

## GREENBELT STATION Greenbelt, Maryland

RCLCO worked with Metroland Developers to analyze a planned mixed-use development at the Greenbelt Metro station, to be known as Greenbelt Station. Development plans called for 1.86 million square feet of office space, 1.89 million square feet of retail space, 550 hotel rooms, and 1,670 residential units. The subject site is located in Prince George's County, partially within the City of Greenbelt. In addition to the Metro station, the site has excellent accessibility to the Beltway, I-95, the Baltimore-Washington Parkway, and downtown Washington. Metroland retained RCLCO to conduct a market analysis of the residential and non-residential land uses for the planned development in order to derive reasonable, market-supported assumptions for use in the fiscal impact analysis of Greenbelt Station.

RCLCO conducted a preliminary market analysis to assess the market support for the following types of development: office; rental apartments; for-sale condominiums and townhomes; and senior housing. The market analysis focused on likely achievable rents, prices, and absorption rates. Additionally, we determined on a year-by-year basis, for the next 20 years, Prince George's County and Maryland revenues, net fiscal impact, and other economic impact that would be directly generated by the proposed development.



### CONTACT:

Sandra Gallagher  
Metroland Developers, LLC  
5450 Branchville Rd  
Branchville, MD 20740  
(301) 982-9400