

# PRINCE GEORGE'S COUNTY

## *DEVELOPMENT UPDATE & OUTLOOK*

### *Speakers*

The Honorable Rushern Baker, III  
County Executive, Prince George's County

Howard Ways, III - *Executive Director*  
Redevelopment Authority of Prince George's County

John Vick - *President, Eastern Division*  
Walton Development & Management

*Moderator* – Stephen Powell, *The JBG Companies*

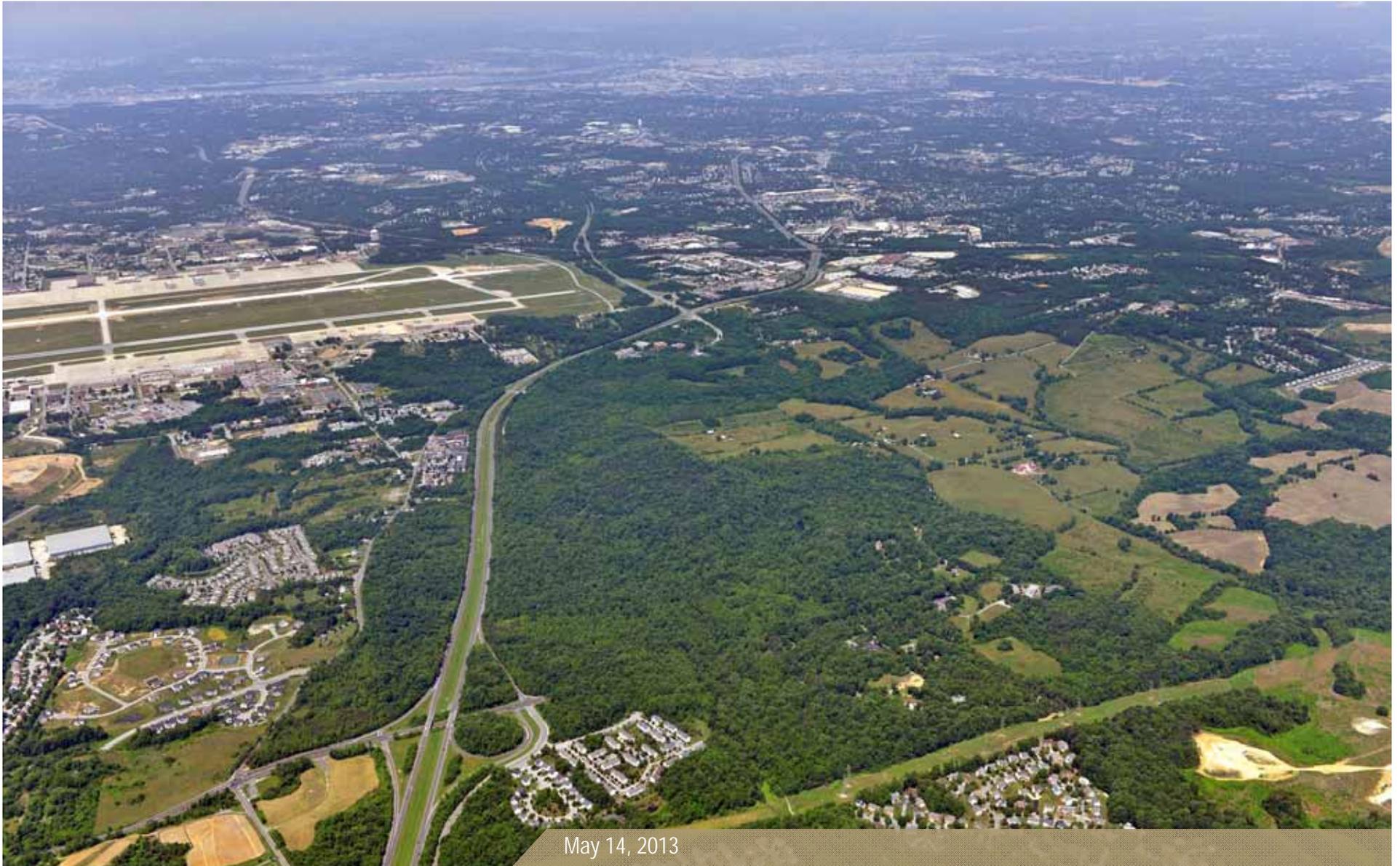
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*Presentation* 5:30 to 7:00 p.m.

*Reception* 7:00 to 8:00 p.m.

