

Fairland

17



Table 17-1: Fairland, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	5,642
Total development (square feet)	27,216,704
<i>Key environmental indicators</i>	
Parkland (acres)	674
Tree canopy cover (percent)	43.01
<i>Key development types</i>	
Office use (square feet)	2,109,237
Retail use (square feet)	1,442,203
Industrial use (square feet)	984,834
Other use (square feet)	1,864,098
Residential use (dwelling units)	14,035

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

Table 17-2: Fairland, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	8
Healthcare Facility	0
Library	1
Place of Worship	20
Police Facility	0
Public School	5
Recreation Center	2

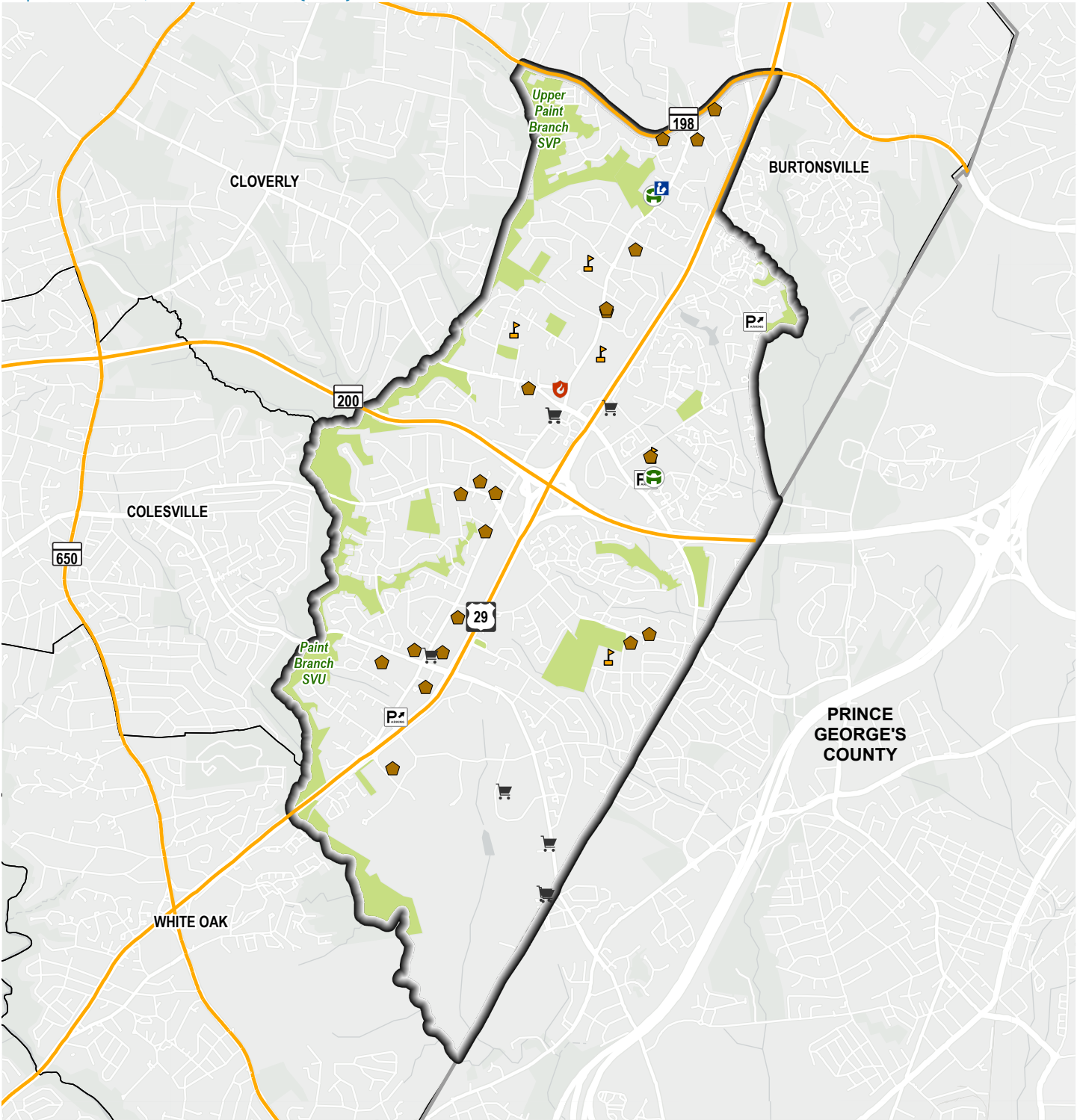
Source: Montgomery Planning (August 2024).

