



Land & Commercial, Inc.

Real Estate Digest

2015

Carrie J. Shearer, Broker
Leo Bruso, SIOR President

Investment Highlight Issue

The Prince George's Zoning Rewrite **

Community Learning Sessions took place around the County in late October. The **Rewrite** will update the Zoning Ordinance and Subdivision Regulations to make development regulations easier to understand, more user-friendly, and supportive of the type of quality development that encourages economic growth for the County. Visit the following site to learn more:

http://www.pgplanning.org/Planning_Home.htm



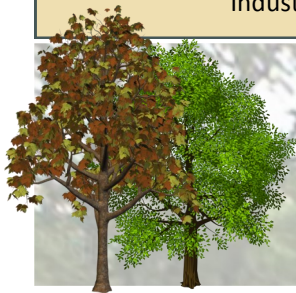
Leilani Lowman, from Annapolis, originally from Hawaii, was welcomed to our staff in December 2014. She received her MD Real Estate License this Summer, and has been a vital partner on our team since arrival. She comes from a Real Estate background; her grandmother & mother were Realtors also! We look forward to a long future association with Leilani!

Leo Bruso, SIOR celebrates his 20th anniversary of SIOR Membership at 2015 SIOR Conference—Chicago, IL

Leo Bruso attended the record setting SIOR World Conference in Chicago this fall with his wife Faye, to connect with other SIOR Brokers and to attend exceptional Exhibits and Educational Sessions. He is exhilarated and ready to assist you in the sale or purchase of Industrial or Office properties. The Society of Industrial and Office REALTORS® (SIOR)



is the leading professional office and industrial real estate brokerage association, representing today's most knowledgeable, experienced, and successful commercial real estate specialists & worldwide connections. Call & ask him about this year's conference—Great Town, Great People, Great Results!



BRING YOUR TREE & WETLAND MITIGATION NEEDS

CALL TODAY with your Tree & Wetland Mitigation easement needs

within Prince George's County!

We can provide an easement approval within 2 business days.

Contact: LLowman@LandCommercial.com



CLINTON CROSSROADS I & II BRANDYWINE, MD



CLINTON CROSSROADS II: 11.5 acres, recorded plat comprised of 17 engineered lots at only \$27,000 per lot! Nestled in a rural, wooded setting between Branch Ave/MD-5 and Crain Hwy/US-301. Approved water and sewer extension to serve all lots. Near shopping and dining at Brandywine Crossing. **Offered at \$459,000**

BUILDERS ALERT!
EXCITING OPPORTUNITY

CLINTON CROSSROADS I: 6 finished lots on a cul-de-sac with water and sewer extensions installed. **Offered at \$100,000 each**



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

SOLD

www.LandCommercial.com

301-952-9700



10110 Old Fort Road in Fort Washington sold on August 17, 2015 for \$1,000,000. The parcels of 12.75 AC, zoned RE, included several buildings. This beautiful land is part of land holdings of the Wockley family. The Buyers, Luz Verdadera Pentecostal Church of God, intend to construct a church. Land & Commercial, Inc. listed the property for the Wockleys and also located the Buyer for this site.



Old Branch Crossing shopping center, located on Old Branch Avenue near Allentown Road, has a new owner! Amerikor Investment Group, LLC purchased the center for \$4,200,000. The Seller, Darleen L. (Burgess) Andresen, held the property for 30 years. She & her late husband, Compton Burgess, built the Center in 1990 and operated the Lite House on the 2nd and 3rd floors. Land & Commercial, Inc. brokered the transaction.



*Is It Time to Build a Big Beautiful Religious Facility??
These 2 locations are perfect... Tell a friend!*



- ◆ 4.8 Acres
- ◆ RR zoning
- ◆ Mostly Wooded
- ◆ Ready to build on!
- ◆ Electric SMECO, Water & Sewer WSSC

Livingston Rd, Accokeek, MD
\$199,000



- ◆ 15.52 Acres
- ◆ RR zoning
- ◆ Allows Religious Facility & School
- ◆ Mostly Wooded
- ◆ Ready for your facility
- ◆ Electric PEPCO, Water & Sewer WSSC

Wills Lane, Fort Washington, MD
\$450,000

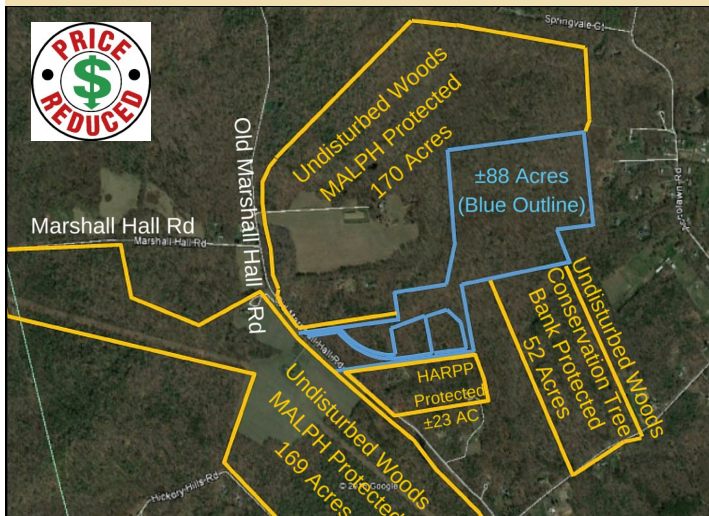


Residential Building Sites:

For Sale

Old Marshall Hall Road, Accokeek, MD 20607

88± Acres RA zoned land - No HOA fees! 10 acres (2 building sites) surrounded by 78 AC of protected land with tree easements in place that you can use for recreational enjoyment! Quiet and Private Setting. **Asking \$349,000**



Individual Building Lots

9954 Old Fort Rd, Fort Washington, MD - \$125,000 1.11 Ac ready for permit!

Finished lot great for walk-out basement. Water & Sewer taps installed.

