

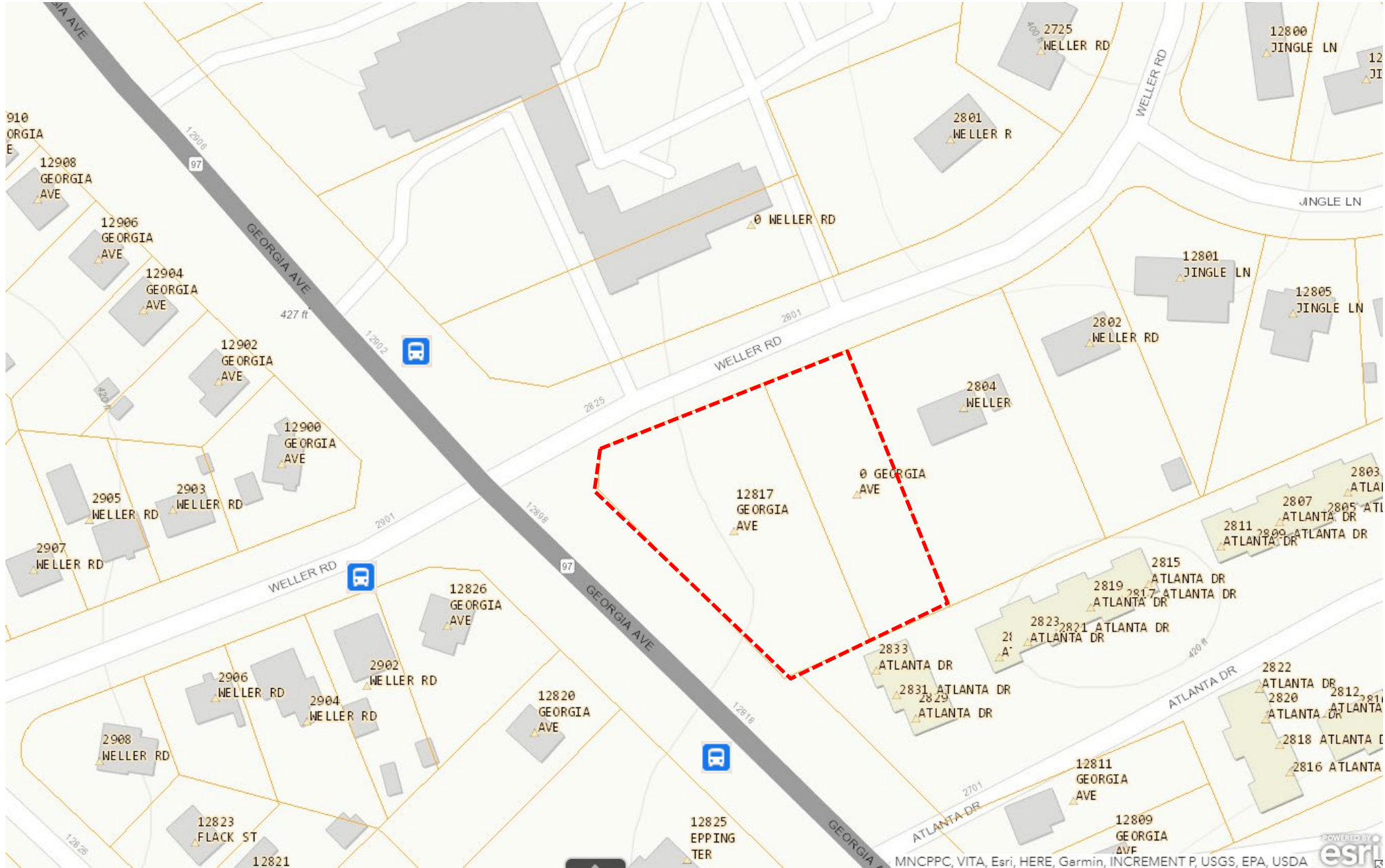
Development Site Available – 38,388 sf Zoned R90
12817 Georgia Avenue, Silver Spring, MD 20906
January 1, 2023



