



Fall 2007

Leo Bruso, SIOR, President

Special points of

Interest:

- Industrial Land for Contractor and Yard
- Church Site
- Commercial Site
- Upper Marlboro Office Space Sale/Lease
- Pre-Approved Tree Mitigation Easements Available



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Industrial Land for Contractor and Yard

Capitol Heights : There are approximately 6+ acres of Industrial Land with I-1 zoning located on Walker Mill Road, near the intersection of Silver Hill Road.

This site is very convenient to the Washington Beltway 495/I-95 – located approximately 3.5 miles inside the beltway from Exit 13B (Ritchie-Marlboro Road). The site has approximately 243 feet of road frontage on Walker Mill Road.

The Seller plans to grade a pad for a 4,900 sq. ft. building and a storage yard, which will comprise a substantial portion of the property. Sale to include building plans and permit. All utilities are available. This property is priced at \$1,600,000.

◆ Our website allows you to check use tables for different zones and parking requirements in Prince George's County. ◆

Church Site

Accokeek: This Farmington Road site of 4+/- acres is zoned R-A, which meets zoning for a church. Water and sewer are located at the street. The site has 210 feet of road frontage. The property is mostly level with a minor slope towards the rear. This property is priced at \$375,000.

Commercial Site

Camp Springs: Outstanding location; large level site (71,754 sq. ft.), zoned CM (Heavy Commercial). Excellent for gas station, car wash, restaurant, or other business with a requirement for high traffic presence. Additional land of nearly 14,000 sq. ft. is available across Old Branch for additional parking/service. Existing building subject to new owner replacement. Asking \$1,600,000.

Office Units Available

Upper Marlboro: Move to a desirable work community near downtown Upper Marlboro. The Prince George's County Administration building is within walking distance of the **three condominium office units** now available on Old Marlboro Pike. Units 14340–14344, Building 2, contain approximately 1,975 sq. ft. of office space.

Join Attorneys, Medical, CPA's, etc. in this established community, which is conveniently located at the corner of Old Marlboro Pike and Old Mill Road.

Plenty of free parking, fully wired for computer networking, and ready for your business to move in. This property is priced at \$325,000.


