



Agricultural Reserve East

2



PLACE

Table 2-1: Agricultural Reserve East, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	42,476
Total development (square feet)	13,476,485
<i>Key environmental indicators</i>	
Parkland (acres)	6,830
Tree canopy cover (percent)	44.29
<i>Key development types</i>	
Office use (square feet)	23,963
Retail use (square feet)	44,944
Industrial use (square feet)	29,836
Other use (square feet)	622,411
Residential use (dwelling units)	4,367

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

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

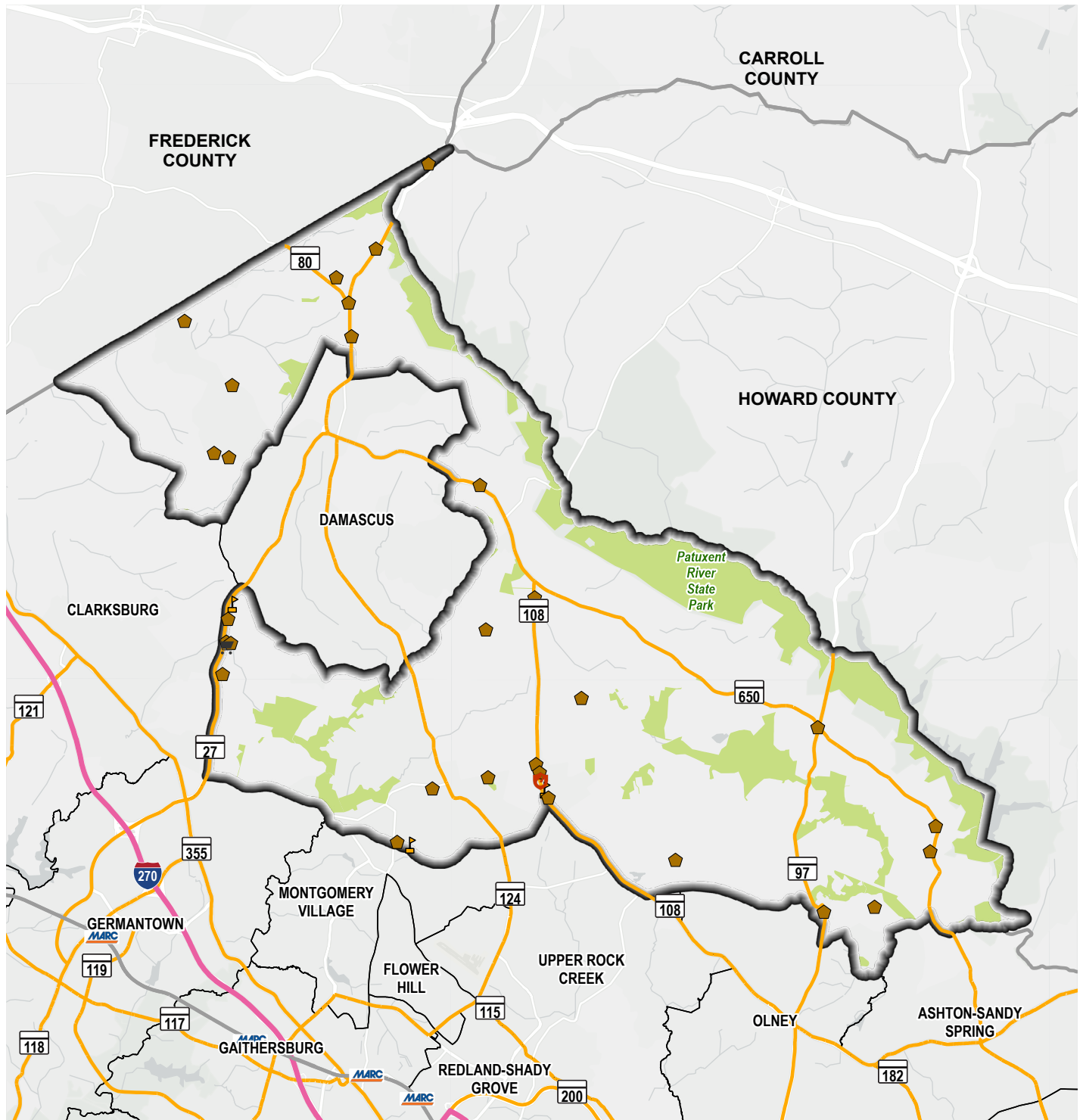
Place of Interest	Number
Fire Station	1
Grocery Store	1
Healthcare Facility	0
Library	0
Place of Worship	29
Police Facility	0
Public School	3
Recreation Center	0

Source: Montgomery Planning (August 2024).

