

# Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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## *In Brief...*

.....The Chelsea School aspires to operate a school in the Belcrest Center in Hyattsville.

The school would relocate out of Montgomery County to the retail center at East West Highway and Belcrest Road, at the Prince George's Plaza Metro. Owner Rosenthal Properties wants to put the school into 24,000 square feet originally intended for office that remains un-leased. The kids' playground would go on the top floor of the parking garage.

...Even the words 'substantially developed' couldn't coax a bid out of several observers at a foreclosure sale last week.

Instead, Eagle Bank's opening bid of \$400,000 for a partially completed house and 10 lots in Oxon Hill went unchallenged. The bank was offering the house and lots on Galloway Drive in the Birchwood City subdivision. Two different groups had arrived to offer bids, but they stayed mum after the bank set its minimum.

.....It is for a park that the City of Bowie seeks to purchase the race track on the aptly named Race Trace Road.

City Manager David Deutsch said the City hasn't decided whether to convert the track into an active or passive park, should negotiations with The Jockey Club yield an actual settlement. Contrary to our report in the last issue, the track is already within the City limits.

## Déjà vu Again

### *NVR Follows Greenbelt with 'Bentley Park'*

Just a few weeks after it dropped almost \$27 million on lots at Greenbelt Station, NVR moved another \$28.5 million out the door for 'Bentley Park.'

The two acquisitions give NVR almost 1,400 units in Prince George's and eastern Montgomery County and mean that the builder is officially 'on a tear.' It also means the famous NVR model of buying lots largely on a lot-by-lot takedown is, for the time being at least, suspended.

Bentley Park is the former 'Fairland' property that straddles the county line between Montgomery and Prince George's counties, along Old Gunpowder Road. The majority of the 385 lots are in Montgomery, where NVR now has 216 singles and 31 MPDU towns. But the take in Prince George's is sizable: 104 singles and 34 towns.

All the lots are platted, and are largely permit-ready. NVR could begin construction within several months if it wishes.

Bentley's story is a circuitous one, for seller Artery Group, now known as Artery Capital, had to subdivide in two different jurisdictions, fend off a lawsuit from the Gould family of Konterra fame over the contract, and redesign the entire plan after its championship golf course vision fell apart.

**More Capital.** But Artery brought Bentley to market at a time when builders are hungry to restock their inventory. And that hunger has forced NVR to table its far more conservative lot-buying approach. Builder offers, particularly on big projects, now routinely eliminate the developer profit. To compete, NVR has been forced to allocate more of its capital to controlling inventory.

Through its Morgan Stanley partnership, NVR was already participating in larger acquisitions, but D.R. Horton's top bid for the residential at Woodmore Towne Centre seems to have convinced the region's leading builder that it needed to be even more proactive in protecting its market share.

NVR exercised a right of first refusal in buying Bentley Park. Rich Samit, Bruce Winston, and Aaron Lebovitz of Fraser Forbes Real Estate Services brokered the sale.

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## ***It's Still Food at 4800 Walden***

The owners change but the product stays the same at a Lanham warehouse.

Grand Food Services paid \$4.3 million for 4800 Walden Lane, or close to \$65 per foot. The buyer will operate the same kind of business – wholesale food distributing - that's been operating out of the 66,159 square foot building for years. Until now, it was Grand Mart that distributed food from the building.

The warehouse traded out of a bankruptcy case, and its sale turned partly on the buyer's willingness to accept a short-term sale/leaseback. But new owner Grand Food, based in Philadelphia, Pa., will ultimately relocate its local operations from Jessup into the building.

Sitting on 5.03 acres, the building includes substantial cooler and freezer space. Ken Griffin of NAI/Michael Cos. brokered the deal.

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## ***ASRC. It's Official***

It is ASRC Federal Holding Company that will be moving to Konterra Business Campus, as we reported previously.

The government contractor signed a lease for approximately 50,000 square feet at 7000 Muirkirk Meadows Drive in Beltsville, and will move there upon the building's completion in 2014. Gaithersburg-based David E. Harvey Builders is the general contractor.

