

Agricultural Reserve West

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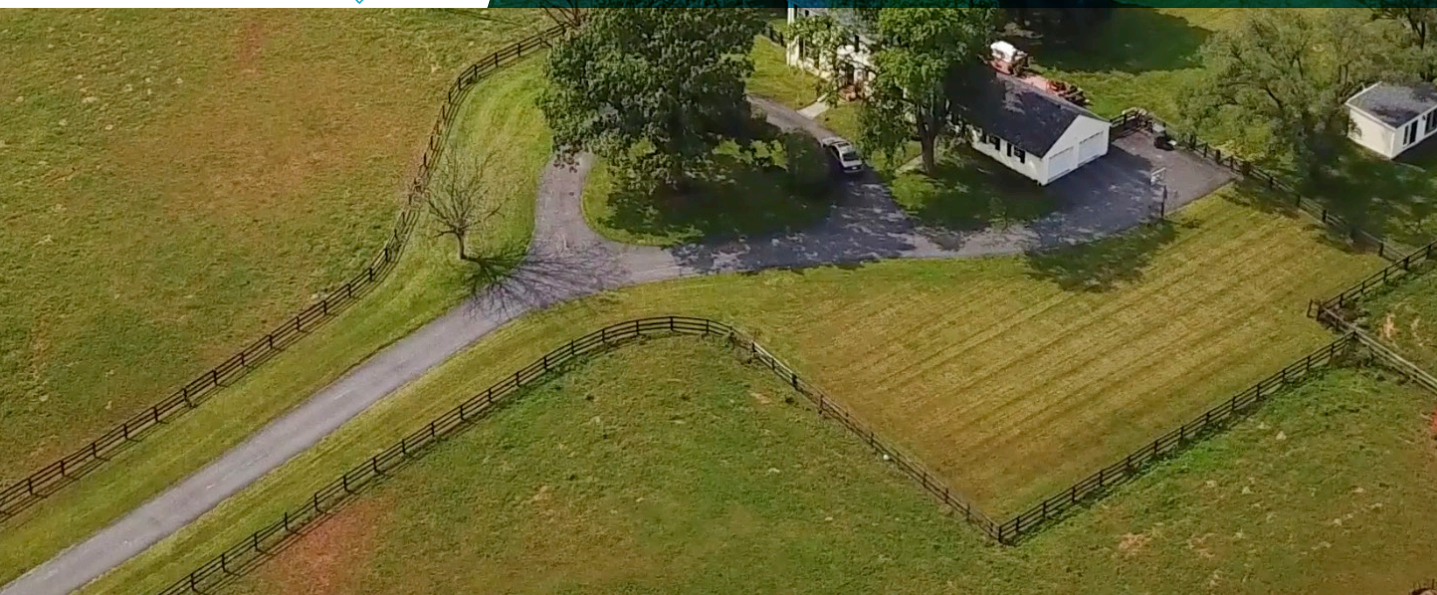


Table 3-1: Agricultural Reserve West, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	67,901
Total development (square feet)	9,665,259
<i>Key environmental indicators</i>	
Parkland (acres)	7,881
Tree canopy cover (percent)	41.44
<i>Key development types</i>	
Office use (square feet)	28,650
Retail use (square feet)	172,443
Industrial use (square feet)	116,602
Other use (square feet)	1,041,639
Residential use (dwelling units)	3,472

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 3-2: Agricultural Reserve West, Places of Interest (2024)

