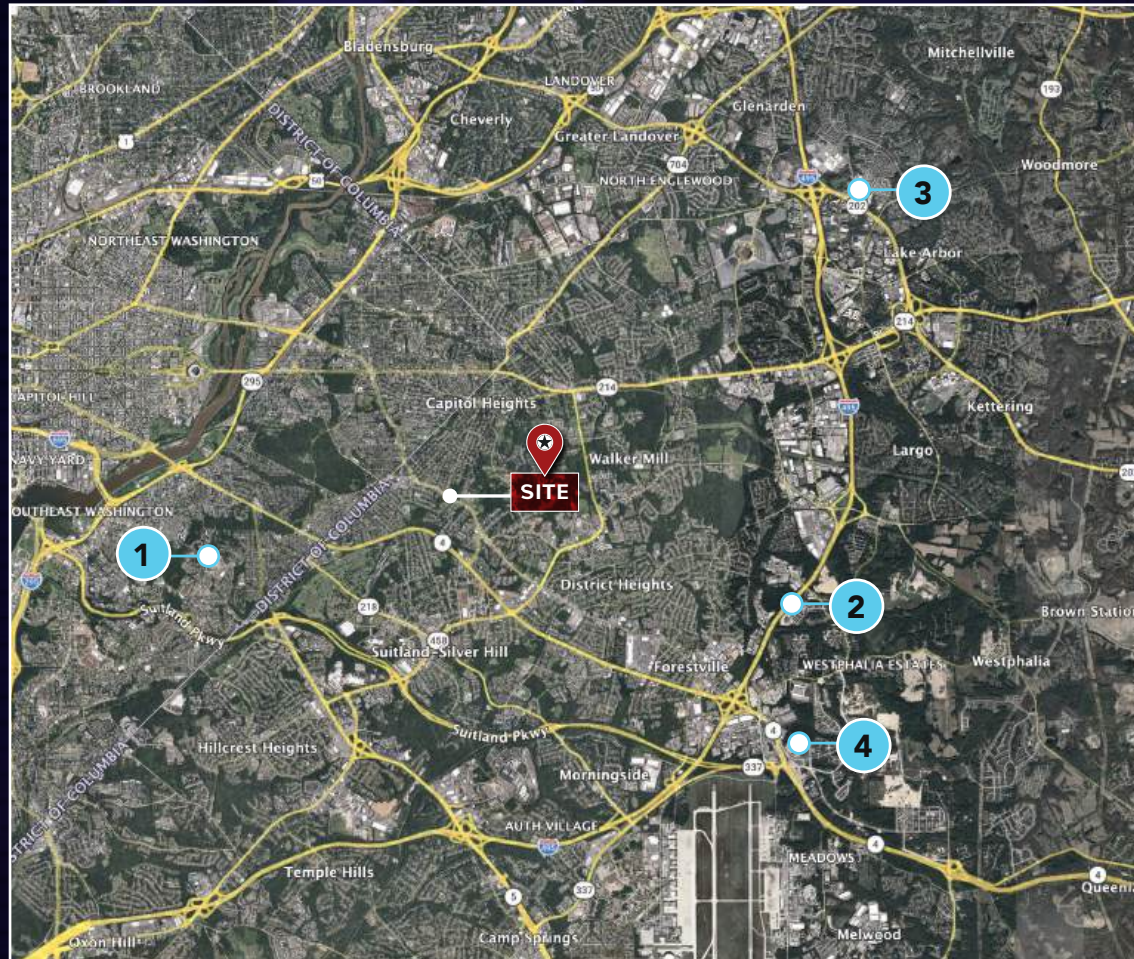


CONTACT:

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 www.guideengineering.com

MARKET COMPARABLES

TOWNHOMES



1 SKYLAND TOWNHOMES IN DC RYAN HOMES

New THs priced from **\$559,990 to \$699,990**
for homes with 1,845 SF to 2,436 SF



2 WESTRIDGE AT WESTPHALIA DRB GROUP

New THs priced from **\$435,135 to \$476,405**
for homes with 1,567 SF to 1,789 SF



