



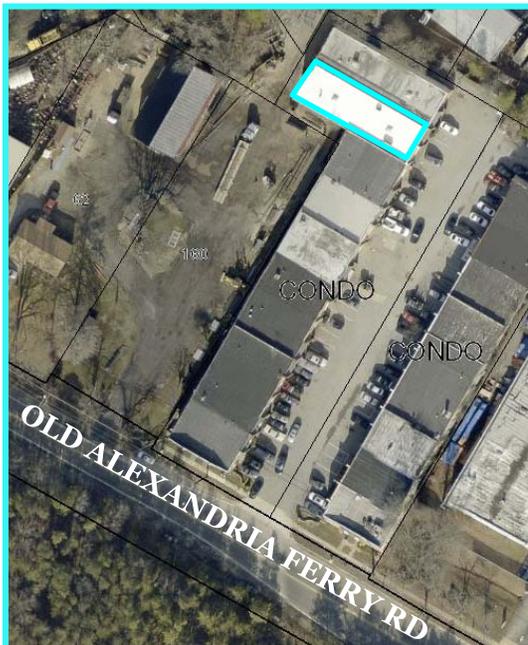
Land & Commercial, Inc.

Real Estate Digest

Winter 2020

Highlighting Opportunities

Carrie J. Shearer, Broker
Leo Brusco, SIOR, President



8016 Old Alexandria Ferry Rd. A-9 Clinton, MD 20735

Industrial (I-1) zoned Condo Unit of 5,000 SF building including approximately 1,700 SF warehouse space. Office space on two stories includes 8 Offices, Reception Area, Conference Room, Kitchen / Lunch Room, and plenty of storage. New roof 2019. The site is located in a busy industrial area. Situated just off Branch Avenue (Route 5), convenient to the Capital Beltway (I-495/I-95) and less than 1.5 miles from Joint Base Andrews. This location offers excellent access to DC and Northern Virginia.

Asking \$585,000.

A special note to YOU, our revered clients & colleagues: We here at Land & Commercial, Inc. want to take a moment to extend our warm wishes during what may well be a very chilly winter season!

FARMERS' ALMANAC 2020-21 WINTER OUTLOOK Winter of the Great Divide



Portfolio of 3 Assets For Sale

I-1 Zoned: 10+ AC
5251 Beech Pl,
Temple Hills, MD

We have three Lots available (Lot 1 = 5.39 acres and Lot 3 = 4.18 acres and Stormwater Management Lot = 1.28 acres) for a total of 10.85 + acres with visibility from the Beltway (175,790 ADT-2019). These properties can be sold separately or together. You would be neighbors with TIMSCO, Inc. Digital & Screen Printing Graphics. Lot 1 sale excludes ownership of cell service providing facility for Verizon, T-Mobile, AT&T and Sprint service providers. Comcast Fiber Optics also on site – ideal for corporate headquarters. All Utilities available including Gas. Storm water management in place for full development.
Asking \$1,800,000.



The Farmers' Almanac is predicting a cold, wet & snowy one for us here in Maryland! We are wishing you and yours good health and increased wealth in the next year. Let us know what you're ready to buy and sell so that we may help position you correctly for a prosperous future!

INSIDE THIS ISSUE

11407 Croom Rd 202 AC.....	2
Outdoor Enthusiasts & Hunters Dream....	2
Tree Mitigation Easements Available.....	3
6206 Old Branch Ave—CSC Zoned.....	3
13900 Brandywine Rd—MXT Zoned.....	3
5529 Livingston Rd, CSC Zoned Bldg.....	4
9011 Normal School Rd, Bowie Lot.....	4
Recently Sold.....	4



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202 ACRES OF BEAUTIFUL FARMLAND FOR SALE IN UPPER MARLBORO, MD

11407 Croom Road
Upper Marlboro, MD 20772

Here is a RARE opportunity to own a beautiful farm in Prince George's County. Located on Croom Rd near Rt 301 for easy commuting. This is the perfect haven to move away from the city. An ideal location to build a family estate compound with unlimited recreational opportunity just outside your door on ± 202 acres. Design your dream home with spectacular views of the large pond that is approximately 1 acre! Includes ± 110 acres in fields with the majority of them currently leased (corn, sorghum and soybean farming). Enjoy privacy and serenity, but still have access to shopping, restaurants and amenities conveniently located within a 15-minute drive. This property includes 2 parcels. **Asking \$2,500,000.**



Outdoor Enthusiasts and Hunters Dream!