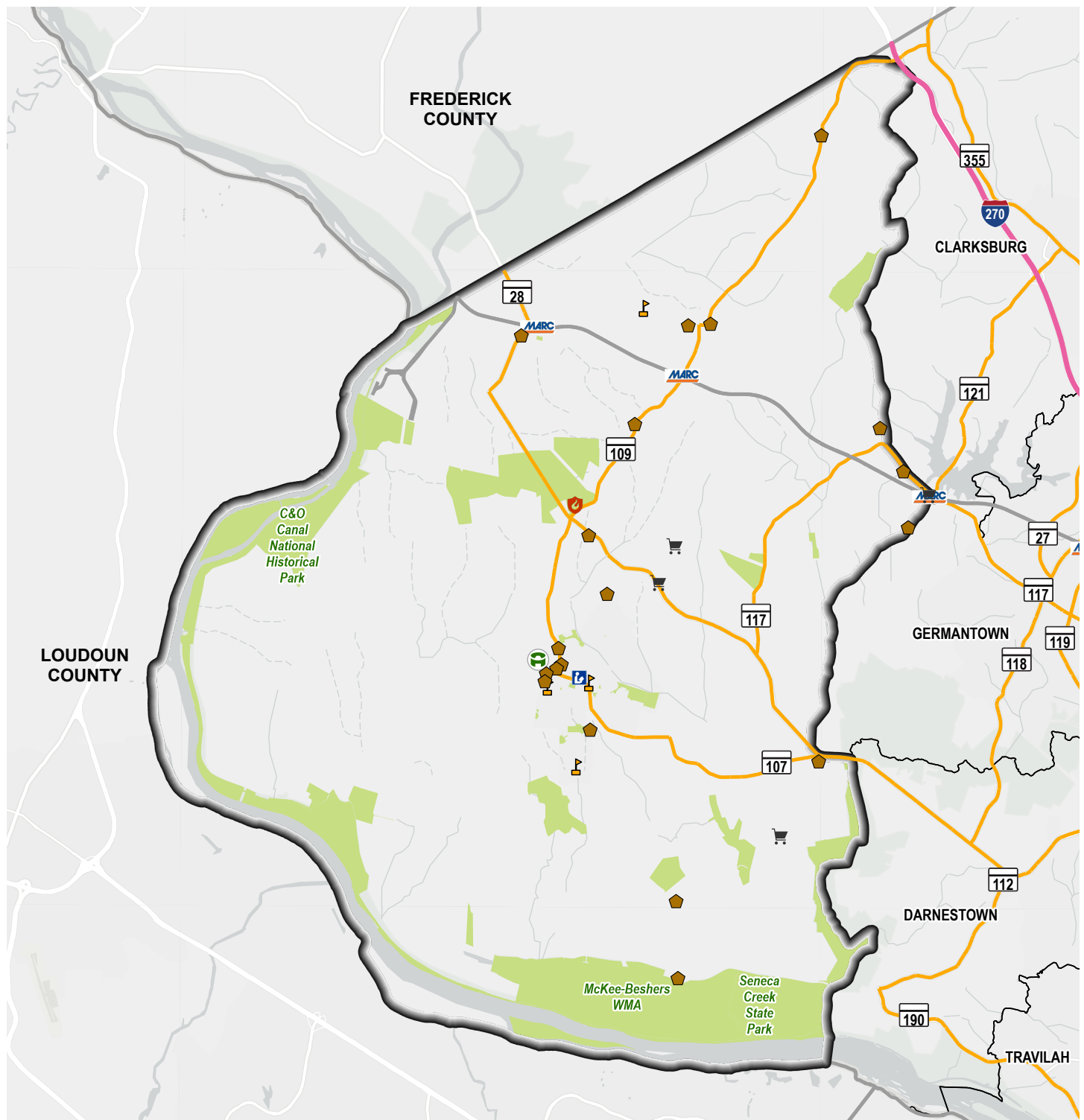
Place of Interest	Number
Fire Station	1
Grocery Store	4
Healthcare Facility	0
Library	1
Place of Worship	19
Police Facility	0
Public School	4
Recreation Center	1

Source: Montgomery Planning (August 2024).

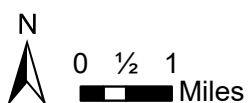
With the largest land area of any CTA, Agricultural Reserve West is the westernmost community in Montgomery County and borders Frederick and Loudoun Counties. Most of the community's land form part of the Agricultural Reserve, with nearly two-thirds of this community's land use categorized for agricultural use and an additional 7,800 acres (or 14%) used for parkland. Only about 7% of the land has residential uses, with much of this housing clustered in downtown Poolesville, where the Poolesville Elementary School, Poolesville High School, Maggie Nightingale Library, and several churches are located. Notably, Agricultural Reserve West has three stops on the MARC Brunswick Line, offering connectivity to the rest of Montgomery County and Washington, DC. The Izaak Walton League of America Conservation Farm, a 623-acre recreational area with campgrounds and youth programming, is managed by a conservation group and shown as the large cultural parcel in the southern part of the community (see Map 3-2).