AREA Properties, LLC | 103 Thaxton Street, Gaithersburg, MD 20878 | (301) 571-8202 | bob@areaprops.com

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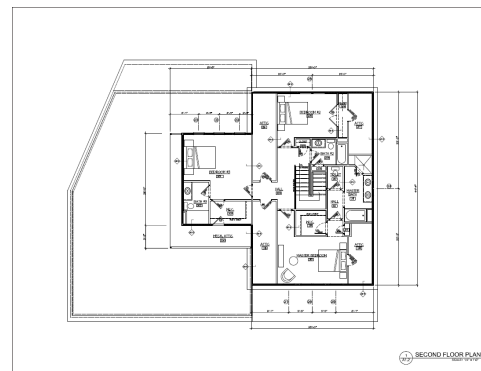
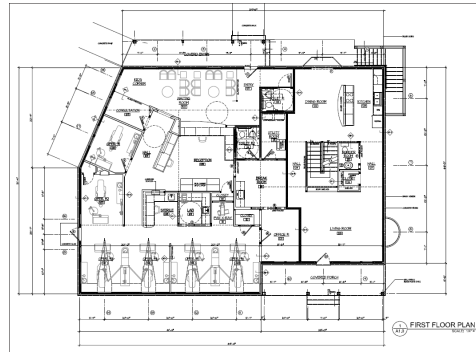
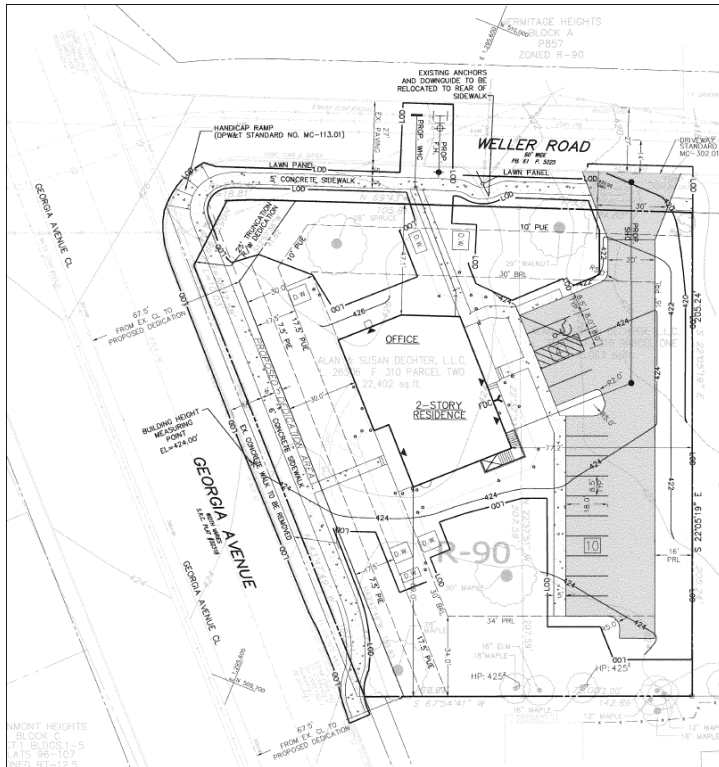


Property is comprised of 2 Parcels Zoned R-90

- Preliminary analysis indicates potential for resubdivision to create up to 3 residential building lots.
- Actual yield subject to confirmation by prospective purchasers.

Existing Plans dated November 4, 2007

- Special Exception previously approved (expired?) for Residence / Professional Offices
 - 2,426 sf – 1st floor office
 - 1,260 sf – 1st floor residence
 - 816 sf – 2nd floor residence
 - 1,260 sf – Basement area
 - **5,762 sf – Total Building Area**
- Plans will require revisions per updated codes.



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