White Oak 38

Table 38-1: White Oak, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	3,658
Total development (square feet)	18,223,371
Key environmental indicators	
Parkland (acres)	506
Tree canopy cover (percent)	51.94
Key development types	
Office use (square feet)	685,642
Retail use (square feet)	712,569
Industrial use (square feet)	499,174
Other use (square feet)	5,101,417
Residential use (dwelling units)	8,858

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

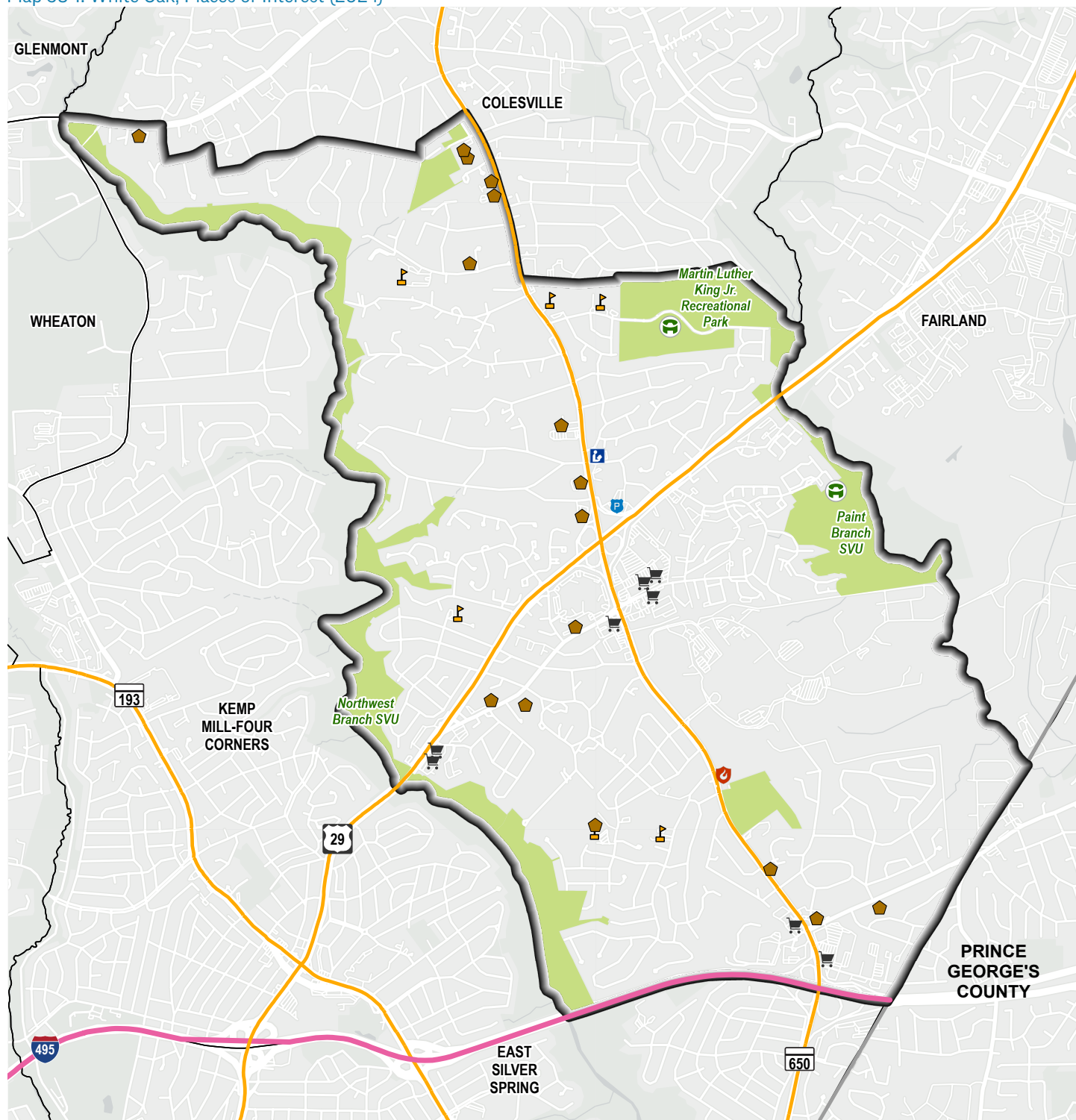## Table 38-2: White Oak, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	8
Healthcare Facility	0
Library	1
Place of Worship	16
Police Facility	1
Public School	6
Recreation Center	2

Source: Montgomery Planning (August 2024).

