

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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September 29, 2014

In Brief...

The state's **Workers Compensation Commission** (WCC) wants to keep its Beltsville office location.

The agency has a renewal request pending in front of the Maryland Board of Public Works, which would renew its lease for another 10 years to come at 4780 Corridor Drive. According to documents filed for the hearing, the state would occupy 4,861 square feet, at an average rental rate of \$25.75 per foot.

The BDC Corridor LLC owns the building, and would collect \$125,170 in annual rent, on average, across the life of the lease. Utilities and custodial would fall to the lessor, and the state would also get 20 parking spaces at no cost.

...If you're a baby boomer, you'll remember **9410 Annapolis Road** in Lanham as the home of the Prince George's Journal. If you're part of Gen X, then it's the Coldwell Banker building. And anyone younger than that knows it as the Hazmed Building.

But a new name is coming, as the nearly 16,000 square foot building recently traded to Amari Holdings for \$1.4 million. The new owner will occupy part of the building with a staffing agency. Barbara Richman Kahn and Ken Griffin of The Michael Companies brokered the deal.

In the Marlboro Mix *Stanley Martin's 'Riding' Is Now Underway*

Stanley Martin Communities (SMC) has taken Marlboro Riding from 'Coming Soon' to 'Now Open.'

The Reston, Va.-based builder has made the Upper Marlboro community its second active sales job, and priced new homes there from \$409,990. Marlboro Riding is accessed along Ritchie Marlboro Road, just north of Old Marlboro Pike.

SMC bought Marlboro Riding from an Acacia FSB partnership, in a two-deal sweep through Upper Marlboro in the summer of 2013. It paid \$4.59 million for the 153 lots in the second phase of 'Riding,' then paid \$1.52 million for 101 lots across Ritchie Marlboro Road in 'Marlboro Pointe.' All the lots are for single-family homes.

Of the two jobs, the builder is tackling Marlboro Riding and its one-third acre lots first. Its base price offerings start with The Rockwell, at \$409,990 for 2,776 square feet, up to the 4,084 square foot Crosby, at \$484,990. (Buyers with a need for space can bump that one out to over 7300 square feet).

SMC is also selling in Waterford Estates, in Mitchellville, where both it and fellow builder KHov are averaging in the \$780's.

The closest competitor geographically to Marlboro Riding will be Toll Brothers' singles at Marlboro Ridge, where it has three product lines just up Ritchie Marlboro Road. But M/I Homes at Balmoral, on Route 301, and the builders in BeechTree and at newly-opened Parkside will also likely be watching the new community.

Buyers Sought for Two Industrial Deals

Prologis and First Industrial are both after the same thing in life right now: a buyer for one of their industrial portfolios.

Prologis is awaiting offers, due this week, on its five-building, 384,000 square foot Ardmore Industrial Center, while First Industrial is hitting the street with a four-building offering in 'Southgate at Washington Business Park.'

The two parks are similar in some respects. They're both about 85 to 90 percent leased, and located close-in, with quick access to the city. HFF has the Prologis offering, while Transwestern is marketing Southgate.

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A Confluence At 'Station'

It's the Time of Twenty over at Greenbelt Station apparently. That isn't some ancient Druidic celebration of the sun; it means that NVR has just about that number of sales in each of its three products at the Metro Station community.

We'll break it down for you. NVHomes' larger townhouses starting at \$432,990? Twenty sales. The Ryan Strauss and Strauss Attic towns? Twenty sales. The three condo models, priced from \$289,990? Yup, twenty sales.

NVHomes has the biggest product at the Metro location. It has settled half a dozen of its 24-foot towns at the Greenbelt Road project, but the first one set the highwater mark, at nearly \$534,000.

The average on NV's other settlements is closer to \$480,000, as buyers are opting for a 10-foot extension now offered at half-off the normal \$30,000. That extension puts homeowners in 3200 square feet, but if they add the 4th floor loft and terrace, they're spread out over 3800 feet.

As usual, Ryan has the smaller towns, but likewise offers an 'Attic' version. Without the fourth floor, its Strauss is \$372,990. Build it out, and the price goes to \$407,990.

Other than Ryland at Brickyard Station in Beltsville, NVR has little north county competition.