ASRC will exit Capital Office Park for the Konterra building. In the last issue we reported that Kone Elevators leased space at the Konterra campus. That deal is now believed to be approximately 18,000 feet. Mike Gillman and Brad Wilner of CBRE represented ASRC.

## **Horton Closes on Woodmore**

D.R. Horton Inc. took its auction bid of \$28.7 million for the residential side of Woodmore Towne Centre to closing recently.

The builder settled in late February, giving it a stock of housing right next to one of the county's newest and most high-profile commercial projects – the one with Wegmans in it. But the builder now appears to have two options for its Route 202 purchase: develop it out as the singles, towns and apartments for which it is approved, or consider a purchase offer from the county, as one of the short-list contenders for the new hospital site.

Horton's nearly \$30 million outlay brings it 971 units across 81 acres: 468 multi-family, 203 towns, 202 singles and 98 condos. As NVR is expected to do with its Greenbelt purchase, Horton may sell the apartments and concentrate on the low-rise product for which it is better known here. But so far, no word.

The Woodmore acquisition far outstrips anything else Horton has done in Prince George's, but is one in a series of purchases that will claw market share away from NVR and K. Hovnanian. Though it has a presence next door at Balk Hill, Horton's purchases over the last 18 months have all been south county buys, giving it four operative subdivisions south of Route 50.

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## ***Lincoln 495: Calling Institutional Money***

Framed by the last two sales of Class A product, the warehouse at Lincoln 495 has been put on the market.

It was the lease with auto parts dealer Uni-Select that moved 8420 Westphalia Road in Upper Marlboro from asset to offering. The approximately 77,000 foot lease filled the 153,700 square foot building and gave the joint venture of Lincoln Property Company and Invesco a line-up of three solid tenants, including the federal Board of Governors and 1-800-Pack-Rat. The nearest term deal, with Pack Rat, runs to 2017, while the government is on the hook until 2028. Uni-Select signed a 10-year lease.

Timing is all, and Lincoln 495 hits the market with the county's Class A product relatively tight. Deliveries have been muted, and the Upper Marlboro warehouse faces few competitors on the sales side.

For comps, potential buyers will likely turn to the sale of Maryland 50 Industrial Park last year and two buildings at Steeplechase 95 the year before. American Realty collected \$98 a foot for the 15-year-old Maryland 50 portfolio. The two buildings at Steeplechase that Atapco Properties dished off to Invesco in 2011 set the local bar: \$21 million for 189,000 square feet.

HFF has the Lincoln 495 listing.

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## ***Law Firm Buys; Beltsville Lease***

The law firm of McCarthy, Winkelman & Morrow will cross the bridge from renting to owning.

Now located in Bowie, the firm is slated to buy about 3,000 square feet of condominium space from Danac Corporation at 4300 Forbes Boulevard, in Lanham.

Chevy Chase-based Danac recently pulled a building permit valued at just under \$500,000 to fit out the space, including the shelves for the legal tomes. The deal is the latest in a building that Danac converted to condos in 2011. Its first settlement was to environmental data collector CLS America, in which it sold 13,000 square feet for \$2.1 million.

Tim Jaeger and Todd Bosley of CBRE brokered the law firm deal.

**Meanwhile, in leasing activity,** the Stone Age wouldn't have been so back-breaking if GranQuartz had been in business.

The company that makes stone-cutting power tools has just leased space in Beltsville, taking 8,138 square feet at 9000 Virginia Manor Road.

GranQuartz will take up residence in former Baxter Healthcare space.

Alexandria Real Estate Equities owns the building and was represented by Ken Fellows of Edge Commercial. Jeffrey Fantle of Transwestern brought the tenant.

## **Aldi Buys Grocery Store Ground**

With a land acquisition, Aldi Inc. is closer than ever to bringing its low grocery prices and clever slogans to Beltsville.

The discount grocer bought a two-acre site off Route 1 from Carl M. Freeman Companies in February for \$2.65 million. It's slated to build a 17,000 square foot store that will anchor the 'St. Mary's Shops' retail center. Located at St. Mary's Street on the west side of Route 1, the center will share a traffic light with Costco across the road.

