

Travilah

35



Table 35-1: Travilah, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	10,796
Total development (square feet)	15,736,011
<i>Key environmental indicators</i>	
Parkland (acres)	1,445
Tree canopy cover (percent)	53.10
<i>Key development types</i>	
Office use (square feet)	1,280
Retail use (square feet)	31,475
Industrial use (square feet)	12,742
Other use (square feet)	327,902
Residential use (dwelling units)	3,870

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

Table 35-2: Travilah, Places of Interest (2024)

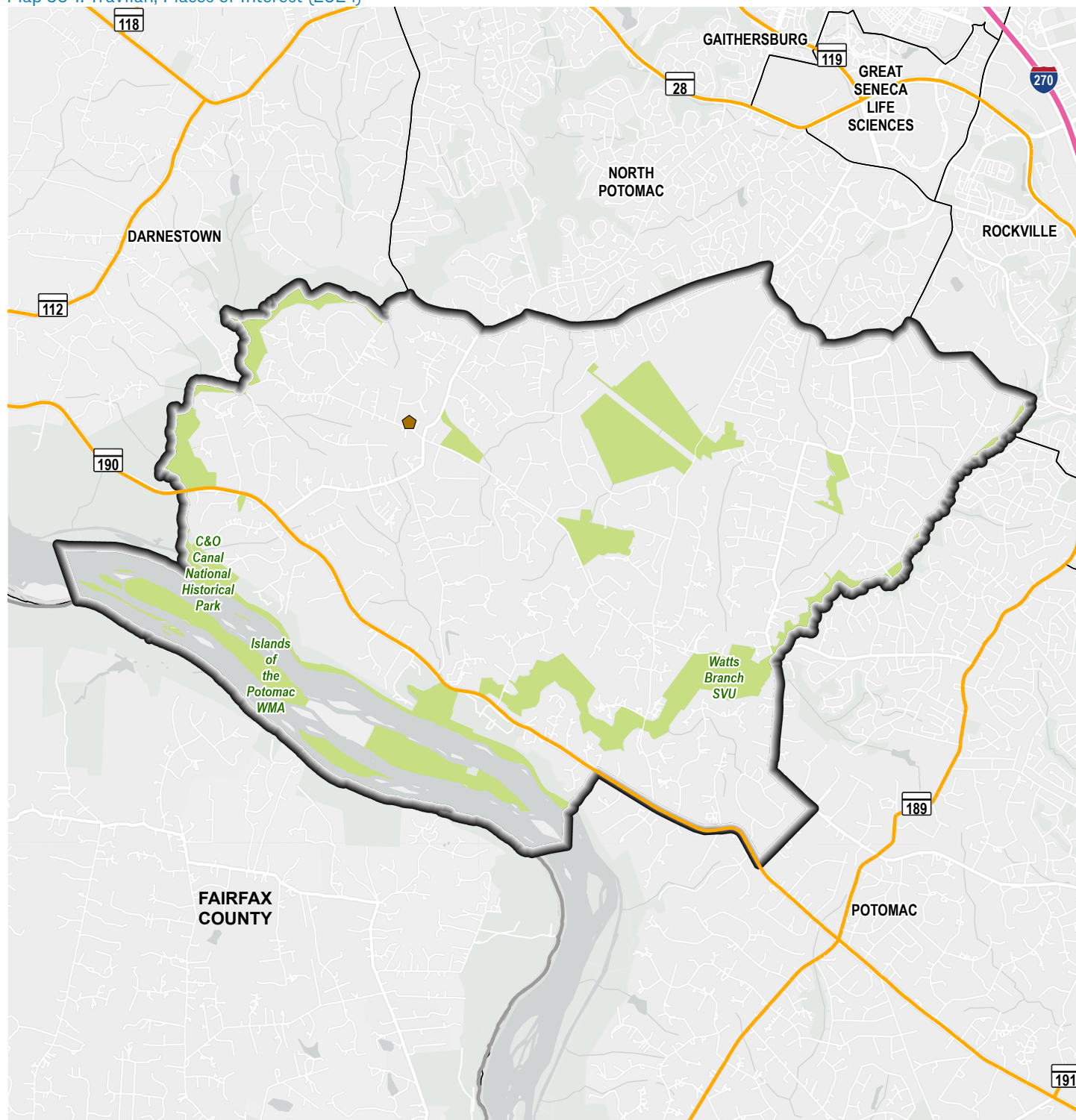
Place of Interest	Number
Fire Station	0
Grocery Store	0
Healthcare Facility	0
Library	0
Place of Worship	1
Police Facility	0
Public School	0
Recreation Center	0

Source: Montgomery Planning (August 2024).