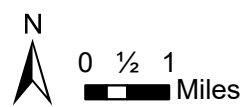
In the northernmost corner of the county, Agricultural Reserve East borders Frederick, Carroll, and Howard Counties. It is the second largest community by land area, and, with much of it forming part of the Agricultural Reserve, nearly half of its land is used for agricultural purposes. Additionally, a significant amount of parkland—more than 6,800 acres—accounts for approximately 16% of the CTA’s land area. The area has few facilities and amenities overall which include one grocery store, a fire station, and three public schools. However, it has 29 places of worship that comprise much of the 622,000 square feet of “Other use” development listed in Table 2-1. Given its distance from the county’s more urban areas, Agricultural Reserve East does not have direct access to the region’s Metrorail or commuter rail networks.



Map 2-1: Agricultural Reserve East, Places of Interest (2024)

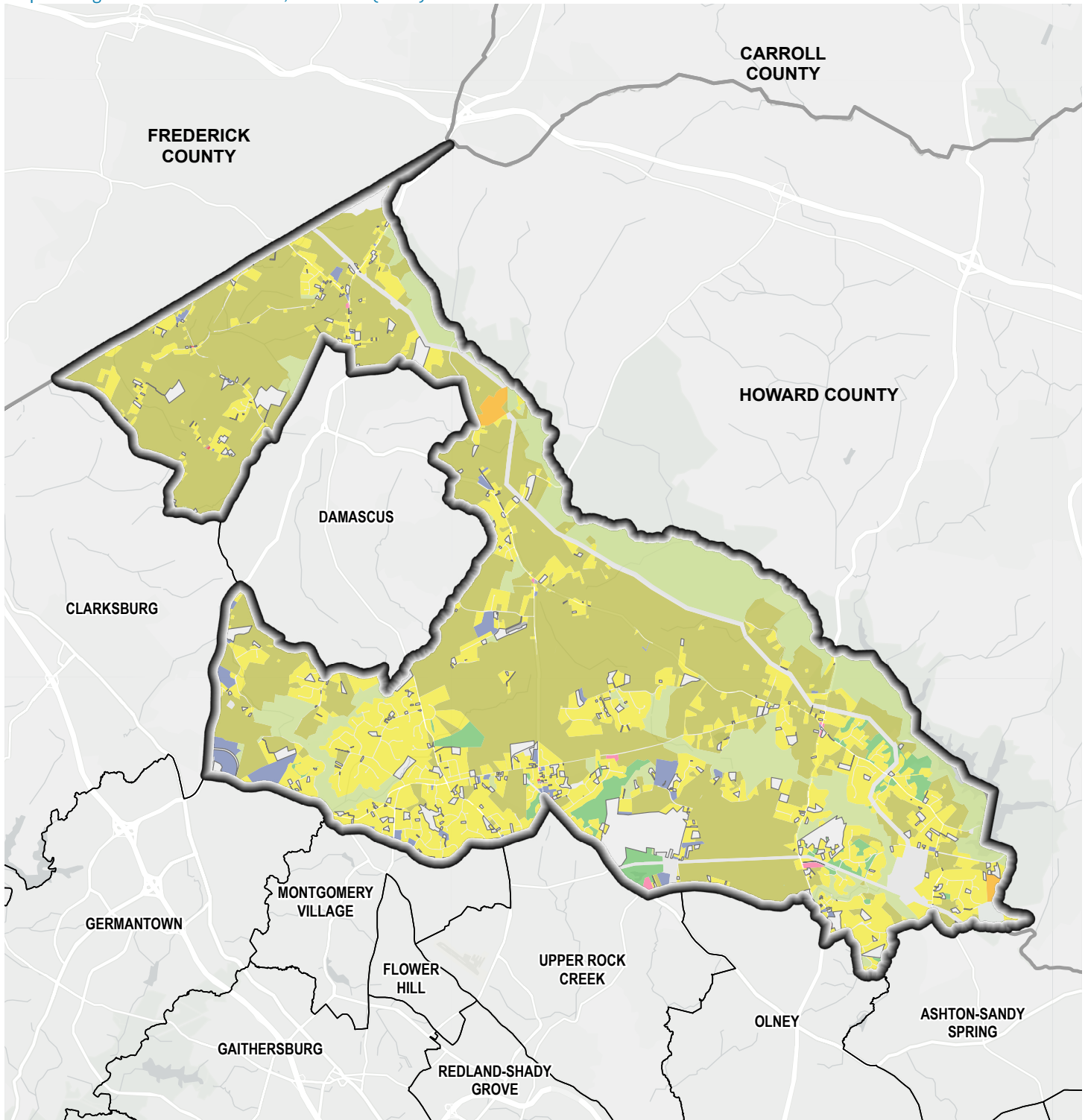


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|--------------------------------|--------------|---------------|------------------|
| Community Trends Area Boundary | Major Road | Park | Place of Worship |
| Freeway | MARC Line | Fire Station | Public School |
| | MARC Station | Grocery Store |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

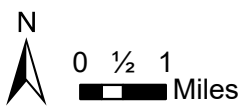


Source: Montgomery Planning (August 2024).

