



Land & Commercial, Inc.

Real Estate Digest

2017

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Investment Highlight Issue

The Groundhog has Spoken!

We hope 2017 has treated you well so far! It seems that Punxsutawney Phil saw his shadow and we're in for more winter. If you're like us— this year seems to be flying by. As winter surrounds us— you might find you have more time to think about acting on the plans you've put off. Is it time to sell property not actively benefitting you? Why keep paying tax on it? Conversely— is it time to find the land you've been wanting to develop? We've got 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....



Opportunity to Buy a Business & Property Together

NEW TO THE MARKET Vehicle Towing Company /

Auto Repair Shop that's been in good business standing for decades, & includes 4 vehicle service bays.

Owner says it's time to retire & hang up the hat! This could be your big break. Please call us on this exclusive opportunity. Priced at **\$1,500,000** for the benefit of **the Real Estate, the Business and the extensive equipment** of the trade. The shop at **14323**



Indian Head Highway has loyal customers and this is a rare opportunity to have a respected establishment pass you the baton. 0.63AC zoned CM in turn-key condition.

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Zoned Commercial Office

SMACK DAB IN THE HEART OF THE COUNTY SEAT

Is your Company expanding and in need of more space? Or would you like to relocate — maybe open another branch office in a prime location?

Your opportunity awaits at **14507 Main Street** in **Upper Marlboro**. This is a full building, which was operated by the Law Firm of (Attorney) Haskell & (Judge) Duley.

As far as convenience goes— you can't ask for too much more. It's a quick walk to all kinds of restaurants, banks, shops as well as the Court House.

There's a Lower level (door pictured to the left) opening to a 19 space parking lot. That's a *huge deal* if you know UM!

There's also a Main Level with a screened

porch & 2nd story. Because of the commercial office zoning, you could live in one & rent out the other to a business, or have 2 businesses occupy the building with separate entrances. In fact, we've got quite a few ideas if you give us a call! There's more information for [14507 Main Street- Upper Marlboro 20772](#) on our website. Check out this view from the 2nd story! (Below)



“Because of the zoning, you could live in one & rent out the other ...”

DID YOU KNOW...

That in Prince George's County, you are able to build a **Religious Facility** on Residentially zoned land greater than 2 acres. We have several opportunities that meet this criteria, and would be glad to help your group buy the land to build a divine structure.



If the property has an existing building on the property— you might still be able to build a glorious House of Worship and use that existing building for a multitude of uses! How about a Parishioner's or Groundskeeper's home; administrative offices; Youth Group meeting rooms; Day Care space; educational space for group studies— the possibilities go on and on!

We've helped a multitude of clients from many Faiths— use our experience to give you an advantage in the process. You know that saying *“there's a reason for everything?”* Well— maybe reading this is a sign.

We will be standing by.

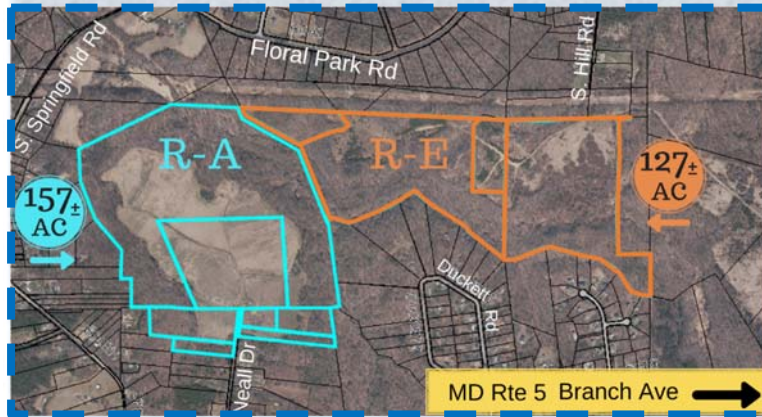
280+ ACRES RESIDENTIAL LAND CLOSE TO RT. 5

Welcome to Brandywine! We've got a large residential acreage property which has a total of **100+ acres cleared**. We break down the conversation of the property in 2 categories. The western side (outlined in **blue**, below) is ±157 acres zoned R-A: Residential Agricultural—and the Eastern side of this property (outlined in **orange**) is ±127 acres zoned R-E: Residential Estate, and is in Growth Tier 1, meaning it is approved for public water & sewer service requests.