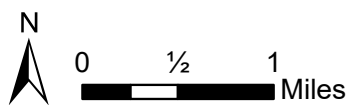
Travilah is located between the Darnestown and Potomac CTAs and is separated from Fairfax County, VA, by the Potomac River. This semi-rural, low-density residential community has 54% of its land area used for single-family detached homes (see Table 35-3), limited neighborhood-serving commercial development, and almost no community facilities (see Map 35-1 and Table 35-2). Route 190 (River Road) is the CTA's only major thoroughfare. The 300-plus acre Glenstone Museum is an exception in the middle of the community; this prominent cultural institution houses the contemporary art collection owned by American businessman Mitchell Rales and is free and open to the public (see Map 35-2). Development on the museum's properties accounts for 86% of the "Other use" square footage listed in Table 35-1. Approximately one-half mile northeast of this landmark is the 341-acre Serpentine Barrens Conservation Park, which is adjacent to the 300-acre Holcim Mid-Atlantic Travilah Quarry, a large commercial site with mining operations and concrete and asphalt plants. Additional major parkland follows the Potomac River in the Chesapeake & Ohio (C&O) Canal Historical Park as well as along the stream valleys of Muddy Branch and Watts Branch that form segments of the community's western and eastern boundaries, respectively. The scattered 6% of land classified as "vacant" consists of properties that are typically undeveloped land outside of officially designated parks, including privately-owned properties not yet developed or properties that may be undevelopable due to specific site characteristics.



Map 35-1: Travilah, Places of Interest (2024)