Prices on Ryan's lower level condos start at \$289,990, while the upper floors go at \$324,990 and \$329,990.

AvalonBay is Laurel Land Buyer

Five years after it was annexed into the City of Laurel, approximately 18 acres near Van Dusen Road has been sold to AvalonBay Communities.

The apartment developer can proceed with up to 350 units on the ground that it bought from Annapolis-based Ribera Development. AvalonBay reportedly paid approximately \$9.5 million. Ribera keeps a small commercial site of about two acres.

The annexation was part of a larger annexation of about 40 acres along Van Dusen Road. It was brought in under the M-X-T zone, and prompted an effort by then-Councilmember Tom Dernoga to send the annexation to referendum.

The site traded largely ready to go, but AvalonBay's plans for apartments will put it in a healthy line of other multi-family builders targeting Laurel. Most recently Rockville-based Cohen Siegel Investors paid \$8.5 million for the approximately 1,000 units plus office space at Hawthorne Place, on Marshall Avenue. Cohen Siegel has said it expects to yield about 500 units in all. The group had hoped to get underway this fall on a first phase of 296 units on the former truck terminal off Route 1.

Likewise, Rockville-based Mill Creek Residential has 450 units at 'Westside' in the queue. Located on Van Dusen Road, those apartments will be part of a larger mixed-use project planned by Manassas, Va.-based Strittmatter Inc.

Farther off in the distance are the Residences at Towne Centre, where Greenberg Gibbons owns the rights to up to 450 units at the redeveloped Laurel Mall; and the Laurel MARC station, where Patriot Realty can build 300 units once it builds a new parking garage.

Bruce Winston and Aaron Lebovitz of Fraser Forbes Real Estate Services brokered the Ribera to AvalonBay deal.

Van Dusen Road Retail Changes Hands

A partnership that just sold a medical building in Laurel has turned around and bought retail.

VIP-Laurel Lakes Avenue LLC, headed by Vipin Desai, acquired the nearly 30,000 square foot retail center in 'Laurel Gardens' for \$3.4 million, according to the Land Records.

Only two tenants share the center, but they fill the whole thing: Food Lion and Laurel Liquors. Food Lion has been there all along, as the center, located at 420 Sandy Spring Road, went up as a build-to-suit for the grocer in 2000. Food Lion has since remodeled its store.

Before buying Laurel Gardens, VIP had earlier this summer sold 13900 Laurel Lakes Avenue, when it parted with the 24,424 square foot medical office building for \$2.6 million. The building went, approximately half-leased, to a partnership headed by auto dealer Jack Fitzgerald. It was a partnership headed by Black Oak Associates that sold the shopping center. PNC Bank provided the new owner with \$1.8 million in financing.

County Rescinds Front Foot Tax

Front foot benefit charges won't be taxed after all.

County officials say the county has decided it won't apply a tax at recordation to the front foot benefit payment at settlement. The county's finance division had reportedly begun applying the tax or at least holding settlements for review, prompting criticism from the industry.

Both the builders association and the county Association of Realtors took issue with the proposal, which hadn't been publicly vetted before it seemed to go into effect.

Sources familiar with the tax proposal said it raised any number of issues, including whether the buyer or seller was responsible for the tax, and whether the tax opened the door to all manner of real estate charges, such as on condo association fees.

County officials say the front foot tax arose because in some cases it was getting referenced as a lien against the property, and the county taxes liens. But after it was clarified that the payment isn't actually a lien unless it goes into default, the county rescinded the tax. It has asked settlement attorneys not to refer to the charge in the future as a lien unless it is specifically so.

Thus the bottom line is that, as quickly as it went into effect, the front foot benefit tax is no longer applicable.

The Representation, Corrected:

An item in our last issue had the brokers juxtaposed. The correct story is that Ken Fellows and Rob Pugh of Edge Commercial represented Cornerstone Equipment Management in its lease of 9,753 square feet at 9235 Hampton Overlook, while Alan Coppola of NAI/KLNB repped landlord Kenwood Management.

Low Density Sought

Churches Oppose 'Andrews' Bill

Legislation four years in the making that would limit development around Joint Base Andrews has raised the ire of a coalition of churches, and may spark a legal showdown over freedom of religion.