White Oak is located on the eastern edge of Montgomery County and borders on Prince George's County (see Map 38-1). The Northwest Branch Stream Valley Park runs along the community's entire western border, and I-495 marks its southern boundary. U.S. 29 and Route 650 (New Hampshire Avenue) intersect in the middle of the CTA. Community-serving public facilities along New Hampshire Avenue from south to north include the Hillandale Volunteer Fire Department Station 12, the Montgomery County Police Department's 3rd District Station, and White Oak Library. Additionally, Paint Branch Stream Valley Park and the Martin Luther King Jr. Recreational Park each has one recreation center. Grocery stores are clustered in three areas near the major roads with most of the CTA's other retail land use. Institutional/community facility land use constitutes 19% of the CTA, largely due to the Federal Research Center, which houses the Food and Drug Administration (FDA) headquarters, and the U.S. Army Adelphi Research Laboratory (see Map 38-2). These government facilities in the community's southeastern portion contain 3.1 million square feet of development and account for more than 60% of the "Other use" square footage in Table 38-1.
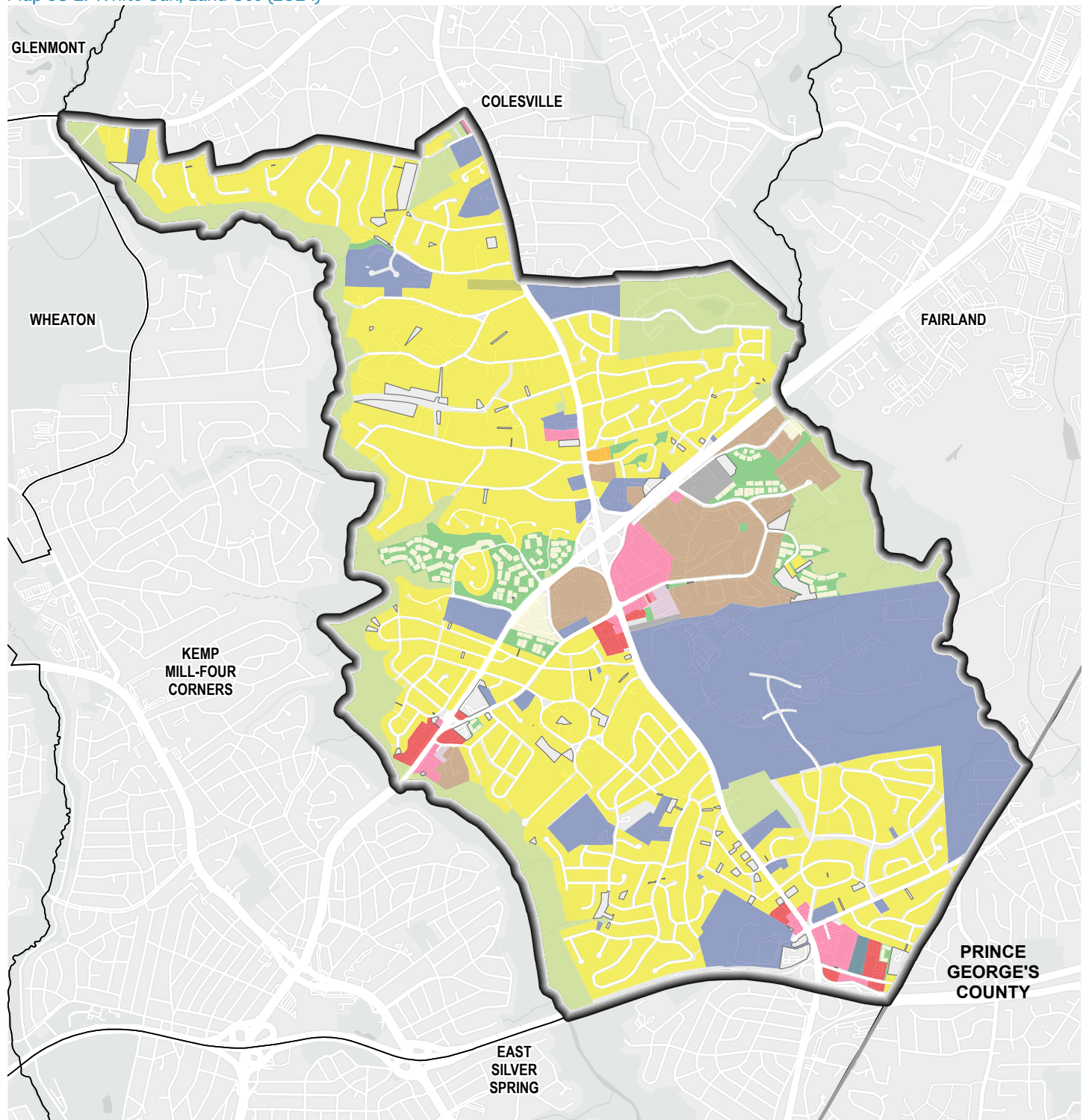
Map 38-1: White Oak, Places of Interest (2024)

