



# Land & Commercial, Inc.

## Real Estate Digest

### Winter 2019

Investment Highlight Issue

We want to send a heartfelt thank you to all of our clients, customers and colleagues who keep us top-of-mind for all of their real estate needs. *We look forward to working with and for you in 2020!* Please take a look at our offerings here, and visit our website **LandCommercial.com** to see even more! We're just phone call away at 301-952-9700

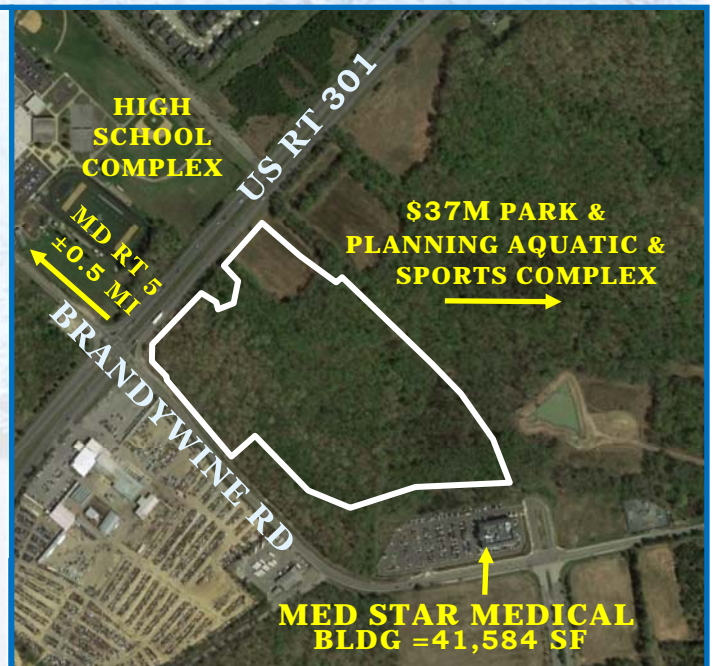
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### 30 Acre Mixed Use for Retail / Hotel/ Etc. Corner of Rt 301 & Brandywine Rd

#### Investment opportunity for major development!

Lots can be reconfigured for the new high-density MXT zoning. Commercial entity within Brandywine Business Park- Plat 5, Lots 23-27 & Parcel B. Corner property with high traffic on US Route 301 (32,000+ cars per day) and fully lighted intersection at Brandywine Road & US Route 301. The MXT zone allows for many types of businesses (Hotel, fast food, shopping center, multi-family, etc.). Rt 5 is only 1/2 mile away with 65k+ traffic per day! This is part of over 170-acre Stephen's Crossing Community, which is adjacent to the *Southern Area Aquatic and Recreation Complex (SAARC)*, the first Multi-Generational Community Recreation Center in Prince George's County.



### DEVELOPING A PROJECT?

#### NEED "OFF-SITE WOODLAND CONSERVATION CREDITS"?

When plans are submitted to develop land, the County determines how many forested acres should be retained for the project. Essentially, the County approves the plans on the condition that the developer will offset the deforestation by preserving forest elsewhere in the County.



**COME TO US FOR YOUR TREE MITIGATION NEEDS !  
WE CAN ALSO PROVIDE WETLAND MITIGATION!**

**We represent several Tree Bank owners** who have acreage available for this purpose. We are able to handle your projects' needs— no matter the size of the acreage required. Your order will be transacted according to your schedule— as quickly as you need!

Call Leilani at 301-868-7900 or email your approved TCP2 to **LLowman@LandCommercial.com**



## Old Fort Rd, Fort Washington

5 Fully finished lots, cleared & ready to file for building permits. We've partnered with Timberlake Design / Build, known for their excellence & quality home construction. You may choose customizable floorplans, up to 4,300 square feet with water, sewer & gas.

Timberlake has home designs with walkout lower levels as well as Ranch Style Plans. Pick luxurious finishes and make your home your very own, for pricing from the mid \$400 thousands to the low \$700 thousands.

Great location just minutes to National Harbor, with an easy commute to DC & Northern VA.

Either call us at Land & Commercial, or:

To explore plans and details,

contact Tameiko Prentice at 240-274-2161 or email [tprentice@timberlakehomes.com](mailto:tprentice@timberlakehomes.com)



## 16310 Old Marshall Hall Rd, Accokeek 3 parcels totaling 88 Acres

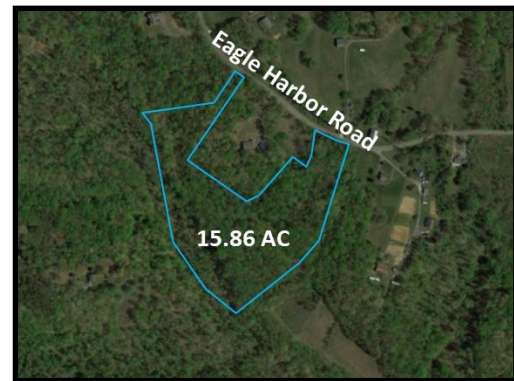
Asking \$299,000



Build a beautiful private estate home surrounded by wooded, protected land. No HOA fees. 78 acres are Agriculturally Assessed meaning low property taxes.

Build your dream home, just 2 miles from the Patuxent River, Trueman Point & Cedar Haven Fishing Area — a fisherman's dream! No HOA fees. 3 Acre building site sold with 12 acres of preserved woodland for loads of privacy.

Asking \$135,000



## 17385 Eagle Harbor Rd, Aquasco PERC Approved & ready for permit

## 6609 Suitland Rd RARE OPPORTUNITY TO BUY A LONG-STANDING AUTO BUSINESS WITH PROPERTY Suitland, MD

3 buildings including an automotive/body shop, a tire shop and an office—over 10,000 SF total. Sitting on a total of 1.11 acres of land, the Automotive/Body Shop includes 5 bays, paint booth, approximately 72' x 112' (~8,000 SF) + separate office. It also boasts a fenced storage lot to secure vehicles.

The Tire Shop business currently leases the building with 4 large bays, lifts & an office for \$4,500/month.

All located just 1/4 mile from entrance to Beltway I-495/95 South & JBA. Average Daily Traffic: 21,880 (2017 figures)

