



Land & Commercial, Inc.

Serving the Industry for over 40 Years with Excellence & Expertise in Commercial & Industrial Real Estate



Real Estate Digest

Summer 2012

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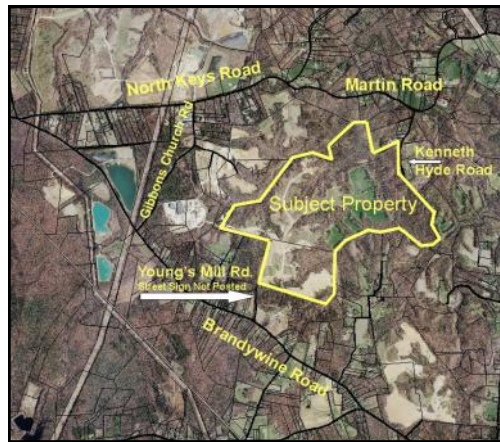
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ASK ABOUT WATERFRONT

Check our website for listings on:

- ◆ **Land:** for Hunters, residential lots, and commercial & industrial development.
- ◆ **Commercial Property:** from medical office condos to warehouse space to auto body stations.
- ◆ **Leasing Options:** condos and warehouse space from 1,043 to over 40,000 sq. ft.

560+ Acres for Vineyard, Retreat



- ◆ Six Cleared Fields
- ◆ Hay and Sorghum Crops
- ◆ OS (Open Space) Residential Zoning
- ◆ Well & Septic Possible

Click on the photo for more information on this property!

An incredible opportunity awaits the ambitious entrepreneur to create a combination vineyard and hunting lodge. Over the past 10 years, according to MarylandWine.com, the winery industry has grown on the average 15% each year. Approximately 40% of the land is cleared for grape vines, leaving over 300 acres for hunting and recreational activities such as riding horses, ATV riding, camping and RV's, hiking, and so much more. Agricultural assessment taxes are only \$982 per year on the entire 560 acres. Call today for more information and to explore this wonderful property!

What is Tree Mitigation?

Tree mitigation is the process of pledging to preserve trees in one area, while removing trees in others.

We've all seen it. A new shopping center comes along, and the trees are gone to make room for an anchor store and many other smaller stores.

Maintaining a balance between progress and preserving the environment for our children can be difficult for everyone. Here at Land & Commercial, we are committed to helping maintain that balance. For every acre where trees are removed to make room for



See [Tree Mitigation](#), continued on page 3

28.16 Acres in Accokeek Zoned CSC/CO/RE Ready for Development!

This property would be the perfect location for a medical or office complex, or a church and school site. There are four separate parcels with this property, and one of the smaller parcels is just the place for your sign. That sign would be a great advertisement for your business on a high-traffic route with 52,430 vehicles per day - a location approximately 19 miles from Interstate 495/95 and the National Harbor on Route 210. The plat is recorded and the property is ready for development.



Total Acreage: 28.16 Use potentials:
Medical/Office Complex, Church and School Site
Zoning: CSC-6.78 ac; CO-5.96 ac; RE-15.64 Ac
Recorded Plat and Ready for Development!
Click on the photo for more information!

**15911 Indian Head Highway
Accokeek, Maryland
\$750,000**

Medical Office Condo - Adjoining Suites - 1,904 sq. ft.

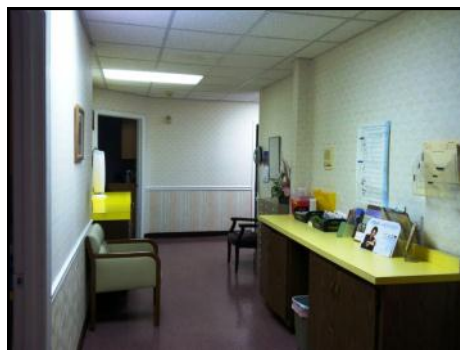
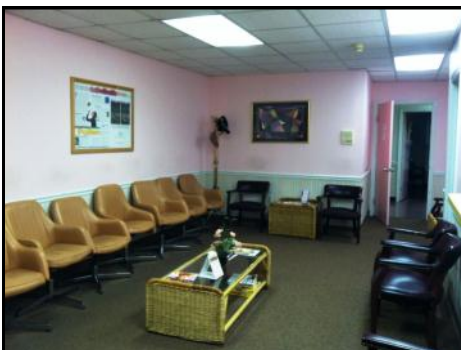


Two adjoining suites (202 and 203) are vacant and ready for your redecorating touch.