Aldi is like a little brother with his fists up. Its slogans run from, 'We don't match other stores' prices because that would mean raising ours' to 'The same is always better when it costs less.' While Aldi is slated to build the grocery store, Freeman had also spun off a pad site to TD Bank and was slated to build the remaining 8,000 square feet for its own account. Freeman officials had said previously they expected to deliver pad sites for TD and Aldi at the same time.

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## ***Legal Questions Abound on 'Sub V' Plan***

Through a forest of legal questions, the Subregion 5 master plan comes back to the County Council this month.

Covering Accokeek, Brandywine and Clinton, the Plan was approved way back in 2009 but derailed upon appeal over affidavits, or more correctly, the lack of affidavits. Now, planning staff is trying to make sure that any property owner seeking an up-zoning properly discloses whether he has made contributions to a County Council member. But a game of legal Whack-A-Mole has broken out: for every question that planners answer, another pops up.

The public hearing on the Plan, which is basically the same one passed the first time around, is April 11. But questions revolve around the ethics law governing Council members. The law, passed at the state level in Annapolis, is so broadly written it can be interpreted to mean that a County Council member is precluded from voting on the Plan if any property owner who has requested an upzoning has contributed to that Councilmember's campaign. Remarkably, according to this reading, that one contribution would negate the Councilmember's vote.

The problem is that the drafters of the bill must not have realized that every rezoning in the Plan is not voted on separately at the end, but is wrapped up into a single Resolution, which is then voted on by the Council. Options such as breaking out separate resolutions are now under consideration. (Whether a single property owner could negate all nine votes on the Council with nine contributions is a question for the likes of Judges Roberts or Sotomayer.)

The deadline for submitting those affidavits has also raised issues. Was the deadline 30 days before the hearing, or does the clock start at the hearing itself and run for 30 days? Arguments can be found on both sides.

Mindful of the legal complexities, Park and Planning sent out an information letter about the hearing, but the letter is stocked with legal jargon. We'll boil it down for property owners: fill out an affidavit.

## *Looking to the Feds for Jobs*

Keeping and increasing government leases is a key strategic approach in a newly developed economic development plan.

The county suggests that an opportunity to gain more federal leasing exists right now, with leases expiring throughout the region over the next five years. But to land those additional leases, the county suggests it needs to seek parity in GSA rent caps. It also needs to dedicate more staff resources to targeting federal opportunities.

Beyond the feds, the county's economic plan is to target business services, where the county has been gaining jobs but not at the pace of national growth, and in healthcare and life sciences. New investments at Southern Maryland Hospital and Andrews Air Force Hospital, as well as the proposed new University of Maryland Medical System hospital may lay the groundwork for more health jobs, the report suggests.

And finally, information and high tech provide an opportunity. The report targets the build-out of M Square Research Park in College Park as a key asset.

As the report points out, Goddard, Andrews and now NOAA all lie within the county borders, creating a job-production foundation.

Bad luck was choosing Gonzaga to meet Georgetown in the finals of your NCAA bracket pool. Good luck is finding out that the Maryland Newsletters covers Montgomery and Howard / Arundel as well as Prince George's County.

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## *New CSX Crossing*

# Cafritz Plan Back, With Changes

Showing a different crossing of the CSX railroad, the Cafritz family has resubmitted the Preliminary Plan for its Riverdale property.

A planned crossing off the property and onto the American Center for Physics (ACP) property is now moot, as the ACP rejected the bridge over concerns that it might impact its own long-term development plans.

The CSX crossing is key to the project, for Cafritz must be able to show an agreement with the adjacent property owner and a plan for the long-term funding for the bridge in order to ultimately win approval. With it, the Cafritz family can develop the Route 1 property for a new Whole Foods store and almost 1,000 residential units.

It was uncertainty over that railroad crossing that forced Cafritz to withdraw its first Preliminary Plan submission. Now, the newly-submitted plan shows the bridge exiting the Cafritz property onto the adjacent University of Maryland tract. From there, the road would continue to River Road and the planned Purple Line station. It's not a done deal yet, and negotiations between Cafritz and the University will likely continue until the case arrives at the Planning Board.