Fairland is situated along Montgomery County's eastern edge bounded by Prince George's County to the east and Paint Branch Stream Valley to the west. Two major roads, state Route 200 (Intercounty Connector) and U.S. Route 29, run through this community. Single-family detached units occupy 27% of the total land area and form the predominant land use west of U.S. Route 29. Northeast of the interchange between the Intercounty Connector and U.S. Route 29 is a significant retail node that includes the Auto Sales Park and the Briggs Chaney Market Place shopping center. Single-family attached and multi-family units together comprise an additional 10% of the area's land and are largely concentrated in the northeast quadrant of the CTA.

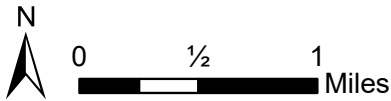
The southern portion of Fairland, mostly east of U.S. Route 29, contains a mix of office, retail, institutional/community facility, and industrial land uses. This area has several large retail developments, including the White Oak Town Center completed in 2024. Notably, the southernmost institutional/community facility parcel contains parts of the U.S. Food and Drug Administration (FDA) campus and the U.S. Army Adelphi Research Laboratory, though most of each agency's buildings fall in the White Oak CTA and Prince George's County, respectively. Adjacent to the FDA campus are two large parcels that include a sand and gravel mine and a former Washington Suburban Sanitary Commission (WSSC) facility and comprise a significant part of the 7% of the community's land area that is classified as vacant. In addition to several smaller neighborhood parks, Fairland has 313 acres of parkland within the Paint Branch and Upper Paint Branch Stream Valleys, accounting for nearly half of the area's total parkland. While the community does not have a Metrorail connection, it is served by the U.S. Route 29 Flash Bus Rapid Transit and has three Park & Ride lots.



Map 17-1: Fairland, Places of Interest (2024)