Located in Princeton Executive Square across from Joint Base Andrews and Branch Avenue, near the Metro.

There are two entrances for the units on the second floor, and an elevator for easy access for your clients. Parking is free.

Click on the photo on the left for more information!



*Reception Area; Waiting Room; Administrative Office;
2 Exam Rooms; 2 Labs; and 2 Restrooms.*

Many possible uses:

- ◆ Medical Office
- ◆ Employment Agency
- ◆ Travel Agency
- ◆ Attorney's or CPA's Office
- ◆ Real Estate or Settlement Office
- ◆ Private School

**5625 Allentown Road
Camp Springs, Maryland
Units 202 & 203: \$240,000
\$126.05 per square foot
Vacant - ready
for your redecorating
touch to make it yours!**

Large Wooded Perked Building Site Great for Home-Based Business



6900 Crain Highway
Upper Marlboro, Maryland
\$199,000

Nearly 15 acres and a great opportunity for a home-based business at a crossover on Route 301. The site is located on the northbound lane of Route 301, approximately 1 mile north of the intersection with Croom Road, and less than 1,000 feet from Croom Station Road.

A portion of the site along Route 301 will be taken by the State Highway Administration at some time in the future. The State Highway Administration is a **GUARANTEED BUYER** and will compensate whoever owns the property at the time of the taking.

An excellent site for a home-based business!

Total Acreage: 14.98

Click on the photo for more information!

16 Lots Fully Engineered, Permit-Ready, Water & Sewer at Site

16 lots have been fully engineered and are permit-ready. Water and sewer are at the site, which is accessed through recent subdivision. It is a rural, wooded setting, and the lot sizes range from 1/2 to four (4) plus acres in size.

A private cul-de-sac setting, this small community is approximately 9 miles to the Washington Beltway, and within two miles of elementary, middle, and high

schools - making for a good investment. The housing market is making a comeback. Contact us today at 301-952-9700 and start creating your next community in Prince George's County!

Total Acreage: 24.29

Click on the drawing for more information!



8100 Rison Drive
Brandywine, MD

Ready to Grade! \$512,000 or \$32,000/lot



Progress while preserving our environment can be accomplished through thoughtful planning.

Tree Mitigation, continued from page 1

housing communities, shopping centers, and other commercial projects, we have forested land that we can offer builders to set aside permanently to remain in a wooded state. Presently, we have several hundred acres of tree mitigation acreage throughout Prince George's County where we can negotiate with builders and developers so they can meet the requirements of the permitting process - and progress can continue while still preserving the environment.

Tree mitigation rights are much like selling drilling rights to oil and gas - you buy tree mitigation/preservation easements and have no cost for maintenance related to ownership of the land.

We set up the first Mitigation Bank in the County and the State. Call us at 301-952-9700 or email us at CherylMoore@LandCommercial.com for all your commercial real estate needs.

Owner Outgrew Two-Story Office Building!

Located one-third mile South of Joint Base Andrews in Clinton, Maryland, this is a perfect location for a government contractor! The nearly 13,000 square foot building is within one mile of restaurants, banks, lodging, and shopping centers.

For lawyers CPAs and more - save money on advertising! No need for billboards here - they range from \$4,000 to \$5,000 per month! Average Daily Traffic Count 107,591 on Route 5! The former business thrived in this location, and the owner/occupant outgrew the building!

Call today and move your business into this handsome building!

We have smaller, separate buildings available.



8023 Malcolm Road

Clinton, Maryland

\$1,550,000

Owner will look at all Proposals!

Click on the photo above for details!



19.47 Acres for Pad Sites, Hotel, Shopping Center



Multiple (9) parcels that are ideal for pad sites, multi-family, hotels, offices, banks, restaurants, hair salons, department stores, drug stores, hardware stores, hobby shops, and much more. Located on busy roads with traffic counts of 42,720 for Route 301 and 17,992 for Marlboro Pike.

Developers - call today for more information and to start your next shopping center!

