

# Seasons Greetings

## Land & Commercial Real Estate Digest

Winter 2011

CARRIE J. SHEARER, Broker

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## Focus on Business Incentives Edition

### Tax Credits for Maryland Businesses

#### Enterprise Zone Tax Credit

An Enterprise Zone is an area of a county, city or town in which state and local incentives and assistance are offered to encourage the expansion of existing businesses and the attraction of new business activity and jobs. The County's Enterprise Zone Program is administered by the Prince George's County Economic Development Corporation.

To facilitate economic growth in the Prince George's County Enterprise Zone, special State and Local incentives are offered to encourage:

- Renovation and rehabilitation of existing commercial facilities
- New business locations
- Existing business expansions
- New job creation
- Private sector investment for new development Projects

The State-designated Enterprise Zone is divided into the following six Sub-Zones:

- International Corridor/ Gateway Arts District
- Annapolis Road Corridor
- Cabin Branch/ Landover\*
- Port Towns
- Suitland/ Marlow Heights/ Morningside\*
- Capitol Heights/ Seat Pleasant\*



\*The Focus Areas in the Prince George's County Enterprise Zone are located in the Sub-Zones marked above with an asterisk\*. In the Focus Areas of the Enterprise Zone, an enhanced incentive package is available to stimulate economic development activity.

Source: [www.pgcedc.com](http://www.pgcedc.com)

***Maryland Save Energy Now*** supports the State's industrial sector by offering local access to low cost facility energy assessments, energy efficiency training, financial incentives, and tools and resources.

The MEA has teamed with the University of Maryland Manufacturing Assistance Program (UMMAP) to offer low cost facility energy assessments and implementation support for energy efficiency projects and installation of energy-efficient technologies. Software tools and training on industrial energy efficiency are being provided in partnership with the U.S. Department of Energy (DOE) and local training experts. The *Maryland Save Energy Now* team offers assistance to companies in identifying project financing opportunities, including loans, grants, and other tools that apply to specific businesses and projects. The team also offers assistance to industrial plants that have the potential to use combined heat and power (CHP). Annual electricity production from CHP in Maryland is estimated to be over 2,000 gigawatt hours (GWh).

Source: <http://energy.maryland.gov/SEN/index.html>



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## Prince George's County Enterprise Zone

**Auto Body - Sale or Lease**  
**6609 Suitland Road**  
**Morningside, MD 20746**



- 5+ Bays, over 8,000 SF
- 0.76 Acres, Storage Lot, Level Site
- Equipment & Business for Sale
- High Visibility & Traffic Count
- Convenient to Public Transportation & Washington Beltway (I95/495)
- Owner Financing Available

## Investment Opportunity Fully Leased Office Building

**Industrial Flex Building**  
**7604 Old Alexandria Ferry Road**  
**Clinton, MD 20735**



- 10% Cap Rate
- 4 Units, fully leased, total 9,045 SF
- Three units 2,400 SF & One 1,845 SF
- Each unit has store front & large warehouse area
- Overhead drive-in doors
- Two detached garages, currently leased, at rear of property



## Five Maryland Towns designated as Sustainable Communities

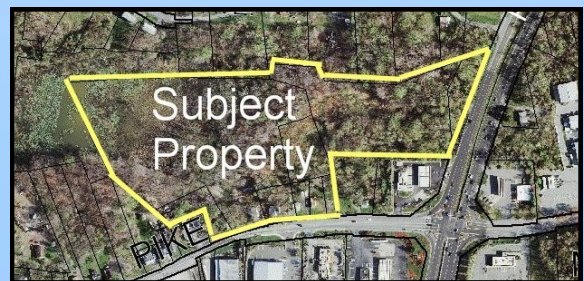
State officials from the departments of Planning and Housing and Community Development have designated five communities in Maryland under the state's Sustainable Communities Act of 2010: Aberdeen, Cumberland, Hyattsville, Laurel and Westminster.

"The Sustainable Communities program aims at helping existing communities, such as the five announced today, to create clear action plans for revitalization," said DHCD Secretary Raymond A. Skinner. "As these plans unfold throughout Maryland — with Transit Oriented Development, new business facades, improved opportunities for affordable housing in revitalized towns and cities — I believe that a clear vision for sustainable communities will emerge." Governments, residents and businesses in sustainable communities are eligible to receive state benefits, such as gap financing, job creation tax credits and historic structure rehabilitation tax credits.