Map 3-1: Agricultural Reserve West, Places of Interest (2024)

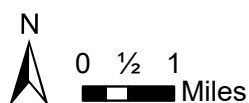
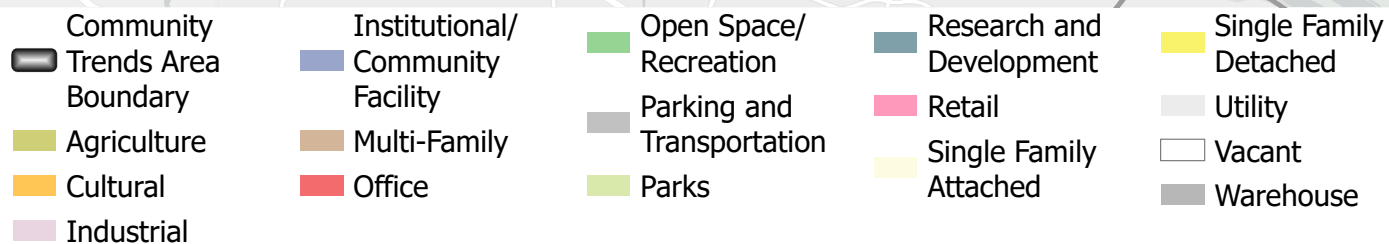
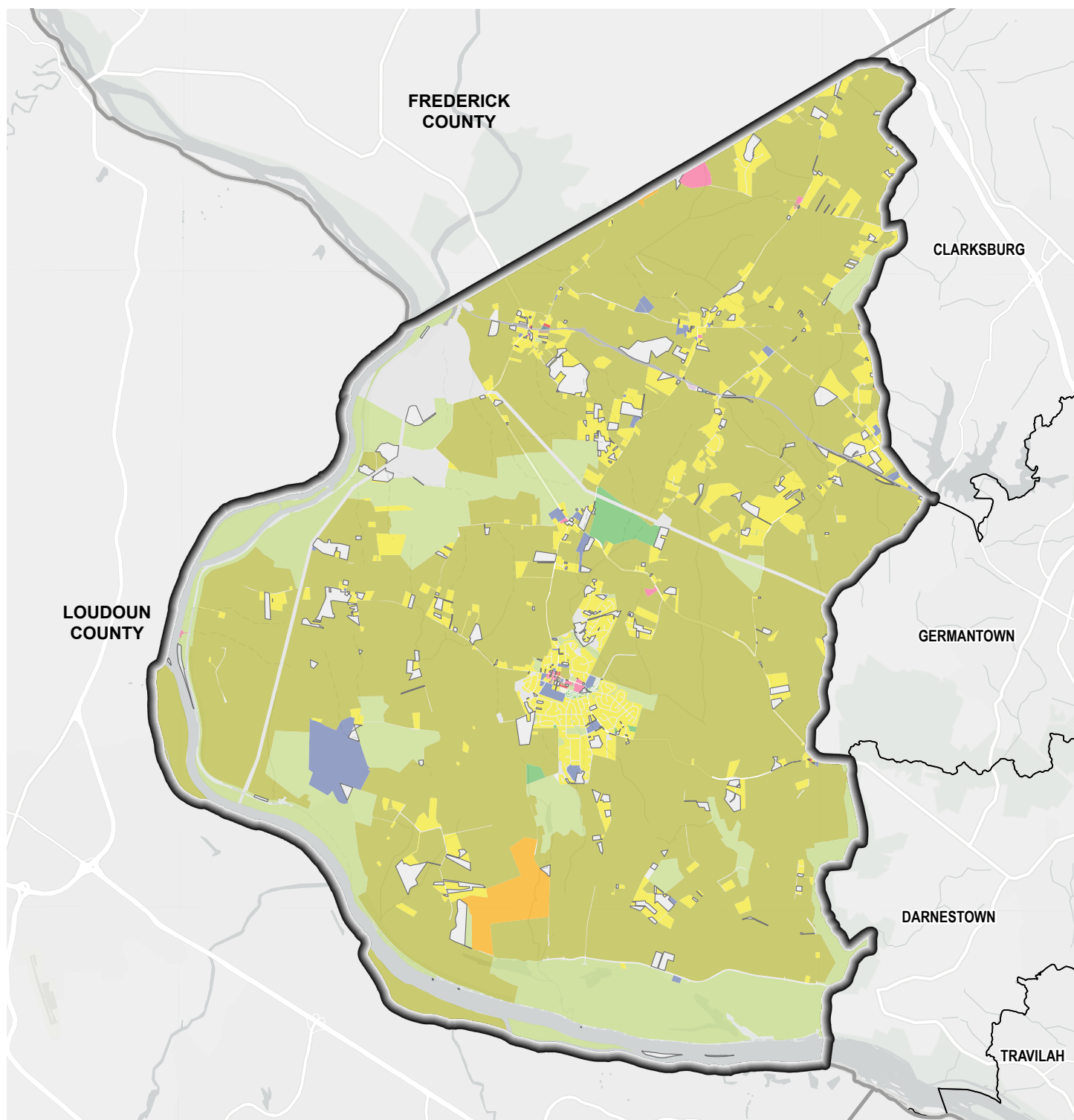