Some local businesses are also opposing the bill (CB-55-2014), which would create a 'Military Installation Overlay Zone' (MIOZ) on both the north and south sides of the Base, and there is discussion of plans to file a lawsuit in federal court. The intent of the zone is to reduce the 'permitted uses' now allowed on vacant parcels within the MIOZ to mostly low-density uses, and render 'non-conforming' many of the existing uses, including larger places of 'assemblage,' like churches. About a mile wide and three miles long, the protective corridor is aimed at protecting the 'health, safety and welfare' of communities around the Base from airplane accidents, but the proposed limitations have churches talking up their First Amendment rights.

It came to a head at recent Council worksession, where religious opposition appears to have helped prompt the Council to 'hold' the bill in committee. But the legislation was also complicated by a number of changes that had been made to the bill since a first draft. The bill could legally be resurrected at Tuesday's meeting, but that's unlikely. Instead, it may have to await presentation in the spring session.

But opponents say the Council needs to put the bill back in the hands of the task force that drafted the bill – relying on the Joint Land Use Study (JLUS) – and incorporate more citizen input. The Andrews issue is featured on M-NCPPC's website and it references multiple public meetings. But several critics say they only learned about its far-reaching ramifications within the last year.

Data Questioned. More to the specifics of the study, critics say that the bill applies nationwide military installation accident data to what is, in Andrews, a unique Base. In 70 years of operation, say those critics, there have been only three accidents, all of them outside the proposed safety zones.

The reason, say the opposition, is that Andrews serves as the air base for the president, and thus only the best pilots are rotated in. Andrews' specialized service also means that the number of flights is often less than other air bases.

Critics also say the Safety Zones have their own flaws. The zone on the north side of the Base proposed for reduced development includes the Route 4 / I-95 interchange, where upwards of 200,000 cars pass per day. As attorney Midgett Parker Jr. of Linowes & Blocher asked on behalf of a group of churches, "If the safety of large gatherings of people is a primary concern (of the bill), should not the Beltway be relocated out of the safety zone?"

An interim protective zone has been in existence for several years now, and was extended through next June, to give the Council time to pass the more permanent measure.

Bowie RFQ Out

A Request for Qualifications to develop around the Bowie State University MARC station is back on the street.

The county is looking for a master developer for 219 acres it owns next to the station and University, and it put the RFQ out in anticipation of following up with an RFP. On the 94 acres of its ground at Route 197 and Old Jericho Park Road that's developable, the county wants a three-part mixed-use project: a village center; a residential area; and an office and research campus.

Though its overall vision includes things like a convocation center and fitness center, the basics include about 55,000 feet of retail; almost 200,000 feet of office; and multi-family, townhouse and single-family units. Sprinkle in some lab space, classroom buildings, student housing and age-restricted quarters, and the vision is complete.

The county's Office of Central Services is handling the RFQ.

A Plan for the FBI

Given that their site has at least a one in three chance of landing the FBI, WMATA and Renard Development are moving to have the Greenbelt Metro Station property redesigned.

That means planning to have existing facilities like the 3,726 parking spaces and the bus bays relocated to allow a secure site on which the FBI could house its 11,000 employees. Moving those facilities would also free up additional ground for Renard to build over a million square foot mixed-use complex adjacent to the station and FBI headquarters.

WMATA needs to hold a public hearing on the issue, which it hopes to do in early 2015.

Thompson Creek Land Deal

A two-part deal wrapped up earlier this month will keep the headquarters of both Thompson Creek Windows and steak distributor Murry's Inc. within the county borders. It was the classic win-win situation.

As first reported in one of our summer issues, Thompson Creek plans to move its operations to the Murry's complex in Upper Marlboro, which it will redevelop for a headquarters location. Thompson is working with Chesapeake Real Estate Group, and the 8300 Penn LLC has now bought the nearly 163,000 square feet Murry's building, sitting on 18-acres, for \$8.7 million.

Murry's, meanwhile, will relocate to office space in Greenbelt, where it signed a lease for 3800 square feet at 7852 Walker Drive.

Chesapeake is believed planning a first-phase 120,000 square foot building for Thompson Creek, which now occupies a building on Brightseat Road in Landover. After that, Chesapeake will have available ground for more space, but its plans are uncertain at this point.