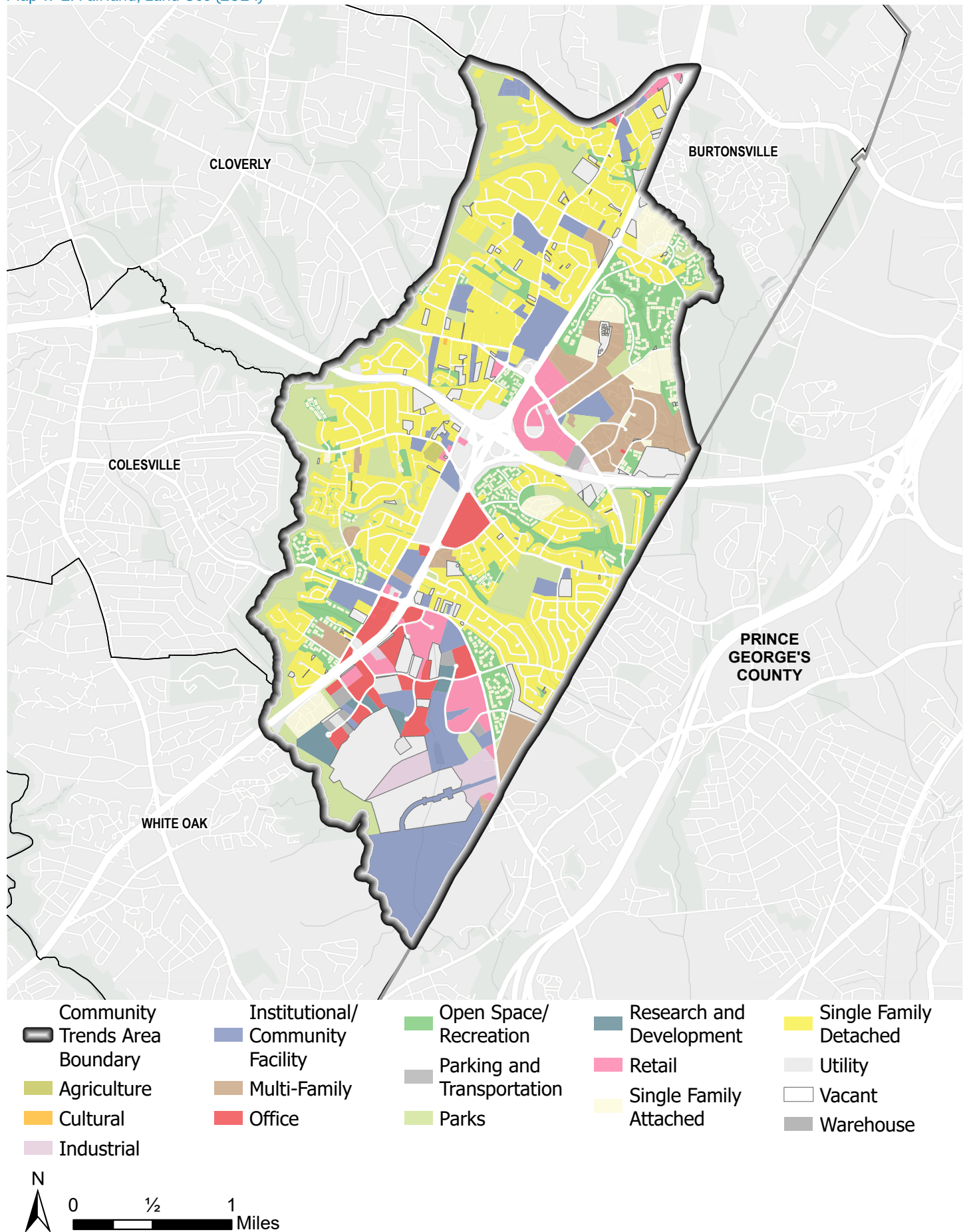
- |                                |                   |                  |                   |
|--------------------------------|-------------------|------------------|-------------------|
| Community Trends Area Boundary | Park              | Grocery Store    | Public School     |
| Major Road                     | Park and Ride Lot | Library          | Recreation Center |
|                                | Fire Station      | Place of Worship |                   |



Source: Montgomery Planning (August 2024).



Map 17-2: Fairland, Land Use (2024)



Source: Montgomery Planning (August 2024).



Table 17-3: Fairland, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	12.5%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	1.3%	Retail	3.3%
Institutional/Community Facility	9.9%	Single-Family Attached	4.8%
Mixed-Use Office	< 1.0%	Single-Family Detached	27.0%
Multi-Family	5.4%	Utility	< 1.0%
Office	2.9%	Vacant	7.0%
Open Space/Recreation	7.5%	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

With 39,199 residents, Fairland was the most populous community in eastern Montgomery County outside the Capital Beltway in 2022. Like neighboring White Oak, this community was majority Black, with that group's population having increased by 34% since 2010 (see Table 17-5 and Figure 17-1). Hispanic residents also grew in numbers, with a 58% increase during this period. Aside from these changes in racial and ethnic composition, many other demographic characteristics in the area remained constant since 2010; the community continued to have a relatively youthful population, with children comprising 24% of the population in 2022 and outnumbering the share

of older adult residents at 15%. Close to one-half of adults ages 25 and over held at least a bachelor's degree, which was lower than the county average of 60% in 2022. The community maintained a variety of household types, with approximately one-third of households having children (including a sizeable percentage of single-parent families) and at least a quarter of households consisting of people who lived alone. Average household incomes in Fairland have remained below the county's average since 2010 but grew in line with county trends, increasing by 33% to \$120,000 in 2022, as greater numbers of households earned more than \$100,000 per year.

