



# Land & Commercial, Inc.

## Real Estate Digest

### Special Edition on LAND

### Listings Below

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**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.

Don't miss this opportunity! Call Carrie Shearer to tap into this property & her 37 years of experience!



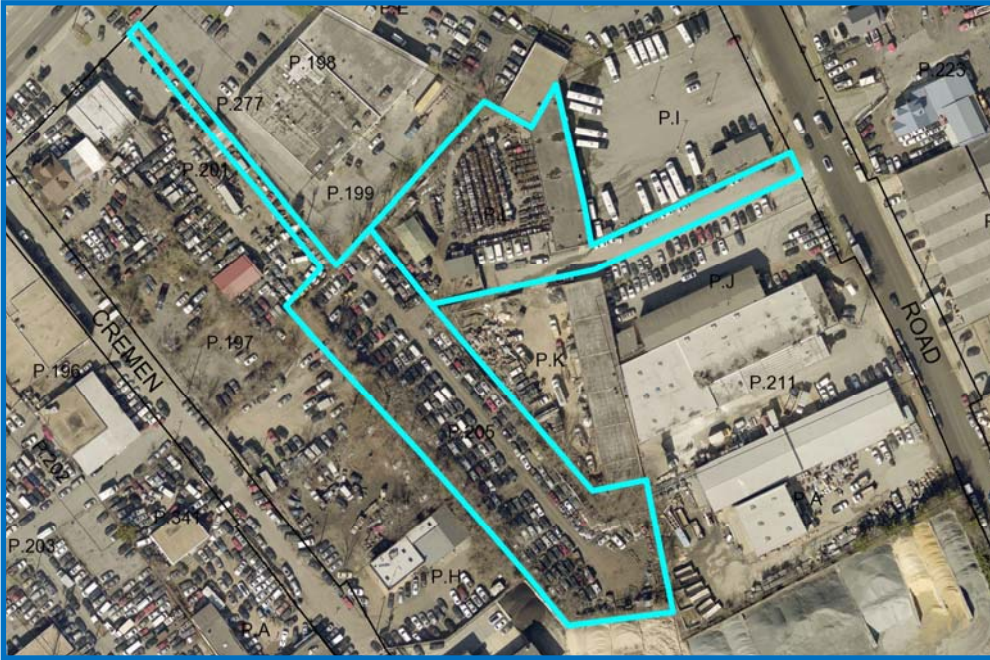
Land & Commercial, Inc. 14416 Old Mill Road Suite 201 Upper Marlboro, MD 20772

[www.LandCommercial.com](http://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.

**Priced Great at \$2,300,000**



**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!**

### **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.**



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## 9003 Woodyard Road, Clinton, MD 20735 - Approximately 2 Acres

BACK ON THE MARKET! This time there's ADDITIONAL property available—give us a call for details. If the Conceptual Site Plan is accepted by 4/1/25, MXT zoning is good for many uses. Totally

doable if you start acting now! This development site is 2 acres (and could be 3 acres) in the heart of Clinton. \* MANY \* commercial uses are permitted. This site has level, solid ground for building pad sites. Existing apron with adjacent Do It Best Hardware store willing to entertain sharing their apron. This site is adjacent to medical office buildings on the right with multi-family apartments in the rear. Asking \$1,300,000



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## 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! Check out our inventory at [www.LandCommercial.com](http://www.LandCommercial.com)**



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Note: The information contained within this publication has been obtained from sources believed reliable. While we believe it is accurate, we make no guarantees, warranties or representations as to its accuracy.