*May 14, 2013*





May 14, 2013

**Walton**  
Investing on Solid Ground®

Washington Building Congress – Prince George's County

# Walton: Committed to Land & Land Development

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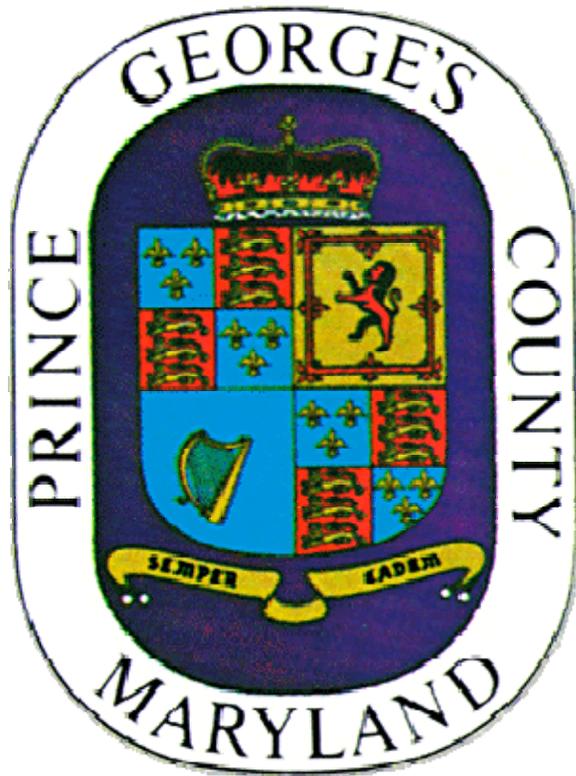


The Walton Group of companies is one of North America's leading land-based real estate investment and development groups, managing assets over \$3.5 billion, including more than 74,000 acres of land.

The Walton Group has been a family-owned and operated business for more than 30 years. It is headquartered in Calgary, Canada, and its U.S. headquarters is based in Scottsdale, Ariz.

# Walton: Committed to Prince George's County

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Walton is committed to developing **livable, transit- and pedestrian-oriented** communities in Prince George's County and throughout Maryland.

Walton has acquired 3,500 acres of land in Maryland, 2,900 of which are in Prince George's County.

One of those projects is the 479-acre Westphalia Town Center site in Upper Marlboro, located adjacent to Joint Base Andrews.

Another notable project is the 343-acre Canter Creek residential community, also in Upper Marlboro, located on Frank Tippett Road, including over 50% open space.

- Walton believes that each development it creates is an opportunity to build a community that positively impacts the city and region.
- Walton has a rich tradition of giving back to the communities in which it does business, by awarding grants to worthy recipients selected by a foundation controlled by the Walton owners. Plans are underway to establish a fund to support educational initiatives within Prince George's County.



*"When we come into a community such as Prince George's County, we look at it from an aspect of being generational."*

- Bill Doherty, Walton CEO

# Westphalia Town Center – 479 acres



# Updated Site Plan



# Westphalia Town Center – Full Project

- 1,134,000 sq. ft. of retail
- 3,240,000 sq. ft. of office space
- 600 hotel rooms
- 1,287 townhomes
- 1,855 apartments
- 172 single family residences
- Access to convenient transportation options





- Parks, streams and ponds, open lawns
- Playgrounds, parks, bike and walking trails
- Plaza, fountain, community center
- Swimming pools
- An elementary school
- Fire and rescue facility

# Westphalia Town Center – Phase 1

- 450,000+ sq. ft. of shopping and restaurants
- 150 hotel rooms
- 348 townhomes
- 400+ apartments
- Construction - May 2013
- Lot delivery - Q1 2014



# Canter Creek – 343 acres



# Canter Creek – Full Project

- 410 single family homes
- 1 day care lot
- 25 acre park
- 4 phases



# Canter Creek – Phase 1

- 106 single family homes
- 25 acre park
- Construction - July 2013
- Lot delivery - Q1 2014



# What Does Walton Look For?

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- Population Growth
- Jobs
- Single Family Permits
- Affordability
- Diversified Economy
- Infrastructure
- Migration

Prince George's County has all of  
these attributes

# WASHINGTON BUILDING CONGRESS

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The Washington Building Congress is a professional trade association made up of over 1,000 companies and individuals from a variety of disciplines, all with an active interest or involvement in the Washington metropolitan area real estate, design and construction community.

The WBC was established in 1937 as an "*umbrella organization*" to represent the collective interests of the industry, provide education and networking opportunities, and promote the professional advancement of our members.