3 THE VENUE IN UPPER MARLBORO K HOVNANIAN HOMES

New THs priced from **\$559,990 to \$699,990**
for homes with 1,845 SF to 2,436 SF

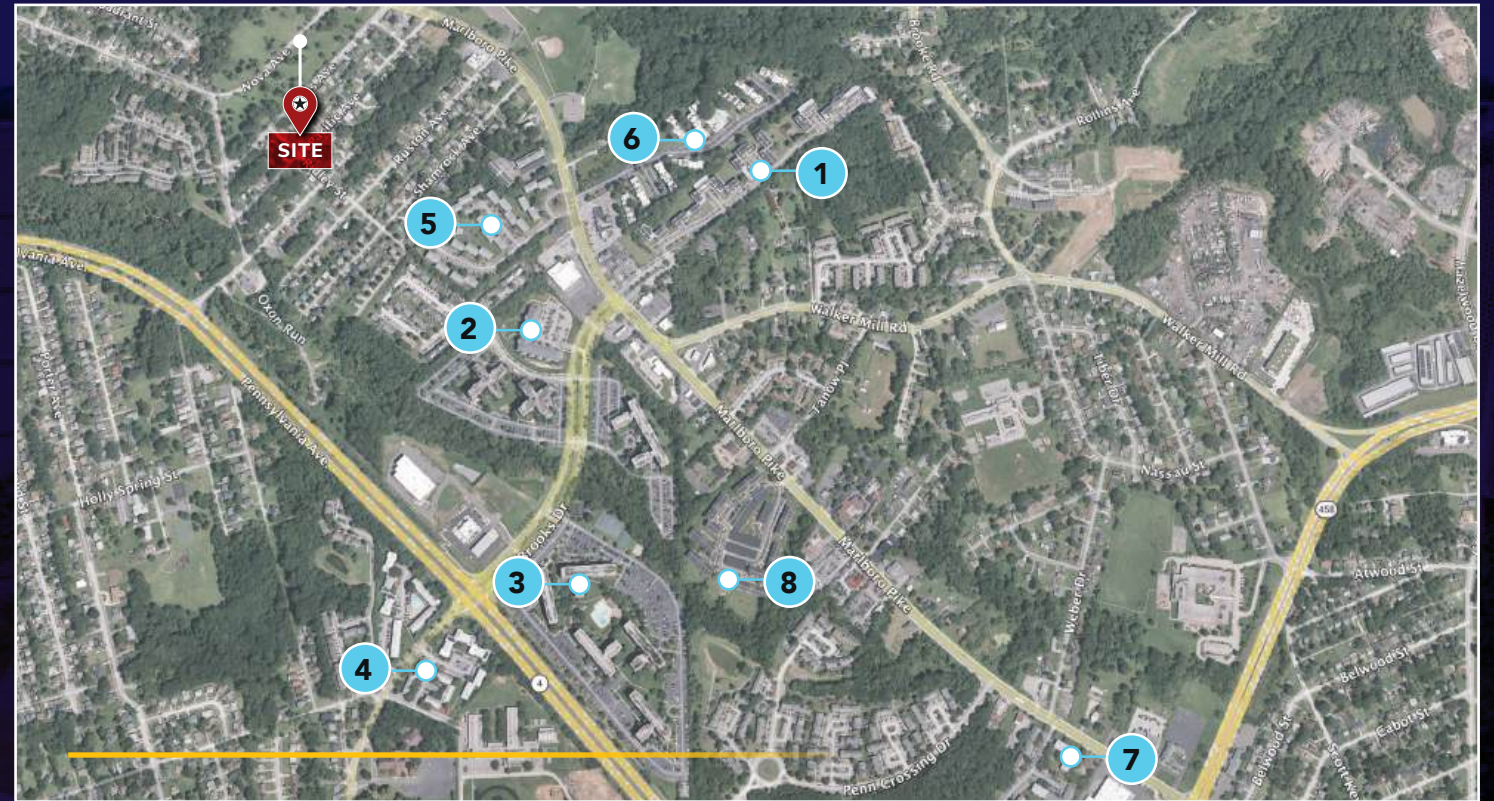


4 WESTEND AT ARMSTRONG VILLAGE IN UPPER MARLBORO PULTE HOMES

New THs priced from **\$474,990 to \$588,385**
for homes with 2,200 SF to 2,560 SF

