



Land & Commercial, Inc.

Real Estate Digest

Winter 2023

Highlighting Opportunities

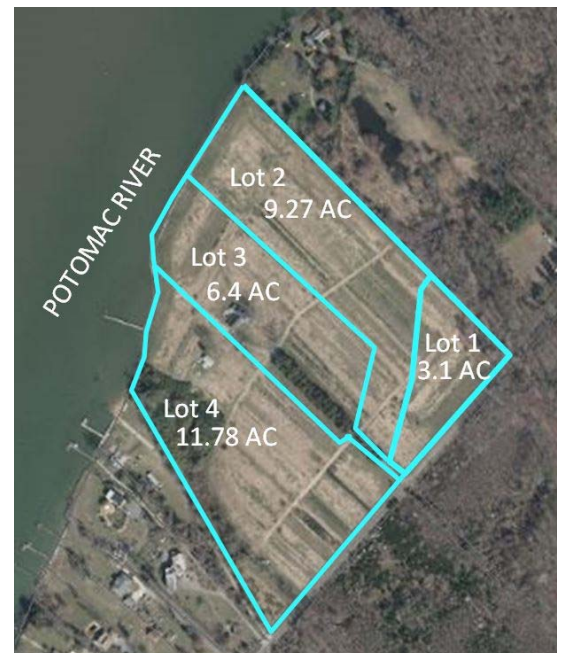
Carrie J. Shearer, Broker
Leo Brusco, SIOR, President



FOR SALE: 6020 River Road, Bryans Road, MD 20616 Totaling 30.57 Acres of Residential Land, Offered at \$2,750,000. Call us at 301-952-9700 today to discuss this great opportunity!



4 buildable lots for sale with beautiful Potomac River WATERFRONTAGE including a Pier with 2 boat slips on Lot 4. Lots 3 & 4 have existing structures, but the value of this property is truly in the land, which is across the road from 670+ acres of National Park Service land to the South/East-- 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 a mile to the North, by water, from the pier on Lot 4, & is FREE for public use and boasts twin ramps--meaning there are 2 boat ramps separated by a pier. Well & Septic area, zoned Rural Conservation. The Seller had used as an agricultural nursery to grow plants for landscaping, and the inventory has been removed. Great for Family compound or Great investment.



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

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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 and now also CGO (CB-069-2022) for Shopping Center / Hotel / Restaurant & other Commercial Services With the recent Rezoning, the prior zoning of MXT may be utilized for development applications until 4/1/2024. 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 \$37,000,000 to build and just opened in 2021. It's the first Multi-Generational Community Recreation Center in Prince George's County. The adjacent Community will be home in walking distance to over 1,000 new residential homes / townhomes / multifamily, 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 Brandywine Rd—which gets heavy traffic—more than 33,000 cars per day. This is a huge opportunity that you'll want to act on right away.

Choose US to SELL your Commercial Property and tracts of LAND
In 2022, just like every year... We got the job DONE!

WE ARE READY, Just look at some recent transactions:

SOLD Duley Station Rd
252+ Acres
SOLD: \$1,585,000



SOLD Old Branch Ave
1.66 AC Commercially
Zoned. SOLD \$1,500,000



SOLD 22915 Christ Church Rd
\$174.5 AC
SOLD \$425,000



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



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