



# Land & Commercial, Inc.

## Real Estate Digest

Fall/Winter 2018

Carrie J. Shearer, Broker  
Leo Brusco, SIOR President

Investment Highlight Issue

### Time is flying by!



We hope 2017 has been kind to you and yours! As winter quickly approaches, you might find yourself staying inside, thinking about acting on the plans you've put off. Is it time to sell property not actively benefitting you? Why keep paying tax?

Conversely, is it time to find the land you've been wanting to develop? We have hundreds of acres of land for sale— both commercially and residentially zoned; prime locations worthy of a large subdivision, as well as individual lots. Whether you've been searching for your next big project or been putting off building your dream home— we can help! Please call us for all your land needs. We've been in business in Prince George's County since 1974 because of awesome people like you. We'd love to reconnect! Please drop us a line....



## Industrially Zoned with Cell Tower Income 12809 Brandywine Road, Brandywine, MD

*I-1 zoning on about half an acre for Industrial use. This property has a **clean 2 bedroom 2 bath Ranch Style home** that can be used for Residential or business use with plenty of space to park equipment /vehicles. There's also a 3 car garage with workroom attached.*



*The cell tower onsite brings in monthly income of \$1,200+ and will continue for years to come! This is a great way to offset a mortgage payment!*

*Terrific opportunity for many types of businesses, from automotive to contractor.*

*Live and work on the property, or Lease the property for multiple income streams. Located between Waldorf and Clinton, easy access to Route 5 (Branch Avenue). Don't pass this up!*



### INSIDE THIS ISSUE

14323 Indian Head Hwy-Tow Co.....	2
9310 Old Marlboro Pk C-S-C Zone...	2
7731 Wills Lane 15+ Acres.....	3
Tree Mitigation Land For YOU.....	3
Recently Sold.....	4
Dent Rd- 88 AC.....	4

### PLEASE FIND US ON SOCIAL MEDIA

- Like US ON
- [facebook.com/LandCommercial](https://www.facebook.com/LandCommercial)
- CONNECT ON
- [linkedin.com/in/LeoBruscoSIOR](https://www.linkedin.com/in/LeoBruscoSIOR)
- [linkedin.com/in/CarrieShearer](https://www.linkedin.com/in/CarrieShearer)



Land & Commercial, Inc. 14416 Old Mill Road Suite 201 Upper Marlboro, MD 20772

[www.LandCommercial.com](http://www.LandCommercial.com) 301-952-9700 800-296-7901 [CarrieShearer@LandCommercial.com](mailto:CarrieShearer@LandCommercial.com)



# Hey! Here's your Opportunity to Buy a Business & Property Together

14323 Indian Head Highway, Accokeek, MD  
**Vehicle Towing Company / Auto Repair Shop**

Ted's Towing has been in good business standing for decades, & includes 2 vehicle service bays. Owner says it's time to retire & hang up the hat! This could be your big break. Are you a booming Auto repair shop in need of more space? Here is your rare opportunity to acquire a fully fenced lot in the area of Accokeek, Maryland. This is a convenient, highly visible location nestled on MD Route 210 (Indian Head Hwy) with easy access to the Beltway. Adding to the convenience of this prime 0.63-acre lot are 2 buildings with over 2,000 sq. feet each of working space.

