



Land & Commercial Real Estate Digest

Volume X Issue 2

LEO BRUSO, SIOR President

“Experience Over 36 Years of Knowledge, Excellence and Expertise”

WHAT'S NEW AT LAND & COMMERCIAL:

SPRING IS IN THE AIR AND BUSINESS IS THRIVING!

SOLD! CSC Bldg/Warehouse & Land-3815 Old Silver Hill Rd

SOLD! Office Condominium - 5867 Allentown Rd

SOLD! CM Land-7800 Ferry Ave

**LISTED & UNDER CONTRACT!
I-1 Land, 6500 Prosperity Court**

**LEASED! Vehicle Related -
5-Year Lease! 6607 Suitland Rd**

**LEASED! Warehouses - 5-Year
Lease! 7482-7484 Old Alexandria
Ferry Rd**

New listings:

- **6609 Suitland Rd - Sale/Lease**
- **7700 Old Branch-Lease with Option to Purchase, No Taxes or Condo Fees! 2,218 s.f. for \$2,000!**
- **17385 Eagle Harbor Rd \$125K!**

Check Out Our Listings:

www.LandCommercial.com/Listings.html

Got Land? We Do!



Industrial Land Upper Marlboro, MD

Asking \$1,998,000

4.92 Acres! Zoned I-1! Site cleared & Graded! Permit Ready to Build 99,720 s.f. Mini/Consolidated Storage Building (73,020 s.f. climate controlled) with 785 storage units (685 climate controlled) & 975 s.f. office space. Average ADT: 17,880 and 35,125 on Rt. 301 (Crain Hwy). Households within 3 mile radius: Current 6,959 & New Homes Planned 3,495. Public Water/Sewer. [Click Here](#)

Got Offices? We Do!



Great Visibility AAFB 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! Immediate availability. Set up your appointment to view today!

Also available for Lease: \$18 nnn

[Click Here](#)

INSIDE THIS ISSUE:

- Upper Marlboro Historic 2
Home, Guest Home . . .
- Home, Home on the 2
Range . . .
- Just Listed... 2
- Vehicle Related Listings 3
- Capital Tax Increases . . . 3
Must Sell this Year!
- Sample of Our Inventory 3
- Hunting, Recreational, 4
Builders, Religious . . .

THINKING ABOUT BUYING OR SELLING?

Let Over 36 Years of Experience Help You!

Land & Commercial offers assistance in the purchase and sale of Industrial, Commercial and Residential Land Sales • Building Sites, Farms and Waterfront Properties • Churches and Sites • Subdivision Lots • We also provide services for Property Tax Appeals • Offsite Tree Mitigation Easements Available.

**“CALL US TODAY TO HELP YOU
GET STARTED IN THE RIGHT
DIRECTION!”**

Carrie Shearer, Office Manager

CarrieShearer@LandCommercial.com



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

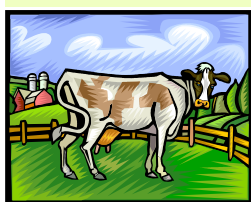


HOME, GUEST HOME, 11.3 ACRES - Perfect for Religious Facility, Veterinary Use, Offices . . .



Charles Hill - History of property dates back to 1672. Charles Hill was named after Ninean Beall's son, Charles, born in 1672. Portions of Backland, Mellwood Park and The Cottage or Greenland were originally part of this estate. The historic home and carriage house on 3 acres was built in 1846 with additions to the home in 1905 and 1941. The main home features 4 levels, sunroom, 10' ceilings, original hardwood flooring and moldings, wood stairways, and 4 fireplaces! This property also features a guest house perfect for rental income or In-law suite. Property features an in-ground pool, fenced yard, two barns, 21 stalls. The Adjacent 8+ acres can be purchased with or without Historic Site. This property is ready to record for an additional 13 lot subdivision! Property is adjacent to 281 Acres owned by the Chesapeake Bay Foundation, which is a permanent experimental working farm! This property would also be a perfect location for Church, Embassy Retreat, Day Care Center, Senior Housing, Offices . . .