15402 Marlboro Pike
Upper Marlboro, Maryland
\$1,500,000
Click on the photo on the left for more information!



FOR SALE OR LEASE: \$120,000 / \$1,200 per month

14412 Old Mill Road, Suite 201
 Upper Marlboro, Maryland 20772

- ◆ Office Condo: 1,043 sq. ft. and free excess parking
- ◆ 2nd floor unit
- ◆ Convenient to downtown Upper Marlboro - one minute to Prince George's County Office & County Courthouse
- ◆ No condo fees for Tenant if leased

Click on the photo on the left for more information!

FOR SALE: \$235,000

7377 Old Alexandria Ferry Road
 Clinton, Maryland 20735

- ◆ Office Condo/warehouse 1916 sq. ft.
- ◆ Mezzanine/storage 1,000 sq. ft.
- ◆ Zoning: CM
- ◆ Minutes from I-495/95
- ◆ Well maintained Business Park

Click on the photo on the right for more information!



A Sampling of Recent Transactions

CORPORATE CLEANING SOLUTIONS, LLC

Land & Commercial, Inc. represented both parties in executing a three-year lease agreement between Wharton Storage Co., LLC and Corporate Cleaning Solutions, LLC to lease 4,963 square feet of office space within the building at 8040 Old Alexandria Ferry Road in Clinton, Maryland. Leo Bruso, SIOR represented the Landlord, and Carrie J. Shearer was the Tenant Representative in the transaction. Corporate Cleaning Solutions, LLC is a full-service commercial cleaning and facility maintenance company. They also perform landscaping and landscape design. They have over 10 years experience in meeting the commercial janitorial and facility maintenance needs of a wide array of corporations throughout the Washington Metropolitan Area. They plan to use Old Alexandria Ferry Road property as a supply distribution center.

JOHN DENISON

John Denison of Denison Landscaping recently purchased 123.55 acres located at 3539 Accokeek Road, Accokeek, Maryland from KB Accokeek Land, LLC for \$335,000. The land will be used to extend the landscaping and nursery capabilities of Denison Landscaping. Denison Landscaping is one of the area's largest landscape contractors. A family-owned corporation since 1973, they operate several growing nurseries in addition to the 40-acre Garden Center and Nursery in Fort Washington, Maryland. In addition to landscaping, they also offer design/build irrigation, lighting, hardscapes, drainage, erosion control, maintenance, snow removal, and a full service garden center. Please visit DenisonLandscaping.com for more information. Leo Bruso, SIOR, brokered the transaction.

BETH ADKINS, CPC

John and Beth Adkins recently purchased Suite 201 at 14456 Old Mill Road, Upper Marlboro, Maryland from Anthony J. De Laurentis of Baltimore, Maryland. The office is located in the Marlborough Lakeside complex. The office condominium sold for \$94,900 (\$89 per square foot). Ms. Adkins has been leasing a unit in the Marlborough Lakeside complex for the past three years. She is a Licensed Clinical Professional Counselor specializing in both individual and couple counseling, helping her clients to cope with anxiety and depression, and expects to be open for business in her new office in August after renovations are complete. For more information, please email Ms. Adkins at bvonne@aol.com. Carrie J. Shearer of Land & Commercial was the Buyer's Representative.

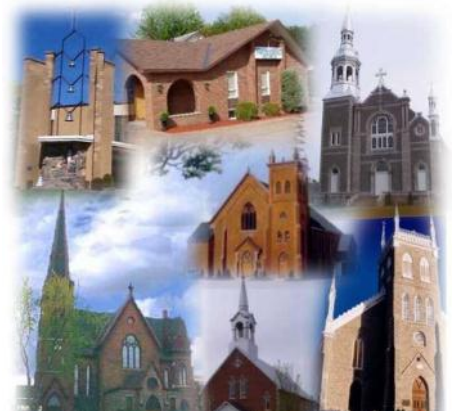
Land & Commercial, Inc. has been assisting clients for over 40 years in land sales and purchases, as well as buying, selling, and leasing commercial property. Please visit our website at LandCommercial.com to view all of our listings. If you have any questions, please feel free to call us at 301-952-9700.

Religious Facility Sites

- Missouri Avenue, Brandywine..... 3+ Acres**
- Farmington Lane, Accokeek..... 11 Acres**
- Indian Head Highway, Accokeek..... 28.16 Acres**
- Marlboro Pike, Upper Marlboro 5.46 Acres**
- Walker Mill Road, Capitol Heights..... 6+ Acres**

Click on the property name above for more information!

Need more? We have larger sites available for Mega Churches and Churches with School Campuses.



Large Warehouse - Owner/User Opportunity!