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



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



Source: Montgomery Planning (August 2024).

Table 2-3: Agricultural Reserve East, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	47.1%	Parks	15.6%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	1.6%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	22.4%
Multi-Family	< 1.0%	Utility	2.7%
Office	< 1.0%	Vacant	4.8%
Open Space/Recreation	2.1%	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 East was the second least densely populated community in Montgomery County, with 192 people per square mile and 12,553 total residents. While population growth remained flat from 2010 to 2022, the population has aged considerably, with declining numbers of children and a fast-growing older adult population. By 2022, older adults substantially outnumbered children (see Table 2-4 and Figure 2-1), and the number of residents ages 65 and over had grown by 127%, doubling their share of the population between 2010 and 2022. Children under age 18 became a smaller percentage of the population in that time, and the population under age 5 in 2022 was one of the lowest in the county at just 3%.

However, many other aspects of the community in 2022 remained relatively unchanged from 2010. While the White population continued to be the largest racial or ethnic group, the Hispanic population was the fastest-growing group, increasing by 116%. More than half of residents

ages 25 and over had at least a bachelor’s degree. The vast majority of households (82% in both 2016 and 2022) were families, but the percentage of all households with children decreased from 38% in 2010 to 25% in 2022, reflecting the community’s declining numbers of children over the past decade. Approximately one-third of households earned less than \$100,000 and another one-third earned \$200,000 or more. Related to its lack of access to public transit and greater reliance on automobiles, Agricultural Reserve East had a very small percentage of workers with a car-free commute.



Although the vast majority of households in Agricultural Reserve East were families, the percentage of all households with children decreased from 38% in 2010 to 25% in 2022.

Table 2-4: Agricultural Reserve East, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	11,319	100%	12,720	100%	12,553	100%
0 to 4 years	551	5%	443	3%	363	3%
5 to 17 years	2,333	21%	2,565	20%	1,828	15%
18 to 34 years	1,363	12%	1,587	12%	1,973	16%
35 to 44 years	1,532	14%	1,346	11%	1,212	10%
45 to 64 years	4,208	37%	4,675	37%	4,155	33%
65 years and older	1,333	12%	2,103	17%	3,022	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 2-5: Agricultural Reserve East, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	11,319	100%	12,720	100%	12,553	100%
White, non-Hispanic	8,930	79%	9,202	72%	8,878	71%
Black or African American, non-Hispanic	618	5%	867	7%	983	8%
Asian, non-Hispanic	642	6%	1,488	12%	672	5%
Other races, non-Hispanic	*	*	240	2%	443	4%
Hispanic or Latino	731	6%	923	7%	1,577	13%

* 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 2-6: Agricultural Reserve East, 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	10,768	100%	12,277	100%	12,190	100%
Speak non-English language at home	1,664	15%	2,156	18%	2,369	19%
Speak English less than “very well”	*	*	632	5%	549	5%

* 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 2-7: Agricultural Reserve East, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	7,718	100%	8,912	100%	9,317	100%
No high school degree	*	*	470	5%	482	5%
High school degree or some college education	3,035	39%	3,432	39%	3,853	41%
Bachelor’s degree only	2,064	27%	2,522	28%	2,733	29%
Graduate or professional degree	2,224	29%	2,488	28%	2,249	24%

* 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 2-8: Agricultural Reserve East, 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	5,887	100%	6,494	100%	6,401	100%
Commuted by driving	4,910	83%	5,649	87%	4,710	74%
Car-free commute	*	*	257	4%	191	3%
Worked from home	528	9%	546	8%	1,464	23%
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 2-9: Agricultural Reserve East, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	3,918	100%	4,364	100%	4,372	100%
Family households	3,272	84%	3,598	82%	3,595	82%
Families with children	1,477	38%	1,453	33%	1,077	25%
Single-parent families with children	*	*	141	3%	178	4%
Nonfamily multi-person households	*	*	53	1%	232	5%
Nonfamily single-person households	540	14%	713	16%	545	12%
Average household size	2.89	NA	2.91	NA	2.86	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 2-10: Agricultural Reserve East, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	3,918	100%	4,364	100%	4,372	100%
Less than \$50,000	*	*	620	14%	745	17%
\$50,000 to \$99,999	831	21%	947	22%	599	14%
\$100,000 to \$149,999	853	22%	848	19%	825	19%
\$150,000 to \$199,999	606	15%	773	18%	745	17%
\$200,000 or more	1,186	30%	1,175	27%	1,458	33%
Average household income	\$166,248	NA	\$161,131	NA	\$191,099	NA