40+ ACRE RESIDENTIAL LOTS - PERFECT FOR HORSES TOO!



Wouldn't you love to come home after a hard day's work to be able to unwind and enjoy your property by hunting, camping, four wheeling, work your farm, ride horses - - whatever your heart desires? Just imagine walking out your back door into your own private retreat. **We have several large sites** that are suitable for building your home AND enjoying all those activities and hobbies without leaving your own property! Call us today to explore the exciting possibilities of owning your own 40+ Ac site for **ONLY \$295,000!** Approximately 18 miles to Washington, D.C.! *It's hard to beat this price for this amount of Land and Privacy!*

“Home, Home
on the Range!
Where the
deer and . . .”

JUST LISTED... click the pictures to view Listing Information!



1001 Prince George's Blvd, Upper Marlboro

- Two story commercial condo unit
- Fantastic Location
- 2,868 s. f. office Space & 1,650 s. f. warehouse
- Flex - Office/Warehouse
- New, Clean Unit
- High end upgrades



7145 Old Alex Ferry Rd Clinton

- 1,700 s. f. Office Space & 1,200 s. f. Warehouse
- 5 offices, conference room & reception area
- Walking distance to METRO bus stop
- Hardwood floors & fresh paint
- No Taxes or Condo fees
- \$2,300 Office & \$700 Warehouse



1400 Farmington Rd Fort Washington

- 11.58 Acres
- Great location for church or building site
- Approved for 2 building sites
- Wooded Site with stream
- Water & Sewer available
- No HOA restrictions
- Walking distance to METRO bus stop



15920 Marlboro Pike Upper Marlboro

- 5.46 Acres
- Plans for 135 seat Religious Facility (3,800 approx s. f.)
- Building Pad installed
- Fire suppression tanks
- Well & Septic
- Near Rte 301 (Crain Hwy) & Rte 4 (PA Ave)
- Asking \$450,000



Old Branch Crossing Shopping Center - Camp Springs, MD

THINK OF THE POSSIBILITIES . . .

Art Center, Religious Facility, Professional Offices, Distribution Center, Health & Fitness Center!

91,910 s.f. Center. THREE levels! Built 1990. New roof in 2008. At Allentown Rd & Rt 5, one traffic light from Rt. 495. Second floor—Two Stories High! Ground level entrance, approx. 41,400 s.f. available for lease. Third Floor approx. 12,260 s.f.. Future expansion of third floor (approx 7,716 s.f.) would be **perfect for choir loft!** Third floor office space (4,450 s.f.) for lease. Long term tenants in place! [CLICK FOR MORE INFORMATION](#)



FRONT VIEW Shows Well!



2ND FLR-41,400 S.F. Vacant Now!



2ND FLR-Loading Docks and Entrance



Aerial—AMPLE Parking!



2ND FLR-Covered Ground Entryway

CAPITAL TAX GAIN COSTS WILL INCREASE IN 2011 BY 60% OWNERS MUST SELL THIS YEAR . . . "NO REASONABLE OFFER REFUSED!"

Click on Photos to view Listing Information!



◀ RETAIL IN BRANDYWINE Level, Graded 1.1. Ac. 220' State Road Frontage. Water and Sewer in Street. Adjacent to Post Office, Church. Owner Financing Avail.!



◀ BODY SHOP ON RT. 301, Upper Marlboro 5988 s.f. w/ofc. Fenced storage yard. Zoned CM. Equipment available. ADT: 50,742 Adjacent rented bldg for sale.



◀ AUTO BODY - AAFB - FIVE+ bays, 8000+ s.f.! .43 Ac. Equipment and Business for Sale. Bldg approx. 72' x 112'. Owner financing! Adjacent storage lot



◀ AUTO SERVICE, BUSINESS & REAL ESTATE - Suitland 3 Bays w/Office 1,824 s.f., includes equipment. Fenced lot. Zoned CM. Enterprise Tax Zone Credits!



