



Land & Commercial, Inc.

Real Estate Digest

Winter 2021

Highlighting Opportunities

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Leo Brusco, SIOR, President



ACRES OF LAND

WANTED

FOR SALE OR LEASE FOR SOLAR FARM

ISO: In Search Of Large Tracts of Land. We have exclusive representation of a Nationwide Solar Company looking to Lease or Buy acreage near existing powerlines in Maryland for Solar Farms. Bring lucrative long term income to unused fields. Call us to determine whether your land is the right fit!



800-296-7901

16 Fully Engineered Lots Rison Dr., Brandywine MD

Just 29K per lot, total \$464,000

Ready for your Grading Permits with Water & Sewer at site. Recorded plat with lots ranging from 0.5 to 4+ acres for a total of 24.29± acres. Detailed Site Plan is NOT required, which will save \$1,000 per lot & save time & hearings! Build your model home faster and welcome prospective Buyers! Builders, your home purchasers will be thrilled to be within the vicinity of the brand new 60 acre Southern Area Aquatic and Recreation Complex (SAARC); including indoor aquatic space, gymnasium, fitness room, flexible programmable space and much more. The complex provides an array of programs simultaneously, to serve the recreation and leisure needs and interests of an entire family; only 1.5 miles away from this 16 lot subdivision! One of the owners is a licensed Real Estate Agent.



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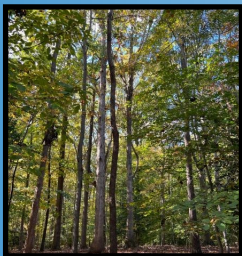
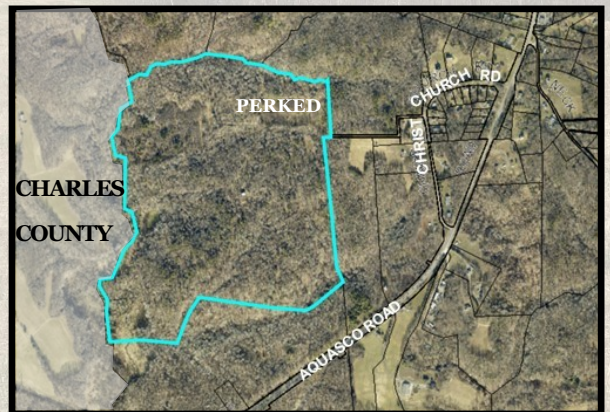
Land & Commercial, Inc. 14416 Old Mill Road Suite 201 Upper Marlboro, MD 20772

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22915 Christ Church Rd, Aquasco, MD 20608

GREAT HUNTING AND SITE FOR CABIN

±174 acres - Large wooded tract of land great for hunting, hiking, ATV and camping! Enjoy this recreational retreat, which has a Woodland Conservation Easement in place for perpetual forest. Percolation test approved by Prince George's County Health Department allowing for a structure at the entrance acreage. Established logging trails exist throughout the property and a major creek, known as 'Swanson Creek', divides this site from the Charles County farms to the West. Convenient to DC/ Maryland/Virginia. Asking price is \$425,000 (less than \$2,500 per acre).



12807 Duley Station Road

Upper Marlboro MD 20772

252+ acres – Wooded property with several structures, one of which is currently useable. The existing house is a Prince George's County Historic site "Brookwood and Cemetery" and another structure is an original 1903 Sears Kit home, still in solid shape. The land is encumbered by Tree Conservation Easements and the site is split by the PEPCO line, creating about 35 acres for farming. This is a great property for outdoor recreation, hunting, camping, and lots of trails for ATV's. Tree harvesting is possible. The site is about 2 miles from Route 301. Call for further details.



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WE WILL MEET YOUR TREE MITIGATION NEEDS

We are pleased to offer Tree Mitigation easements within Prince George's County! We are an established and successful tree mitigation specialist – We actually set up the first Tree Mitigation Bank in the State of Maryland back in 1993. Tree mitigation is the process of pledging to preserve trees in one area, while removing trees in others. Typically, this provides twice the acreage in existing forest to your tree need, preserving large contiguous areas of forested land in the County.