GLENMONT

COLESVILLE

Martin Luther
King Jr.
Recreational
Park

WHEATON

FAIRLAND

Paint
Branch
SVU

193

KEMP
MILL-FOUR
CORNERS

Northwest
Branch SVU

29

PRINCE
GEORGE'S
COUNTY

495

EAST
SILVER
SPRING

650

Community Trends Area Boundary

Freeway

Major Road

Park

🛡 **Fire Station**

🛒 **Grocery Store**

📖 **Library**

⬠ **Place of Worship**

🅿 **Police Facility**

🚩 **Public School**

♻ **Recreation Center**

N

0 ½ 1 Miles

Source: Montgomery Planning (August 2024).

Map 38-2: White Oak, Land Use (2024)

GLENMONT

COLESVILLE

WHEATON

FAIRLAND

KEMP MILL-FOUR CORNERS

PRINCE GEORGE'S COUNTY

EAST SILVER SPRING

Community Trends Area Boundary

Agriculture

Cultural

Industrial

Institutional/ Community Facility

Multi-Family

Office

Open Space/ Recreation

Parks

Research and Development

Retail

Single Family Attached

Single Family Detached

Utility

Vacant

Warehouse

N

0   ½   1
Miles

Source: Montgomery Planning (August 2024).

Table 38-3: White Oak, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	19.1%
Mixed-Use Office	< 1.0%
Multi-Family	4.9%
Office	< 1.0%
Open Space/Recreation	2.4%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	13.7%
Research and Development	< 1.0%
Retail	1.7%
Single-Family Attached	1.4%
Single-Family Detached	39.3%
Utility	< 1.0%
Vacant	1.9%
Warehouse	< 1.0%

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

PEOPLE

White Oak had 23,746 residents in 2022 and experienced little overall population growth since 2010. Like neighboring Fairland, Black residents formed a much larger share of the population than other racial and ethnic groups, and that population grew by 36% from 2010 to 2022, with 50% of residents identifying as Black by 2022 (see Table 38-5 and Figure 38-1), higher than the countywide figure of 18%. Residents speaking a non-English language at home became the majority (54%) in 2022. During the entire 2010-2022 period, children under age 18 outnumbered the older adult population, and approximately one-third of households had children. The percentage of adults ages 25 and over with at least a bachelor's degree remained slightly below 50%, and while White Oak's average household income continued to be lower than the countywide figure, its 38% increase was the same as the county's growth rate. Over 10% of households did not have a vehicle, and in 2010 and 2016, one-sixth of workers had a car-free commute; many of these commuters appeared to switch to working from home by 2022 due to the COVID-19 pandemic.