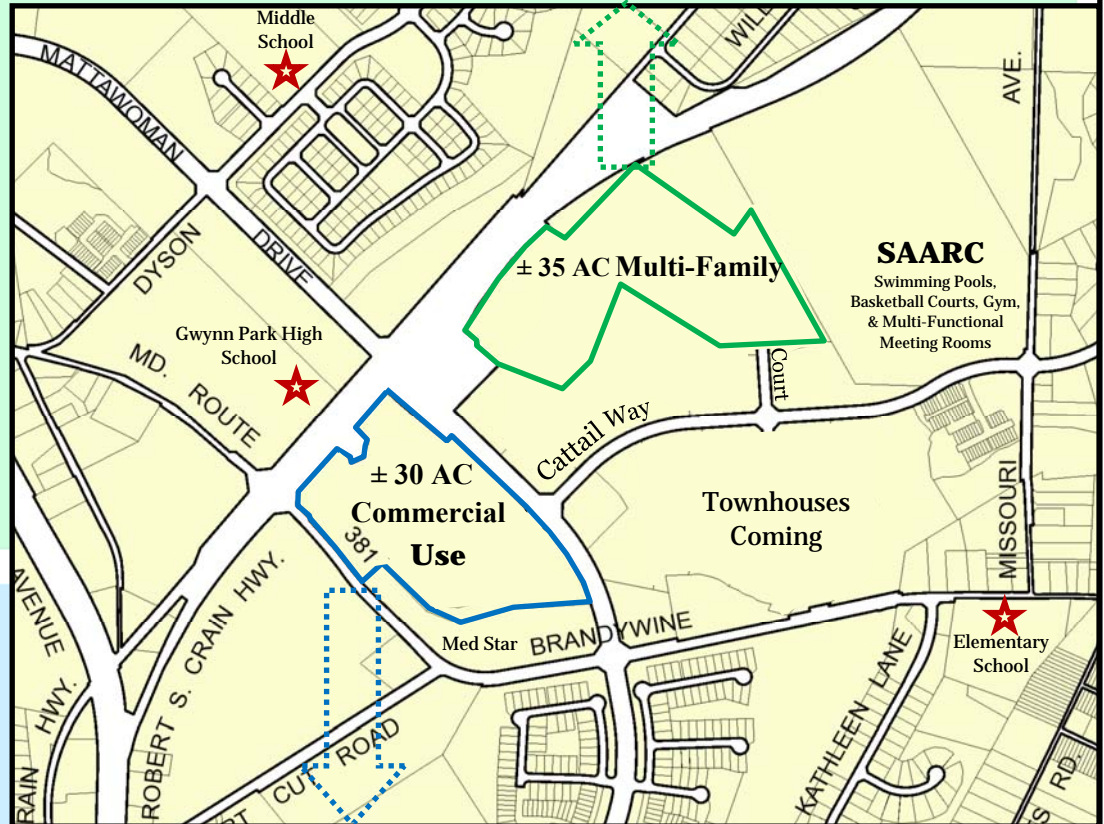
## ATTENTION DEVELOPERS!

### ± 65 Total Acres for sale in Brandywine, in Stephen's Crossing Community

**35 Acres designated for MULTI-FAMILY HOUSING development.** Currently approved for 540 units. The land is part of Stephen's Crossing 200 acre Community which is adjacent to the Southern Area Aquatic and Recreation Complex (SAARC), which cost more than \$37,000,000 to build and opened about 2 years ago. The Complex was the first Multi-Generational Community Recreation Center in Prince George's County.

This location is convenient to Brandywine Crossing Shopping Center (approx. 2 miles South) with Theater, Carmax, Target, Costco, fine dining & clothing.

These Multi-Family units will be walkable to the SAARC and to the Commercial acreage that's currently for sale. (see below!)



### 30 Acres COMMERCIAL ZONED Land

Great opportunity to buy 30 acres of commercial land with High Visibility zoned MXT, allowing mixed uses of a commercial nature. It is concept approved for 228K SF of Retail space. This will be within walking distance to over 1,000 new residential homes / townhomes and multifamily homes, along with more than 4,000 new housing units in the vicinity which will crave more commercial services, retail, restaurants, etc. The subject land for sale includes the corner of US Rt 301 (Crain Hwy) and Rt 381 (Brandywine Road) which gets heavy traffic— more than 33,000 cars per day on Rt 301 & approximately 11,000 per day on Rt 381. This is a huge opportunity for commercial development with a built-in market of new community members.

The Developer will complete 4 lanes of Mattawoman Blvd connecting route 301 & 381 roads. Fixed fee on 30 ac of commercial means No fees based on square footage are required when pulling building permits. Call Leo Brusio, SIOR, for the timing details of these sites 301-952-9705



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