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|--------------------------------|--------------|------------------|-------------------|
| Community Trends Area Boundary | MARC Line | Grocery Store | Public School |
| Freeway | MARC Station | Library | Recreation Center |
| Major Road | Park | Place of Worship | |
| | Fire Station | | |



Source: Montgomery Planning (August 2024).

Map 3-2: Agricultural Reserve West, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 3-3: Agricultural Reserve West, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	64.3%	Parks	13.8%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	1.1%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	7.3%
Multi-Family	< 1.0%	Utility	2.5%
Office	< 1.0%	Vacant	3.0%
Open Space/Recreation	< 1.0%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

* Percents do not add up to 100% as rights-of-way are excluded.
Source: Montgomery Planning (August 2024).



PEOPLE

In 2022, Agricultural Reserve West had 9,566 residents and was thus the least densely populated community in the county, with 95 people per square mile. Children under age 18 comprised 22% of the population, and 18% were ages 65 and over. Households were predominantly families (81%), and 35% of households had children. Although this community's overall population was slow-growing and had been one of the least racially diverse in the county, it diversified with rapid growth of its non-White population, particularly its Hispanic population, which increased by 123% from 2010 to 2022.

The community also became more educated and wealthier over this period. While nearly half of residents ages 25 and over had at least a bachelor's degree in 2010, this share increased to 62% by 2022. Furthermore, in 2010, the share of households with incomes below \$100,000 (46%) and above \$100,000 (53%) was nearly even. By 2022, with 44% of households earning \$200,000 or more, the shift towards more households in this income group increased the community's average household income by 44% to \$203,000.

Table 3-4: Agricultural Reserve West, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	8,460	100%	8,815	100%	9,566	100%
0 to 4 years	347	4%	354	4%	575	6%
5 to 17 years	1,758	21%	1,697	19%	1,502	16%
18 to 34 years	1,117	13%	1,492	17%	1,373	14%
35 to 44 years	1,370	16%	1,100	12%	1,237	13%
45 to 64 years	2,898	34%	3,140	36%	3,184	33%
65 years and older	971	11%	1,033	12%	1,695	18%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-5: Agricultural Reserve West, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	8,460	100%	8,815	100%	9,566	100%
White, non-Hispanic	7,314	86%	7,320	83%	7,023	73%
Black or African American, non-Hispanic	510	6%	548	6%	535	6%
Asian, non-Hispanic	*	*	370	4%	563	6%
Other races, non-Hispanic	*	*	106	1%	400	4%
Hispanic or Latino	469	6%	471	5%	1,045	11%

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-6: Agricultural Reserve West, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	8,113	100%	8,461	100%	8,991	100%
Speak non-English language at home	981	12%	807	10%	1,535	17%
Speak English less than "very well"	*	*	*	*	631	7%

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-7: Agricultural Reserve West, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	5,728	100%	5,854	100%	6,809	100%
No high school degree	*	*	264	5%	367	5%
High school degree or some college education	2,810	49%	2,702	46%	2,221	33%
Bachelor's degree only	1,419	25%	1,768	30%	2,273	33%
Graduate or professional degree	1,368	24%	1,119	19%	1,948	29%

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-8: Agricultural Reserve West, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	4,674	100%	4,678	100%	4,689	100%
Commuted by driving	3,951	85%	3,899	83%	2,827	60%
Car-free commute	353	8%	328	7%	201	4%
Worked from home	354	8%	437	9%	1,615	34%
Percent of households with no vehicles	*	*	*	*	*	*

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-9: Agricultural Reserve West, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	2,988	100%	3,023	100%	3,297	100%
Family households	2,345	78%	2,363	78%	2,675	81%
Families with children	1,079	36%	1,003	33%	1,167	35%
Single-parent families with children	*	*	158	5%	147	4%
Nonfamily multi-person households	100	3%	101	3%	113	3%
Nonfamily single-person households	543	18%	560	19%	509	15%
<i>Average household size</i>	2.83	NA	2.91	NA	2.90	NA

NA Not Applicable.

* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-10: Agricultural Reserve West, Household Income

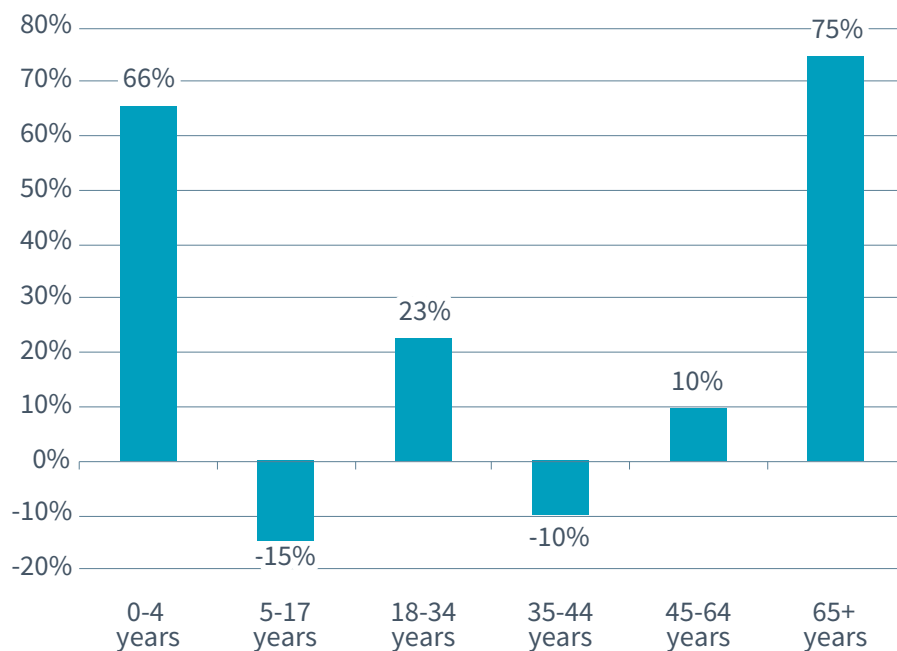
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,988	100%	3,023	100%	3,297	100%
Less than \$50,000	720	24%	489	16%	385	12%
\$50,000 to \$99,999	659	22%	617	20%	558	17%
\$100,000 to \$149,999	488	16%	668	22%	468	14%
\$150,000 to \$199,999	581	19%	520	17%	451	14%
\$200,000 or more	541	18%	730	24%	1,435	44%
Average household income	\$141,070	NA	\$158,969	NA	\$203,443	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 3-1: Agricultural Reserve West, Percent Change by Age (2010-2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.



HOUSING

The housing stock in Agricultural Reserve West is predominantly single-family detached homes, with a small cluster of townhouses near downtown Poolesville. Development in this community began prior to 1960, and 86% of all current units were built before 2010. Nearly all homes built since then were single-family detached units, and this community accordingly had a very high

homeownership rate by 2022, amounting to 90% of all households. Both average home values and average homeowner costs in Agricultural Reserve West did not increase significantly from 2010 onward, but the average home value of nearly \$700,000 in 2022 matched the county's average.

Table 3-11: Agricultural Reserve West, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	3,472	100%	3,099	100%	353	100%	20	100%
Before 1960	633	18%	619	20%	0	0%	14	70%
1960 to 1969	194	6%	190	6%	0	0%	4	20%
1970 to 1979	1,124	32%	787	25%	336	95%	1	5%
1980 to 1989	246	7%	246	8%	0	0%	0	0%
1990 to 1999	590	17%	589	19%	0	0%	1	5%
2000 to 2009	210	6%	210	7%	0	0%	0	0%
2010 or later	474	14%	457	15%	17	5%	0	0%
Unknown year	1	0%	1	0%	0	0%	0	0%
Average year built*	1975	NA	1976	NA	1976	NA	1914	NA
Average age*	49	NA	48	NA	48	NA	110	NA

NA Not Applicable.

* Excludes housing units for which the year built is unknown.

Percentages may not sum to totals due to rounding.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 3-12: Agricultural Reserve West, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	2,613	87%	2,536	84%	2,974	90%
Average homeowner costs (with mortgage)	\$2,742	NA	\$2,943	NA	\$3,453	NA
Average housing value (for homeowners)	\$597,527	NA	\$602,207	NA	\$697,868	NA
Rent-burdened households	*	*	109	25%	132	48%
Average gross rent	\$1,428	NA	\$1,590	NA	\$2,051	NA

NA Not Applicable.

* Estimates are not reliable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.