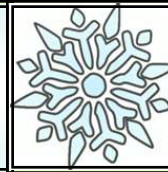




# Land & Commercial Real Estate Digest

WINTER 2009

LEO BRUSO, SIOR President



*“Experience Over 36 Years of Knowledge, Excellence and Expertise”*

## CHECK OUT THESE GREAT INVESTMENT OPPORTUNITIES!



### Industrial Land Upper Marlboro, MD

Asking \$2,195,000

4.92 Acres! Zoned I-1! Site cleared & Graded! Permit Ready to Build 99,720 s.f. Mini/Consolidated Storage Building (73,020 s.f. climate controlled) with 785 storage units (685 climate controlled) & 975 s.f. office space. Average ADT: 17,880 and 35,125 on Rt. 301 (Crain Hwy). Households within 3 mile radius: Current 6,959 & New Homes Planned 3,495. Public Water/Sewer. Info: [CLICK HERE](#)



### JUST LISTED! Mixed Use Buildings

Asking \$1,500,000

Zoned CSC— Two buildings— mixed retail on first level, office space second level (10,530 s.f.), Separate Warehouse (4,200 s.f.). Metro bus stop in front of building. Several tenants in place! Near intersection of Marlboro Pike and Southern Avenue at Prince George’s/Washington D.C. line. Approximately 83% occupied! For more information: [CLICK HERE](#)



### Great Visibility AAFB Save \$ on Advertising!!

Asking \$1,700,000

Owner outgrew due to increased visibility and business. Average ADT: 107,591 Rt. 5 (Branch Ave). One Third Mile South of AAFB! Within one mile of restaurants, lodging, banks and shopping centers! Immediate availability. Set up your appointment to view today! Also available for Lease: \$18 mnn.

For information: [CLICK HERE](#)

**WOW!**

**CLICK ON PICTURES TO LINK TO LISTING INFORMATION!**

### INSIDE THIS ISSUE:

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**DON'T GET LEFT OUT IN THE COLD! GET THE BARGAINS NOW!** Let Over 36 Years of Experience Help You!

**“CALL US TODAY TO HELP YOU GET STARTED IN THE RIGHT DIRECTION!”**

Land & Commercial offers assistance in the purchase and sale of Industrial, Commercial and Residential Land Sales • Building Sites, Farms & Waterfront Properties • Churches and Sites • Subdivision lots. We also provide services for Property Tax Appeals • Offsite Tree Mitigation Easements Available



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



## OWN A PIECE OF HISTORY IN UPPER MARLBORO!

Charles Hill - History of property dates back to 1672. Charles Hill was named after Ninean Beall's son, Charles, born in 1672. Portions of Backland, Mellwood Park and The Cottage or Greenland were originally part of this estate. The historic home and carriage house on 3 acres was built in 1846 with additions to the home in 1905 and 1941. The main home features 4 levels, sunroom, 10' ceilings, original hardwood flooring and moldings, wood stairways, and 4 fireplaces! This property also features a guest house perfect for rental income or In-law suite. Property features an in-ground pool, fenced yard, two barns, 21 stalls. The Adjacent 8+ acres can be purchased with or without Historic Site. This property is ready to record for an additional 13 lot subdivision! Property is adjacent to 281 Acres owned by the Chesapeake Bay Foundation, which is a permanent experimental working farm! This property would also be a perfect location for Church, Embassy Retreat, Day Care Center, Senior Housing . . . Call for details! [CLICK HERE FOR MORE](#)



**"Just Imagine walking out your own back door into your own private retreat"**

### YOU *CAN* HAVE YOUR CAKE AND EAT IT TOO!

Wouldn't you love to come home after a hard day's work to be able to unwind and enjoy your property by hunting, camping, four wheeling, work your farm, ride horses - - whatever your heart desires? Just imagine walking out your back door into your own private retreat. **We have several large sites** that are suitable for building your home AND enjoying all those activities and hobbies without leaving your own property! Call us today to explore the exciting possibilities of owning your own 40+ Ac site for only \$295,000! Approximately 18 miles to Washington, D.C.!



### DID YOU KNOW . . . ?

1. **The Commercial Real Estate Digest would like to go GREEN!** If you received this newsletter via USPS, we do not have a current email address on file. Please forward your current email to Fran at [Fran.Folkee@LandCommercial.com](mailto:Fran.Folkee@LandCommercial.com). Thank you!
2. Land & Commercial Loves to Pay Coop and Referral Fees? Call us whenever you have a lead with a commercial or industrial buyer!
3. Land & Commercial works hard at **reducing your property taxes**—we saved our clients big this year! We can do the same for you! Call us soon as we MUST file before Christmas!
4. What is an SIOR? **Leo Bruso holds this distinction!** SIOR represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists. SIOR has only certified approximately 3,000 of its members with the prestigious SIOR designation worldwide, a professional symbol of the highest level of knowledge, production, ethics in the real estate industry. Real estate professionals who have earned the SIOR designation are recognized by corporate real estate executives, commercial real estate brokers, agents, lenders and other real estate professionals as the most capable and experienced brokerage practitioners in any market.

**OWNERS BELIEVE CAPITAL TAX GAINS WILL INCREASE NEXT YEAR AND MUST SELL AND SETTLE THIS YEAR ON THESE PROPERTIES! "NO REASONABLE OFFER REFUSED!"** *Click on Photos to view Listing Information!*



◀ **AUTO SERVICE/TOW LOT** - Rt 301 BOWIE. This 2.71 acre site is money in the bank as State Highway will eventually buy for major interchange. C-M zone.



