



Land & Commercial, Inc.

Real Estate Digest

Fall/Winter 2013

Carrie J. Shearer, Broker

Leo Bruso, SIOR President

Our Fall/Winter Investment Highlight Issue

Accumulate your wealth

by investing in the right properties. Increase your profits with income producing properties such as commercial shopping & retail centers and buildings with rental income. This will require a larger initial investment.. Buying properties at your County's tax sale requires a smaller initial investment, but

substantial up front evaluation of a property prior to buying the tax certificate. Buying land gives you a stable investment; the land is not going anywhere and there is a limited amount still available. Call us to make your next real estate investment or create cash from your current holdings. We are here to serve you!

Leo Bruso, SIOR attends 2013 ICSC RECon Las Vegas

Land & Commercial, Inc. President Leo Bruso, SIOR attended this year's Global Retail Real Estate Convention, hosted by the International Council of Shopping Centers (ICSC). RECon boasted over 30,000 attendees and 1,000+ exhibitors over four days. The Convention focused on

Industry Standards & Leadership Skills, Deal Making, Networking, and Innovation with speakers from around the world. Leo used this opportunity to network with new buyers, reconnect with existing buyers for sites in Maryland and cooperate with other Realtors nationwide.

6503 & 6504 Yochelson Place Clinton, MD 20735

**New
Listing
Business
& Real
Estate
For Sale**

PAR Services, Inc. established in 1983 and incorporated in Maryland is one of the largest repossession firms in MD, DC & VA servicing over 20 active contracts. The sale includes Real Estate plus all equipment & Trucks related to the business, licenses, repossession contracts and business phone numbers.

Centrally located for MD, DC and VA business off Old Branch Ave near Coventry Way. Only minutes to Route 5 (Branch Avenue) and the Capital Beltway.

Offered at \$2,500,000.

**Are you eligible for a System Benefit Charge Reduction?
We can help you reduce your Rain Tax Fee in some cases!**

Call Today to Find Out!

301-952-9700

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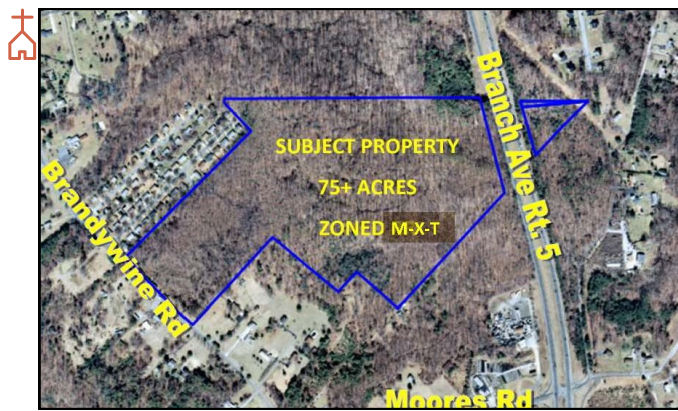
Buildable Lots & Subdivision Land



12.75 CONTIGUOUS ACRES IN FORT WASHINGTON, MD
Offered at \$1,500,000. 13.7 Acres total near shopping, recreation, public bus transportation & more!



FINISHED 5.46 ACRE GRADED SITE, UPPER MARLBORO MD
Asking \$289,000. Ready site with water/septic installed, Stormwater Management, Tree Conservation Plan.



75+ ACRES MXT ZONING BRANDYWINE, MD
Offered at \$2,750,000. Mix of Multi-Family, Single Family, Retail, Office, Hotel uses permitted. Located at future Route 5 interchange.



137+ ACRES FOR FARM, HOMESITES, RECREATION, MORE!
Just Reduced - Mature trees, electricity at site, agriculturally farmed. Ask about low property taxes! Up to 7 lots for your family!

10711 Cross Road Trail, Brandywine, MD - \$75,000

Perk Approved, Wooded Home Site. 5.58+ Acres

17005 Eagle Harbor Rd, Aquasco MD - \$79,000 Perked, Wooded Home Site. 1.5± Acres near Waterfront, County/State Park. *Save 15% in property taxes!

17321 Eagle Harbor Rd, Aquasco MD - \$125,000 5.6

Wooded Acres perked and ready for building permits! **PRIVACY!** *Save 15% in property taxes!