Call **301-952-9700** or email **Leilani** at **LLowman@LandCommercial.com**. We can deliver this service to anyone in need. Just send a PDF of your TCP2 plan so we can provide pricing on your mitigation requirement!



YOU SHOULD KNOW...

Legislation has recently changed, and since the new adoption of State Bill 991 this past Spring—aka Tree Solutions Now Act of 2021, “business as usual” has really changed. Supply is diminishing rapidly and administratively we have more steps to handle with this new legislation. Also-- we cannot create new tree banks. This bill has removed anyone's ability to create new tree banks with existing forested land. New tree banks will only be allowed for new planted acreage that has matured to a certain point (meaning it'll take a lot of time and money). The tree banks we're utilizing for these transactions are grandfathered in as existing banks. All this to say—overall pricing has increased.

Because we manage many tree banks owned by different owners with different price points—we can still offer great deals and all-inclusive service—meaning we take care of everything for you to deliver the recorded tree easement your project needs, so your permits get released now!

Property Tax Assessment **APPEALS**

Have your TAXES increased again!?!

Let's talk about reviewing your Assessments!



Each property in Maryland is reassessed once every 3 years and the increase in assessed value is then phased in over the next 3 year period. If your valuation increased—ask us to review it for **FREE**. We handle property tax appeals for large acreage, industrial and commercial properties. We have had great success in drastically lowering our client's property taxes, using knowledge & facts—and we only get paid if we succeed. **Call Today to Discuss Your Potential Tax Savings! 800-296-7901**

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 Park & Planning taxes! This land totals 15.86 acres and would be great for hunting and outdoor recreation. Last building lot on the way to Cedar Haven Park--about 2 miles away; and convenient to fishing areas on the Patuxent River. About 1.1 miles from Aquasco Road / Route 381 and less than an hour from DC. **Asking \$135,000**

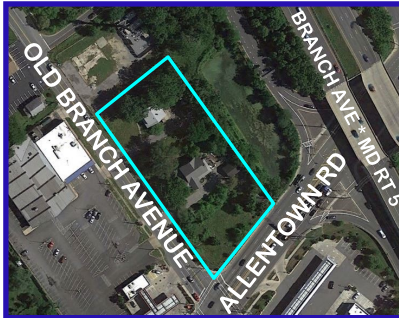


Currently

UNDER CONTRACT

6200 Old Branch Ave Temple Hills MD

1.66 acre Corner development site in high traffic area, commercial zone CSC, convenient to Joint Base Andrews & the Beltway.



11407 Croom Road Upper Marlboro MD

202+ AC with approx. 110 Acres in fields. Multi-revenue streams capable on this large property. Convenient to Route 301.



13900 Brandywine Rd Brandywine MD 20613

30 AC zoned M-X-T at intersection with high traffic and visibility. Retail Master Planned Land is a part of 196 AC Stephen's Crossing Community.



4315-4319 Silver Hill Rd Suitland, MD 20746

7.24 AC (includes 2 parcels) Proposed zoning RMF-48 for Multi-Family development site. Less than 1/4 mile from Suitland Metro Station.

Do you have Commercial Property or LAND you want SOLD?

WE ARE READY, Just look at some recent transactions:



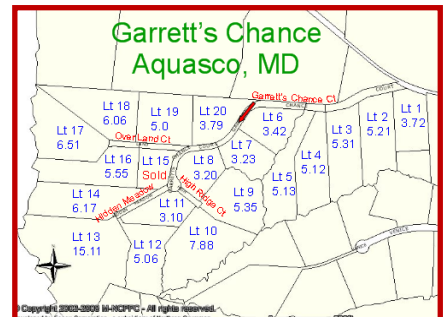
Suitland Rd
Auto Service Facility



Old Marshall Hall Rd
Private Acreage and
residential building sites



Garretts Chance Ct
Finished Lots



These sales reflect a sample of different property types recently settled—
We thank our clients for trusting us with all their real estate needs.

We get the Job Done!



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