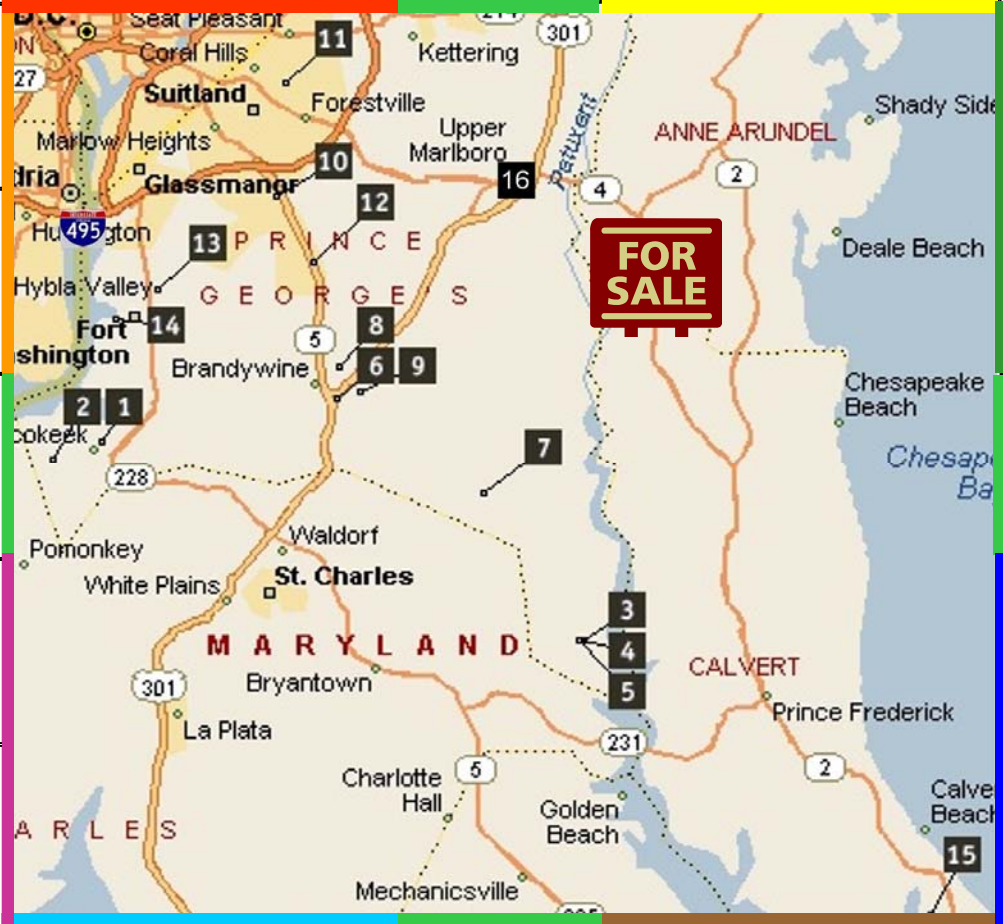



www.LandCommercial.com

Toll Free: 800-296-7901

Business: 301-952-9700

Fax: 301-952-2000

Some of Our Listings Include:

| | | | | | | |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------|
| <p>Visit us @ www.LandCommercial.com</p> | <p>9 13800 Missouri Avenue</p> | <p>10 6302 Old Branch Avenue</p> |  | <p>11 6020 Walker Mill Road</p> | <p>12 8800 Woodyard Road</p> | <p>Call Leo Brusio Today</p> |
| <p>8 8100 Rison Drive</p> |  | | | | | <p>13 9914 Old Fort Road</p> |
| <p>7 17701 Horsehead Road</p> | | | | | | <p>14 10710 Riverview Road</p> |
|  | | | | | |  |
| <p>6 14020 Brandywine Road</p> | | | | | | <p>15 8306 Circle Drive</p> |
| <p>5 17321 Eagle Harbor Road</p> | | | | | | <p>16 14340-14344 Old Marlboro Pike</p> |
| <p>Call 301-952-9700 Today</p> | <p>4 17333 Eagle Harbor Road</p> | <p>3 17385 Eagle Harbor Road</p> |  | <p>2 Old Marshall Hall Road</p> | <p>1 Farmington Road</p> | <p>GO ←</p> |



Trees

We are pleased to offer Pre-Approved Woodland Conservation Easements for Prince George's County developments. We will prepare and submit the required documents to Prince George's County for recordation of the Easements. There are no bonds, permits, fees, future maintenance/tree planting contracts or property taxes required.

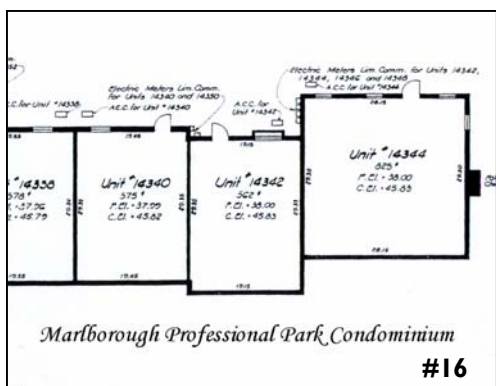


Contact Leo (301) 952-9700 at Land & Commercial, Inc.
for additional information on our listings or
pre-approved woodland conservation easements.

