



Land & Commercial, Inc.
14416 Old Mill Rd, #201
Upper Marlboro, MD 20772-3069

Special Points of Interest

- **Many New Listings as well as price reductions on several properties. Our inventory is always changing. Check them out on our website!**
- **Tree mitigation easements and Hunting land available!**

INSIDE THIS ISSUE:

New Listings	1
Valuable Research Tools	
Vehicle/Auto Uses Multi-Use Buildings	2
Tax Assmt Appeal Savings	3
Money Saving Business Tips	
What's New at L&C, Inc.	
Sample of Our Inventory	4

Attention Real Estate Agents! We love to pay Coop and Referral Fees! Please Call us whenever you have a lead with a commercial or industrial buyer!

Land & Commercial Real Estate Digest

Summer 2009

Leo Brusco, SIOR, President



Old Branch Crossing Shopping Center—91,910 SF!



\$7,395,000!

Great Investment Opportunity! Old Branch Crossing is a three-level Shopping Center totaling 91,910 s.f. of gross leasable area. Uses include retail, office, quasi-retail, inventory storage. Built in 1990. New roof in 2008 with 15-yr warranty. Conveniently located in established business center at Intersection of Allentown Rd & Rt 5, one traffic light from Rt. 495. Second floor, ground level entrance, formerly Lite House, an

Electrical Retail/Wholesale Store has approximately 41,400 square feet is available for lease. Third Floor mezzanine totals 12,260 s.f., of which approximately 4,450 s.f. of office space available for lease and separate area for expansion of mezzanine, approximately 7,716 s.f! Long term tenants in place! State Assessment put value at \$8,976,000! More Info click here: [Old Branch Shopping Center Sales Flyer](#)

12,928 S.F. Office Building, Clinton, MD



Great Visibility—Save \$ on Advertising!! Asking \$1,700,000. Owner outgrew due to increased visibility and business. Average ADT: 107,591 Rt. 5 (Branch Ave). One Third Mile South of AAFB! Within one mile of restaurants, lodging, banks and shopping centers! Also available for Lease: \$18 nnn! Click here for more info: [8023 Malcolm Road](#)



MAY DAY! OWNER WANTS TO SELL NOW!

6.41 Acres of which 5 acres usable, 4 acres cleared. Pad ready for 5,000 s.f. building. Zoned I-1. 243' road frontage on Walker Mill Rd. Sediment control in place. Ready to file for building permit. Enterprise Tax Zone credit available. All utilities available. On several Metro bus routes! \$988,000



Valuable Research Tools

Land & Commercial's links page offers a wealth of information and links pertinent to Prince George's and Southern Maryland Counties that will prove to be a valuable resource tool for doing research. Featured links to Prince George's, Calvert, Charles, & St. Mary's Government websites; Links to Loopnet, Costar; Department of Economic Development sites for PG, CA, CC, and SM Counties; PGAtlas, Prince George's Legislative Information System; Zoning Codes; sign regulations and more! Visit www.LandCommercial.com/Links.html!

www.LandCommercial.com

301-952-9700 800-296-7901 Fax: 301-952-2000

Approved Mini/Consolidated Storage Facility



\$2,195,000

4.92 Acres! Zoned I-1! Permit Ready to Build 99,720 sf Mini/ Consolidated Storage Building (73,020 s.f. climate controlled) with 785 storage units (685 climate controlled) & 975 s.f office space. Six buildings approved to accommodate storage units. Average unit size: 102 s.f. Site cleared and graded saving BIG Money! Click Here: [15301 Marlboro Pike](#)

RETAIL Land Available! Corner Lot!

14124 Brandywine Road, Brandywine, MD



\$488,000!

Excellent Opportunity to build your own building! Growing area with major development in nearby vicinity! 1.10 acres with 220' of prime road frontage on Brandywine Road. Owner financing available! Don't let this opportunity pass you by! Click here: [Retail Land](#)

Ideal Site for Vehicle/ Towing Lot/ Bowie, MD



\$1,100,000

Located on Robert Crain Hwy, just south of Central Ave (Route 214), this 2.71 acre site is money in the bank as State Highway will eventually buy for major interchange. Vehicle uses permitted on parcel of 1.19 acres, in the flexible C-M zone (Commercial Miscellaneous). Owner financing possible! More info click here: [11 Crain Hwy](#)

Auto Body & Business Near AAFB! Let's Deal!



\$1,388,000

Back on market after 1031 Exchange fell through! Currently an existing Auto Body shop business & storage lot. Building has NINE Bays and 3 buildings totaling 7,888 s.f.! 1.12 Acres and includes equipment! Great Location with high visibility, close to Beltway. Owner financing possible! More info click here: [Suitland Road](#)

We have other larger sites with correct zoning for conversion to Auto body shops! Call for Details!

Multi-Use Buildings - Upper Marlboro, MD



\$888,000!

