



Land & Commercial, Inc.

Real Estate Digest

Special Edition on LAND

Listings Below

Carrie J. Shearer, Broker
Leo Brusco, SIOR, President

FOR SALE: 4.79 Acres of Commercially Zoned Land - CGO

Offered at \$1,500,000 in Upper Marlboro, MD 20772



Attention Developers! 9306 Marlboro Pike, Upper Marlboro, MD 20772 is approximately 4.8 acres spanning the area between Pennsylvania Ave (MD Rt 4) & Marlboro Pike: 7 contiguous parcels, same owner, being sold together. Located adjacent to hotel & restaurant, bank, Church, and many professional offices: Pediatricians, Optometrists, Accountants, Dentists, and more. Great visibility with high traffic count, and SO much potential! **Zoned CGO**, which permits Car Wash, Restaurant, Quick-Service (with Drive-through), Retail businesses, Office use, Multi-Family & much more. Neighborhood is expanding and there are future plans in place to accommodate influx of residential population.



To see the full listing information

WE NEED: Large Acreage Properties for Residential Development. Do you own 50+ Acres of Land? Know someone who does? We want to talk to you!



Land & Commercial, Inc. 14416 Old Mill Road Suite 201 Upper Marlboro, MD 20772

www.LandCommercial.com 301-952-9700 CarrieShearer@LandCommercial.com

4743 Clifton Rd & 4630 St Barnabas Rd, Temple Hills, MD 20748

Approximately 2.3 Acres

Here's a Big Opportunity to buy paved Industrially zoned property Inside the Beltway. Contiguous property to be sold together= Tax Account #s 0493734 & 0649590. The property totals 2.33 acres of IE ZONED land, off of MD Route 414 St Barnabas Road, inside the Beltway. There is a 6,720 SF Building



on the Clifton Rd parcel, with energy efficient LED lighting. Both properties are currently being used to store cars. Call us for details. This is a highly sought after zoning that permits MANY uses, which includes commercial vehicular sales, rentals, repairs and maintenance.

Asking \$2,300,000



To see the full listing information

Help Us Help You **Save LOTS of Money** in Property Taxes!

We fight for you & do all the work to appeal your newly increased property valuation. We've done it successfully for many years!

We only get paid if we are successful in lowering your property taxes. We take a portion of what we save you from paying the Government.

It's a real win-win for you.

Our specialty is commercially zoned & industrially zoned property, as well as large land tracts. **Email us BEFORE 12-15-25** with your property's account number for a **free analysis on your property.**

Do you have Commercial Property or LAND you want SOLD?

WE ARE READY, Just look at some recent transactions:



Pepco Place
Industrial Facility in
Upper Marlboro



Woodland Mitigation
Easements for ongoing
development projects



River Road Waterfront
Lots in Charles County
Sold to Individual Owners



These sales reflect a sample of different property types recently settled— We thank our clients for trusting us with all their real estate needs.

We get the Job Done!



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