Getting Thompson Creek into the Penn Randall Place property, just off Pennsylvania Avenue outside the Beltway, took a waiver from discharge limits by the WSSC.

Susan Kay and Mark Boyce of Transwestern represented Murry's in its Greenbelt lease, while Mark Glagola and Ken Marks of the same firm, and Bob Filley, then with Transwestern and now with Marcus & Millichap, represented Murry's on the land sale.

Chesapeake is based in Hanover, Md.

Bits and pieces...

.....**Augustine Homes** is looking for a buyer of its White House Road lots. The Virginia builder put up a sign recently advertising its 72 'entitled and engineered' single-family lots opposite Harry Truman Drive in Upper Marlboro. We'll help them with their marketing: the phone number is (540) 372-7770.

.....**Toll Brothers'** equestrian community at Marlboro Ridge is going to look even more equestrian, as the builder pulled a permit to construct a new riding arena on the grounds. Purcellville, Va.-based Foug/InterBuild is listed as the contractor.

.....**Atlas Foundations** already had a presence on Stamp Road in Temple Hills, but now it has a larger one. The excavating company acquired two more industrial properties on the road recently. Atlas paid an even \$1 million for 4756 and 4764 Stamp, getting over two and a half acres and almost 18,000 feet in a couple of buildings in the deal. Burke & Herbert provided the financing.

A First for Beazer in Bentley Park

Beazer Homes' price tag for lots in 'Bentley Park' looks to be \$191,000.

That's how much the builder paid an NVR partnership called Bentley Park LLC for a first lot takedown in the Laurel subdivision off Old Gunpowder Road. The nearly 8,000 square foot lot on Bentley Park Drive is the first of a sizable presence for Beazer in the community. NVR and Beazer did the favor of selling each other lots in their Laurel subdivisions, NVR to Beazer at Bentley, and Beazer to NVR at Wincopia Farm, off Gorman Road.

Opening from \$519,990, Beazer squeezed itself into a price niche right between Ryan and NV at Bentley. Ryan's working from the \$499,990 mark, that for its Venice model, while NVHomes starts at a \$559,990 price tag. It's one big happy family. **Rich Samit of Fraser Forbes Real Estate brokered the lot takedown deal.**

Wal-Mart at Duvall Will Start Again

For Wal-Mart, nothing is easy, even re-using an empty former grocery store.

Wal-Mart's plan to build an addition to the former SuperFresh and create a 77,916 square foot retail outlet at the Duvall Village Shopping Center in Glenn Dale was sent all the way back to the beginning of the process by the District Council. In legal terms, that's a de Novo remand.

Particularly at issue is the traffic study – or the lack of one – on which Wal-Mart relied for road adequacy. The original copy of the 1987 study was, as the Springsteen song goes, 'lost in the flood.' Apparently it floated out with the rest of the records when the pond next to the county building overflowed its banks a few years ago.

Beyond the fact that the traffic study got wet, the District Council also said that there have been fundamental changes in traffic patterns since 1987, and that the proposed retail expansion amounts to a 'material difference' from the plan approved over 20 years ago.

But the District Council also found that Wal-Mart better needs to address its stormwater management plan, and that the Planning Board needs to determine whether the Wal-Mart store will 'create economic benefits.'

Improving the View at Cadillac Crossing

The developer of 'Cadillac Crossing' has added some improved visibility to the Brandywine project. Potomac, Md.-based MGP LLC paid \$235,000 for a half acre of ground off Route 5 at Albert Road that will create better sightlines to the first building to be built at Cadillac, a Best Western Motel.

MGP owns the long-operating Cadillac Motel, a roadside motel that sports an iconic sign pointing the way to the entrance. Headed by Raj Patel, MGP also has plans for a 100,000 square foot medical office building on its 14-acre tract. Patel said the newly-bought half acre may one day be used for a pad site. MGP is awaiting its grading permit for the Best Western building.

