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Table 31-1: Redland-Shady Grove, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	6,015
Total development (square feet)	19,163,647
<i>Key environmental indicators</i>	
Parkland (acres)	1,748
Tree canopy cover (percent)	46.26
<i>Key development types</i>	
Office use (square feet)	1,620,383
Retail use (square feet)	751,522
Industrial use (square feet)	3,008,710
Other use (square feet)	962,598
Residential use (dwelling units)	7,943

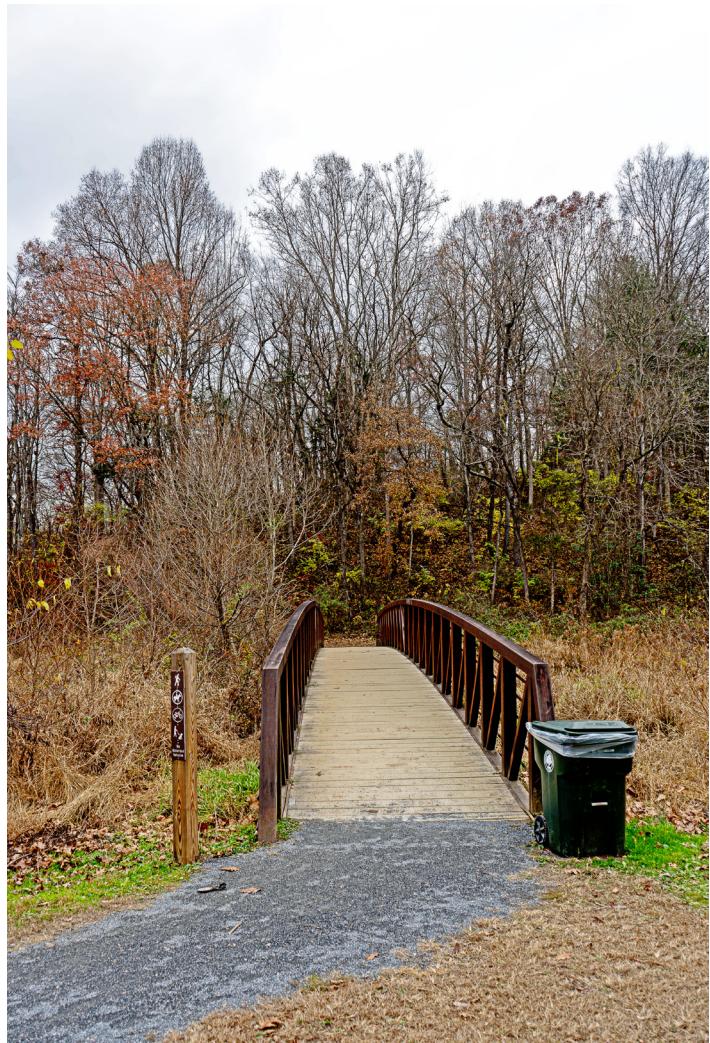
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Redland-Shady Grove is in the center of Montgomery County with City of Gaithersburg to the northwest and City of Rockville to the west and south (see Map 31-1). The community has several major roads: Route 200 (Intercounty Connector) traverses the middle of the CTA and continues west as I-370. Route 355 (Frederick Road) is on the CTA's southwestern edge, and Route 115 (Muncaster Mill Road) runs along its northeastern border. The community also has a MARC commuter rail connection at Washington Grove Station and Metrorail access at Shady Grove Station; much of the land near the CSX freight rail line is dedicated to industrial, transportation, and warehouse uses (see Map 31-2). Nearly one-third of this CTA's land is classified as parks and open space/recreation, and Rock Creek Regional Park and Needwood Golf Course account for most of that land use. Community-serving public facilities include the Gaithersburg-Washington Grove Volunteer Fire Department Station 28, two police facilities, and three public schools.

