



Land & Commercial, Inc.

Real Estate Digest

Special Edition on LAND

Listings Below

Carrie J. Shearer, Broker
Leo Brusio, SIOR, President

THIS IS THE VIEW FROM ALL 3 LOTS FOR SALE BELOW

FOR SALE: 3 WATERFRONT Lots, in Bryans Road, Maryland, on the Potomac River.

The lots total 27.45 Acres of Residential Land, and are offered together or individually.

Both lots are buildable (with approved percolation tests) and have beautiful Potomac River water views and frontage. Lot #2 is 9.27 acres asking \$850,000, Lot #3 is 6.40 acres asking \$1,000,000, & Cedar lined driveway will be the entrance to your home. Lot #4 includes a private PIER with 2 boat slips. The value of these properties are truly in the land, which is across the road from 670+ acres of National Park Service land to the Southeast, ensuring there will be no future developments to interrupt this tranquil setting. The Marshall Hall Boat Launch (located on Park land) is approximately 1/2 mile by water North of the pier on Lot 4 (or about 1 mile drive by truck,) is FREE for public use and boasts twin ramps. The Seller had used the property as an agricultural nursery to grow plants for landscaping, and that inventory has been removed. This would be great for a Family compound or to build the home of your wildest dreams! We have local builders prepared with plans to give you pricing and assistance through the building process. Lots are ready for you to file your building permit. Call us now!



VIEW OF LOT 2



To see LOT 3
listing information



To see LOT 2
listing information

Help Us Help You **Save LOTS of Money** in Property Taxes!

We fight for you & do all the work to appeal your newly increased property valuation. We've done it successfully for many years!

We only get paid if we are successful in lowering your property taxes. We take a portion of what we save you from paying the County.

It's a real win-win for you.

Our specialty is commercially zoned & industrially zoned property, as well as large land tracts. Call or email us for a free analysis on your property.



Land & Commercial, Inc. 14416 Old Mill Road Suite 201 Upper Marlboro, MD 20772

www.LandCommercial.com 301-952-9700 800-296-7901 CarrieShearer@LandCommercial.com

13900 Mattawoman Road, Brandywine, MD

30 Acres with High Visibility at fully lighted intersection

ATTENTION DEVELOPERS!

Great opportunity to buy 30 acres of commercial land zoned MXT, allowing mixed uses of a commercial nature. Technically, it is RMF-48 with the recent Rezoning, but MXT uses will be approved for development applications until 2034. The land is part of Stephen's Crossing 200 acre Community which is adjacent to the Southern Area Aquatic and Recreation Complex (SAARC), which cost more than \$37,000,000 to build and opened less than 2 years ago. The Complex was the first Multi-Generational Community Recreation Center in Prince George's County. The adjacent portion of Stephen's Crossing will be within walking distance to over 1,000 new occupants of residential homes / townhomes and multifamily homes, along with more than 4,000 new housing units in the vicinity which will crave more commercial services, retail, restaurants, etc. The subject land for sale includes the corner of US Rt 301 (Crain Hwy) and Rt 381 (Brandywine Road) which gets heavy traffic— more than 33,000 cars per day



on Rt 301 & approximately 11,000 per day on Rt 381. This is a huge opportunity for commercial development with a built-in market of new community members.



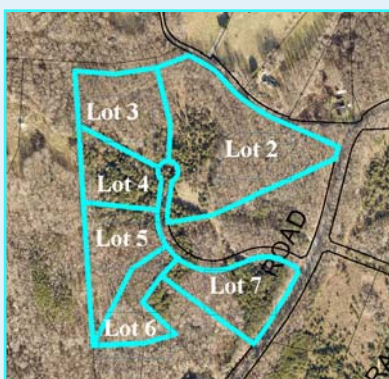
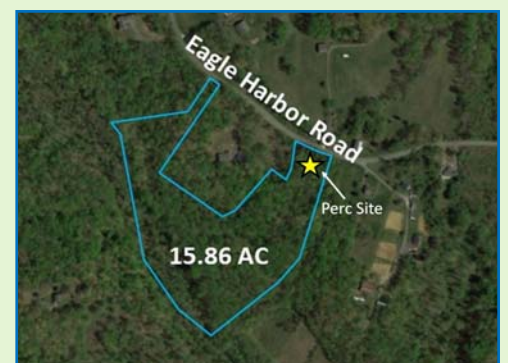
To see the full listing information

17305 Eagle Harbor Rd, Aquasco, MD 20608

Ideal location to build your dream home! PERC approved building site with no HOA fees, no covenants or restrictions and lower Property taxes! This land totals 15.86 acres and would be great for hunting and outdoor recreation. You can drive about 2 miles straight down the road to reach Cedar Haven Waterfront Park, for convenient fishing areas on the Patuxent River. It is about 1.1 miles from Aquasco Road / Route 381 and less than an hour from DC. **Asking \$125,000**



To see the full listing information



13106 Turners Landing Court, Brandywine, MD 20613 - 6 Buildable Lots on More than 35 ACRES Total

Great opportunity: All 6 lots have approved perk tests. Owner looking to sell all lots together, not separately. Convenient to Route 301 aka Crain Hwy, which is approximately 5 miles away. Ideal for family compound to own the cul-de-sac, or small engineered development. There are no curbs or sidewalk required, due to rural street paving development standards.

Asking \$390,000 (with possible \$170K credit when completed)



To see the full listing information



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