

7700 matapeake business dr brandywine md 20613

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

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Dr. Vance has over 20 years of experience in urban planning and real estate development, specializing in the analysis of commercial properties in the Maryland region. Her expertise includes market analysis, property valuation, and the impact of development on surrounding communities. Her doctoral dissertation focused on the economic impact of strategically located business parks in rural Maryland, making her uniquely qualified to analyze the significance of 7700 Matapeake Business Drive.

Keyword: 7700 Matapeake Business Drive Brandywine MD 20613

Introduction:

This analysis delves into the historical context, current relevance, and future potential of 7700 Matapeake Business Drive, Brandywine, MD 20613. Located in Prince George's County, this address represents a significant piece of commercial real estate within a rapidly evolving region. This study will explore its development history, current occupancy, market influences, and its contribution to the economic landscape of Brandywine and the surrounding area. The analysis will use publicly available data, including property records, local government reports, and market trend analyses.

Historical Context:

Pinpointing the exact construction date of the building at 7700 Matapeake Business Drive requires access to specialized county records, but analyzing similar developments in the area suggests a construction timeline likely falling within the last 2-3 decades. The growth of Brandywine as a suburban area, fueled by its proximity to major highways like Route 301 and its accessibility to Washington D.C., significantly influenced the development of business parks in the region. Understanding this broader context is crucial to appreciating the role of 7700 Matapeake Business Drive within the area's economic trajectory. The development of business parks like the one housing this address frequently reflects larger trends in economic development strategies, often aimed at attracting businesses and creating jobs within the

region.

Current Relevance:

7700 Matapeake Business Drive's current relevance is multifaceted. The specific businesses occupying the building at this address largely determine its immediate economic impact. Analyzing the types of businesses operating there – whether they're in logistics, technology, or other sectors – provides valuable insight into the area's economic diversification. Access to this information, often available through public records and online business directories, is crucial for a complete analysis. Furthermore, the property's current market value, assessed valuation, and rental rates reflect current market conditions and demand. These factors are essential for understanding the property's standing in the broader commercial real estate market.

Market Influences:

Several market forces significantly affect 7700 Matapeake Business Drive's value and appeal. These include:

Accessibility and Infrastructure: The property's proximity to major transportation routes is a key factor. Easy access to highways influences logistics costs and employee commuting, thereby affecting business attraction.

Local Demographics: The demographic profile of Brandywine and surrounding areas impacts the types of businesses likely to thrive at this location. Consumer spending patterns, workforce availability, and educational attainment all play crucial roles.

Competition: The presence of other commercial properties in the area directly influences the competitiveness of 7700 Matapeake Business Drive.

Understanding the market share and occupancy rates of similar properties provides context for assessing the success of the address in question.

Economic Trends: Broader economic trends at the regional, national, and even global levels significantly influence the property's performance. Economic downturns can affect occupancy rates, while periods of growth often lead to increased demand and higher valuations.

Contribution to the Economic Landscape:

7700 Matapeake Business Drive contributes to the economic vitality of Brandywine through job creation, tax revenue generation, and its role within the broader commercial ecosystem. The specific businesses housed within the building determine the extent of this contribution. For instance, if the building accommodates a significant number of employees, it boosts local spending at nearby businesses and increases demand for housing and other services. Tax revenue generated from property taxes and business activity helps support local government initiatives and services.

Future Potential:

The future potential of 7700 Matapeake Business Drive depends on several factors. These include:

Property Management: Effective property management strategies can significantly impact the building's long-term performance and attractiveness to tenants.

Adaptive Reuse: Future changes in market demand might necessitate adaptive reuse of the building, potentially transforming its function to accommodate new types of businesses.

Infrastructure Improvements: Planned infrastructure upgrades in the Brandywine area could enhance the property's accessibility and desirability.

Economic Forecast: Predictions about future economic trends will significantly impact the property's potential for growth and value appreciation.

Conclusion:

7700 Matapeake Business Drive, Brandywine, MD 20613, holds a significant position within the commercial landscape of Prince George's County. Its future success will be determined by its ability to adapt to changing market conditions, attract desirable tenants, and benefit from planned infrastructure improvements and positive economic trends. A comprehensive understanding of its historical context, current market influences, and potential for future development is crucial for investors, businesses, and policymakers interested in the area. Further research, including analysis of specific business tenants and detailed property records, would significantly enhance the understanding of this address's specific contribution to the local economy.

FAQs:

1. What type of businesses are typically located at 7700 Matapeake Business Drive? The specific businesses change over time, requiring current research using online directories and public records.
2. What is the current market value of the property? This information is typically available through county property assessment records.
3. What are the rental rates for office space at this address? This requires direct inquiry with the property manager or real estate brokers specializing in the area.
4. How accessible is 7700 Matapeake Business Drive by public transportation? This would require analyzing public transit maps and routes serving the area.

5. What is the parking situation at this business address? This is typically specified in property listings or marketing materials.
6. What is the history of ownership of 7700 Matapeake Business Drive? This data is available through county property records.
7. Are there any planned developments nearby that could affect the property's value? This requires research into local government planning documents and development proposals.
8. What are the environmental regulations applicable to this property? This involves researching local and state environmental regulations and permits.
9. What is the crime rate in the immediate vicinity of 7700 Matapeake Business Drive? This data is available through local police department crime statistics.

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Publisher: The Urban Planning Institute (UPI)

Editor: Dr. Robert Miller, PhD, Urban Economics; former Chief Economist, Maryland Department of Commerce

Dr. Miller's extensive experience in urban economics and his previous role within the Maryland state government lend significant credibility to the publication. His expertise ensures the analysis is grounded in sound economic principles and relevant policy considerations.

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