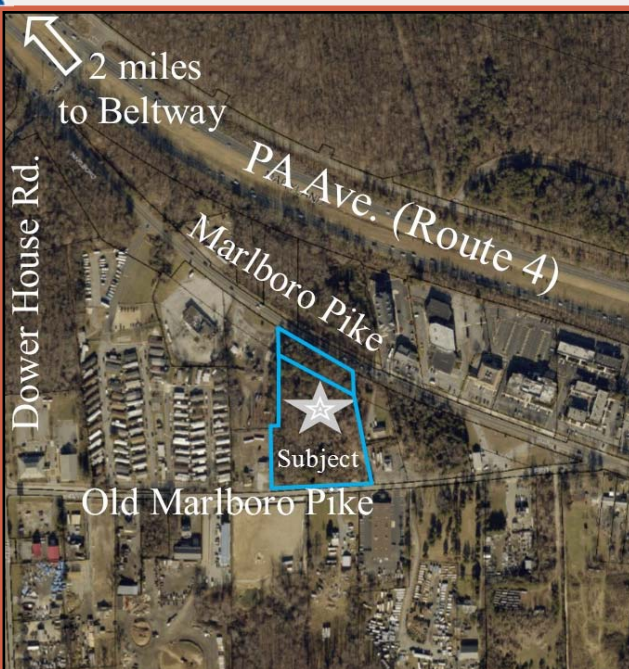
Included with this property are 9 vehicles and equipment for the purpose of vehicle towing and automobile repair. The owner has a loyal customer base which will provide you an opportunity to continue. Asking price is \$1,100,000. If you or someone you know is interested in owning this valuable lot and business opportunity, please contact us today for more detailed information. 301-952-9700



±3.8 Acres in a Quickly Developing Area



C-S-C Zoned



9310 Old Marlboro Pike, Upper Marlboro, MD.

Conveniently located in proximity to the Beltway, DC, Baltimore & other popular surrounding areas – Westphalia is directly across Pennsylvania Avenue. This property (shown with a STAR) would be great for a small service oriented center or large free-standing office building— medical or otherwise. The adjacent ±0.7 acre piece is available for separate purchase, which would permit access from both sides of the property. All utilities are available. Jump on this one—as it is poised to move!





## 7731 Wills Lane, Fort Washington



Above: Aerial View of Property Boundaries  
Right: Entrance of Home on premises



### 15+ ACRES POTENTIAL FOR MINOR SUBDIVISION

There is an existing brick ranch style home on the property, currently leased to tenants on a month-to-month basis. You could build a 2nd home on the property, or create a minor subdivision for several more homes.

This property is in a quickly growing neighborhood— with nice homes just minutes from National Harbor and Joint Base Andrews; convenient to I-495, Route 5, Washington DC and Northern Virginia. Site is also convenient to shopping and amenities, while maintaining immense privacy.

This is a gem in the making.



## COME TO US FOR YOUR TREE MITIGATION NEEDS !

**What is tree mitigation land all about?** In a broad sense it is about saving the environment. When plans are submitted to develop land, the County determines how many acres of forest that should be retained for the development. Essentially, the County approves the plans on the condition that the developer can offset the deforestation by preserving an amount of forest elsewhere in the County.

**How do developers “save” or “preserve” these lands?** There are Tree Banks owned by people who have agreed that the forest on that property will remain as a forest. Developers buy easements on those Tree Banks, dedicating a certain amount of acreage to their development.

**Where do we fit in?** We represent several Tree Bank owners who have acreage available for this exact purpose. We are able to handle specific projects' needs, whether the project calls for a fraction of an acre, or huge swaths of land. Your order will be transacted as quickly as you need. Just call Leilani at 301-868-7900 or email your approved TCPII to [LLowman@LandCommercial.com](mailto:LLowman@LandCommercial.com)





# Do you have Commercial Property you want Sold? Why should you call Land & Commercial?

**SOLD** 75+ Acres  
12600 Brandywine Rd



**SOLD** \$1,090,000  
8023 Malcolm Rd

**SOLD** 20 Acres M-X-T Zoned  
4661 Crain Hwy

**SOLD** \$65,000  
1400 Farmington Rd

**SOLD** 45+ Acres  
13059 Martin Rd

**SOLD** \$500,000  
7916 Old Branch Ave

**We get the Job Done!**

## 16720 DENT RD, BRANDYWINE

Here's an **EXCLUSIVE** opportunity for land known to have gravel resources! Approximately **88 acres** adjacent to Cedarville State Park—4 separate parcels of land, with 2 of those sections being large enough to be sub-divided ( $\pm 24.8$  AC, and  $\pm 59.4$  AC). The 2 smaller parcels are  $\pm 1.3$  AC &  $\pm 3$  AC. It all adds up to **LOTS** of potential for a contractor, miner, developer...we have all the details so hurry up and give us a call...