Source: [thedailyrecord.com](http://thedailyrecord.com)  
November 11, 2011

## Pad Sites, Shopping Center & Multi-Family

**19 + Acres**  
**15402 Marlboro Pike**  
**Upper Marlboro MD 20772**



- Multiple Parcels Ideal for Pad Sites, Shopping Center, Multi-Family
- MXT Zoning permits various uses
- Access from MD 725/Marlboro Pike or US Route 301
- High Traffic Count
- Includes 4 Rental Homes & Billboard for Interim Income
- Convenient to Washington, DC, Annapolis & Waldorf



## Fully Renovated and Move-In Ready

### Multi-Use Office Building 8905 Ballard Lane Clinton, MD 20735

- 1,274 SF Office
- Renovated 2010
- 9 parking spaces
- ADA Compliant
- Heated Garage
- Many Upgrades
- Security System in Office and Garage
- Great Location, Close to Major Retailers
- Possible uses include Medical, Dental, Real Estate, Tutoring, Art Studio, Legal Office



## RELIGIOUS FACILITY SITES

- 2+ Acres - Missouri Ave, Brandywine
- 5+ Acres - Marlboro Pike, Upper Marlboro
- 6+ Acres - Walker Mill Rd, Capitol Heights
- 11 Acres - Farmington Rd, Accokeek
- 5+ Acres - Wills Ln, Fort Washington

*We have larger sites available for Mega Churches and Churches needing School Campuses.*

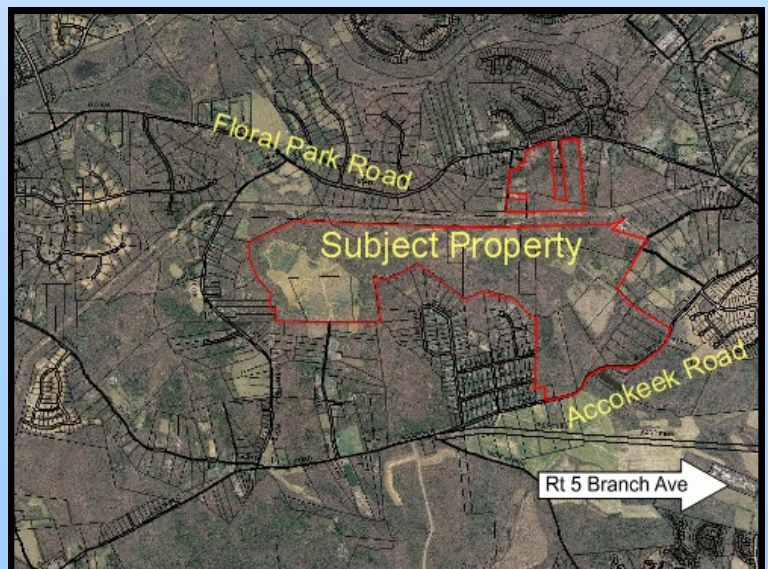
- 20+ Acres - Wills Ln, Fort Washington
- 71+ Acres - Brandywine Rd, Brandywine



## First Time Available for Sale! 562 Acres with Approved Subdivision Plans

### Accokeek and Floral Park Road Brandywine, MD 20613

- 1st Phase currently approved for 258 lots on 281 acres.
- Additional land of 283 acres will yield more lots based on Prince George's County subdivision requirements.
- Water & Sewer approved through WSSC.
- Property features four entrances, two from Accokeek Road & two from Floral Park Rd.
- Zoning allows for various residential lot sizes (RR, RE & RA Zones).
- 1/2 Mile from Route 5/Branch Avenue, Close to Restaurants & Shopping.



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### *Welcome to Land & Commercial, Inc.*

Cindy Parker joined Land & Commercial as an Administrative & Marketing Assistant in July 2011. She has spent more than 15 years in the Commercial Building and Real Estate Industries. Her primary focus will be expanding Land & Commercial's marketing efforts to include social media and advertising.

Please notify us if your contact information has changed.

### **Just Listed!** 560+ Acres

**15620 Brandywine Road**  
**Brandywine, MD 20613**

Great property for the individual or group in need of open acreage for a retreat to enjoy outdoor recreational activities like Horses, Paint Ball, Hunting, ATV riding, Camping, RV's, Hiking and so much more.

- Six cleared fields, approximately 1/3 total area
- Well & Septic Possible
- OS (Open Space) Residential Zoning

Visit [www.LandCommercial.com](http://www.LandCommercial.com)  
or CALL 301-952-9700

FOR MORE INFORMATION

### **What's New At Land & Commercial?**

#### **NEWEST PROPERTIES UNDER CONTRACT:**

- 12807 Brandywine Road  
Brandywine, MD
- 20919 Aquasco Road  
Brandywine, MD
- 6611 Suitland Road  
Suitland, MD



#### **NEW LAND LISTINGS:**

- 17005 Eagle Harbor Road - 1+ AC Lot
- 6910 Accokeek Road - 565 Acres
- 6210 Allentown Road - 1.9 AC Commercial



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