◀ **BODY SHOP CONTRACTOR OFC. BOWIE** - 5988 s.f w/ofc. Zoned CM. Adjacent building leased for 3 years! Owner will consider selling separately.



◀ **AUTO BODY /BUSINESS & STORAGE LOT AAFB** - NINE bays & THREE buildings totaling 7,888 s.f.! 1.12 Acres. Includes equipment!



◀ **AUTO SERVICE, BUSINESS & REAL ESTATE - Suitland** 3 Bays w/Office 1,824 s.f., includes equipment. Fenced lot. Zoned CM.



◀ **3 BUILDINGS ZONED CSC!** Offices Allowed. Mo. to Mo. Leases in Place! Walk to Court-house/Dining \$4,900 Mo Rental Income!



◀ **AUTO SALES LOT, BUSINESS & REAL ESTATE - Upper Marlboro** Stop Light Corner! Building 1,032 s.f. Zoned CM. Two offices. Ample parking!



◀ **RETAIL IN BRANDYWINE** Level, Graded 1.1. Ac. 220' State Road Frontage. Water and Sewer in Street. Adjacent to Post Office, Church. Owner Financing Avail.!



◀ **CM IN CLINTON** Now zoned CM! Permit Ready! SWM Built -Save \$300K+! Exempt from tree mitigation. Near AAFB—Off Rt. 5!



**Old Branch Crossing Shopping Center - Asking \$7,395,000**

91,910 s.f. gross leasable area. Flex space! Built 1990. New roof in 2008. At Allentown Rd & Rt 5, one traffic light from Rt. 495. Second floor, ground level entrance, approx. 41,400 s.f. available for lease. Third Floor approx. 12,260 s.f. Could expand an additional 7,716 s.f. 4,450 s.f. of office space available for lease. Long term tenants in place!



**Hard to Find Industrial Land, Capitol Heights, READY FOR PERMIT!**

Industrial—Zone I-1. 6.41 Acres. 4 Acres cleared and pad ready for a 5,000 s.f. building. Easy Access to DC, the Beltway & Pennsylvania Avenue. All Utilities Available! 243' road frontage on Walker Mill Road. Sediment control in place! **Asking \$888,888!**

**CALL FOR MORE INFORMATION ON THESE SAMPLE LISTINGS OF OUR INVENTORY!**



**Silver Hill**

- Zoned CSC! 2,400 s.f.! Perfect for Contractor!
- Close to DC & Beltway
- Large 2-bay storage bldg w/ mezzanine



**NEW!!! BOWIE**

- Residential 1.70 Acres
- Immediate access to Rt. 301, minutes to Rt. 50.
- State Hwy to purchase long term. Buy now, sell later for \$\$



**MOVE IN TODAY!**

- Clinton, MD 2,400 s.f. Professional Ofcs. \$5K Closing Help! Two Ground Level, Combined Units!
- Right Off Rt. 5 (Branch Ave)
- Walk to shopping /Restaurants



**CORNER STOP LIGHT**

- Clinton, Zoned CO! .88 Acre
- Ideal for Bank, Dental Office
- Across from Clinton Park Shopping Ctr - Giant, Sears...





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## Did You Know Our Website Has Valuable Research Tools Right at Your Fingertips?

Land & Commercial's links page offers a wealth of information and links pertinent to Prince George's County and Southern Maryland Counties that will prove to be a valuable resource tool for doing research. Featured links on our site include:

- |   |  |
|---|--|
| Society of Industrial and Office Realtors               | Parking  |
| MNCPPC PGAtlas  | Sign Regulations                                     |
| Prince George's County Economic Development Corporation | Prince George's County Property Tax Inquiry          |
| Prince George's County Legislative Information System   | Prince George's County Chamber of Commerce           |
| Commercial Zoning Uses Table                            | LoopNet  |
| Industrial Zoning Uses Table                            | Co-Star  |
| Mixed Zoning MXT & MXC Uses Table                       | Calvert County Department of Economic Development    |
| Residential Zoning Uses Table                           | Charles County Department of Economic Development    |
| Comprehensive Design                                    | St. Mary's County Department of Economic Development |
| Zoning General Definitions                              |  |
| Zones (EIA, etc.)                                       |  |
| Zoning Code Table of Contents                           |  |
| Farm Credit - Rural Land Loans                          |  |

**Agents! We LOVE to pay Coop & Referral Fees! Minimum 3% on Most Listings**



## DIDN'T SEE WHAT YOU WERE LOOKING FOR? CHECK THESE OUT!

### HUNTING/RECREATIONAL



**Give Your Significant Other a Gift That Will Keep on Giving!**

- 8 Acres Surrounded by 58 Acres to North & 70 Acres to the East, all agriculturally assessed!
- 33 Acres Adjacent to Cedarville State Forest!
- 63+ Wooded Acres, Level Land!
- 78 Acres Near Mayoane Reserve adjacent to Preserved 170 Acres!

### BUILDERS/DEVELOPERS



**Subdivision Lots** for sale at great prices! Recorded lots—some fully engineered, some with graded house pad sites, and many one acre finished sites with water, sewer and gas.

**Owners Need to Sell and Settle in 09!**

Many Individual Residential Lots for sale ranging from 1/2 acre lots to 45+ acre estate lots! Pricing from \$60,000 to \$295,000!

### RELIGIOUS FACILITY SITES!



**Large and Small, We've Got Them All!**

- 2+ Missouri Ave, Brandywine
- 4 Acres, Accokeek
- 9.4 Acres, Clinton
- 11+ Acres, Upper Marlboro
- 70+ Acres, Brandywine

Did you know you can build a religious facility on residential sites that are 2+ acres in Prince George's County?