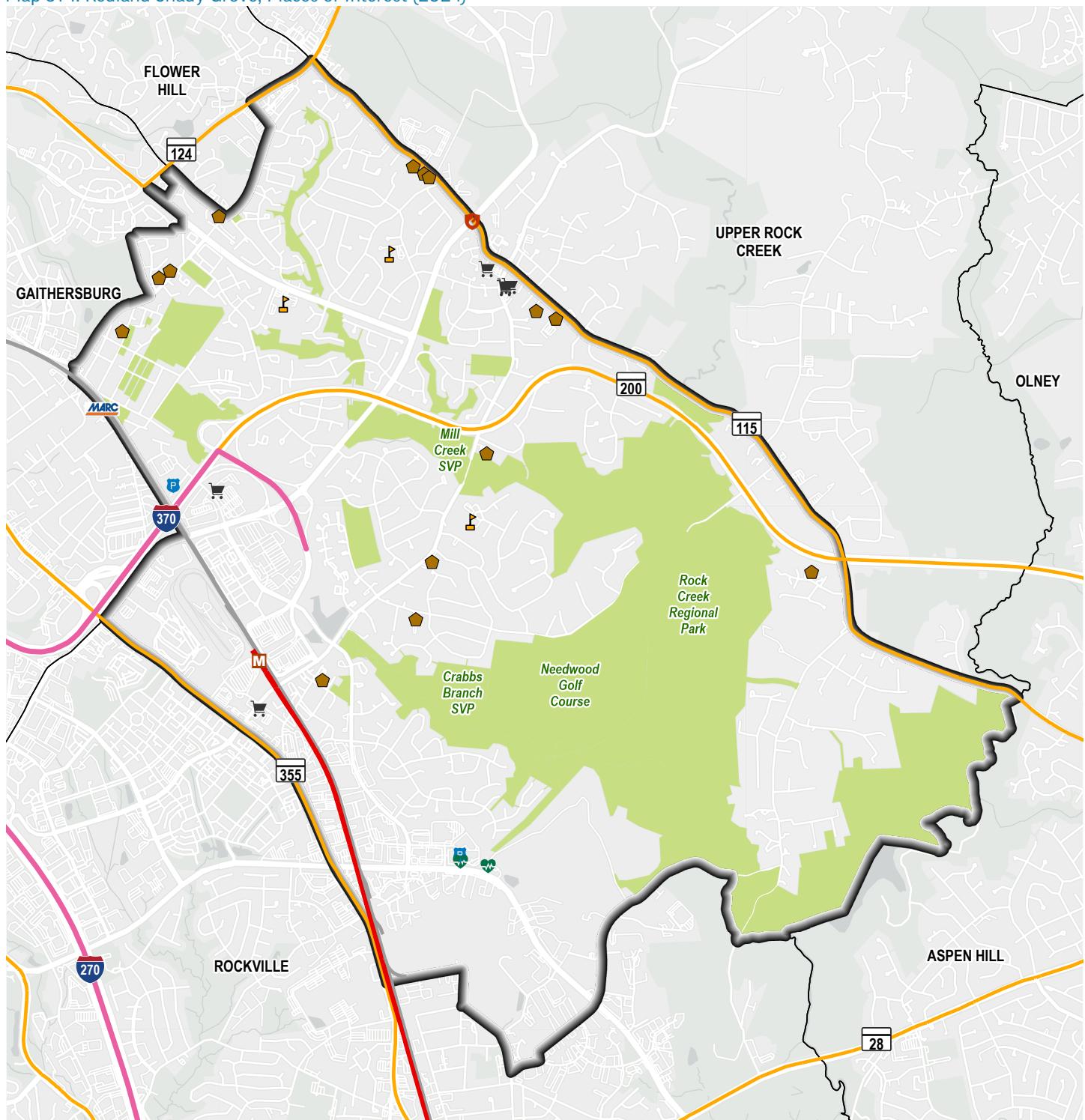
Table 31-2: Redland-Shady Grove, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	6
Healthcare Facility	2
Library	0
Place of Worship	14
Police Facility	2
Public School	3
Recreation Center	0

Source: Montgomery Planning (August 2024).



Map 31-1: Redland-Shady Grove, Places of Interest (2024)