Busy Main Street, first property entering Upper Marlboro, Prince George's County Seat. Ideal conversion to office space within town of Upper Marlboro! Three (3) buildings (4,461 sf) included at 14940, 14946 & 14948 Main Street. Two (2) Commercially zoned houses have combined rental income of \$1,900 per month! Radiator shop rents for \$3,000 per month. All are month to month leases. High exposure location with CSC Zoning (Commercial Shopping Center). Owner Financing possible! More info click here: [Main Street](#)

Agents! We LOVE to pay coop and referral fees! Minimum 3%

www.LandCommercial.com

301-952-9700 800-296-7901 Fax: 301-952-2000

What's New At Land & Commercial

- Fran Folkee joins the Sales Team. Fran has been a licensed agent since 2005. Fran also handles the marketing needs of Land & Commercial, Inc.
- A variety of new listings to be checked out on a website at www.LandCommercial.com/Listings.html. If you don't see what you are looking for, please email Carrie at CarrieShearer@LandCommercial.com or call us at 301-952-9700.
- **The Commercial Real Estate Digest would like to go GREEN!** If you would like to continue to receive your newsletter via USPS, please email Fran at Fran.Folkee@LandCommercial.com. If you have changed your email, please send her an email with your current email address.

Money Saving Business Tips

1. Turn off office equipment at the end of the day. This can reduce energy used by up to 25%. Turning off computers can save up to 50%. Turn off lights in rooms that are not in use.
2. Replace CRT Monitors with Flat Screen Monitors. They consume 1/3 of the energy!
3. Buy Energy Star compliant computers, monitors and office equipment. Consider refurbishing office furniture before buying new furniture.
4. Reduce Waste - Use both sides of your paper! Print only when necessary. Encourage communications through email in lieu of USPS and fax machines.

TAX APPEAL CUSTOMER SAVINGS!

Land & Commercial, Inc. experienced another successful year of tax appeals and big savings for our clients! The properties that were appealed included Residential land, Industrial and Commercial properties. The average savings for these properties were 21%! **Don't Miss out for Next Year!** For a reminder sent to you for next year, please send an email to Cheryl Moore at CherylMoore@LandCommercial.com

Woodland Conservation/Off-Site Mitigation Easements

We are happy 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 and pay the recordation fee for easements. There are no bonds, permits, fees or future maintenance/tree planting contracts or property taxes required! No future liabilities so you can continue building.

"Experience Over 36 years of Knowledge, Excellence and Expertise"

- | | |
|--|-------------------------------|
| • Industrial, Commercial & Residential Land Sales | • Property Tax Appeals |
| • Building Sites, Farms & Waterfront Properties | • Subdivision Lots |
| • Offsite Tree Mitigation Easements Available | • Churches & Sites |

~ See the Links Tab on our Website for Useful Knowledge ~

www.LandCommercial.com

301-952-9700 800-296-7901 Fax: 301-952-2000

Land & Commercial, Inc., 14416 Old Mill Rd #201, Upper Marlboro, MD 20772

SAMPLE OF OUR INVENTORY

- **NEW! 10 Ac. with two perked Building Sites!** Adjacent 78 Ac. tree farm for sale! Old Marshall Hall Rd
- **NEW!** Old Silver Hill Rd, **Silver Hill**, Zoned CSC, 2,403 s.f. Office and 1,200 s.f. shop, \$238,000!
- **NEW!** 7700 Old Branch Ave, **Clinton**, Zoned CM, two combined Condos 2,128 s.f., \$269,900!
- **SOLD! 2.96 Ac.** adjacent 92 Acres of Parkland! Floral Park Rd, we have others!
- Marlboro Pike, **Upper Marlboro**, Auto Sales Lot , Ofc w/vehicle display. Stop light at corner. \$488,000!
- Old Marlboro Pike, **Upper Marlboro**, Historic Home, Guest Home and plat ready for 13 lots. Homes can be used as offices. \$1,900,000! House and Guest Home can be sold separately for \$800,000!
- 8 Crain Hwy/16500 Central Ave, **Bowie**, Two adjacent properties for Sale, Ofc Bldg and Auto Service Bldg. Ofc bldg fully leased for three years! All vehicle uses allowed! May purchase separately \$1,800,000!
- Woodyard/Simpson Lane, **Clinton**, Commercial Office Land, .88 acres, traffic light corner! \$299,000
- Ferry Avenue, **Clinton**, Commercial Land, 9.40 acres. Best site for the money! All utilities, Site Graded, Stormwater Management in place. Also Ideal Church/School site. \$1,200,000
- Missouri Avenue, **Brandywine**, Residential/Church Site, 3 level acres, \$230,000
- Brooks Church Road, **Upper Marlboro**, Large 40 Acre Estate site \$295,000 with Building Permit!
- BUILDERS: **Subdivision Lots** for sale at great prices! Recorded lots - some fully engineered, some with graded house pad sites and many one acre finished sites with water, sewer and gas.
- Individual **Residential Sites** to build your own dream home from \$60,000 to \$225,000!
- **Hunting/Recreational Properties** - 8 Ac. \$30K, 33 Ac. \$100K, 64+/- Ac \$295K! Larger sites available!
- Bellefonte Lane - AAFB - .45 Acre Industrial **Fenced** Lot with storage structure. Lease \$1,800 mo.

View all our Listings:

www.LandCommercial.com

301-952-9700 Toll Free: 800-296-7901 Fax: 301-952-2000



Land & Commercial, Inc.

14416 Old Mill Road, Suite 201

Upper Marlboro, MD 20772

LEO BRUSO, SIOR

Carrie Shearer

301-952-9700

LeoBruso@LandCommercial.com

CarrieShearer@LandCommercial.com

If you wish to unsubscribe to future emails, please reply and type "Unsubscribe" in subject line. Thank you.