Building Permits Issued

Sept. 6 – 21, 2014

Accokeek

NVR Inc., (301) 937-9761, to build two single-family units in 'The Preserve,' Accokeek, at:

- 2501 Bailey's Pond Road;
- 13709 Port Commerce Court;

Lennar, 10211 Wincopin Circle, Columbia, Md. 21044, (410) 997-5522, to build a single-family unit at 17411 Madrillon Way, Accokeek, in 'Summerwood;'

Haverford Construction, Executive Blvd., Rockville, Md. (301) 864-6500, to build a single-family unit at 15508 Livingston Road, Accokeek;

Bowie / Mitchellville

NVR Inc., to build a single-family unit at 13106 Montauk Greenfields Drive, Bowie, in 'Fairwood;'

D.R. Horton Inc., (301) 670-6144, to build seven units in Mitchellville at:

- 2618 Rosemount Lane;
- 2616 Rosemount Lane;
- 2614 Rosemount Lane;
- 2610 Rosemount Lane;
- 2608 Rosemount Lane;
- 2604 Rosemount Lane;
- 2602 Rosemount Lane;

Brandywine

K. Hovnanian Homes, 1802 Brightseat Road, Landover, Md. (301) 772-8900, to build four units in 'Chaddsford,' Brandywine, at:

- 7115 Battlefield Loop;
- 15200 Eve Way;
- 15214 Eve Way;
- 15207 Eve Way;

Mid-Atlantic Builders

Executive Blvd., Rockville, (301) 231-0009, to build a single-family unit at 13015 Davenport Drive, Brandywine, in 'Villages of Savannah;'

(Continued on Page 6)

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

Toll Brothers, Columbia, Md. (410) 872-9105, to build a single-family unit at 13513 Mary Bowie Parkway, Upper Marlboro, in 'Oak Creek;'

Marrick Properties, 995 N. Prince Frederick Blvd., Prince Frederick, Md. 20678, (301) 855-3828, to build a single-family unit at 13000 Beech Hill Road, Upper Marlboro;

M/I Homes, 21355 Ridgetop Circle, Sterling, Va. (703) 404-2200, to build a single-family unit at 3803 Chancelsors Drive, Upper Marlboro, in 'Balmoral;'

NVR Inc., to build four units in 'BeechTree,' Upper Marlboro, at:

- 3404 Winterbourne Drive;
- 3510 Winterbourne Drive;
- 15494 BeechTree Parkway;
- 14006 Shannock Lane;

Other Locations

Legend Builders, PO Box 511, Burtonsville, Md. 20866, (301) 490-3651, to build a single-family unit at 6308 Odell Road, Beltsville;

AD&C Management, 8715 Greenbelt Road, #201, Greenbelt, Md. (301) 345-3344, to build four single-family units in Lanham, at:

- 7013 97th Avenue;
- 7015 97th Avenue;
- 7017 97th Avenue;
- 7019 97th Avenue;

Timberlake Homes, 888 Bestgate Road, Annapolis, Md. (301) 350-0400, to build a single-family unit at 7014 Sand Cherry Way, Clinton, in 'Timber Ridge;'

D.R. Horton Inc., to build five units in 'Woodmore Towne Centre,' Glenarden, at:

- 2609 Swann Wing Court;
- 2611 Swann Wing Court;
- 2803 Swann Wing Court;
- 2703 Brownlee Court;
- 9208 Eason Street;

Townhouse / Condo Permits Issued

NVR Inc., to build nine townhouse units at 13810 – 13824 Catzell Court, Accokeek;

Haverford Construction, (301) 864-6500, to build four townhouse units in 'Westphalia Row,' at 9620 – 9626 Westerdale Drive, Upper Marlboro;

NVR Inc., (301) 937-9761, to build 12 two-over-two units on Greenbelt Station Parkway, Greenbelt, in 'Greenbelt Station;'

Commercial Permits Issued

Sept. 6 – 21, 2014

Bob Grill General Contractors, Lanham, Md. (301) 577-7768, to build a \$434,000 addition for the University Bible Fellowship, at 3604 Metzert Road, College Park;

Toll Brothers, (410) 872-9105, or c/o Foug/InterBuild, 510 E. Main Street, Purcellville, Va. 20132, (540) 338-2306, to build a \$250,000 equestrian riding arena at 11400 Marlboro Ridge Road, Upper Marlboro;

Evergreen Solar Services, Sterling, Va. (703) 592-6355, to build \$1.47 million in solar panels for Towne Place Suites, at 7800 Ferry Avenue, Clinton;

