



Population
32,200
1% growth
2017 to 2018



Median Age
21.6 years
65% of the total population
- 15 to 34 years



Unemployment Rate
4%



Household Income
67,000
Average household size is 2.92.
7,233 households.

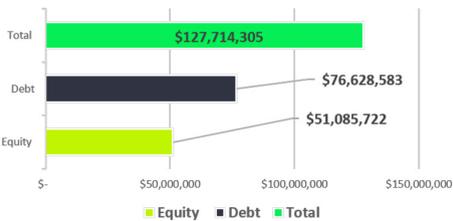


Housing Tenure
57% renter occupied.
10% growth in the renter
occupied segment through
2016-2017.

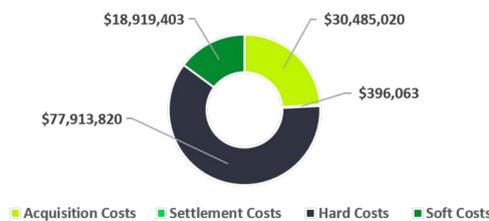


Housing Stock
72% of the total housing
stock predates 1990.
Median home value is
\$309,300

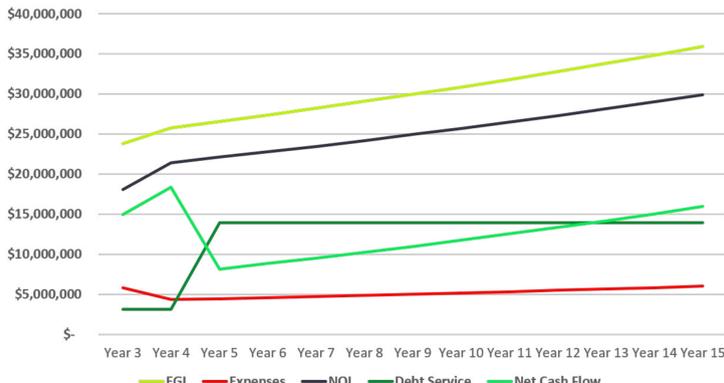
Sources



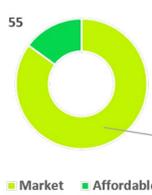
Uses



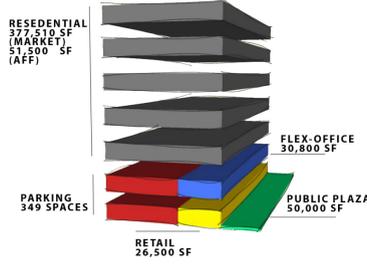
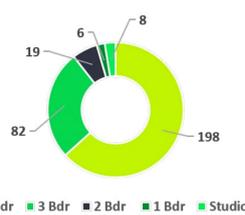
Asset Performance



Unit Mix



Market Unit Breakdown



WRED

FALL 2020

HAMLET

Mixed-Use Development in College Park

Hussam Mansoor

Hamlet is a 600,000 square foot mixed-use development located in College Park, Maryland. It is comprised of 50,000 square foot public plaza, 313 student housing units, 55 affordable apartments, retail space and coworking office on a 4.8-acre site. The project successfully incorporates and activates pedestrian traffic with

the plaza, ground level-restaurant, retail, grocer and a fitness outlet. Hamlet is a contemporary gem, thoughtfully designed with distinctive styling and modern features for today's complex demands. Pristine residences meld with uncompromising amenities, promoting health, well-being, and creative self-expression.

Highbury Development believes in a sustainable and socially just future. Hamlet will be a LEED Gold building with a renewable energy component. The project would be the first mixed-use affordable housing in College Park. A testament to our unwavering commitment to the community.

HAMLET



HIGHBURY