17385 Eagle Harbor Rd, Aquasco MD - \$120,000 3+ Acre building site with old home removed.

1400 Farmington Rd, Accokeek MD - \$249,000 Two

building sites located between established neighborhoods. Walk to Metro Bus Stop or School.

7736 Wills Ln, Fort Washington MD - \$220,000 5.4 Acres with old residence. 15 acres next door also available. All zoned RR, can do small lots or 1/2 acre sites.

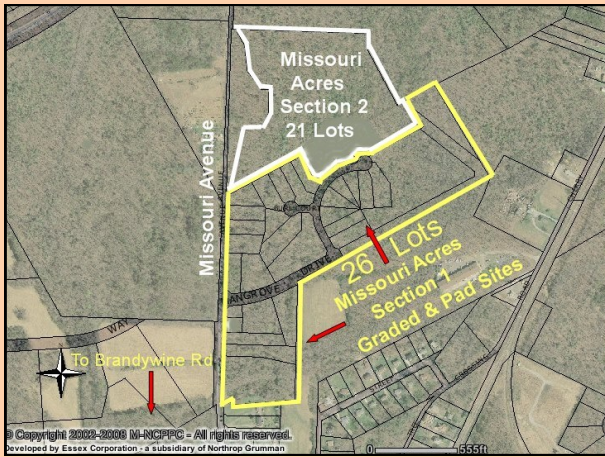
6100 Wesson Dr, Morningside MD - \$47,000 Secluded .47 acre lot adjacent to 50+ acres of preserved woodlands. Make a proposal and build soon!

6106 Wesson Dr, Morningside MD - \$70,000 Wooded private .64 acre lot convenient to Branch Avenue Metro and I95/495 Washington Beltway.

3023 Tucker Road, Forts Washington, MD

10.16+ Acres mix of open yard and wooded land at the intersection of Tucker and Bock Roads. Great for Church, School, Horses, Home site. Sewer line runs through the property. Asking \$489,000. Call for more information!

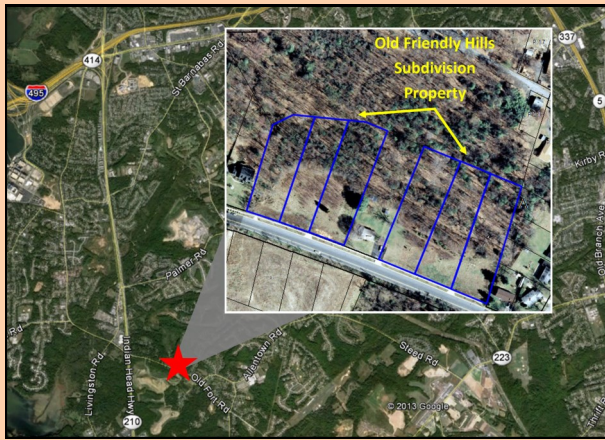




47 TOTAL LOTS: 26 GRADED & 21 LOTS ENGINEERED

Missouri Acres: Missouri Avenue, Brandywine Offered at \$1,438,000
 Section 1 Lots 1-26 are recorded, graded & pad ready 1/2 acre single family home sites with full engineering. Water & Sewer installed for immediate construction of your model home! Section 2 has engineering for 21 additional lots on 18+ acres ready to record.

Subdivision is across the street from Community Park of 60 acres with Aquatic Center in design. Brandywine Elementary School within .5 mile, Jr. & High Schools within 2 miles.



6 FINISHED LOTS, WATER & SEWER TAPS ALREADY INSTALLED!

Old Friendly Hills: Old Fort Road, Fort Washington Offered at \$774,000
 All lots fully finished, cleared and permit-ready. Water & Sewer taps installed saves you \$18,350 per lot of up front costs!

Buy one lot or buy the subdivision: price per 1± acre lot is \$129,000. All lots back to preserved woods; Ideal for walkout basements. Road work & Utilities completed.

A few minutes to the Beltway, Indian Head Highway or National Harbor. Only 8 miles to Alexandria, VA! Elementary School within 2 miles, Middle School within 2.5 miles, and High School within 1 mile.