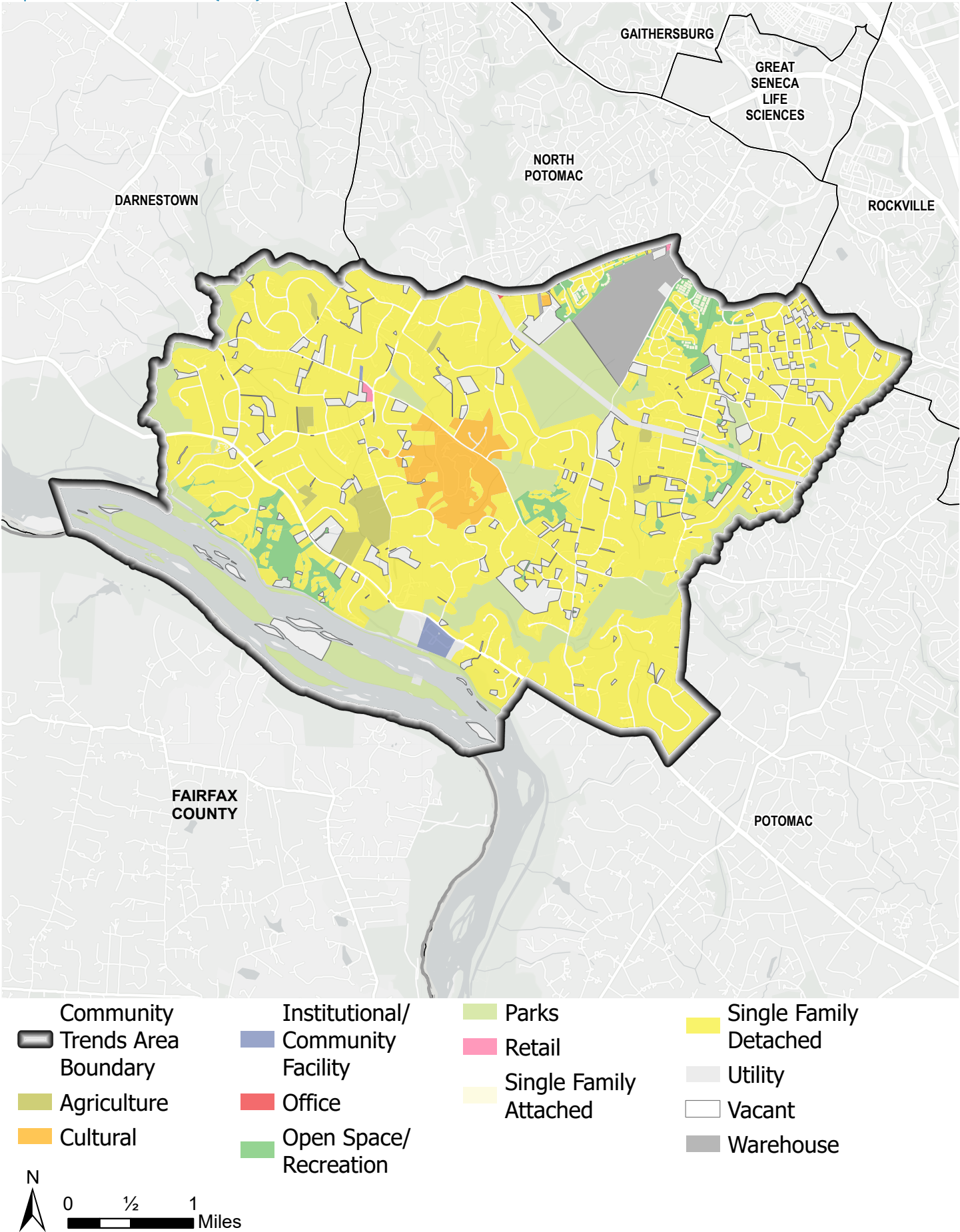


- | | | |
|--|---|--|
|  Community Trends Area Boundary |  Freeway |  Place of Worship |
|  Major Road |  Park | |



Source: Montgomery Planning (August 2024).

Map 35-2: Travilah, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 35-3: Travilah, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	1.3%	Parks	13.1%
Cultural	2.9%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	< 1.0%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	54.0%
Multi-Family	< 1.0%	Utility	1.2%
Office	< 1.0%	Vacant	6.2%
Open Space/Recreation	3.2%	Warehouse	2.7%
Parking and Transportation	< 1.0%		

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



PEOPLE

Travilah had 10,753 residents in 2022 and little change in its total population since 2010. The numbers of children under 18 and of residents ages 35 to 44 declined by 38% and 50%, respectively, while the population ages 65 and over grew by 85%. About one-third of residents identified as Asian, one of the highest percentages of any community throughout the 2010-2022 period and more than double the overall county's approximately 15% during this timeframe. Likely related to the large concentration of this population, 42% of all Travilah residents spoke a non-English language at home in 2022.

Travilah is a highly educated community and one of the wealthiest CTAs in Montgomery County. Slightly more than 50% of adults ages 25 and over had a graduate or professional degree, and another 29% had only a bachelor's degree in 2022, with similar percentages in

2010 and 2016 (see Table 35-7 and Figure 35-1). The community's average household income was one of the highest in the county but only grew a modest 27% from 2010 to 2022; by 2022, a majority of households (62%) earned \$200,000 or more. The number of families remained steady, but the community had fewer families with children as their share of all households shrank from 47% to 33% and the population under age 18 declined. Finally, while a sizeable part of the workforce (up to 12% in 2016) already worked from home before the COVID-19 pandemic, this figure grew to 28% by 2022.



Travilah is a highly educated community—over half (52%) of its residents ages 25 and over had a graduate or professional degree in 2022.

Table 35-4: Travilah, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	11,768	100%	11,556	100%	10,753	100%
0 to 4 years	427	4%	475	4%	456	4%
5 to 17 years	3,070	26%	2,574	22%	1,717	16%
18 to 34 years	1,140	10%	1,416	12%	1,322	12%
35 to 44 years	1,704	14%	1,237	11%	855	8%
45 to 64 years	4,189	36%	4,173	36%	4,112	38%
65 years and older	1,238	11%	1,681	15%	2,291	21%

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 35-5: Travilah, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	11,768	100%	11,556	100%	10,753	100%
White, non-Hispanic	7,027	60%	6,071	53%	5,918	55%
Black or African American, non-Hispanic	537	5%	298	3%	574	5%
Asian, non-Hispanic	3,509	30%	3,965	34%	3,409	32%
Other races, non-Hispanic	*	*	343	3%	608	6%
Hispanic or Latino	496	4%	879	8%	244	2%

* 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 35-6: Travilah, 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>	11,341	100%	11,081	100%	10,297	100%
Speak non-English language at home	4,362	38%	5,019	45%	4,277	42%
Speak English less than "very well"	*	*	1,262	11%	975	9%

