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*Business*

## 7 Exciting Developments Coming to Prince George's County

A look at several new developments planned for the County.



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Prince George's County is on an exciting trajectory of growth, bringing forth a wealth of new developments designed to enhance the lives of residents and businesses alike. Here's a glimpse at seven promising new projects that are set to transform the area for the better.

## 1. Addison Park



Credit: Lessard Design

Addison Park is a \$94 million multifamily project planned for Capitol Heights, MD, along Central Avenue and a quarter mile west of the Addison Road Metro. The project is part of the County's revitalization of Metro's Blue Line corridor. The development will include two senior-living buildings, totaling 293 units, 53 townhomes and 4000 square feet of renovated space for [Mission of Love Charities](#), a nonprofit that assists homeless and low-income households. The first phase of building is expected in April or May 2025.

## 2. Brightseat Tech Park



Credit: Lerner Enterprises

A new \$5 billion data center campus is expected to break ground on the vacant former Landover Mall site by 2026 or 2027. Across 87 acres, Brightseat Associates LLC plans to build a campus that will include five buildings that could accommodate up to 820 megawatts of power consumption. The project is expected to generate \$53.5 million in annual local tax revenue and \$88.6 million in state tax revenue from various economic activities, according to [The Washington Business Journal](#).

### **3. Carillon**



Credit: Kite Realty Group Trust

Dubbed the “Pike & Rose” of Prince George’s, the Carillon is a nearly \$1 billion project by Kite Realty Group Trust that includes a mixed-use development planned for 38 acres adjacent to Largo Town Center Metro Center. The project will include 1,700 multifamily units and 407,000 square feet of office space. Development is anticipated by 2034.

#### **4. Cheverly Hill**



Credit: Urban Atlantic

Cheverly Hill is a mixed-use redevelopment project by Urban Atlantic and Hometeam5 that centers around the site of the former University of Maryland Medical Systems hospital site. The new project will include 1,400 residential units, townhomes, 70,000 square feet of office and 40,000 square feet of retail. The project is anticipated to break ground in 2025.

## **5. New Carrollton**



Credit: Gensler

One of Prince George's most significant developments, New Carrollton is becoming more than just a Metro station. A joint project of Urban Atlantic and Brookfield Properties, the new buildout will include 1,500 residential units along with 1.1 million square feet of retail and hotel uses. The site is currently anchored by Kaiser Permanente, Stella, a residential building and a new office building for the Washington Metropolitan Area Transit. The project is expected to be finished around 2032.

## 6. Northwest Stadium



Credit: M-NCPPC

The county has a plan whether or not the Commanders choose stay or move to the District. In October of 2024, county planners released renderings of mixed-use development that would give the current site a makeover. Focused on dense entertainment and commercial uses, the plan envisions a dense, multi-modal, amenity rich sports and entertainment area with a big indoor arena, outdoor sports fields and new multifamily housing and townhomes.

## 7. South Lake Bowie



Credit: NAI Michael Cos.

A massive new project in Bowie, MD is already underway with a mix of housing that includes condos, townhomes, single-family homes and a new Liberty Sports Park. The project's developers, NAI Michael plan to integrate expanded retail and sports-related infrastructure into the community and leverage sports tourism. The project has already attracted minority-owned restaurants such as The Carolina Kitchen and Ma Pearl's, a Louisiana-inspired concept.

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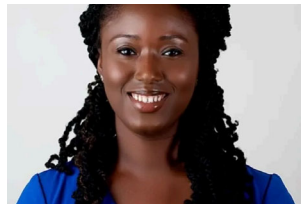
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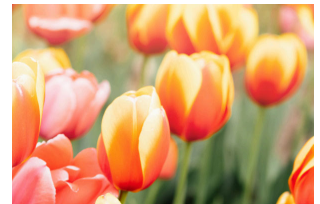
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