- Community Trends Area Boundary
- Freeway
- Major Road

- Metrorail Line
- Metro Station
- MARC Line
- MARC Station
- Park

- Fire Station
- Grocery Store
- Healthcare Facility

- Place of Worship
- Police Facility
- Public School



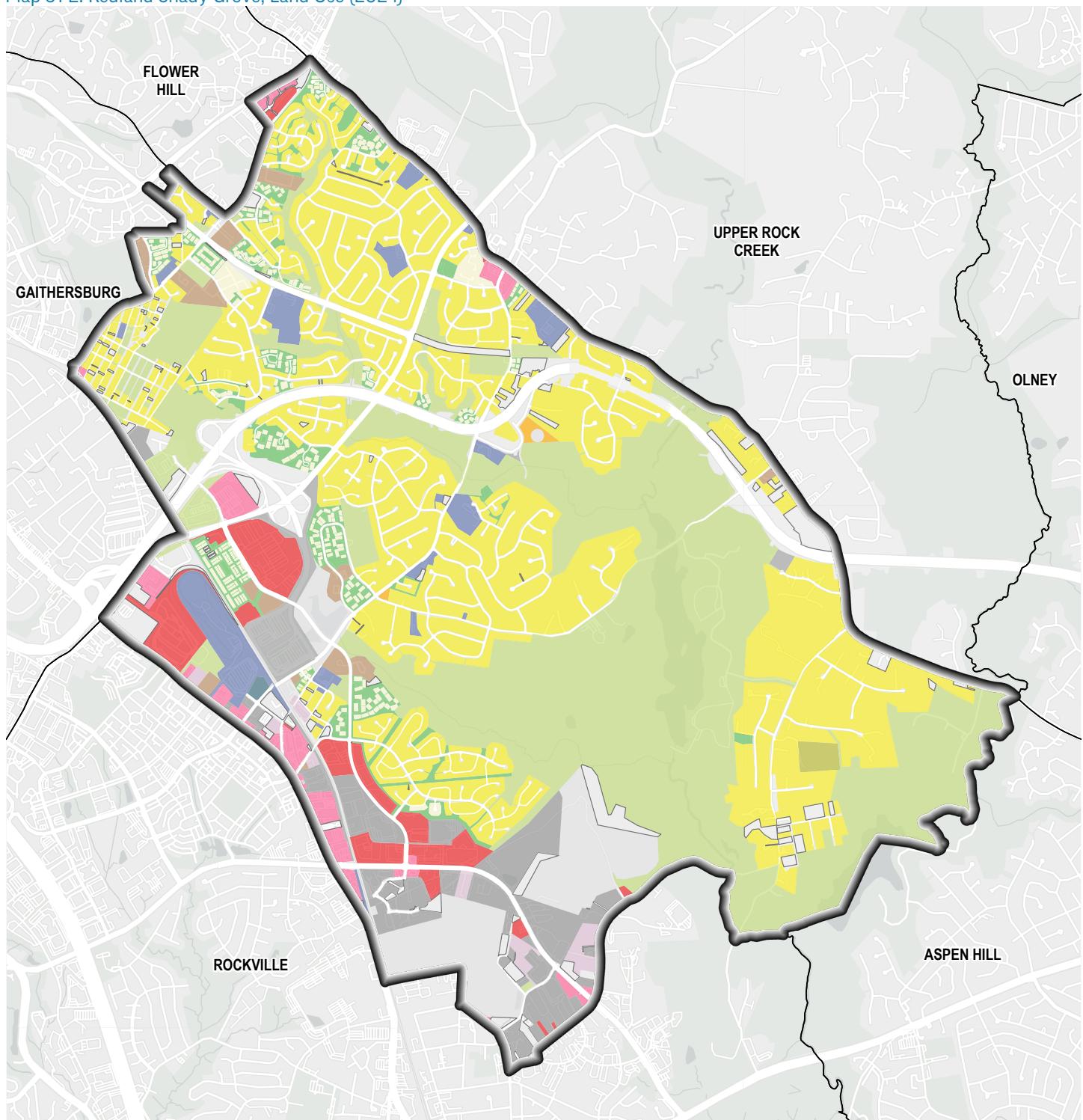
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1/2

1 Miles

Source: Montgomery Planning (August 2024).

Map 31-2: Redland-Shady Grove, Land Use (2024)



Community Trends Area Boundary	Institutional/Community Facility	Open Space/ Recreation	Research and Development	Single Family Detached
Agriculture	Multi-Family	Parking and Transportation	Retail	Utility
Cultural	Office	Parks	Single Family Attached	Vacant
Industrial				Warehouse



Source: Montgomery Planning (August 2024).

Table 31-3: Redland-Shady Grove, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	30.2%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	1.7%
Institutional/Community Facility	2.5%	Single-Family Attached	1.7%
Mixed-Use Office	< 1.0%	Single-Family Detached	28.9%
Multi-Family	1.2%	Utility	4.6%
Office	3.1%	Vacant	3.0%
Open Space/Recreation	3.1%	Warehouse	4.3%
Parking and Transportation	1.3%		

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



PEOPLE

Home to 20,511 residents in 2022, Redland-Shady Grove's population grew by 13% between 2010 and 2022 alongside more housing construction here in recent years. The fastest growing age group, the population ages 65 and over, increased by 89% from 2010 to 2022, although the community continued to have more children under age 18 than older adult residents. The Hispanic population also grew rapidly during this period, by 71%, and residents speaking a non-English language at home became the majority in 2022 (52%). Likely related to recent multi-family housing construction, the number of single-person households grew by 80% and constituted nearly one-fifth

of all households by 2022. Among adults ages 25 and over, 54% in 2022 had at least a bachelor's degree, little change from previous years. Although the number of households earning \$200,000 or more doubled between 2010 to 2022, the CTA's average household income remained lower than the countywide average. Despite almost all households having a vehicle, nearly one-fifth of workers had a car-free commute even before the COVID-19 pandemic, likely due to the presence of rail service in the community. The number of residents working from home tripled by 2022, presumably due to the pandemic.

