



LAND & COMMERCIAL, INC.

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More than 30 Years of Experience

Leo Bruso, SIOR

Commercial Real Estate Digest

Fall 2005

River's Edge Celebration

Over 200 invited guests joined Mr. and Mrs. Leo Bruso in a special celebration on July 24, 2005 for the long awaited waterfront community located in Fort Washington, Maryland. The celebration took place on the 23 acre "River's Edge" property located on Riverview Road. The approval will allow 18 estate homes and in the very near future, the sites are to be sold. All sites will overlook the Potomac River, with each estate home being unique and different. Four homes will boast direct waterfront, and all homes will enjoy the water view.

Guests young and old spent the afternoon enjoying the beautiful view of the Potomac River along with the good food, music and games. A special presentation to the Maryland Historical Trust of "Artifacts" collected from the site was also part of the festivities.

To read and learn more about the history and true documented facts go to the following website:

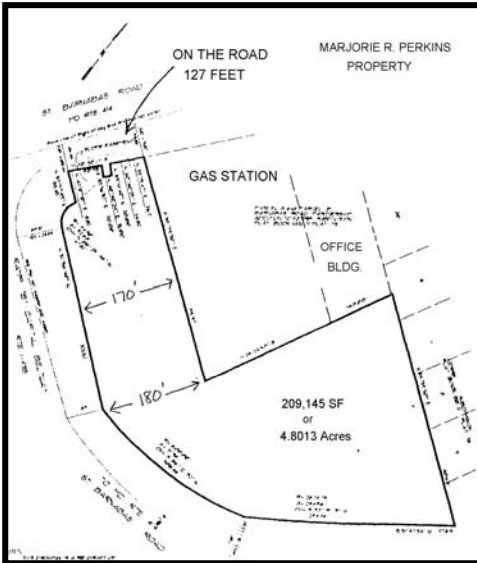
www.RiversEdgeInfo.com



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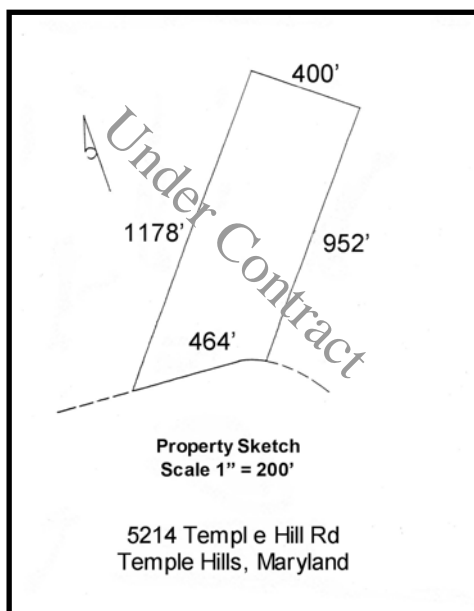
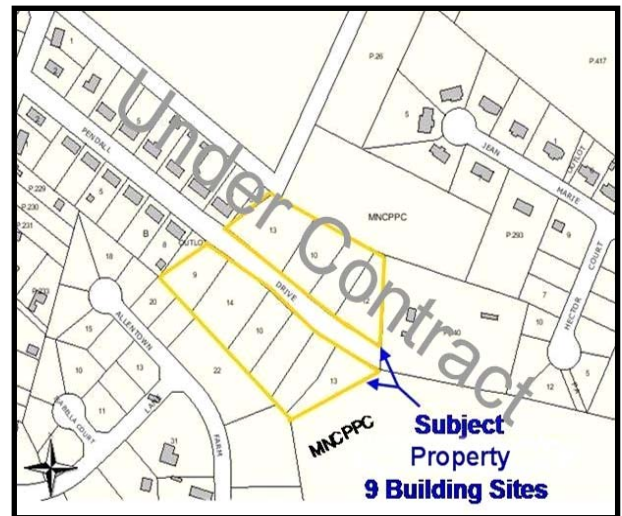


Commercial Property Available in Oxon Hill, Maryland

Approximately 4.8 level graded acres of land zoned CM – Commercial Miscellaneous, allowing for all vehicle uses, motels, offices, restaurants, etc. The Property has approximately 127' road frontage. You'll have access from St. Barnabas Road and Beltway visibility with an Average Daily Traffic Counts on St. Barnabas Road are 39,375 (2004) and 142,850 (2004) on the Capital Beltway at Exit 4B. Water, sewer, electric and gas are available at the site. The site is next to Exxon Tiger Mart/Car Wash. To purchase call 301-952-9700.

Residential Building Sites Available in Camp Springs, Maryland

9 building sites zoned RE – Residential Estates over 6± acres in Camp Springs is available. 7 of the 9 building sites are 20,000 SF or half acre and the remaining 2 building sites are 30,000 SF or three quarters of an acre. Lots 10, 11, 12, 13 on Block A back up to parkland, and, lot 13 in Block B is adjacent to parkland. Sites are wooded and level. Sewer is in the street, with water and electric adjacent. To buy call 301-952-9700.



Church & School Site Available in Fort Washington, Maryland

A one story brick school w/ 15 classrooms completed. Construction was started for new Church to seat 900. Three walls have been completed. In addition to a church, the construction could support offices, multi-purpose and auditorium, or gym. Separate freestanding "Butler Building" used for storage. All Architectural, plans and permits are included. According to Seller, the estimated cost to complete per the existing plan is \$800,000. This property is located next to community center and park. Zoned R-80, churches are permitted. For more information call 301-952-9700.

Residential Land Wanted

Do you have farmland, or large acreage tracts of land that you have been waiting for just the right opportunity to sell and create a future for you and your family? We can help you find the right purchaser for your property.

Land & Commercial, Inc. has acquired 30+ years knowledge about land. Leo Bruso, SIOR, Broker and President of Land & Commercial has been selling and processing land through the various stages of development for many years in Prince George's, Charles, St. Mary's and Calvert Counties. His expertise and vast knowledge has made what Land & Commercial, Inc. stands for today.

Residential Land is needed for many different uses, including **residential, churches, senior housing facilities**, and many other uses in all of southern Maryland. Now is the time to take advantage of the current trends in land prices. If your rural land will not perk for a septic system, we can sell it.

Call 301-952-9700 today and talk with your real estate LAND specialist.



*Our inventory is constantly changing.
For information on all of our properties,
visit us at
www.LandCommercial.com*



Industrial Property Available In Brandywine, MD

191± level industrial site available in Brandywine, Maryland for light industrial, property has a variety of lot locations and sizes. All utilities available on site. Could accommodate a 600,000 sf distribution center, up to 1,125,000 sf of warehouse space and 275,000 sf of office space or different uses. Plats are now being recorded. For more information call 301-952-9700.

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The Real Estate Experts!
"Experience 30 years of Knowledge, Excellence and Expertise"

Land & Commercial, Inc.

Buyers and Sellers Turn To Us When It Counts



We Specialize in Commercial, Industrial, Building Lots,
Acreage, Church Sites, and Waterfront

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***ALL PROPERTIES IN OUR LAST NEWSLETTER
HAVE EITHER SOLD AND SETTLED,
OR ARE UNDER CONTRACT!***



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