16314 Old Marshall Hall Road, Accokeek, MD 20607

78+ acres PLUS Two Parcels that Total ± 10 acres Perked. Surrounded by 492 acres of protected land with loads of wildlife. Low Property Taxes, Road Frontage on Old Marshall Hall Road and Convenient to MD Route 210, Easy Drive to National Harbor and DC, Perk Approved for 2 Large Estate Homes or **ONE** with a Very Private Setting. **Asking price is \$295,000 (\$3,352/AC).**



22915 Christ Church Rd, Aquasco, MD 20608

± 174 acres - Huge Tract of Great Hunting Land. Hike, ATV, Camp, and Enjoy this Excellent Recreational Retreat. Woodland Conservation Easement in place, Potential Home Site. Convenient to DC/Maryland/Virginia area allows for an Easy Commute. **Asking price is \$436,250 (\$2,500/AC).**

WE WILL MEET YOUR TREE MITIGATION or WETLAND MITIGATION NEEDS



We are pleased to offer Tree Mitigation easements within Prince George's County! We are an established and successful tree mitigation specialist – We actually set up the first Mitigation Bank in the State of Maryland back in 1993. Tree mitigation is the process of pledging to preserve trees in one area, while removing trees in others. Call or email Leilani at LLowman@LandCommercial.com. We can deliver this service to anyone in need. Just send a PDF of your TCP2 plan so we can provide pricing on your mitigation requirement!

Property Tax Assessment Appeals

Have your TAXES increased again?! Let's talk about reviewing your Assessments!

We handle property tax appeals for large acreage, industrial and commercial properties. Some may get a new 3-year assessment notice in January that can also be appealed. We have had great success in drastically lowering our client's property taxes, using knowledge & facts—and we only get paid if we succeed.

Call Today to Discuss Your Potential Tax Savings!

301-952-9700



13900 Brandywine Rd, Brandywine, MD 20613

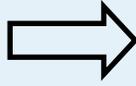
Large attractive property accessible from Route 301 and Brandywine Road. These 30 acres are part of the Stephen's Crossing Community abutting Branch Ave /Rt 5. MXT Zoning allows for many types of businesses – fast food, retail, office, industrial, multi-family dwellings, shopping center, hotel. Located at a fully lighted intersection of Route 301 and Brandywine Road with 875 feet of road frontage. There is high visibility with over 33,000 cars per day on Route 301. Very easy access to DC, Joint Base Andrews, National Harbor, and Annapolis metropolitan areas. **Asking \$5,000,000.**



6200-6206 Old Branch Ave, Temple Hills, MD

Convenient to the Washington Beltway 195/495, Joint Base Andrews, and is on a highly traveled intersection. Being 1.66 acres of C-S-C Zoned land, this location would be ideal for several commercial applications. It has high visibility & is adjacent to MD Route 5 Branch Avenue. There are currently 2 residential homes on the property but we anticipate that it will sell quickly for its commercial capability. This is a great opportunity for retail, fast food, restaurant, mini storage, hotel, and more. **Asking \$1,500,000.** There is also the possibility to purchase an additional 1.10 acres outlined in yellow.

**5529 Livingston Rd
Oxon Hill, MD 20745**



Don't miss this opportunity to add value to an investment property. 6,000 SF building on 0.52 Acres in the C-S-C Commercial Shopping Center Zone. Plans are approved for renovation, and tested for future leasing with results of high demand. Average Daily Traffic Count of 14,692. Located just off Indian Head Hwy / Rt 210; convenient proximity to National Harbor, DC and Northern Virginia. Don't pass this up!

Asking \$1,780,000.



9011 Normal School Rd, Bowie, MD

Build the home of your dreams in Bowie, across from the State University. Buying this 5.02 acre parcel zoned R-A on MD Route 197 means you can have all the privacy you want with the convenience of being on a major road. Tons of nearby shops & restaurants. Our signage can be seen at back side of the parcel, at 9090 Laurel Bowie Road. Seller offering owner-financing with 20% down. **Asking \$125,000.**

**Do you have Commercial Property you want Sold?
WE ARE READY, call us to sell your property.**



47 Single-Family Residential Lots
Missouri Acres



\$715,000
8219 Woodyard Road &
8106 Old Alexandria
Ferry Rd, totaling 1.70 AC



\$829,000
SW Crain Hwy &
Peerless Ave



**Why should you call
Land & Commercial?
We get the Job Done!**