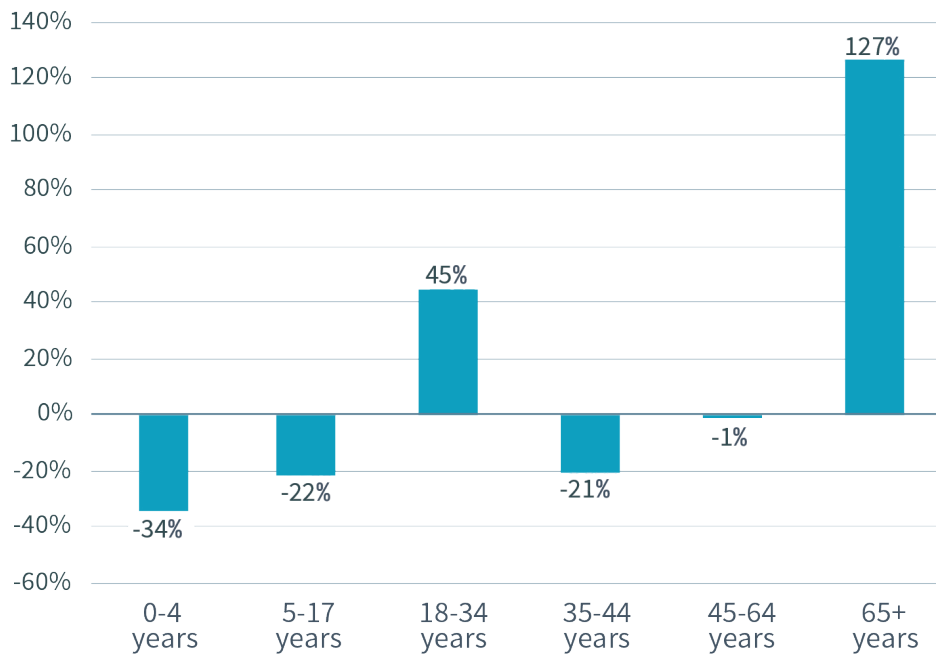
NA Not Applicable.

* 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 2-1: Agricultural Reserve East, 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 East is almost entirely single-family detached homes. Of the existing housing units, 95% were built before 2010; the small amount of more recent construction was all single-family detached homes. In line with the prevalence of such units, this community had one of the highest homeownership rates in the county, with 94% of all households living in

owner-occupied homes. Between 2010 and 2016, average home values in this area decreased by \$119,000, or 17%, yet by 2022, housing values returned to previous levels, reaching an average of \$873,000. Since 2010, both average home values and average homeowner costs in Agricultural Reserve East have continued to exceed county averages.

Table 2-11: Agricultural Reserve East, 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	4,367	100%	4,352	100%	0	100%	15	100%
Before 1960	790	18%	781	18%	0	NA	9	60%
1960 to 1969	498	11%	498	11%	0	NA	0	0%
1970 to 1979	799	18%	799	18%	0	NA	0	0%
1980 to 1989	772	18%	772	18%	0	NA	0	0%
1990 to 1999	660	15%	660	15%	0	NA	0	0%
2000 to 2009	627	14%	627	14%	0	NA	0	0%
2010 or later	215	5%	215	5%	0	NA	0	0%
Unknown year	6	0%	0	0%	0	NA	6	40%
Average year built*	1975	NA	1975	NA	NA	NA	1951	NA
Average age*	49	NA	49	NA	NA	NA	73	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 2-12: Agricultural Reserve East, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	3,733	95%	4,073	93%	4,111	94%
Average homeowner costs (with mortgage)	\$3,336	NA	\$3,152	NA	\$3,553	NA
Average housing value (for homeowners)	\$712,702	NA	\$593,637	NA	\$872,697	NA
Rent-burdened households	*	*	111	45%	171	75%
Average gross rent	*	NA	\$1,700	NA	\$2,004	NA

NA Not Applicable.
 * Estimates are not reliable.
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.