FEATURES:

- ◆ Outdoor Storage
- ◆ Conveys with two leases of 2,000 SF each
- ◆ Also Cell Tower lease income
- ◆ 80'x226' Warehouse; 18,080 SF plus mechanical room
- ◆ Owner/User Opportunity for 14,000 square feet, as Maryland Small Arms is moving to their larger facility
- ◆ 16' Ceilings; new roof 2009
- ◆ 12'x16' drive in doors; Zoning: Industrial I-4
- ◆ 1.83 Acres; 77 Parking spaces

Click on photos on left for more information!

**9311 Old Marlboro Pike
Upper Marlboro, MD 20772
\$1,500,000**

Approved, Recorded Plats, and Rough Graded

BUILDER/DEVELOPER OPPORTUNITY

27 Lots for Home Sites - \$970,000

German Chapel Road - Prince Frederick, MD

Click on the photo on the right for more information!

- ◆ Desirable Prince Frederick area in Calvert County School District
- ◆ Located on German Chapel Road off Route 231 & Route 4
- ◆ Total Acreage: 53.80 acres
- ◆ Lot Size: from 3/4 to 2 acres



Approved, Recorded Plats, and Rough Graded. 27 Building Lots for home sites on a total of 53.8 acres. Lot sizes range from 3/4 to 2 acres. Streets have been cleared and rough graded. Located in the Calvert County School District. Seller to be reimbursed for previously acquired TDR's.

Builders/Developers! Call today for more information on starting your next community in the Prince Frederick area!

14416 Old Mill Road, Suite 201
 Upper Marlboro, MD 20772
 301-952-9700 - 800-296-7901



Leo Brusco, SIOR
LeoBrusco@LandCommercial.com



Carrie J. Shearer, Broker
CarrieShearer@LandCommercial.com

Other Services

In addition to Commercial Real Estate brokerage, Land & Commercial, Inc. offers the following services:

Woodland Conservation / Off-Site Mitigation Easements

We are pleased to offer **PRE-APPROVED Woodland Conservation Easements** for Prince George's County developments. We will prepare and submit the required documents to Prince George's County for recordation of the Easements. There are no bonds, permits, fees, or future maintenance/tree planting contracts or property taxes required! To learn more, [Click Here](#).

We welcome the opportunity to discuss this service with you. Please feel free to contact our office by

[E-mail](#) or by phone at 301-952-9700. We look forward to assisting you.

Investment Lots

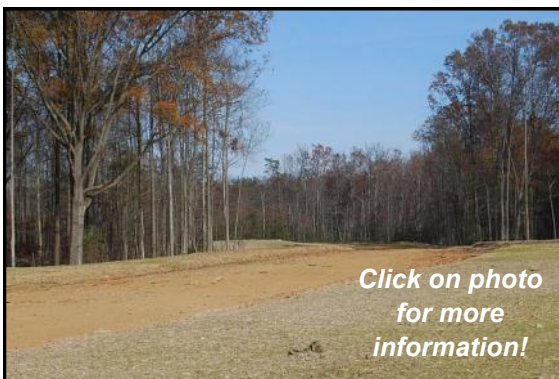
\$47,000 half acre lot with water and sewer in Camp Springs, Maryland.

\$65,000 for 1.7 acres. The State **WILL BUY** this property when the new interchange is built - better than money in the bank.

\$75,000 for 2.5 acres in the Brandywine/Croom area, perked - build or hold.

We have other land investment opportunities, call us for needs.

Missouri Acres in Brandywine - Ready for Developer/Builder!



Missouri Acres

13800 Missouri Avenue, Brandywine, MD
 A total of 47 lots on a site of 50.79 acres.
 1/2 acre single family lots.
\$1,363,000



Serving the Industry for over 40 Years with Excellence & Expertise in Commercial & Industrial Real Estate

SECTION 1: Section 1 contains 26 lots. All the preliminary work has been done for you - lots have been recorded and are ready for you to apply for building permits. Grading has been completed, and water and sewer taps are in and waiting at the Model Home location! All utilities are available from Missouri Avenue.

SECTION 2: The price includes Section 2, an additional 21 lots. It has an entitled preliminary plan approved. Missouri Acres is across the street from a proposed Community Park of 60

acres, and is within two miles of elementary, middle, and high schools.

So developers, get creative with those floor plan layouts and create your next community!

