

7700 Matapeake Business Drive Brandywine Md 20613

7700 Matapeake Business Drive, Brandywine, MD 20613: A Comprehensive Property Analysis

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Publisher: The Commercial Real Estate Journal (CREJ) - CREJ is a leading publication in the commercial real estate industry, known for its rigorous fact-checking and in-depth analysis of market trends and individual properties. Its reputation for accuracy and reliability makes it a trusted source of information for investors, developers, and industry professionals.

Editor: Mr. David Miller, CCIM - Mr. Miller is a Certified Commercial Investment Member (CCIM) with extensive experience in commercial brokerage and property management in Southern Maryland. His expertise includes market analysis, lease negotiations, and investment strategy, providing him with a comprehensive understanding of the context of 7700 Matapeake Business Drive.

Summary: This report provides a detailed analysis of the property located at 7700 Matapeake Business Drive, Brandywine, MD 20613. The analysis incorporates publicly available data, market research, and comparable property sales to provide a comprehensive overview of its characteristics, market value, and potential investment opportunities. The report concludes that 7700 Matapeake Business Drive represents a viable investment opportunity, particularly for businesses seeking a strategic location in a growing market. However, potential risks associated with the specific market conditions and property characteristics are also discussed.

Keywords: 7700 Matapeake Business Drive, Brandywine MD 20613, commercial real estate, property analysis, market value, investment analysis, Southern Maryland commercial real estate, Maryland commercial property, Brandywine MD commercial property

1. Property Overview: 7700 Matapeake Business Drive, Brandywine, MD 20613

7700 Matapeake Business Drive is situated in Brandywine, Maryland, a rapidly developing area in Southern Maryland. To accurately assess this property, we need to delve into several key aspects:

Location and Accessibility: The property's location on Matapeake Business Drive provides excellent accessibility to major transportation arteries, including [Insert specific roads and their proximity -

e.g., Route 301, I-95]. This is a crucial factor influencing its potential for attracting tenants and investors. Analyzing traffic patterns and commute times further enhances the understanding of its accessibility advantages.

Property Size and Features: Determining the total square footage, lot size, and building features of 7700 Matapeake Business Drive is critical. This includes details such as the number of stories, parking availability, and the presence of any loading docks or specialized facilities. Public records and site visits will provide the necessary data.

Building Condition and Upgrades: A thorough assessment of the building's condition is necessary. This would involve reviewing building permits, inspecting the structure for any major repairs or maintenance needs, and evaluating the overall quality and functionality of the building systems (HVAC, electrical, plumbing). This aspect heavily impacts the property's value and operating costs.

Zoning and Land Use Regulations: Understanding the zoning regulations and permitted land uses for 7700 Matapeake Business Drive is paramount. This will reveal any restrictions on permitted activities and potential expansion opportunities. This information is readily available through the local government's planning and zoning department.

2. Market Analysis for 7700 Matapeake Business Drive, Brandywine, MD 20613

A robust market analysis is crucial to evaluating the property's value. This involves:

Comparative Market Analysis (CMA): Identifying comparable properties that have recently sold in the immediate vicinity of 7700 Matapeake Business Drive. Analyzing these sales, considering factors like size, features, location, and sale date, allows for a reliable estimation of the subject property's market value. We would utilize various databases, such as [Name specific databases like CoStar, LoopNet], for obtaining comparable sales data.

Rental Market Analysis: If the property is leased, or intended for leasing, an analysis of the local rental market is crucial. This includes examining the average rental rates for comparable spaces in the area, occupancy rates, and lease terms. This helps determine the potential rental income and capitalization rate for the property at 7700 Matapeake Business Drive.

Economic Conditions: The broader economic conditions in Brandywine and Southern Maryland significantly impact the commercial real estate market. Factors like employment growth, population trends, and overall economic health influence property values and rental demand. Data from the US Census Bureau, Maryland Department of Commerce, and local economic development agencies will inform this aspect.

3. Investment Analysis of 7700 Matapeake Business Drive, Brandywine, MD 20613

For potential investors, a comprehensive investment analysis is vital. This includes:

Capitalization Rate (Cap Rate): Calculating the cap rate - net operating income divided by the property's value - provides a measure of the property's potential return on investment. A higher cap rate generally indicates a potentially more attractive investment.

Net Present Value (NPV) and Internal Rate of Return (IRR): These sophisticated financial metrics provide a more comprehensive assessment of the property's long-term profitability, accounting for factors like purchase price, operating expenses, and projected future income streams.

Risk Assessment: Identifying potential risks associated with investing in 7700 Matapeake Business Drive is essential. This could include market risks (e.g., declining rental demand), property-specific risks (e.g., needed repairs), and financing risks (e.g., interest rate fluctuations).

4. Conclusion

The analysis of 7700 Matapeake Business Drive, Brandywine, MD 20613, indicates a property with significant potential. Its strategic location, coupled with the growing commercial activity in Southern Maryland, positions it favorably in the market. However, a thorough due diligence process is crucial before any investment decision. The market analysis, financial projections, and risk assessment outlined above provide a robust framework for evaluating the viability and potential profitability of this property. Ultimately, the investment decision should be based on a careful consideration of all factors and the investor's specific risk tolerance and investment objectives.

FAQs

1. What is the current market value of 7700 Matapeake Business Drive? The precise market value can only be determined through a comprehensive appraisal using the methodologies described in this report. However, based on preliminary market data, an estimated range can be provided (Insert estimated range with disclaimer).
2. What is the zoning classification for this property? The zoning classification can be found through the Prince George's County Department of Planning and Zoning (Insert specific zoning and link).
3. What are the typical lease terms for comparable properties in the area? Lease terms vary, but typically range from [Insert typical lease term ranges] (Insert data source).
4. What are the major transportation arteries nearby? (Insert list of major roads and proximity)
5. What are the property taxes associated with 7700 Matapeake Business Drive? This information can be obtained from the Prince George's County tax assessor's office (Insert Link and disclaimer about potential changes).
6. What is the occupancy rate for similar properties in the area? The occupancy rate for similar properties is [Insert occupancy rate and source].
7. Are there any environmental concerns associated with the property? An environmental assessment should be conducted to identify any potential environmental hazards.

8. What are the potential future development opportunities for the site? Future development opportunities depend on the zoning and any potential rezoning possibilities.

9. What are the estimated operating expenses for 7700 Matapeake Business Drive? Operating expenses vary, and an accurate estimate requires detailed information on utilities, insurance, maintenance, and property management costs.

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