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## *Short Takes*

.....**The specific design plan for a 72-lot subdivision in Upper Marlboro is now on the books.** Augustine Homes, based in Fredericksburg, Va., won the Planning Board's backing at a recent meeting for the 63-acre tract on the south side of White House Road, roughly opposite Harry S. Truman Drive. Dubbed 'Kenwood Village' by a previous owner, Augustine revived a project that received CDP approval in 2005.

.....**A plan for 532 multi-family units in Largo met with the good graces of the Planning Board.** Avanti Properties would build the apartments on 16.1 acres flanking the Beltway off Largo Drive West. McLean, Va.-based Upshire Realty Capital is managing the entitlements for the landowner.

....**If you've been looking to buy 73 acres of industrial land on Central Avenue, then Nicholls Auction has the listing for you.** The group is advertising an auction for 8621 Central Avenue in Capitol Heights. Zoned I-1, it's just inside the Beltway interchange and is presently used as an auto showroom.

.....**A thirst for knowledge – well, that and a profit – is driving Strayer University to build another building at its Suitland campus on Auth Road.** The University wants to add a 38,000 square foot classroom building, to go with the 38,000 square foot building already up. It won preliminary plan approval in February.

..... **Suddenly, people need a place to stay for the night.** Both J&J Construction and architect Phillips Partnership are seeking building permits for two new hotels. J&J would put one on Albert Road in Brandywine, while Phillips envisions one on Route 1 in College Park. See the permit data.

## Parting Company

Forest City Enterprises and the Gould Property Company are apparently going their separate ways.

The two had formed a partnership to develop Konterra, but, having achieved many of the entitlements but no construction, they are splitting, according to the *Washington Post*. The partners had intended to start the Konterra Town Center just off I-95 in Laurel. Konterra officials say that plans are still proceeding, particularly since the huge road network that will serve Konterra nears completion.

## Waiting to Hear

No official word yet on the potential move of the Bozzuto Group within Greenbelt. The real estate development firm is believed to have struck a deal to move to Capital Office Park, out of its Walker Drive offices.

And the Howard University Hospital is likewise still mum on a decision. The group had a short list of buildings for a requirement of approximately 25,000 square feet, and is said to be focusing on the New Carrollton area.

## And finally...

The deed showing Dan Ryan Builders' acquisition of Stratford Estates in Upper Marlboro must have taken a detour on its way to the Land Records office but it is now posted: the 16 lots bought just before Christmas cost the builder \$1.072 million.

Dan Ryan's prices on the Old Crain Highway subdivision of five-acre lots start at \$439,990.

## Building Permits Issued

March 9 – 22, 2013

### Bowie

**NVR Inc.**, (301) 937-9761, to build two single-family units in 'Fairwood,' Bowie, at:

- 4609 Dr. Beans Legacy;
- 13407 Boones Chapel Court;

### Brandywine

**Dan Ryan Builders**, 60 Thomas Johnson Drive, Frederick, Md. 21702, (301) 696-0200, to build a single-family unit at 6302 Chatham Park Drive, Brandywine, in 'Villages of Savannah;'

**K. Hovnanian**, (301) 772-8900, to build five single-family units in 'Lakeview,' Brandywine, at:

- 7307 Zekiah Court;
- 7305 Zekiah Court;
- 14505 Owings Avenue;
- 13605 Loganville Street;
- 7401 Nanjemoy Drive;

**Richmond American Homes**, (410) 872-0267, to build a single-family unit at 7707 Moores Road, Brandywine;

### Clinton

**NVR Inc.**, (301) 937-9761, to build a single-family unit at 6903 Simmons Lane, Clinton, in 'Simmons Ridge;'

**Timberlake Homes**, 888 Bestgate Road, Annapolis, Md. (301) 350-0400, to build a single-family unit at 10614 Quaking Aspen Way, Clinton, in 'Timber Ridge;'

**Caruso Homes**, (301) 261-0277, to build a single-family unit at 7207 Cimmaron Ash Court, Clinton, in 'Timber Ridge;'

### Route 210 Corridor

**D.R. Horton Inc.**, (301) 670-6144, to build seven single-family units in 'The Preserve,' Accokeek, at:

- 14104 Vintage Lane;
- 14015 Vintage Lane;
- 14001 Vintage Lane;
- 14108 Vintage Lane;
- 2610 Medinah Ridge Road;
- 2609 Medinah Ridge Road;
- 14111 Port Town Road;