Located approximately 2 miles from Rt. 5 Branch Avenue, just a couple miles from the Brandywine Crossing shopping center. **Accokeek Rd, Brandywine MD 20613- 280+ Acres** is a great project with lots of meat on the bone for the right

developer. This land is not without it's difficulties, namely road access. There's a new community scheduled to tie into this ground in the future— & there are many alternative uses to utilize in the interim, from solar farms to hunting lands. We encourage you to delve deeper into this opportunity with us!



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Clinton, MD



Above: View of office Front Entrance

Right: Side Street View of Fenced Parking Area



GREAT VISIBILITY IN HIGH TRAFFIC AREA

How often do you find a CM Zoned property in a high trafficked neighborhood that has a ±1,700 SF building AND a fenced in Parking lot PLUS space in front for customer parking— all found on a corner lot? Bonus— it's right next to the 'Clinton Station' strip mall, where you can find several options for lunch & where all their customers can see YOUR signage & location.

7916 Old Branch Avenue has been home to a family run HVAC company for many years, and it is now their time to enjoy retirement. This could be the opportunity you have been waiting for!

It is an approximately 1/3 acre lot, and the building has several office spaces, 2 restrooms, 1 kitchenette, and has all been recently re-painted.

The backdoor is oversized and opens to the fully fenced back area, that is perfect for keeping vehicles secure.

The 2012 Average Daily Traffic report sites 15,718 cars pass by per day— perhaps because it is very convenient to Branch Ave (MD Rt 5), the Beltway North, Joint Base Andrews, & much more.

Asking Price \$515,000

BRING YOUR TREE MITIGATION NEEDS TO US!

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 will be needed to retain for the development. Essentially, the County approves the plans on the condition that the developer offsets 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. The 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 match the right Tree Bank owner to specific projects' needs. Whether the project calls for a fraction of an acre, or huge swaths of land, we've got Tree Banks that can handle the job. We can work as quickly as you need. Just call Leilani at 301-868-7900 or email your approved TCPII to L.Lowman@LandCommercial.com



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Fenced Industrial Property...

...is hard to come by. It's ideal for a Contractor's Yard & Storage. Less than 3 miles from I-95 & the Beltway— it's pretty darn convenient. Adding to the convenience is its corner lot location with 2 property entrances. Could be used for Towing Company & vehicle storage — it boasts a small building for office & administrative use. Public Water & Sewer available, making this 3.82AC spot even more ideal for the lucky buyer that sees its worth. See more info for [9007 Dower House Rd, Upper Marlboro](#) on

our website.



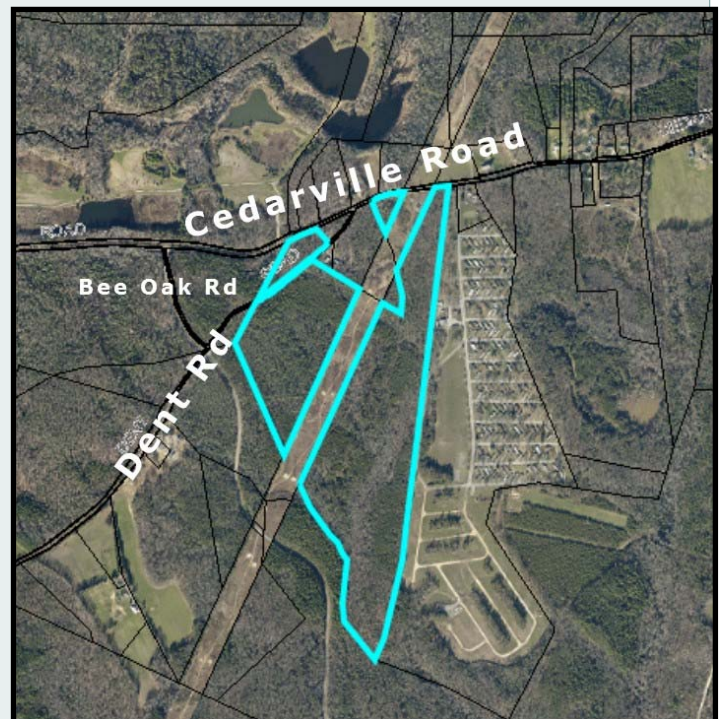
*Above: Aerial view of property
Left: View of Dower House Road entrance*



Zoning is I-1, meaning Light Industrial. It neighbors Joint Base Andrews— certainly not a bad neighbor to have! Asking \$1,500,000. Is this perfect for you or someone you know? Give us a call for more detailed information!

16720 DENT RD, BRANDYWINE

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



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