Minkoff Company, 11716 Baltimore Avenue, Beltsville, Md. 20705, (301) 652-8711, to build a \$325,000 repair of multi-family housing at 5999 Emerson Street, Bladensburg;

Nordstrom Rack, to build a \$100,000 racking system at 839 Commerce Drive, Largo;

OBI Construction, 5645 General Washington Drive, Alexandria, Va. 22312, (703) 750-0550, to build a \$180,000 fit-out for Firehouse Subs, at 9301 Woodmore Centre Drive, Lanham;

Gary Anderson Contracting, c/o Consolidated Engineering, 3014 Mitchellville Road, Bowie, Md. (301) 218-2030, to build a \$300,000 fit-out for Old Line Bank, at 4201 Mitchellville Road, Bowie;

JGM Construction, to build a \$70,000 tenant fit-out for Murry's Inc., at 7852 Walker Drive, Greenbelt;

Commercial Permit Applications

Sept. 6 – 21, 2014

Consolidated Medical Services, 11027 McCormick Road, Hunt Valley, Md. 21031, (410) 771-9771, to build a \$1.31 million alteration for Potomac View Surgery Center, at 6710 Oxon Hill Road, Oxon Hill;

Patuxent Architects, 75 Armory Road, Prince Frederick, Md. 20678, (410) 257-9298, to build a \$200,000 unit at 15445 Depot Lane, Upper Marlboro;

Herman Stewart Construction, 4550 Forbes Blvd., #200, Lanham, Md. 20706, (301) 731-5555, to build a \$3 million garage at 8315 Baltimore Avenue, College Park;

W.F. Chesley Inc., to build a \$750,000 addition for the addition for the county Office of Central Services, at 14757 Main Street, Upper Marlboro;

Parkside Construction, to build a \$500,000 fit-out for McDonald's, at 6200 Annapolis Road, Lanham;

Brawler Builders, to build a \$117,550 addition at 8800 Walker Mill Road, Capitol Heights;

MA Souders LLC, to build a \$400,000 interior fit-out for Local 602, at 8700 Ashwood Drive, Capitol Heights;

(Continued on Page 7)

Commercial Permit Appl (from p. 6)

Interspec Design, 8245 Boone Blvd, Vienna, Va. 22182, (703) 891-2300, to build a \$197,000 fit-out for Cadillac Ranch at 186 Fleet Street, Oxon Hill;

Edgley Construction Group, 12081 Tech Road, Silver Spring, Md. 20904, (301) 622-3300, to build a \$250,000 fit-out for Aecom Inc., at 8000 Virginia Manor Road, Beltsville;

Herschman Architects, 25001 Emery Road, Cleveland, Ohio, 44128, (216) 223-3200, to build a \$110,000 fit-out for Sherwin Williams Co. at 8847 Woodyard Road, Clinton;

Preliminary Plans Submitted

4-13037 – Osborne Shopping Center, Zoned C-S-C and R-A. 22.51 acres. *Propose six parcels, for 109,039 square foot retail center.* Located in the northwest quadrant of Route 301 and Osborne Road, Upper Marlboro. Appl: Property Development Centers, c/o Rappaport Management, 8405 Greensboro Drive, 8th Floor, McLean, Va. 22102. (571) 382-1200.

Site Plans Approved

Sept. 18 and 25, 2014

DSP-12032 – Mills Car Wash. *Propose carwash facility.* Zoned C-M. 3.95 acres. Located on the west side of Crain Highway (Route 301), 500 feet north of its intersection with Mitchellville Road, Bowie. Appl: Crain Highway Partners, 621 Still Creek Lane, Darnestown, Md. (301) 943-7550.

DSP-14002 – Annapolis Road Self Storage. *Propose 112,560 square foot consolidated self storage.* Zoned I-1. 4.09 acres. Located in the southwest quadrant of Forbes Boulevard and Annapolis Road, Lanham. Appl: Annapolis Road Self-Storage, 1930 Isaac Newton Square West, #207, Reston, Va. (703) 467-9390.