◀ 3 BUILDINGS ZONED CSC! Offices Allowed. Mo. to Mo. Leases in Place! Walk to Courthouse/Dining. Convert to lawyer's complex on Main Street!



◀ AUTO SALES LOT, Upper Marlboro Stop Light Corner! Bldg 1,032 s.f. Zoned CM. Two offices. Ample parking! Car showroom! Approx. .72 Acres. High Visibility!



◀ LAND READY FOR PERMIT! I-1 Land 4 Ac cleared. Pad ready for 5,000 s.f. bldg. & construction yard. Easy access to Beltway & Rt. 4. All Utilities Available. 243' road frontage.



◀ 2,218 SF OFC CONDO, Clinton FOR SALE w/\$5K Closing Help! Two Open Ground Level Units! OR LEASE TO PURCHASE No taxes or condo fees for 2 years! OR LEASE NNN!



◀ RESIDENTIAL 1.70 Acres Immediate access to Rt. 301, minutes to Rt. 50. State Hwy to purchase long term. Buy now, sell later for \$\$ It's money in the bank!



◀ COMMERCIAL LAND, Clinton .88 Acre. At lighted intersection for Giant, Sears, etc. SWM Concept Approved. Ideal for Bank, Dental Ofc. Building could face major road!

CALL FOR MORE INFORMATION ON THESE SAMPLE LISTINGS OF OUR INVENTORY!

GO GREEN! EMAIL US WITH CURRENT EMAIL ADDRESS TO: MaryDoyon@LandCommercial.com

WWW.LANDCOMMERCIAL.COM 301-952-9700 800-296-7901 (F) 301-952-2000





Land & Commercial, Inc.

14416 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772-3069

Leo Brusco, SIOR Carrie Shearer, Sales Mgr
301-952-9700

LeoBrusco@LandCommercial.com
CarrieShearer@LandCommercial.com

ADDRESS SERVICE REQUESTED

GET INVOLVED....

Prince George's County is undergoing a comprehensive update of the **Woodland and Wildlife Habitat Conservation Ordinance**. This will affect you if you have undeveloped land that you plan to build or develop.



Make your voice heard by attending all public hearings possible!
CB-26-2010 through CB-33-2010.

Land & Commercial has gone **GREEN**.
We are doing our part to save trees.

DIDN'T SEE WHAT YOU WERE LOOKING FOR? CHECK THESE OUT!

RECREATIONAL/HUNTING



Vacation on Your Own Property!

- 1.7 Acre, Coltons Point
- 8 Acres Surrounded by 58 Acres to North & 70 Acres to the East, all agriculturally assessed!
- 33 Acres Adjacent to Cedarville State Forest!
- 63+ Wooded Ac, Level Land!
- 4 Acres. Bldg Permit. Adjacent to Cedarville State Park. Buy now!
- 78 Acres Near Mayoane Reserve adjacent to Preserved 170 Acres!

BUILDERS/DEVELOPERS

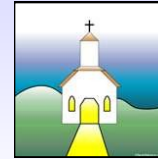


Subdivision Lots for sale at great prices! Recorded lots—some fully engineered, some with graded house pad sites, and many one acre finished sites with water, sewer and gas.

Owners Need to Sell and Settle This Year to Beat Capital Tax Gain Cost Increases in 2011 by 60%!

Many Individual Residential Lots for sale ranging from 1/2 acre lots to 45+ acre estate lots! Pricing from \$60,000 to \$295,000!

RELIGIOUS FACILITY SITES!



Large and Small, We've Got Them All!

- 2+ Missouri Ave, Brandywine
- 8+ Acres, Open Level, Clinton
- 5 Acres ready, Upper Marlboro
- 11+ Acres, Upper Marlboro
- 20.99 Acres, Fort Washington
- 70+ Acres, Brandywine

Did you know you can build a religious facility on residential sites that are 2+ acres in Prince George's County?