Table 31-4: Redland-Shady Grove, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	18,075	100%	19,100	100%	20,511	100%
0 to 4 years	1,073	6%	1,049	5%	1,395	7%
5 to 17 years	3,379	19%	3,199	17%	3,138	15%
18 to 34 years	3,918	22%	4,203	22%	4,327	21%
35 to 44 years	2,530	14%	2,478	13%	2,978	15%
45 to 64 years	5,427	30%	5,720	30%	5,373	26%
65 years and older	1,748	10%	2,450	13%	3,300	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 31-5: Redland-Shady Grove, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	18,075	100%	19,100	100%	20,511	100%
White, non-Hispanic	7,685	43%	8,319	44%	7,639	37%
Black or African American, non-Hispanic	2,284	13%	2,112	11%	2,157	11%
Asian, non-Hispanic	3,701	20%	3,621	19%	2,903	14%
Other races, non-Hispanic	*	*	788	4%	1,328	6%
Hispanic or Latino	3,793	21%	4,260	22%	6,484	32%

* 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 31-6: Redland-Shady Grove, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 5 years and over</i>	17,002	100%	18,051	100%	19,116	100%
Speak non-English language at home	7,748	46%	8,310	46%	9,865	52%
Speak English less than "very well"	3,346	20%	3,259	18%	4,611	24%

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 31-7: Redland-Shady Grove, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	11,915	100%	13,196	100%	14,360	100%
No high school degree	*	*	1,471	11%	1,879	13%
High school degree or some college education	4,266	36%	5,033	38%	4,739	33%
Bachelor's degree only	3,264	27%	3,350	25%	4,068	28%
Graduate or professional degree	3,010	25%	3,342	25%	3,674	26%

* 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 31-8: Redland-Shady Grove, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	9,942	100%	10,471	100%	10,788	100%
Commuting by driving	7,850	79%	7,818	75%	7,514	70%
Car-free commute	1,605	16%	1,964	19%	1,216	11%
Worked from home	431	4%	634	6%	1,951	18%
Percent of households with no vehicles	*	*	248	4%	303	4%

* 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 31-9: Redland-Shady Grove, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	5,981	100%	6,195	100%	6,764	100%
Family households	4,858	81%	4,811	78%	5,153	76%
Families with children	2,334	39%	2,107	34%	2,209	33%
Single-parent families with children	*	*	471	8%	441	7%
Nonfamily multi-person households	407	7%	401	6%	320	5%
Nonfamily single-person households	715	12%	983	16%	1,291	19%
Average household size	3.02	NA	3.05	NA	3.01	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 31-10: Redland-Shady Grove, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	5,981	100%	6,195	100%	6,764	100%
Less than \$50,000	1,309	22%	1,318	21%	1,128	17%
\$50,000 to \$99,999	1,718	29%	1,706	28%	1,448	21%
\$100,000 to \$149,999	1,358	23%	1,381	22%	1,600	24%
\$150,000 to \$199,999	806	13%	761	12%	972	14%
\$200,000 or more	791	13%	1,028	17%	1,616	24%
Average household income	\$115,680	NA	\$126,057	NA	\$148,388	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.



/// HOUSING

Single-family homes are the predominant unit type in Redland-Shady Grove, but multi-family housing has become a more important part of the community, comprising 24% of the housing stock in 2024. Since 2010, 64% of all new housing units—more than 1,100—were multi-family units, and the nearly 600 new townhouses also formed an important part of this housing growth (see Table 31-11 and Figure 31-1). Much of the recent housing development occurred near Metrorail's Shady Grove station. The community's homeownership rates

remained relatively constant during the 2010-2022 period, with homeowners making up 75% of all households in 2022. The CTA's average housing values remained below the countywide average, declining slightly from 2010 to 2016 before increasing by 29% to \$533,000 in 2022. While average housing costs did not change much for homeowners since 2010, the average gross rent grew by 67% in the same period, and half of all renter households in 2022 were burdened by housing costs.

