



Land & Commercial, Inc.

Real Estate Digest

Fall 2020

Highlighting Opportunities

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5529 Livingston Rd
Oxon Hill, MD 20745

Great opportunity with this value add investment property. 6,000 SF building on 0.52 Acres in the C-S-C Commercial Shopping Center Zone. High demand for leasing. Average Daily Traffic Count of 14,692 vehicles. Located just off of Rt. 210/ Indian Head Hwy; it has convenient proximity to National Harbor, DC and Northern Virginia. Don't pass this up! Asking \$1,780,000.



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. We can appeal your taxes in any part of Prince George's County if done before December 31st. Some may get a new 3-year assessment notice in January that can also be appealed.

Call Today to Discuss
Your Potential
Tax Savings!

301-952-9700

Welcoming Fall!

Sometimes it is hard to let go of Summer and welcome Fall. As the leaves are starting to change, you may think it is time for change as well. Are you prepared to sell property where the expenses outweigh the rewards? Why continue to pay high taxes? Why not sell or do a 1031 exchange now, when the government would take less of your profits, as these benefits may not last? Or is it time to find land to

expand your portfolio?

We have been in business in Prince George's County since 1974 because of great recommendations to us. Call us to make your next real estate investment a great one or create cash from your current holdings. We are here to serve you!

PS - If you get a new tax assessment in January, we could possibly increase your revenue by decreasing your property taxes.

INSIDE THIS ISSUE

Outdoor Enthusiasts & Hunters Dream.2
6206 Old Branch Ave-CSC Zoned.....2
5251 Beech Pl—I-1 Zoned.....3
11407 Croom Rd 202 AC.....3
13900 Brandywine Rd MXT 30 AC.....4
Recently Sold.....4



WE WILL MEET YOUR TREE 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 set up the first Mitigation Bank in the County and the State. Call us at **301-952-9700** or email us 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.



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

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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, Perc Approved for 2 Large Estate Homes or **ONE** with a Very Private Setting. Asking price is \$295,000 at \$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 at \$2,500/AC.



± 1.66 Acres in a Diverse Developed Area



6200-6206 Old Branch Ave, Temple Hills, MD

Convenient to the Washington Beltway I95/495, 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. There 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 in yellow and adjacent to the property.



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.



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.



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30 ACRES OF COMMERCIAL LAND
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 with easy access to Rt 5/Branch Avenue. 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. The Southern Area Aquatic and Recreation Complex (SAARC) is adjacent to Stephen's Crossing and is the first Multi-Generational Community Recreation Center in Prince George's County. This facility is now open and includes a natatorium with 25-meter swim lanes, sliding boards, etc.; as well as a gymnasium, fitness room and flexible programmable space. Asking \$5,000,000.



Do you have Commercial Property you want Sold?

Our inventory is low, call us to sell your property.



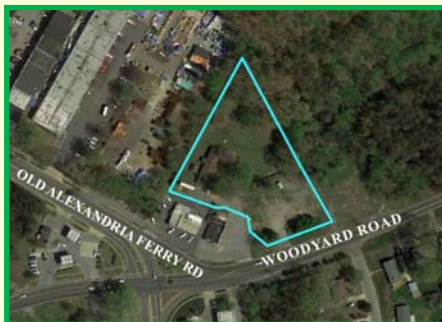
43 Single-Family Residential Lots
 Missouri Acres



\$715,000
 8219 Woodyard Rd
 1.70 AC



\$829,000
 SW Crain Hwy &
 Peerless Ave



**Why should you call
 Land & Commercial?**

We get the Job Done!