* 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 35-7: Travilah, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	7,408	100%	7,715	100%	7,697	100%
No high school degree	*	*	230	3%	302	4%
High school degree or some college education	1,228	17%	1,429	19%	1,174	15%
Bachelor's degree only	2,311	31%	2,010	26%	2,220	29%
Graduate or professional degree	3,763	51%	4,046	52%	4,001	52%

* 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 35-8: Travilah, 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>	5,539	100%	5,742	100%	5,400	100%
Commuted by driving	4,524	82%	4,535	79%	3,601	67%
Car-free commute	405	7%	489	9%	259	5%
Worked from home	539	10%	680	12%	1,502	28%
Percent of households with no vehicles	*	*	67	2%	*	*

* 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 35-9: Travilah, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	3,687	100%	3,548	100%	3,661	100%
Family households	3,365	91%	3,235	91%	3,276	89%
Families with children	1,721	47%	1,570	44%	1,207	33%
Single-parent families with children	*	*	160	5%	103	3%
Nonfamily multi-person households	*	*	*	*	*	*
Nonfamily single-person households	311	8%	286	8%	363	10%
<i>Average household size</i>	3.19	NA	3.25	NA	2.94	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 35-10: Travilah, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	3,687	100%	3,548	100%	3,661	100%
Less than \$50,000	*	*	236	7%	252	7%
\$50,000 to \$99,999	452	12%	291	8%	365	10%
\$100,000 to \$149,999	512	14%	554	16%	401	11%
\$150,000 to \$199,999	575	16%	561	16%	391	11%
\$200,000 or more	1,815	49%	1,906	54%	2,252	62%
Average household income	\$262,441	NA	\$272,337	NA	\$332,801	NA

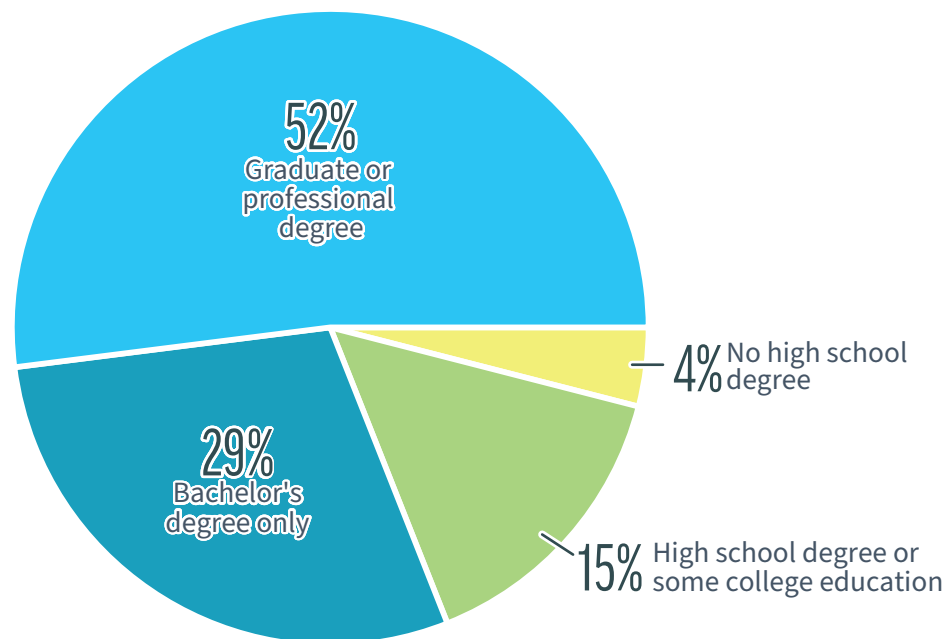
NA Not Applicable.

* Estimates are not reliable.