Table 38-4: White Oak, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*21,908*	*100%*	*23,988*	*100%*	*23,746*	*100%*
0 to 4 years	1,585	7%	1,505	6%	1,968	8%
5 to 17 years	3,392	15%	4,137	17%	3,673	15%
18 to 34 years	5,759	26%	5,709	24%	5,872	25%
35 to 44 years	2,879	13%	3,581	15%	3,201	13%
45 to 64 years	6,215	28%	6,007	25%	5,962	25%
65 years and older	2,078	9%	3,049	13%	3,070	13%

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 38-5: White Oak, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*21,908*	*100%*	*23,988*	*100%*	*23,746*	*100%*
White, non-Hispanic	5,866	27%	5,685	24%	4,411	19%
Black or African American, non-Hispanic	8,652	39%	10,750	45%	11,759	50%
Asian, non-Hispanic	2,771	13%	1,925	8%	1,890	8%
Other races, non-Hispanic	*	*	870	4%	862	4%
Hispanic or Latino	4,054	19%	4,758	20%	4,824	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 38-6: White Oak, 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	*20,323*	*100%*	*22,483*	*100%*	*21,778*	*100%*
Speak non-English language at home	9,616	47%	10,284	46%	11,831	54%
Speak English less than "very well"	4,236	21%	3,632	16%	4,665	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 38-7: White Oak, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	*14,633*	*100%*	*16,518*	*100%*	*15,798*	*100%*
No high school degree	1,912	13%	1,911	12%	1,933	12%
High school degree or some college education	5,909	40%	6,800	41%	6,626	42%
Bachelor's degree only	3,587	25%	4,079	25%	3,525	22%
Graduate or professional degree	3,225	22%	3,728	23%	3,714	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 38-8: White Oak, 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	*11,575*	*100%*	*12,099*	*100%*	*11,619*	*100%*
Commuted by driving	9,010	78%	9,477	78%	8,614	74%
Car-free commute	1,996	17%	1,946	16%	1,144	10%
Worked from home	425	4%	498	4%	1,633	14%
Percent of households with no vehicles	1,139	14%	947	11%	1,059	13%

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 38-9: White Oak, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*8,322*	*100%*	*8,628*	*100%*	*8,351*	*100%*
Family households	5,570	67%	5,801	67%	5,852	70%
Families with children	2,570	31%	2,918	34%	2,739	33%
Single-parent families with children	1,112	13%	1,233	14%	826	10%
Nonfamily multi-person households	513	6%	681	8%	370	4%
Nonfamily single-person households	2,239	27%	2,146	25%	2,129	25%
Average household size	*2.63*	*NA*	*2.77*	*NA*	*2.83*	*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 38-10: White Oak, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*8,322*	*100%*	*8,628*	*100%*	*8,351*	*100%*
Less than $50,000	3,087	37%	3,078	36%	2,335	28%
$50,000 to $99,999	2,452	29%	2,541	29%	2,106	25%
$100,000 to $149,999	1,323	16%	1,455	17%	1,671	20%
$150,000 to $199,999	837	10%	712	8%	609	7%
$200,000 or more	623	7%	842	10%	1,630	20%
Average household income	*$90,167*	*NA*	*$93,327*	*NA*	*$124,650*	*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 38-1: White Oak, Percent Change by Race and Hispanic Ethnicity (2010-2022)
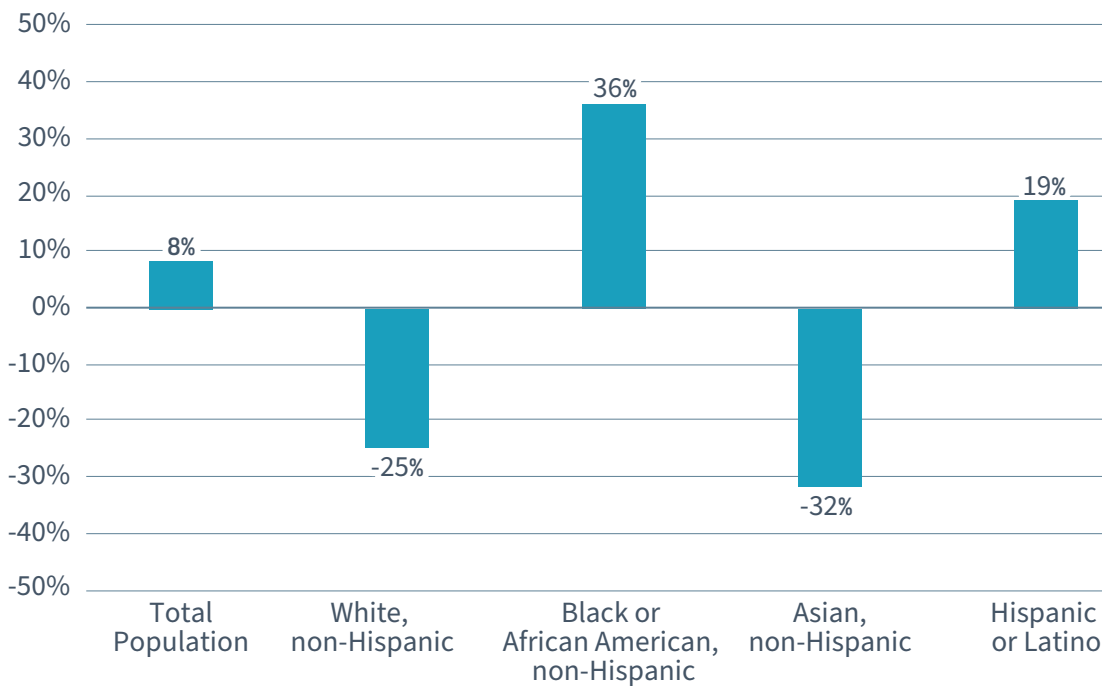
Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.