**Steuart Kret Dev.**, (301) 870-5603, to build four units in 'Braemar,' Accokeek, at:

- 1506 Jillian Court;
- 15704 Carlee Court;
- 15702 Carlee Court;
- 15706 Carlee Court;

**NVR Inc.**, to build three units in 'The Preserve,' Accokeek, at:

- 13708 Port Commerce Court;
- 2609 St. Mary's View Road;
- 2621 St. Mary's View Road;

(Continued on Page 6)

**Building Permits Issued (from p. 5)**

**NVR Inc.**, to build four single-family units in 'Washington Overlook,' Fort Washington, at:

- 2202 Washington Overlook Drive;
- 2405 Washington Overlook Drive;
- 2404 Washington Overlook Drive;
- 2407 Washington Overlook Drive;

**Upper Marlboro**

**Mid-Atlantic Builders**, (301) 231-0009, to build two single-family units in 'BeechTree,' Upper Marlboro, at:

- 3306 Marchwood Place;
- 3704 Presidential Golf Drive;

**Craftmark Homes**, (703) 734-9855, to build a single-family unit at 13412 Frontgate Drive, Upper Marlboro, in 'Frontgate Farms;'

**Toll Brothers**, Columbia, Md. (410) 872-9105, to build eight single-family units in 'Marlboro Ridge,' Upper Marlboro, at:

- 11105 Rodeo Court;
- 4406 Bridle Ridge Road;
- 3913 Rolling Paddock Drive
- 3902 Rolling Paddock Drive;
- 11104 Saddle Court;
- 3910 Bridle Ridge Road;
- 3904 Rolling Paddock Drive;
- 3908 Rolling Paddock Drive;

**Marrick Properties**, (301) 855-3909, to build two single-family units in Upper Marlboro, at:

- 13105 Beech Hill Road;
- 8200 Hollow Tree Lane;

**NVR Inc.**, (301) 937-9761, to build seven single-family units in 'Oak Creek,' Upper Marlboro, at:

- 14400 Mary Bowie Parkway;
- 720 Bleak Hill Place;
- 710 Ardonia Terrace;
- 505 Bottsford Avenue;
- 711 Ardonia Terrace;
- 500 Stanwich Terrace;
- 408 Stanwich Terrace;

**M-I Homes**, (703) 404-2200, to build a single-family unit at 15404 Sir Edwards Drive, Upper Marlboro, in 'Balmoral;'

**NVR Inc.**, to build a single-family unit at 2608 Beech Orchard Lane, Upper Marlboro, in 'BeechTree;'

**Other Locations**

**Botalico Builders**, (301) 236-4088, to build a \$200,000 unit at 9032 49<sup>th</sup> Place, College Park;

**Sturbridge Homes**, to build a single-family unit at 15801 Joyce Lane, Laurel;

**Commercial Permits Issued**

March 9 – 22, 2013

**Hamel Builders**, 5710 Furnace Avenue, Elkridge, Md. (410) 379-6700, to build a \$6.01 million addition for National Church Residences, at 505 Suffolk Avenue, Capitol Heights;

**Coldcraft Inc.**, 7901 Hill Park Court, Lorton, Va. (703) 550-8433, to build a \$120,000 walk-in cooler at 6219 Columbia Park Road, Landover;

**KD Contracting**, 1209 Cedar Dale Lane, Alexandria, (703) 888-3916, to build a \$240,000 alteration for Southern Maryland Hospital, at 7503 Surratts Road, Clinton;

**Laser Shot**, 4214 Bluebonnet Drive, Stafford, Texas, 77477, (281) 240-1122, to build a \$2.8 million indoor firing range at 8420 Westphalia Road, Upper Marlboro;

**King Construction**, 8909 Harford Road, Baltimore, Md. (410) 668-1700, to build a \$188,450 fit-out for the Dept. of Transportation, at 6500 Sheriff Road, Landover;