Final Plats Approved

Sept. 18 and 25, 2014

5-14107 (-115) – BeechTree. East Village. Zoned R-S. 42.6 acres. *213 lots.* Located in the southwest quadrant of Leeland Road and Route 301, Upper Marlboro. Appl: V.O.B. Limited Partnership, c/o Ryko Development, 8245 Boone Blvd, #550, Vienna, Va. 22182. (703) 288-4200.

District Council Zoning Actions

DSP-89063-07 – Wal-Mart, Duvall Village. *Propose 77,916 square foot Walmart store.* Zoned C-G. 12.2 acres. Located in the southeast quadrant of Route 450 and Glenn Dale Road, Glenn Dale. Appl: Wal-Mart Real Estate Business Trust, 2001 SE 10th Street, Bentonville, AL. (479) 204-2186. **Remanded de Novo.**

DSP-13039 – Parcel 33 Self Storage. Zoned I-2. 1.50 acre. *Propose 83,990 square feet of self storage.* Located at 4805 Frolich Lane, Hyattsville. Appl: Zev Cohen, 4805 Frolich Lane, Hyattsville, Md. 20781. (301) 887-0820. **Elected Not to Review (Case considered Approved if not appealed by Oct. 1).**

Real Estate Transactions of Note

Johnson Browne LLC, c/o Jacqueline W. Sales, to **Amari Holdings LLC**, c/o David A. Porter, Sr. 17013 Birch Leaf Terrace, Bowie, Md. 20716. Lots 2 and 3 in 'Arthur's Seat Enlarged.' Located at 9410 Annapolis Road, Lanham, Md. 20706. Lots total 31,581 square feet. Improved with 15,973 square foot building. Zoned C-O. Tax map 44D-2. Tax ID: 20-2258150 et al. Liber 36286, page 50. Deed date: August 15, 2014. **Price: \$1,400,000.** Deed of Trust: \$980,000, RCN Capital Funding.

BOIII, c/o Dara S.J. Hewat, 10055 Red Run Boulevard, #130, Owings Mills, Md., to **VIP-Laurel Lakes Avenue, LLC**, c/o Vipin Desai, 1150 18th Street, NW, #325, Washington, DC, 20036. Lot 28 (A) in 'Laurel Gardens.' Located at 420 Sandy Spring Road, Laurel, Md. 20707. Total 2.11 acres. Improved with 29,586 square foot building. Zoned Commercial. Tax map 6B-1. Tax ID: 10-3281292. Liber 36308, page 25. Deed date: September 8, 2014. **Purchase price: \$3,405,000.** Deed of Trust: \$1.8 million, PNC Bank.

Murry's Inc, c/o Ira Mendelson, to **8300 Penn LLC**, c/o Chesapeake Real Estate Group, 1344 Ashton Road, #105, Hanover, Md. 21076. Parcel C in 'Penn Belt Industrial Center,' and two adjacent parcels. Located at 8100 Penn Randall Place, Upper Marlboro, Md. 20772. 6.5 acres. Unimproved. Zoned I-1. Tax map 90A-2. Tax ID: 06-0586222 et al. Liber 36308, page 173. Deed date: August 26, 2014. **Purchase price: \$1,323,744.**

S&M Properties Limited Partnership, c/o Ira Mendelson, to **8300 Penn LLC**, c/o Chesapeake Real Estate Group. Parcel D in 'Penn Belt Industrial Center,' two parcels, and part of Lot 5 in 'Grey Eagle.' 12.1 acres. Improved with 163,115 square foot industrial building. Zoned I-1. Tax map 90B-2. Tax ID: 06-0465849 et al. Liber 36308, page 181. Deed date: August 26, 2014. **Purchase price: \$7,376,256.** Deed of Trust: \$16 million, Bank of America.

(Continued on Page 8)

Real Estate Transactions (from p. 7)

Min Chul Oh to **Joseph Qureshi and Eye Care and Surgery**. Units 7 and 8 (Building D) in 'Laurel Lakes Executive Park Office Condominium, Phase II.' Located at 8307 and 8311 Cherry Lane, Unit 7, Laurel, Md. 20707. Units are 1,052 and 1,147 square feet. Zoned Commercial. Tax map 6B-4. Tax ID: 1040716 and 1040724. Liber 36286, page 173. Deed date: August 18, 2014. **Purchase price: \$315,000.** Deed of Trust: \$350,000, Fidelity Bank.