HOUSING

White Oak has a diverse housing stock with significant numbers of units of all major housing types. More than half (53%) of its nearly 9,000 housing units were in multi-family high-rises and smaller multi-family buildings such as garden-style apartments. Single-family detached homes formed most of the remaining housing stock. Much of the overall housing stock dates to before 1970, when 88% of single-family detached homes and 50% of multi-family units were built. Most of the small number of units added since 2010 are part of the Victory Crossing Senior Apartments, next to the CTA's police station near U.S. Route 29 and New Hampshire Avenue.

From 2010 to 2022, White Oak's average home values remained lower than the countywide figures. Homeownership rates during this period remained below 50%, likely correlated with the large number of multi-family units. In 2022, 45% of households were homeowners, less than the countywide homeownership rate of 66%. Average gross rent in White Oak continued to be lower than the countywide average, but renters faced housing costs that grew by 32% from 2010 to 2022. Nearly 6 out of 10 renter households were burdened by housing costs throughout this entire period.

> *Between 2010 and 2022, average housing costs for renters in White Oak grew by 32%, and nearly 6 in 10 renter households were burdened by housing costs.*

Table 38-11: White Oak, 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	*8,858*	*100%*	*3,218*	*100%*	*978*	*100%*	*4,662*	*100%*
Before 1960	1,532	17%	1,532	48%	0	0%	0	0%
1960 to 1969	3,693	42%	1,276	40%	108	11%	2,309	50%
1970 to 1979	246	3%	35	1%	0	0%	211	5%
1980 to 1989	1,781	20%	243	8%	550	56%	988	21%
1990 to 1999	489	6%	27	1%	0	0%	462	10%
2000 to 2009	383	4%	85	3%	298	30%	0	0%
2010 or later	147	2%	20	1%	22	2%	105	2%
Unknown year	587	7%	0	0%	0	0%	587	13%
*Average year built**	*1972*	*NA*	*1962*	*NA*	*1989*	*NA*	*1975*	*NA*
*Average age**	*52*	*NA*	*62*	*NA*	*35*	*NA*	*49*	*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 38-12: White Oak, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	4,007	48%	3,783	44%	3,731	45%
Average homeowner costs (with mortgage)	*$2,648*	*NA*	*$2,440*	*NA*	*$2,997*	*NA*
Average housing value (for homeowners)	*$493,272*	*NA*	*$429,172*	*NA*	*$549,347*	*NA*
Rent-burdened households	2,389	57%	2,637	57%	2,626	59%
Average gross rent	*$1,349*	*NA*	*$1,459*	*NA*	*$1,775*	*NA*

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