

Prince George's NEWSLETTER

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Brandywine in Play

Three Groups Head South for Development

Brandywine pushed its way to the front of the radar screen this week, with two sizable land closings and a new assemblage for apartments.

In one deal, the 167-acre Renard Lakes subdivision, partially platted, traded hands. And just up Route 5 on the north side of town, another Brandywine-bound group bought 75 acres along a master planned new road, and has outlined a plan that puts the mixed-use zoning to work. Finally, plans are coming for apartments near the existing Brandywine Crossing shopping center.

It was the Black-Eyed Susan Partners that paid \$2.2 million for 75 acres of ground zoned for mixed use just north of Brandywine. The new owners, with Hogan Companies at point, have a multi-pronged plan for the acreage, including new townhouses, garden apartments, an assisted living facility, and medical office space.

Black-Eyed Susan must still navigate the approvals process, for the tract, which fronts on both Brandywine Road and Route 5.

Hogan is managing the development entitlements and builder selection for Black-Eyed Susan.



75 Acres Along Route 5

The 393 lots at Renard Lakes, located at Dyson Road along the west side of Route 301, sold for \$7.95 million. The new owners, affiliated with the Manassas, Va.-based Strittmatter Companies, got 315 singles and 78 townhouse lots in the deal, including a batch of 45 singles that are final plat approved. The remainder traded 'record ready.'

A former A.H. Smith holding, Renard last traded in 2009 to a Richmond, Va. group called Riverstone Renard LLC. Riverstone two years later conveyed the lots to a

Brandywine the Focus of Several New Deals

(from page 1) charity, which in turn has now sold them. The lots will eventually be developed, but at this point, there are no builders chosen.

In a third land play, a group named Brandywine Crossing Retail Partners controls two mixed-use parcels totaling 12.5 acres just to the rear of the Brandywine Crossing shopping center. Working with Fairfield Companies, based in Copley, Ohio, the partnership plans 310 garden apartments, fronting on Matapeake Business Drive. (Fairfield Companies is a different entity from Fairfield Residential, also active in the D.C. area).

For the sale of Renard Lakes, it was Aaron Lebovitz and Rich Samit at Fraser Forbes Real Estate Services that brokered the deal.

In the 75-acre deal, Ryan Day and Justin Jarkowski at the Hogan Companies represented buyer Black Eyed Susan, while Leo Brusco at Land & Commercial Inc. represented seller Saddlecreek LLC.

Phillip Charles Musgrave at Hogan Companies brokered the 12.5-acre assemblage for Brandywine Crossing Retail.

Renard Lakes, Brandywine