Table 31-11: Redland-Shady Grove, 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>	7,943	100%	3,776	100%	2,230	100%	1,937	100%
Before 1960	257	3%	255	7%	0	0%	2	0%
1960 to 1969	1,153	15%	944	25%	102	5%	107	6%
1970 to 1979	1,554	20%	802	21%	461	21%	291	15%
1980 to 1989	2,855	36%	1,486	39%	960	43%	409	21%
1990 to 1999	234	3%	170	5%	64	3%	0	0%
2000 to 2009	118	1%	61	2%	57	3%	0	0%
2010 or later	1,772	22%	58	2%	586	26%	1,128	58%
Unknown year	0	0%	0	0%	0	0%	0	0%
<i>Average year built*</i>	1986	NA	1975	NA	1991	NA	2000	NA
<i>Average age*</i>	38	NA	49	NA	33	NA	24	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 31-12: Redland-Shady Grove, Homeownership and Housing Affordability

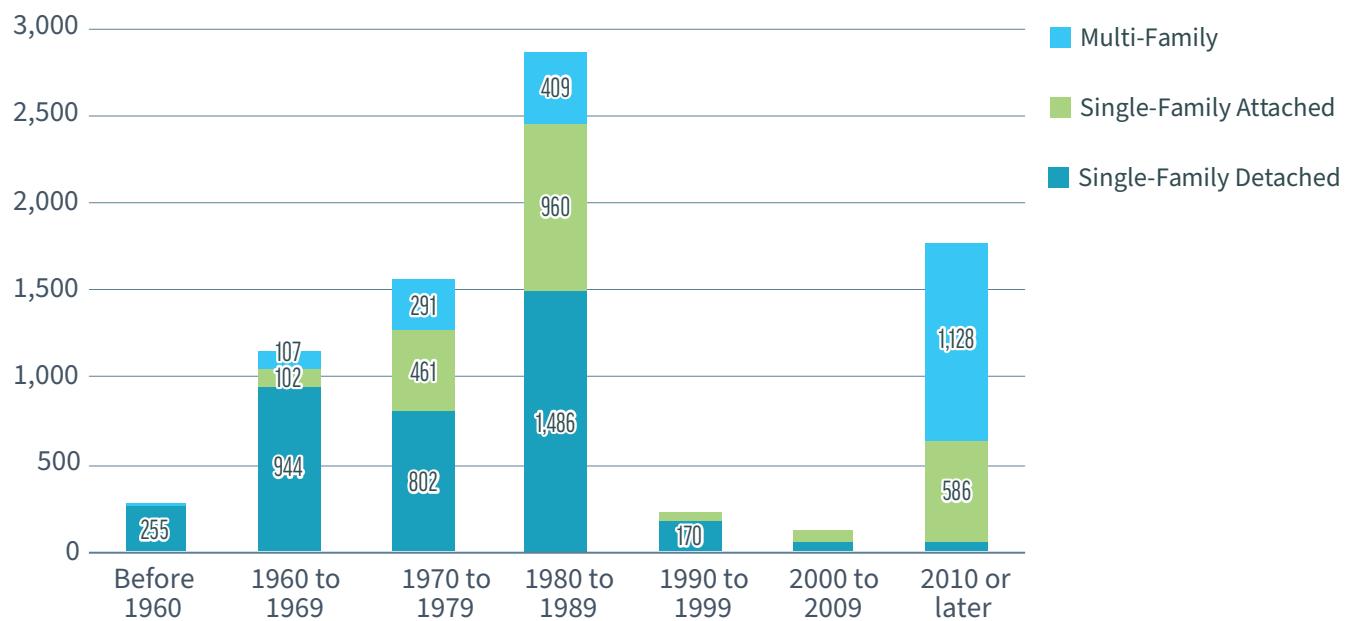
Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	4,627	77%	4,648	75%	5,073	75%
Average homeowner costs (with mortgage)	\$2,494	NA	\$2,296	NA	\$2,674	NA
Average housing value (for homeowners)	\$488,978	NA	\$413,535	NA	\$533,020	NA
Rent-burdened households	*	*	763	52%	822	50%
Average gross rent	\$1,465	NA	\$1,574	NA	\$2,444	NA

NA Not Applicable.

* Estimates are not reliable.

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

Figure 31-1: Redland-Shady Grove, Number of Housing Units by Year Built and Type (2024)



Note: The numbers of units for some housing types and year built categories are not labeled due to small numbers.

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