**Danac Construction**, 5404 Wisconsin Avenue, Chevy Chase, Md. (301) 657-2000, to build a \$498,000 alteration at 4300 Forbes Blvd., Lanham, for McCarthy, Winkelman, Morrow;

**Building Permit Applications**

March 9 – 22, 2013

**Rvan Companies**, 50 South 10<sup>th</sup> Street, Minn., Mn, (612) 492-4000, to build a \$518,000 fit-out for Nash Finch, Inc., at 6304 Sheriff Road, Landover;

**Landex Inc.**, (443) 451-1272, to build a \$10.5 million apartment complex at 6404 Prudent Way, Oxon Hill, in 'Villas at Riverview;'

**Six Flags America**, 13710 Central Avenue, Mitchellville, Md. (301) 249-1500, to build a \$300,000 in rides at the same address;

**McDonald's**, PO Box 66321, Chicago, Ill, , to build a \$350,000 store at 15806 Crain Highway, Brandywine, and a new store at 2306 University Blvd, Hyattsville;

**J&J Construction**, 13525 Hunting Hill Way, N. Potomac, Md. (301) 922-9044, to build a \$6 million hotel at 7511 Albert Road, Brandywine;

**Phillips Partnership AIA**, 400 Perimeter Center Terrace, Atlanta, Ga. (770) 394-1616, to build a \$5.6 million hotel at 9620 Baltimore Avenue, College Park;

**Albrecht Construction**, 15025 Scottswood Court, Woodbine, Md., to build a \$700,000 alteration at the Alpha Xi Delta house at 4517 Knox Road, College Park;

**Nardi Construction**, 11800 Baltimore Avenue, Beltsville, Md., to build a \$500,000 fit-out for Prince George's County at 1801 McCormick Drive, Largo;

(Continued on Page 7)

**Commercial Permit Applications (from p. 6)**

**Simon Property Group**, c/o SMG Architects, (410) 685-8582, to build a \$1.94 million fit-out for LA Fitness, at 15401 Emerald Way, Bowie;

**Harrell & Co.**, (703) 352-4141, to build a \$622,500 fit-out for The Chelsea School, at 2970 Belcrest Center Drive, West Hyattsville;

**Remodeling America**, 1880 Woodbine Road, Woodbine, Md. (301) 356-1176, to build a \$250,000 fit-out for Royal Jade, at 7401 Greenbelt Road, Greenbelt;

**Site Plans Submitted**

**DSP-03055 – Timber Ridge**. *Propose new architecture. 22 home models, all a minimum of 2400 sf.* Located on the east side of Brandywine Road at Cork Tree Way, Clinton. Appl: NVR Inc., (301) 937-9761.

**DSP-04081-04 – Greenbelt Station**. *Propose new architecture, including 20 and 24-foot towns and two-over-two's.* Located at the intersection of Greenbelt Station Parkway and Route 193, Greenbelt. Appl: NVR Inc., (301) 937-9761.

**DSP-05114-01 – Avondale Overlook**. Zoned R-10. 10.3 acres. *Propose revisions to reduce site grading for future multi-family building.* Located at 2350 and 2400 Queens Chapel Road, Hyattsville. Appl: Kettler Inc., 1751 Pinnacle Drive, #700, McLean, Va. 22102. (703) 641-9000.

**Preliminary Plans Approved**

March 21 and 28, 2013

**4-12011 – Strayer University**. *Propose new school building of 38,000 square feet.* Zoned I-3. 5.4 acres. Located at Auth Place and Britannia Way, Suitland. Appl: Campus Way LLC, 16501 Northcross Drive, #D, Huntersville, NC, (704) 650-3964.

**Site Plans Approved**

March 21 and 28, 2013

**DSP-12025 – Largo Town Center**. *Propose 532 multi-family units in two buildings, plus 7,952 square feet of retail.* Zoned M-U-I. 16.1 acres. Located on Largo Center Drive, off Central Avenue. Appl: Avanti Properties, c/o Upshire Realty Capital, 1501 Farm Credit Drive, #2500, McLean, Va. (703) 883-4251.

**SDP-0805 – Kenwood Village**. 63.07 acres. 72 single-family lots. Located on the south side of White House Road, opposite Harry S. Truman Drive, Upper Marlboro. Appl: Augustine Homes, (540) 379-1138.

