



Winter 2006

Leo Bruso, SIOR, President

## Special points of interest:

- Six finished lots with water & sewer
- Commercial Site sales
- Website Links Page opens new search opportunities
- Combination of land ready for development
- Pre-approved tree mitigation sites

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- Land is our **4**
- specialty

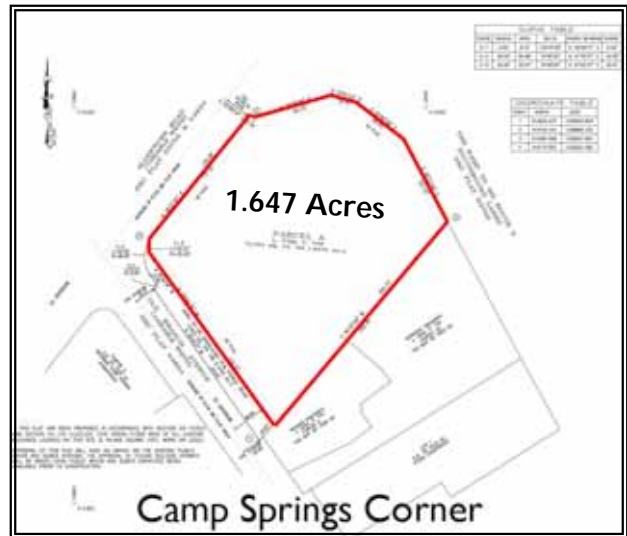
## Gold Mine waiting to be discovered near the Capital Beltway !!!

The ultimate location is waiting for your Commercial Business. This site is a gold mine waiting to be discovered just one mile from the Capital Beltway, near Andrews AFB.

Prime corner with three road exposure to Route 5 (Branch Ave) with average daily traffic (ADT) 112,050 (2005), Route 337 (Allentown Rd) 30,575 (2005) ADT, and Old Branch Avenue 13,227 (3003) ADT.

The existing buildings will need to be demolished. The site is nearly square and level and consists of approximately **1.65 acres** of land.

Additional land of approximately 13,960 sq. ft. is available across Old Branch for supplementary parking.



This site is priced at \$1,600,000, or you may ground lease the site.

CM zoning is the heaviest commercial zoning in Prince

George's County. For possible businesses allowed, you can go to our **links page** to look at uses for CM zoning.

**CALL US NOW!**

## Ten Acre Church Site—Camp Springs

Ideal Church Site Location, which is a combination of two properties located on Old Branch Avenue. This land is Zoned RR (Rural Residential - 20,000SF Density) and meets all zoning requirements to build a

church. Also suitable for residential subdivision, assisted living residences or congregate senior housing. Total acreage is approx. 10.71 acres with exposure to Branch Avenue (Route 5). \$1,150,000



[www.LandCommercial.com](http://www.LandCommercial.com)

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

**Business: 301-952-9700**



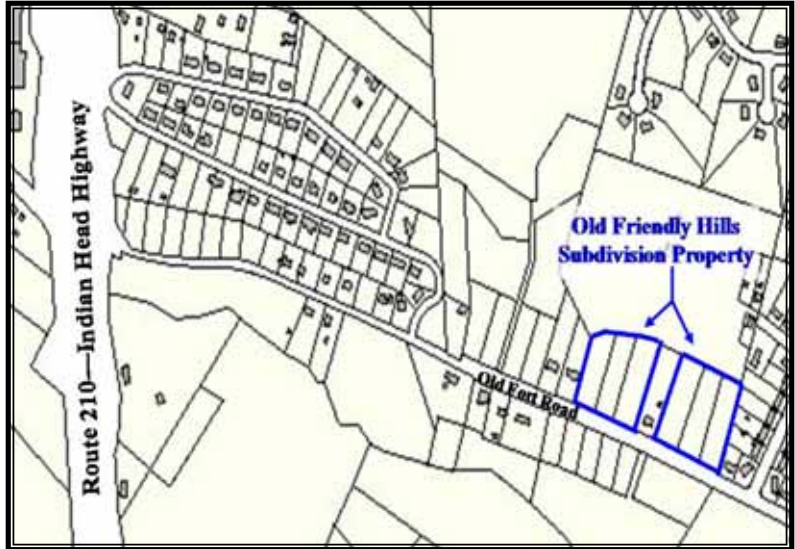
*Six  
Finished  
Lots  
With  
Water  
&  
Sewer*

### Residential Building Sites

Ideal location for commuters via **Indian Head Highway (Route 210)**, approximately 4.6 miles from the Capital Beltway (I-95 / 495).