1911 Dale Lane, Accokeek MD - \$65,000 20,000 SF lot with public Water & Sewer -BUILDING PERMIT Ready for pick-up.

17321 Eagle Harbor Rd, Aquasco MD - \$125,000 5.6 Wooded Acres perked and ready for building permits! PRIVACY! Near Waterfront. Country living at its best!

1400 Farmington Rd, Accokeek MD - \$200,000 Two sites total 11 acres located between established neighborhoods. Walk to Metro Bus Stop or School.

10711 Cross Road Trail, Brandywine MD - \$99,000

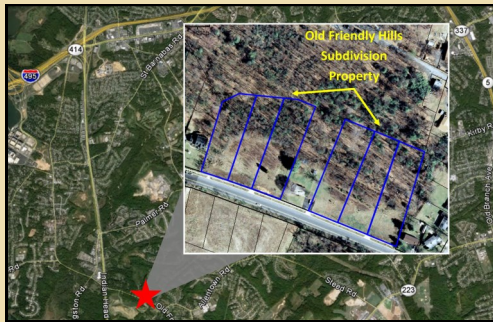
Perk Approved, Wooded Home Site. 5.58± Acres

6100 Wesson Dr, Morningside MD - \$39,000 Half acre lot adjacent to 50+ acres of preserved woodlands. Make a proposal and build soon!

6106 Wesson Dr, Morningside MD - \$49,000 - Wooded private 3/4 acre lot convenient to Branch Avenue Metro and I95/495 Beltway. Some Engineering.

Subdivisions and MORE

FOR SALE



**WATER & SEWER
INSTALLED!**

6 FINISHED LOTS

Old Fort Road

Ft. Washington — Asking \$774,000

Fully finished, cleared and ready for Building Permits. Water & Sewer taps installed saves you \$18,000 per lot of up front costs! May purchase 1 lot for \$125,000! Near National Harbor with all the convenience of Shopping, Restaurants and Entertainment!



READY TO APPLY FOR PERMITS!

16 ENGINEERED LOTS

Rison Drive, Brandywine

Offered at \$512,000

24 Acres fully engineered, ready to submit for Grading, Street Construction, Water & Sewer Installation. Only \$32,000 per lot! No recreational amenities required to be built. Beautiful, rural wooded setting, with nearby community and commercial amenities.



47 TOTAL LOTS

Missouri Avenue, Brandywine

Offered at \$2,000,000

Section 1 — 26 recorded, graded and pad ready 1/2 acre single family home sites with full engineering. Water and Sewer available for immediate construction of your model home! Section 2 has engineering for 21 additional lots. Subdivision is across the street from Community Park of 60 acres with Aquatic Center in final design.



COMMERCIAL / RETAIL / OFFICE !

Indian Head Hwy, Accokeek, MD

Offered at \$275,000

Excellent corner site for Owner/User for Retail, Medical, Church, School & more. CSC zoned off Indian Head Hwy in Accokeek — 50,660 vehicles per day. Perfect location to establish your business in the quickly growing area. Plat is recorded and ready for development! Estate Sale Priced below State Assessed Value.



CAMOTOP

6 FINISHED LOTS

Fort Washington, MD

Offered at \$100,000 EACH

Finished lots on a cul-de-sac served by public water and sewer. Conveniently located near National Harbor and access to shopping, dining, entertainment, and more! Quiet living within minutes of amenities!



READY FOR DEVELOPMENT!

75± Acres Brandywine MXT Zoned

Site Offered at \$2,750,000

Site is zoned for Mixed Use Development. Will have direct access to future interchange on Branch Avenue (Route 5). Higher density mixed use institutional, residential, hotel &/or commercial (retail/office) development. Now approved for Assisted Living. Growing Brandywine area.



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Day Care for SALE



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301-952-9700



6811 Old Branch Avenue—CHILD DEVELOPMENT CENTER

14,124 SF Center in full operation, ready for your ownership and management skills! 161 students currently enrolled with the potential for 191. This is your golden opportunity to put your stamp on a quality school & day care! **Asking \$2,500,000**



SOCIAL MEDIA



facebook.com/LandCommercial



linkedin.com/in/LeoBrusoSIOR

linkedin.com/in/CarrieShearer

Have your TAXES increased again!!? Let's talk about Appealing your Assessments!



**Call Today to Find Out
if eligible!**

301-952-9700

Commercial Properties

Note: The information contained within this publication has been obtained from sources believed reliable. While we believe it is accurate, we make no guarantees, warranties or representations as to its accuracy.



For Sale or Lease

COMMERCIAL BUILDING - 12,924 Sq. Ft. ZONED C-M
Sale \$1,250,000 or Lease \$15.00/SF NNN
in CLINTON MD 20735

2 Story building for your office use. Configured with multiple offices/conference rooms. Owner/occupant outgrew building. Perfect for contractors working at Joint Base Andrews. Route 5 (over 117,000 cars per day)! Think of the thousands of \$\$ you can save on advertising!

Great Visibility!



**2nd Floor
Unit
Office for Sale or
Lease**

*Motivated Seller
Asking \$99,000*

2nd STORY OFFICES—NEAR COURT HOUSE IN UPPER MARLBORO MD 20772

1,043 sq. ft. offices on 2nd floor with restroom and work area. Large rooms with lots of light. Marlborough Lakeside Office Park, directly across the pond from the County Administration Building. Convenient to Routes 4 and 301. \$1,400 per month + Utilities. Landlord will pay Real Estate Taxes and Condominium Fees. **Sale at \$99,000.**

Newly Renovated!



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