**Real Estate Transactions of Note**

**MS Grand LLC**, c/o Invotex Group, 1637 Thomas Street, Balt, Md. 21231, to **Grand Properties LLC**, 1800 N. American Street, Philadelphia, Pa. Lot 22 ( B) in 'Washington Business Park.' Located at 4800 Walden Lane, Lanham, Md. 20706. 5.03 acres. Improved with 66,159 square foot warehouse. Zoned I-2. Tax map 44F-4. Tax ID: 20-2749927. Liber 34499, page 527. Deed date: Feb. 12, 2013. **Purchase price: \$4,300,000.**

**Painter Bay Trust**, c/o John P. Foley, to **NS Properties LLC**, 15321 Briarcliff Manor Way, Burtonsville, Md. 20866. Unit 8-E, Building C, in 'Corporate Center Office Condominium.' Located at 13976 Laurel Lakes Avenue, #8E, Laurel, Md. 20707. Unit is 4,915 square feet. Tax map 10B-1. Zoned Commercial. Tax ID: 10-3797198. Liber 34449, page 4. Deed date: January 31, 2013. **Purchase price: \$370,000.** Deed of Trust: \$296,000, M&T Bank.

**Clayton S. Rogers et al** to **James McReady**. 10 parcels totaling 115.4 acres. Located at 16900 Clagett Landing Road, Upper Marlboro, Md. 20774. Improved with house. Zoned R-A. Tax map 77F-2. Liber 34484, page 177. Deed date: December 28, 2012. **Purchase price: \$1,300,000.**

**CMF St. Mary's Place LLC**, c/o Carl M. Freeman Co, to **Aldi Inc**, 8751 Gas House Pike, Frederick, Md. 21701. Parcel A in 'St. Mary's Place.' Parcel is 83,311 square feet. Unimproved. Zoned C-S-C. Tax map 19A-2. Tax ID: 01-41509. Liber 34454, page 58. Deed date: February 21, 2013. **Purchase price: \$2,650,000.**

**C.W. Cobb & Associates Inc.**, c/o Arthur L. Waters, 4141 N. Henderson Road, #8, Arlington, Va. 22203, to **M.M.T. Limited**, PO Box 3723, Arlington, Va. 22203. Parcel totaling 19,675 square feet, located at 5309 Meadowview Place, Suitland; and 24,968 square feet located at 3900 Meadowview Drive, Suitland, Md; and Lot 3 (A) in 'Coolridge,' located at 6817 Old Branch Avenue, Temple Hills. All three lots zoned R-80, but the Old Branch address has Special Exception approval for daycare. Liber 34461, page 135. Deed date: January 15, 2013. **Purchase price: \$585,582.**

**RESIDENTIAL**

**Rachel T. McGuckian**, substitute trustee, to **D.R. Horton Inc**, 1356 Beverly Road, #300, McLean, Va. 22101. Lots 1 and 2 and outlot in 'Woodmore Towne Centre at Glenarden.' Located at 2700, 2701 and 2981 N. Campus Way, Glenarden. 81.4 acres. Located on Ruby Lockhart Blvd., off Route 202, Glenarden. Zoned M-X-T. Tax map 60D-2. Tax ID: 13- 4018313 et al. Liber 34447, page 23. Deed date: February 22, 2013. **Purchase price: \$28,700,000.**

(Continued on Page 8)

**Real Estate Transactions (From p. 7)**

**V.O.B. Limited Partnership**, c/o Ryko Development, to **Lennar**. Lots 34 – 43 (Block I) in 'BeechTree.' Located at 15317 – 15335 – Tewkesbury Place, Upper Marlboro, Md. 10 Townhouse lots. Zoned R-S. Tax map 85. Liber 34500, page 313. Deed date: February 22, 2013. ***Purchase price: \$500,000.***