Six (6) finished lots with Water & Sewer on **Old Fort Rd** in Fort

Washington are available. These mostly cleared lots are 1 acre in size, have been recorded as Old Friendly Hills Subdivision and are priced at a total of \$1,320,000. Road work has recently been completed, and the lots are ready for building permits.



***Season's Greetings***  
*We wish you and yours a happy and healthy Holiday Season, from all of us at Land & Commercial, Inc.*

*Some  
Recent  
Sales*

**SALES OF COMMERCIAL SITES:**

- St. Barnabas Road at I-95 for hotel complex - 5 acres \$1,800,000
- Marlboro for mini storage - 5 Ac \$1,500,000
- Clinton on Route 5 - 4 AC \$1,000,000

**Other sales** included Large Acreage, 107 acre Waterfront farm with perks & pier in St. Mary's County, and final settlement on 700 acres for 550 lots in Brandywine.



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## Land & Commercial Website Features

Land & Commercial's Website houses a valuable tool for our Client's use. The Links Tab, shown to the right, will direct you to various Government agency links, including **PGAtlas** which is a very useful tool used to re-search any property located in Prince George's County. Some of the many features which can be scrutinized are Environmental Features, Aerial views, property ownership, zoning, Community and Business Features, and much more. This is the best and most comprehensive GIS program in the state of Maryland.

### Prince George's County Legislative Information

can be retrieved with the drafts of upcoming County Bills & Resolutions, as well as adopted Legislation. Other links, such as **Loopnet** and **SIOR** (Society of Industrial and Office Realtors) are available.

**Zoning use tables** can be used to determine uses allowed, and **County Property Tax Inquiries** can be made.

On our Website's **Listings** Tab, just press the Enter Key and all of the Current Sale Listings both Active and In Contract can be viewed.



Check it out today at .....

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



### Listings

- Search Properties For Sale
- Search Properties For Lease

Property Type: **All Property Types**  
 Industrial  
 Land  
 Office  
 Retail  
 Senior Housing  
 Shopping Center  
 Special Purpose

Min Price:  Max Price:

City:

Property Address:

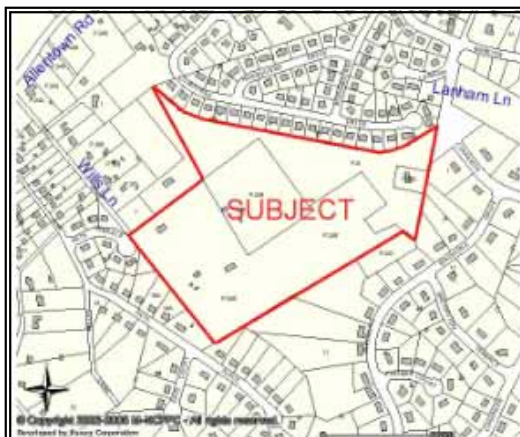
Min Sq Ft:  Max Sq Ft:

Property ID:

[Sale & Lease Summary Brochure](#)

*"PGAtlas is a very useful tool to research any property located in Prince George's County."*

## Fort Washington Residential Land total 29.8 acres



Combination of 4 properties being sold together, just off Allentown Road. Zoning is Rural Residential (RR), 20,000 square feet per lot. Property has three (3) tenant houses and is ready for development.

This is a relatively level site with Electric service through PEPCO, and Water and Sewer on the property.

Property can be accessed by way of Wills Lane or Lanham Lane. Larger subdivisions are adjacent to this property and nice homes are in the area.

The total acreage is approx. 29.8 acres and is priced at \$2,687,200.

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# Land & Commercial, Inc.

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**"Experience Over 30 years of Knowledge, Excellence and Expertise"**

## Specializing in Land

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Land & Commercial, Inc. has been in business since 1974.

We provide a full range of services, specializing in *LAND*.

We are well versed in this sector of real estate, and we were the first firm in Prince George's County to implement

Tree Mitigation sites to be used for Site Development. We continue to provide this service with pre-approved sites.

Prince George's County is **no longer** under moratorium, so development can resume consistent with

prior progress.

Tax Assessment Review of your upcoming January notice could reduce your taxes. Give us a call.

We are committed to providing excellence and expertise with all of your real estate needs.

- **Industrial Sites**
- **Commercial Sites**
- **Residential Land Sales**
- **Building Sites**
- **Subdivision Lots**
- **Church Sites**
- **Farms**
- **Waterfront Properties**
- **Offsite Tree Mitigation Easements Available**

We're on the Web!

[WWW.LANDCOMMERCIAL.COM](http://WWW.LANDCOMMERCIAL.COM)