MARKET COMPARABLES

MULTIFAMILY



	Property Address	Property Name	# Units	Style	Year Built	Year Renovated	Stories	Vacancy %	Avg Unit SF	Avg Asking/SF	Avg Effective/SF	Rent Type
1	1901-1939 Brooks Dr	Fox Club	258	Garden	1966		3	7.8	1,096.00	\$1.39	\$1.37	Affordable
2	2011 Brooks Dr	Conifer Village at Oakcrest	200	Mid-Rise	2016		4	9.0	852.00	\$2.23	\$2.21	Affordable
3	2100 Brooks Dr	Oakcrest Towers	1544	Mid-Rise	1968		9	9.3	901.00	\$2.09	\$2.07	Market
4	2316 Brooks Dr	Sussex Square Apartments	226	Garden	1966	2012	3	8.8	840.00	\$2.16	\$2.07	Market
5	5237 Marlboro Pike	Hillside Heights	231	Garden	1962		3	3.9	739.00	\$1.99	\$1.98	Market
6	5284 Marlboro Pike	Meadows at Capital Heights	272	Mid-Rise	1964	2002	4	26.8	764.00	\$2.17	\$2.15	Market
7	5815 Marlboro Pike	Dunhill South Apartments	116	Garden	1965		3	5.2	881.00	\$1.93	\$1.93	Market
8	5521 Marlboro Pike	Holly Spring Meadows	224	Garden	1968	2021	3	7.1	796.00	\$1.73	\$1.65	Affordable

MARKET SUMMARY

MULTIFAMILY IN CAPITOL HEIGHTS, MD

Capitol Heights can be positioned as a classic value-add multifamily submarket within the Washington, D.C. MSA—defined by durable renter demand, below-market rents, and a clear path to rent growth through repositioning and operational improvements. Located directly on Metro’s Blue and Silver Lines, the submarket provides immediate connectivity to Downtown D.C., Capitol Hill, and Northern Virginia employment nodes, while maintaining a meaningful affordability discount to core submarkets such as Capitol Hill, Navy Yard, and Arlington. This pricing gap continues to attract workforce renters seeking transit-oriented housing at attainable price points, creating a stable tenant base with upside potential as assets are upgraded.

The submarket’s long-term outlook is reinforced by significant public-sector investment along the Central Avenue corridor and the Blue/Silver Line. Ongoing planning initiatives prioritize transit-oriented residential density, streetscape improvements, and neighborhood-serving retail, while WMATA’s Capitol Heights station joint development is expected to introduce new mixed-use density and infrastructure upgrades that will elevate the immediate area. These catalysts, combined with Capitol Heights’ proximity to Washington, D.C., position the submarket for continued absorption, improving fundamentals, and gradual rent convergence with nearby urban neighborhoods.



WASHINGTON D.C.

A callout box containing logos for CVS pharmacy, DOLLAR GENERAL, McDonald's, FAMILY DOLLAR, Auto Zone, SUBWAY, and metro by T-Mobile.

A callout box containing logos for DUNKIN', CVS, planet fitness, TACO BELL, WELLS FARGO, Popeyes, and DOLLAR TREE.



A callout box containing logos for Popeyes, Flagship CARWASH, and bp.

A callout box containing logos for FRIDAYS, planet fitness, Little Caesars Pizza, Michaels, Chick-fil-A, Jersey Mike's SUBS, WELLS FARGO, BURGER KING, Giant, CVS, FAMILY DOLLAR, and Walgreens.

A callout box containing logos for JCPenney, Target, LIDL, Applebee's GRILL + BAR, ROSS DRESS FOR LESS, petco, Cane's, SHOPPERS Food & Pharmacy, SMOOTHIE KING, DOLLAR TREE, and Wendy's.

LOCAL RETAIL

CONTACT



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