1. **725 Farmington Road W, Accokeek:** 4+/. acres meets zoning for a *church*, zoned R-A. Water and sewer are located at the street. Price \$375,000.
2. **16400 Old Marshall Hall Road, Accokeek:** Private, quiet pastoral setting of two adjoining parcels totaling 10 wooded acres is perfect for 2 large *estate* homes. Surrounded by a tree preserve. Price \$595,000.
- 3-5. **Eagle Harbor Road, Aquasco:** 3- to 5-acre building sites. Percolation tests completed and ready for building permits. *Up to 12 acres of adjacent preserved property is available at \$5,000 per acre.* Each lot priced from \$195,000 to \$225,000.
6. **14020 Brandywine Road:** 167 acres comprised of 27 lots available with various locations and sizes, some could be combined or adjusted by an administrative change. Total acreage excludes road for future interchange to State of Maryland. Currently zoned I-1.
7. **17001 Horsehead Road:** 4+ acres perked on gravel drive and ready for permits. Rural setting, approximately 2 acres cleared. Tree conservation area of approximately 2.36 acres backs up to Cedarville State Park system. The house is to be built in open field. Price \$109,000.
8. **8100 Rison Drive:** 24.29 acres subdivided into 16 half-to 4+/. acre lots. Property is rural and wooded, with water and sewer at the property. Asking price \$1,600,000.
9. **13800 Missouri Avenue:** 36.25 acres with 30 lots. Buyer is purchasing engineering and entitled sites. Water and sewer on site. Lots are half-acre. Site is wooded, excess on-site tree conservation, no off-site needed. Across the street from proposed 60-acre community park. Price \$2,700,000.
10. **6302 Old Branch Avenue:** Outstanding location; large level site (71,754 sq. ft.), zoned CM (Heavy Commercial). Excellent for gas station, car wash, restaurant, or other business with a requirement for high traffic presence. Additional land of nearly 14,000 sq. ft. available across Old Branch for additional parking/service. Existing building subject to new owner replacement. Price \$1,600,000.



11. **6020 Walker Mill Road:** Approximately 6.41 acres of industrial land zoned I-1. Seller to grade a pad for a 4,900 sq. ft. building and storage yard on a substantial portion of the property. All utilities are available. Price \$1,400,000.
12. **6800 Woodyard Road:** Site at traffic light across from Clinton Square Shopping Center with Giant Food. The zoning is CO (Commercial Office). Level 39,247 sq. ft. site. Asking price is \$299,000.
13. **9914 Old Fort Road:** 27-Acre wooded site. Great for hunting or recreation. *No houses or structures can be built on this property.* Trees have been planted for forestry. Site is located at the end of Old Fort Forest Subdivision. *We have other hunting sites.* Price \$79,900.
14. **10710 Riverview Road:** Total 5 acres R-E (Residential Estate) zoned land. Buyer is to create a subdivision to exclude the existing home with 40,000+ sq. ft., leaving approximately 4 acres, which could be developed at Buyer's expense into 3 additional home sites. Rural setting. Water and sewer at street. Price \$525,000. The total site of 5 acres—including the home is available for the price of \$1,100,000 with a six (6) month post settlement occupancy agreement.
15. **8306 Circle Drive:** This 26,400+/. sq. ft. lot is ideal for a 2-story home, which could accommodate a walk-out basement. The wooded site is located in White Sands Subdivision. Perked and ready to build. Price \$79,000.
16. **14340-14344 Old Marlboro Pike:** Move to a desirable work community near downtown Upper Marlboro. The Prince George's County Administration building is within walking distance of the *three condominium office units* now available on Old Marlboro Pike. Contains approximately 1,975 sq. ft. office space. Join Attorneys, Medical, CPA's, etc. in this established community, which is conveniently located directly off Old Marlboro Pike. Plenty of free parking, fully wired for computer networking, and ready for your business to move in. Has new windows and 3 new HVAC systems. Price \$325,000.



Call NOW 301-952-9700



Land & Commercial, Inc.

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We're on the Web!

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"Experience Over 33 Years of Knowledge, Excellence and Expertise"

◀ Currently Looking for Investment Properties over \$1 million ▶

Specializing in Land

Land & Commercial, Inc. has been in business since 1974. We provide a full range of services, specializing in **LAND**. We are well versed in this sector of real estate.

We were the first firm in Prince George's County to implement Pre-Approved Woodland Conservation Easements to be used for Site Development. We continue to provide this service with pre-approved sites.

Review of your last **Tax Assessment** notice could reduce your taxes. You can appeal your value annually, if it is justified. Give us a call at 301-952-8434.

We are committed to providing excellence and expertise with all of your real estate needs.

- Industrial Sites
- Commercial Sites
- Residential Land Sales
- Building Sites
- Subdivision Lots
- Church Sites
- Farms
- Waterfront Properties
- Pre-Approved Woodland Conservation Easements Available