Table 17-4: Fairland, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	37,010	100%	37,784	100%	39,199	100%
0 to 4 years	2,387	6%	2,477	7%	2,650	7%
5 to 17 years	6,662	18%	5,334	14%	6,807	17%
18 to 34 years	8,096	22%	9,520	25%	8,299	21%
35 to 44 years	5,194	14%	4,918	13%	5,456	14%
45 to 64 years	9,153	25%	9,682	26%	9,961	25%
65 years and older	5,518	15%	5,853	15%	6,026	15%

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 17-5: Fairland, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	37,010	100%	37,784	100%	39,199	100%
White, non-Hispanic	10,233	28%	8,927	24%	6,179	16%
Black or African American, non-Hispanic	15,796	43%	17,003	45%	21,137	54%
Asian, non-Hispanic	6,302	17%	5,489	15%	4,616	12%
Other races, non-Hispanic	*	*	1,754	5%	1,416	4%
Hispanic or Latino	3,698	10%	4,611	12%	5,851	15%

\* 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 17-6: Fairland, 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	34,623	100%	35,307	100%	36,549	100%
Speak non-English language at home	14,610	42%	14,863	42%	15,723	43%
Speak English less than "very well"	4,918	14%	4,237	12%	5,718	16%

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 17-7: Fairland, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	24,610	100%	26,539	100%	26,596	100%
No high school degree	*	*	1,833	7%	2,201	8%
High school degree or some college education	11,412	46%	11,275	42%	12,419	47%
Bachelor's degree only	6,571	27%	7,414	28%	6,655	25%
Graduate or professional degree	4,877	20%	6,017	23%	5,321	20%

\* 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 17-8: Fairland, 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>	17,680	100%	19,212	100%	19,821	100%
Commuted by driving	14,584	82%	15,539	81%	15,658	79%
Car-free commute	2,319	13%	2,861	15%	1,370	7%
Worked from home	718	4%	580	3%	2,490	13%
Percent of households with no vehicles	1,425	10%	1,706	12%	1,153	8%

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 17-9: Fairland, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	14,006	100%	14,042	100%	13,716	100%
Family households	9,322	67%	9,112	65%	9,928	72%
Families with children	4,640	33%	3,901	28%	4,466	33%
Single-parent families with children	1,671	12%	1,387	10%	1,657	12%
Nonfamily multi-person households	682	5%	961	7%	427	3%
Nonfamily single-person households	4,002	29%	3,969	28%	3,361	25%
<i>Average household size</i>	2.61	NA	2.66	NA	2.82	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.