**KB-Stratford Land LLC**, c/o Victor Kazanjian, to **Dan Ryan Builders Mid-Atlantic Inc.**, 60 Thomas Johnson Drive, Frederick, Md. 21702. Lots 1,2, 3, 4, 8, 9, 11, 12, 13, 15, 18 and 19 in 'Stratford Estates.' (12 lots). Loc. on Stratford Estates Drive east of Old Crain Highway, Upper Marlboro. Lots minimum five acres. Zoned O-S. Tax map 93E-4. Tax ID: 03-3795457, 08, 99 etc. Liber 34447, page 196. Deed date: December 21, 2012. ***Purchase price: \$804,000.***

**Savor at Stratford, LLC**, c/o Victor Kazanjian, to **Dan Ryan Builders Mid-Atlantic Inc.** Lots 5,10, 17 and 20 in 'Stratford Estates.' Loc. on Stratford Estates Drive east of Old Crain Highway, Upper Marlboro. Lots minimum five acres. Zoned O-S. Tax map 93E-4. Tax ID: 03-3795424, 74 etc. Liber 34447, page 193. Deed date: December 21, 2012. ***Purchase price: \$268,000.***

**Waterford Estates LLC**, c/o Stanley Martin Communities, to **K. Hovnanian Homes of Maryland I, LLC**. Lots 11, 22, 88, 93 and 96 (Block A) in 'Waterford.' Located on Winding Creek Lane, Contee Manor Road and Waterford Mill Road, off Woodmore Road, Bowie, Md. 20721. Lots avg. two acres. Unimproved. Zoned R-A. Tax map 54B-4. Tax ID: 07-3756293, 6640 etc. Liber 34451, page 425. Deed date: February 8, 2013. ***Purchase price: \$900,000.***

**Belmont Crest LLC**, c/o Dennis Danner, to **K. Hovnanian Homes of Maryland**. Lots 7 and 11 (Block C) in 'Belmont Crest.' Located at 5609 and 5703 Kaveh Court, Upper Marlboro, Md. Lots avg. 11,400 square feet. Zoned R-R. Tax map 100A-3. Tax ID: 15-3710860 and 3711173. Liber 34462, page 326. Deed date: February 15, 2013. ***Purchase price: \$240,000.***

**Laurel Crescent LC**, c/o Elm Street Development, to **NVR Inc.** Lots 55 and 57 in 'The Crescent at Cherry Lane.' Located at 7208 and 7212 Cherry Lane, Laurel, Md. Lots avg. 5,000 square feet. Unimproved. Tax map 5E-3. Tax ID: 10-3749843 and 68. Liber 34469, page 344. Deed date: January 21, 2013. ***Purchase price: \$180,000.***

**NVR MS Cavalier Fairwood LLC**, 11700 Plaza America Drive, #310, Reston, Va., to **NVR Inc.** Lot 46 (DD) in 'Fairwood.' Located at 13213 Greenfields Drive, Bowie, Md. Lot is 8,799 square feet. Zoned M-X-C. Tax map 54B-1. Tax ID: 07-3677747. Liber 34469, page 340. Deed date: February 20, 2013. ***Purchase price: \$127,308.***

**V.O.B. Limited Partnership** to **NVR Inc.** Lots 35 – 40 (Block J) in 'BeechTree, North Village.' (6 lots). Located on North Berwick Lane, Upper Marlboro, Md. Tax ID: 03-5511820 et al. Liber 34469, page 324. Deed date: February 21, 2013. ***Purchase price: \$252,000.***

**Powers Investments II, LLC**, c/o Rocky Gorge Communities, 1420 Beverly Road, #200, McLean, Va. 22101, to **NVR Inc.** Lot 17 (Block D) in 'Simmons Ridge.' Located at 7111 Killarney Street, Clinton, Md. Lot is 15,463 square feet. Zoned R-R. Tax map 125E-3. Tax ID: 09-3797107. Liber 34469, page 332. Deed date: February 20, 2013. ***Purchase price: \$107,500.***

**NVR MS Cavalier Preserve LLC** to **NVR Inc.** Lot 1 (Block D) in 'The Preserve at Piscataway.' Located at 3409 St. Mary's View Road, Accokeek, Md. Lot is 9,539 square feet. Zoned R-L. Tax map 143A-3. Tax ID: 05-3681277. Liber 34469, page 336. Deed date: February 19, 2013. ***Purchase price: \$91,000.***

**The Maryland Newsletters**

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