



LAND & COMMERCIAL, INC.

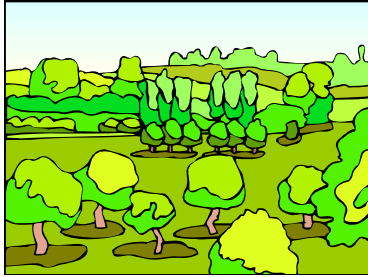
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More than 30 Years of Experience

Leo Bruso, SIOR

Commercial Real Estate Digest

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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. knows LAND like no one else in Southern Prince George's County. Residential Land is needed for many different uses, including **residential housing, churches, senior housing facilities,** or many other uses. Now is the time to take advantage of the current trends in land prices. Call 301-952-9705 today.

SOLD

HORSE LOVER'S DREAM

100 Acre Horse Farm with 5/8 mile training track! The home has been completely rebuilt (Cape Cod with 3 bedrooms, front & rear porches, a large stone fireplace in the living room, and 16' x 36' swimming pool.) For the horses, approx. 50 acres of the 100 acre farm is cleared and there is a pond and stream on the property. There are 3 barns with all of the most current amenities (6 horse computerized EQUI exerciser, drying stalls, skylights, electric paddocks solar powered with water, etc., etc.).

With the farm plan, all of the property could be cleared. It is zoned OS (5 acres per dwelling), and is farm assessed. Call today to view this



awesome horse farm.

INDUSTRIAL LAND PERMITS SOME RETAIL USES



Approximately 1.06 acres are now available on Cedarville Road, just off Route 301 (Crain Highway) and Route 5 (Branch Avenue) in Brandywine. The site is level and fenced and is currently being used as a storage yard. Your building would be visible to 81,250 (2002 ADT) vehicles per day on Route 301/5. Zoning is I-1 (Light Industrial) which permits some retail uses. Larger sites, to over 100 acres available.

Look what SOLD recently

10 Acres zoned RR- Dower House Road. Inner Marlboro

2 Building Sites - Ft. Washington Estates, Fort Washington

2.52 Acre Waterfront Property on Joy Chapel Road, Hollywood, St. Mary's County

3.34 Acre CM zoned property on Whitney Place, Forestville

6.52 Acres zoned RE - Tinnett Road. Clinton

MORE LAND FOR SALE

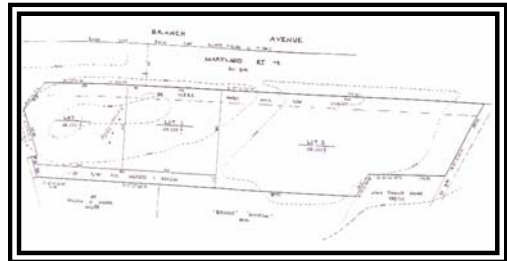
HUNT CLUB OR PRIVACY LOT

Accokeek, MD. Approximately 104 acres available for sale in southern Prince George's County on the border of Charles County. The property is mostly wooded, rolling, and undeveloped...perfect for a hunting club. For residential use, one home may be built on this sprawling, private acreage. Available for \$364,000 (under \$3,500 per acre).

Please acknowledge your receipt of this Commercial Digest. Go to www.LandCommercial.com and email us! We look forward to your comments!

LAND LEASE IDEAL FOR CAR SALES, AND OTHER AUTOMOTIVE USES

Land for lease in **Brandywine**, at the corner of Branch Avenue (**MD Rt.5**) and Moores Road. With an Average Daily Traffic Count of 62,650 (2002) your business will have excellent visibility from Route 5, a major highway from Washington, DC to the Southern Maryland Counties. Lease price is \$7,500 per month, with the option to purchase the property in six years at a sales price of \$835,000. The lease includes an office building on public water. A second perked site is also on the property. Approximately 3+ out of 5 acres are cleared.



RESIDENTIAL TOWNHOUSE LAND

Level site located in Decatur Heights subdivision on Quincy Street in Bladensburg. The property is 22028 square feet and all utilities are available. Ideal location for Townhomes.

VEHICLE USES, MOTEL, OFFICE, RESTAURANT

Capital Beltway Interstate 495/95, Interchange Exit 4B. Approximately 4.8 acres of land zoned CM – Commercial Miscellaneous, allowing for all vehicle uses, motels, offices, restaurants, etc located at 5711 St. Barnabas Road in Oxon Hill. You'll have access from St. Barnabas Road and Beltway visibility with an Average Daily Traffic Count of 143,212 (2002). The property will be graded and storm drainage installed through the site. Water, sewer, electric and gas are available at the site. The site is next to Exxon Tiger Mart/Car Wash.



WOODED LAND IDEAL FOR CORPORATE HEADQUARTERS

5.25 acres of land located near Indian Head Highway on Livingston Road in Fort Washington (just 4 miles south of the Capital Beltway). With zoning I-3, this site is ideal for corporate headquarters, manufacturing with no outside storage, etc. There may be other properties coming on board to make this an even larger site. Call now for details.



OFFICE CONDOMINIUM

21 Industrial Parkway, Circle #201, Waldorf. At the heart of St. Charles Business Park, this location offers high visibility with a high exposure from the Motor Vehicle Administration (MVA), which happens to be next door. In this business/office condo you will have approximately 1,150 square feet with multiple rooms. You will have a nice view from this clean, corner unit. Ample parking is available. It is only 30 minutes from downtown Washington, DC. For Sale. \$120,000. Visit our website to view various photos of the interior rooms.

WWW.LANDCOMMERCIAL.COM

VISIBILITY IS THE KEY...

To your successful business located at **6210 Allentown Rd., Camp Springs.** The traffic count on Branch Avenue is 108,250 per day (2002 statistics). Formerly Pyles Lumber Yard, a fire occurred and the building will need to be demolished. Available for **lease only**. This 1.56 acre corner site located on Route 337 (Allentown Road) and Route 5 (Branch Avenue) and Old Branch Avenue, is nearly square. Owner prefers NNN ground lease at \$11,000 per month. Zoning is commercial miscellaneous.