Recreation Land

18825 Horsehead Rd, Brandywine MD - 33 Acres adjacent to Cedarville Park offered at \$66,000. Dedicated as Woodland Preservation, timber harvesting allowed according to regulations. Property taxes less than \$100/yr. due to Agricultural Assessment with Tree Easements!

15405 Brandywine Rd, Brandywine MD - 8+ Acres within 5 miles of Rt. 5 and Rt. 301 available for \$25,000. No buildings permitted; perfect for camping, hunting, 4 wheeling, etc. Timber may be harvested according to regulations.

15604 Brandywine Rd, Brandywine MD - 7.7 Acres listed at \$275,000. Possible recreation or farm use. Level cleared lot backing to mature trees. Has existing home for possible rental income or Build your dream home.

5241 Accokeek Rd, Brandywine MD - 63.67 Acres available for \$295,000. Wooded, level land for Hunting/Outdoor Recreational Activities. Possible home site with Prince George's County approvals.

WE WILL MEET YOUR TREE MITIGATION NEEDS

We are pleased to offer Tree Mitigation easements within Prince George's County! We have been involved with this program since its inception in the late 1980's, and can provide your clients with an easement approval within 2 business days. We can deliver this service to anyone in need. Just send your PDF site plan and requirements to us for a price proposal.

[Click here for further information](#)



Place of Worship Sites



Churches and other Places of Worship are permitted in almost any zone within Prince George's County. When you see the logo to the left of any property in this publication, the property is suitable for a place of worship.

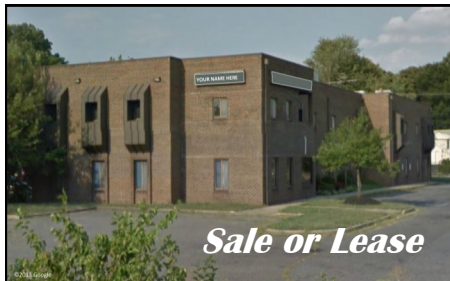
Commercial & Industrial Properties



COMMERCIAL LAND

5.96 ACRES ZONED CO + 6.78 ACRES ZONED CSC

MARYLAND ROUTE 210 INDIAN HEAD HWY - Listed at \$555,000. Recorded Plat - Ready for Development! Parcel on Indian Head Hwy perfect for signage with 49,240 Average Daily Traffic! Public Water along road frontage, Sewer crosses property for ROW connections. Additional acreage available.



Sale or Lease

TWO STORY OFFICE BUILDING WITH ROUTE 5- BRACH AVENUE VISIBILITY Clinton- Available at \$1,395,000. Will deliver the building vacant. 12,928 SF Office Building ready for your business. This building has multiple offices, kitchens and conference rooms. Near Joint Base Andrews (formerly AAFB) & surrounded by restaurants, lodging, banks & shopping.



Lease

2nd STORY OFFICE SPACE AVAILABLE FOR LEASE RTE 210 at Ft. Washington 3,444 sq. ft. available on the 2nd floor at \$2,500/Mo. NNN. This is a great deal. The space is configured in a way that smaller units could be leased separately. Long term lease welcome! Long & Foster to remain on the 1st floor. Ready for your business. Call today to view this space.



Condos For Sale

2ND STORY OFFICE CONDOS

5625 Allentown Rd, Camp Springs - 1,904 sq. ft. Asking \$190,000. 2 units combined and currently used as Medical Office, access via elevator or stairs, Near Joint Base Andrews and convenient to Route 5 and Capital Beltway. Metro Bus stop nearby. Plenty of FREE parking.



Sale or Lease



INDUSTRIAL LAND

6.4 ACRES ZONED I-1 Sale \$749,000 or Lease \$5,900/month

243' road frontage on Walker Mill Road in Capitol Heights! All utilities available, site cleared and graded.

Pad ready for 5,000 SF building & additional acreage for storage yard. Site next door also available, 1.99 acres for \$214,500, for combined total 8.39 acres at \$983,500. Average Daily Traffic (ADT) on Walker Mill Road is 11,232 cars per day! All Vehicles Uses Allowed! Enterprise zone tax credits available on improvements.

www.landcommercial.com ❖ 301-952-9700 ❖ 800-296-7901 ❖ Fax: 301-952-2000

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.