



Land & Commercial, Inc.
14416 Old Mill Rd, #201
Upper Marlboro, MD 20772

Special Points of Interest

- We have many different types of land available ... What do you need?
- We have suitable sites for Churches and Senior Housing.
- Call us today, for an opinion on the value of your land.

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Commercial Real Estate Digest

Summer 2006

Leo Brusco, SIOR, President

Enjoy a View of the Potomac River Fort Washington, Maryland

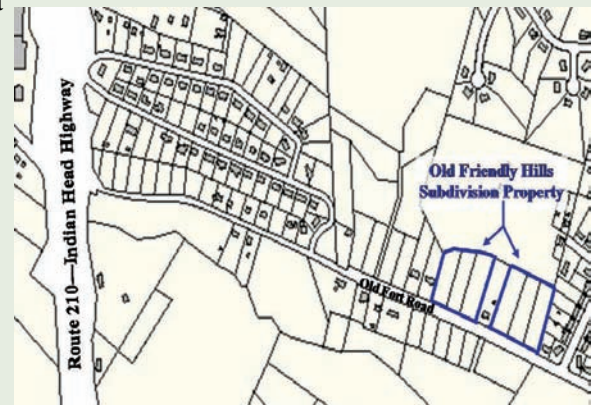
Two 1 acre lots are available on Riverview Road in Fort Washington, enjoy a beautiful view of the Potomac River. These home sites are part of a subdivision which will eventually include 18 lots total. Four (4) of the lots will be **waterfront**. The final phase of the subdivision, “River’s Edge”, has been approved, final conditions will be met in the very near future. We will keep you informed of future progress. Price starting from \$800,000.



For further information on the building sites available, contact us at 301-952-9700.

Residential Building Sites Fort Washington, Maryland

Ideal location for commuters via Indian Head Highway (Route 210), approximately 4.6 miles from the Capital Beltway (I-95/495). Six newly finished lots with Water & Sewer on Old Fort Road in Fort Washington are now available. These lots are 1 acre in size, have been recorded as Old Friendly Hills Subdivision and are priced at \$250,000 each for a total of \$1,500,000. Road work has recently been completed, and the lots are ready for building permits.



For further information on this property, contact us at 301-952-9700.

www.LandCommercial.com

Toll Free: 800-296-7901 Fax: 301-952-2000

Business: 301-952-9700

Commercial Property Clinton, Maryland

Alexander Square Business Park, zoned CSC (Commercial Shopping Center) - includes Parcels C thru F with a total of 8.09± acres. Storm Water Management is in place off site. Apartment Housing for Seniors is permitted in the CSC zone under 27-337 with Special Exception. It also allows churches, schools, office and retail. All utilities are available. Sales Price: \$995,000.

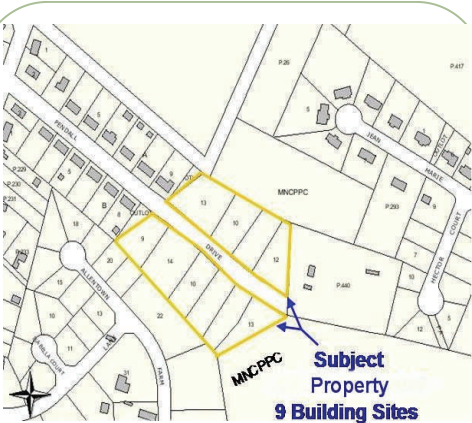
For more information about this property contact us at 301-952-9700.



Residential Building Sites Camp Springs, Maryland

9 building sites zoned RE – Residential Estates over 6± acres in Camp Springs 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. The 10th lot will be for Storm Water Management (SWM). Sales Price: \$1,350,000.

For more information on this property contact us at 301-952-9700.



Our inventory is constantly changing
For information on all of our properties visit:

www.LandCommercial.com

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Look what recently sold ...

- **7611 S. Osborne Rd, Upper Marlboro.** From Jackson Bell to Edmund P. Childes, et al, office condominium.
- **6020 Walker Mill Rd, Capital Heights.** From Carl F. Stack, et al to Broad Creek Conservancy, Inc. approx. 6.41 acre of industrial land.
- **12501 Crain Highway S, Brandywine.** From George Kaplan to Vintare Land, LLC, approx. 33.36 acres of industrial land.
- **20925 Colton Point Rd, Avenue, MD** From John Denison et al to Nancy Wolf et al, approx. 107 acre water-front farm.
- **15301 Marlboro Pike, Upper Marlboro.** From Marlboro Tobacco Market, Inc. to 301 Upper Marlboro, Inc. approx. 4.92 acres of industrial land proposed for a 99,720SF storage facility with 584 internal storage units on site and 975sf office facility.
- **5214 Temple Hills Rd, Temple Hill.** From The Church of Pentecost USA, Inc. to Ebenezer African Episcopal Church, approx. 9.76 acres of R80 land for a School
- **1400 Farmington Rd E, Accokeek.** From Michael A. Dyke et al to Barry L. Schwartz, Approx. 11.65 acres of undeveloped residential land.
- **5626 St Barnabas Rd, Oxon Hill.** From National Wrecking Corporation to Y&M Property, LLC approx 4.802 acres of commercial land on the beltway.
- **10100 Fox Run Dr, Clinton.** From William E. Knight, et al to Clinton Investment Properties LLC approx. 6.2495 acres of commercial land near hospital.
- Several hundred lots in various subdivisions throughout the area.



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Commercial Site Camp Springs, Maryland 20748



Former Pyles Lumber located at prime corner of Allentown Road (Route 337) and Branch Avenue, is available for sale or ground lease. Zoned Commercial Miscellaneous, this 1.64 acre has direct interchange access to Route 5 and is only 1-mile from the Washington Beltway (I-95/495). Building is schedule for demolition. Owner will NNN ground lease at \$11,000 per month. Sales Price: \$1,600,000

For more information about this property or **other building sites**, contact us at 301-952-9700.



**DON'T LET THE SACRIFICE OF OUR MILITARY
GO TO WASTE, REGISTER TO VOTE.
IT'S YOUR PATRIOTIC DUTY!**

Visit www.elections.state.md.us or
call your local Board of Elections Office 800-222-8683



What Else is Available??

- Old Fort Road, 27+ acre wooded mitigation site suitable for recreational use or eventual timber harvest. \$79,900
- Allentown Road, 1.6± nearly square and level commercial site located at high traffic, all utilities available. \$1,600,000
- Visit our website for new sites coming available. See our [Services Page](#), which includes off site tree mitigation for your next project.



Call us today 301-952-9700 or

visit our website www.LandCommercial.com