Table 17-10: Fairland, Household Income

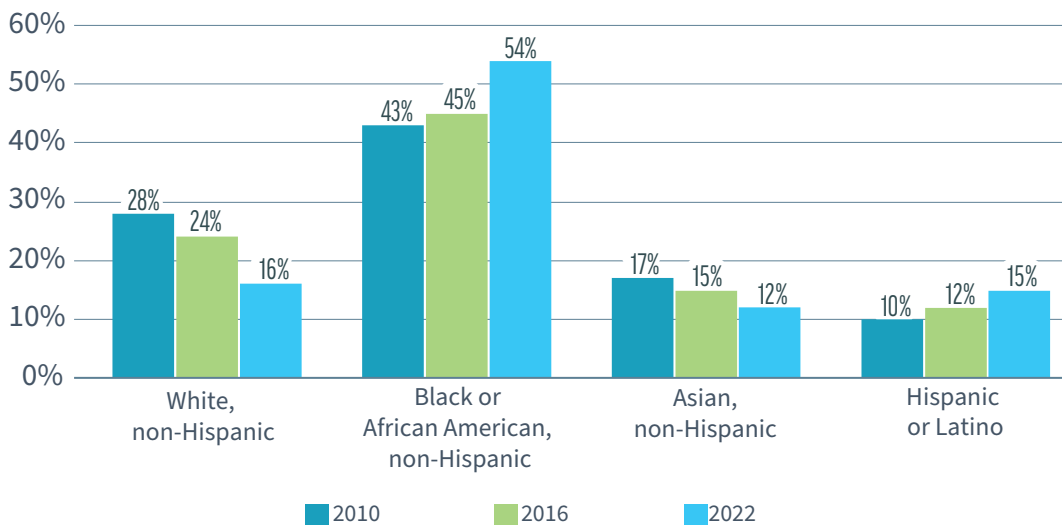
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	14,006	100%	14,042	100%	13,716	100%
Less than \$50,000	4,434	32%	4,128	29%	3,138	23%
\$50,000 to \$99,999	5,127	37%	4,469	32%	3,820	28%
\$100,000 to \$149,999	2,159	15%	2,856	20%	2,879	21%
\$150,000 to \$199,999	1,317	9%	1,452	10%	1,728	13%
\$200,000 or more	969	7%	1,137	8%	2,151	16%
Average household income	\$90,525	NA	\$95,422	NA	\$120,081	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 17-1: Fairland, Percent by Race and Hispanic Ethnicity (2010, 2016, 2022)



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





## HOUSING

Fairland has a diverse housing stock with a variety of unit types. Multi-family units, mostly in smaller structures, represented the most common type, accounting for 39% of all units in 2024. While one-third of all units were townhouses, only 28% of the total were single-family detached units, well under the county's share of 45%. More than 95% of all existing units were built before 2010, with the majority constructed during the 1980s, and the small amount of more recent construction consisted of mostly townhouses and multi-family units. In line with the sizeable share of the latter, just over half of all households were

homeowners in 2022. Between 2010 and 2016, average home values declined by 17% before increasing by 34% to \$469,000 in 2022. While average housing values and average homeowner costs in Fairland have remained considerably lower than county averages since 2010, average gross rents have tracked close to county levels and continually grown, reaching \$1,970 in 2022. More than 60% of renter households were burdened by housing costs in 2022.

Table 17-11: Fairland, 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 %
<i>Total housing units</i>	14,035	100%	3,900	100%	4,622	100%	5,513	100%
Before 1960	288	2%	287	7%	0	0%	1	0%
1960 to 1969	962	7%	961	25%	0	0%	1	0%
1970 to 1979	1,247	9%	317	8%	17	0%	913	17%
1980 to 1989	7,762	55%	1,609	41%	3,926	85%	2,227	40%
1990 to 1999	1,433	10%	292	7%	178	4%	963	17%
2000 to 2009	1,826	13%	399	10%	397	9%	1,030	19%
2010 or later	260	2%	35	1%	104	2%	121	2%
Unknown year	257	2%	0	0%	0	0%	257	5%
<i>Average year built*</i>	1985	NA	1979	NA	1988	NA	1988	NA
<i>Average age*</i>	39	NA	45	NA	36	NA	36	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 17-12: Fairland, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	8,106	58%	7,600	54%	7,746	56%
<i>Average homeowner costs (with mortgage)</i>	\$2,447	NA	\$2,162	NA	\$2,450	NA
<i>Average housing value (for homeowners)</i>	\$425,262	NA	\$351,103	NA	\$469,375	NA
Rent-burdened households	3,908	68%	3,793	61%	3,578	61%
<i>Average gross rent</i>	\$1,574	NA	\$1,711	NA	\$1,970	NA

NA Not Applicable.

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