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

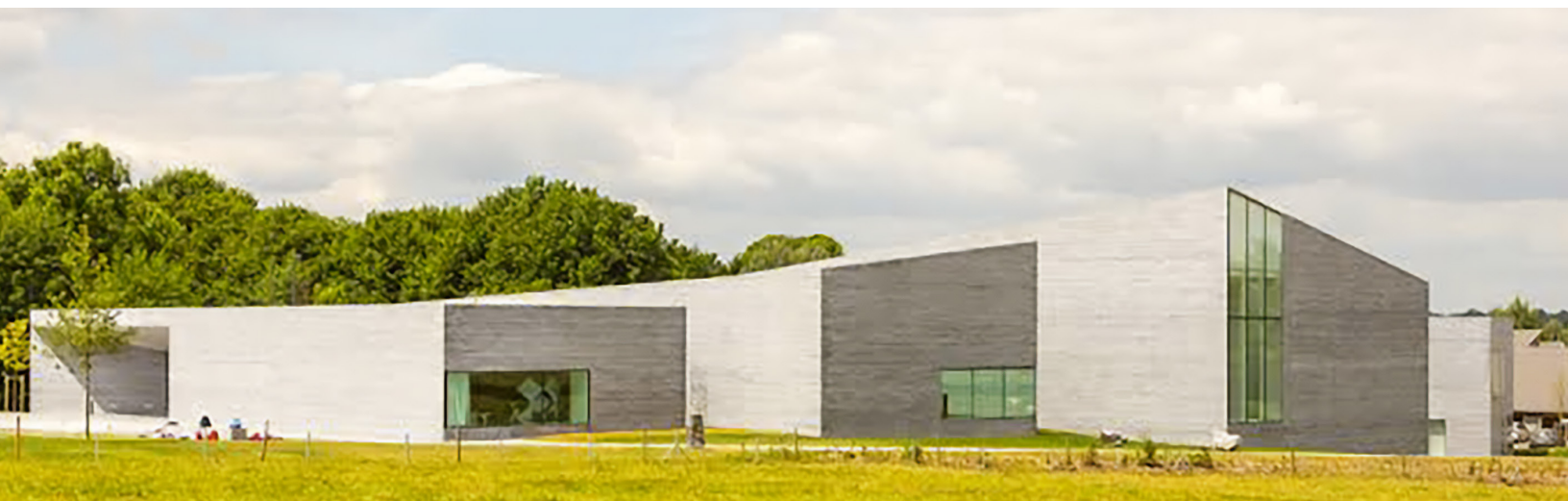
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 35-1: Travilah, Percent by Educational Attainment (2022)



Note: This graph refers to the population ages 25 years and older.

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



HOUSING

In Travilah, single-family detached homes constitute most of the housing stock (91%) with a smaller number of townhouses. Nearly all units (96%) were built before 2010, and approximately one-third of these were constructed during the 1990s. The small amount of new housing construction after 2010 created only single-family detached homes. With most of the housing stock consisting of single-family detached units, nearly all residents lived in owner-occupied households over the years, with the homeownership rate of 96% in 2022 among the highest in

Montgomery County. Further, this extremely wealthy area had some of the highest home values of any community. Travilah was the only community with average home values above \$1,000,000 from 2010 to 2022. The average home value also grew by 35% during this period, and by 2022, two-thirds of owner-occupied houses were valued at \$1,000,000 or more. Similarly, average homeowner costs were consistently one of the highest in the county, though they did not increase by as much as home values did.

Table 35-11: Travilah, 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>	3,870	100%	3,514	100%	356	100%	0	100%
Before 1960	257	7%	257	7%	0	0%	0	NA
1960 to 1969	418	11%	418	12%	0	0%	0	NA
1970 to 1979	548	14%	522	15%	26	7%	0	NA
1980 to 1989	642	17%	642	18%	0	0%	0	NA
1990 to 1999	1,264	33%	955	27%	309	87%	0	NA
2000 to 2009	587	15%	566	16%	21	6%	0	NA
2010 or later	154	4%	154	4%	0	0%	0	NA
Unknown year	0	0%	0	0%	0	0%	0	NA
<i>Average year built*</i>	1987	NA	1986	NA	1995	NA	NA	NA
<i>Average age*</i>	37	NA	38	NA	29	NA	NA	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 35-12: Travilah, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	3,564	97%	3,342	94%	3,517	96%
<i>Average homeowner costs (with mortgage)</i>	\$4,660	NA	\$4,508	NA	\$5,342	NA
<i>Average housing value (for homeowners)</i>	\$1,010,906	NA	\$1,176,033	NA	\$1,363,145	NA
Rent-burdened households	*	*	*	*	91	67%
<i>Average gross rent</i>	*	NA	\$2,566	NA	\$2,942	NA

NA Not Applicable.

* Estimates are not reliable.

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