Pauls Liquors Operating Inc., c/o Sung J. Yu, to **D.S.Y. Inc.**, c/o Pyong Yu, 11307 Attingham Lane, Glenn Dale, Md. 20769. Lot 11 and part of 10 in 'Fairmount Heights.' Located at 513 and 515 Eastern Avenue, Capitol Heights, Md. 20743. Lots total 9,365 square feet. Improved with buildings of 920 and 2,816 square feet. Zoned C-1. Tax map 66A-3. Tax ID: 18-2000610 and 2092286. Liber 36290, page 589. Deed date: August 19, 2014. **Purchase price: \$385,000.** Deed of Trust: \$300,000, WashingtonFirst Bank.

Anthony A. DeCesaris Sr. to **MGP, LLC**, 13525 Hunting Hill Way, North Potomac, Md. 20878. Lot 7 in 'DeCesaris Park.' Located at 7507 Albert Road, west of Route 5, Brandywine, Md. 20613. Lot is one-half acre. Unimproved. Zoned C-M. Tax map 154F-4. Tax ID: 11-1146679. Liber 36291, page 279. Deed date: August 20, 2014. **Purchase price: \$235,000.**

Car Poh MH LLC, c/o Capital Automotive Real Estate Services, to **Atlas Foundations of Washington LLC**, c/o Edward Perez-Reyes, 4600 Beech Way, Temple Hills, Md. 20748. Parcel A in 'Pohanka Subdivision' and Lot 5 (A) in Silver Hill Industrial Center.' Located at 4756 and 4764 Stamp Road, Temple Hills, Md. 20748. 2.70 acres. Improved with buildings of 15,171 and 2,646 square feet. Tax map 88C-4. Zoned I-1. Tax ID: 06-0605873 and 0539247. Liber 36296, page 487. Deed date: August 14, 2014. **Purchase price: \$1,000,000.** Deed of Trust: \$800,000, Burke & Herbert Bank.

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V.O.B. Limited Partnership, c/o Ryko Development, to **NVR Inc.** lots 24 – 27 (Block J) in 'BeechTree, West Village.' Located at 15301 – 15307 Clay Cross Lane, Upper Marlboro, Md. Townhouse lots. Zoned R-S. Tax map 85A-4. Tax ID: 03-5528875 et al. (4 lots). Liber 36302, page 219. Deed date: August 19, 2014. **Purchase price: \$199,784.**

NVR MS Cavalier Fairwood LLC to **NVR Inc.** Lot 208 (Block II) in 'Fairwood.' Located at 4512 Blackbirds Folly Lane, Bowie, Md. Lot is 8,973 square feet. Unimproved. Zoned M-X-C. Tax map 54D-1. Tax ID: 07-3858768. Liber 36302, page 223. Deed date: August 21, 2014. **Purchase price: \$137,000.**

NVR MS Cavalier Oak Creek Owner LLC to **NVR Inc.** Lot 49 (Block A) in 'Oak Creek Club, Queen Anne Turn.' Located at 14008 Shannock Lane, Upper Marlboro, Md. Lot is 10,062 square feet. Unimproved. Zoned R-L. Tax map 76D-2. Tax ID: 07-3685088. Liber 36302, page 227. Deed date: August 25, 2014. **Purchase price: \$123,640.**

Indian Head Woods Investments Inc., c/o James T. Anderson, to **Caruso Builder Indianhead LLC**. Lot 6 in 'Indianhead Woods.' Located at 15410 Indian Hill Road, Accokeek, Md. 20607. Lot is 24,437 square feet. Unimproved. Zoned R-R. Tax map 151F-3. Tax ID: 05-2841559. Liber 36304, page 159. Deed date: July 29, 2014. **Purchase price: \$90,000.**

The Belle Grove Corporation, c/o R. Bruce Jones, to **10 Bowie LLC**. Lot 2 in 'Governors Bridge Road Estates.' Located at 17408 Governors Bridge Road, Bowie, Md. 20716. Lot is 26,615 square feet. Zoned R-R. Tax map 56A-1. Tax ID: 07-3589421. Liber 36304, page 188. Deed date: August 13, 2014. **Purchase price: \$125,000.**

Griffin Realty LLC, c/o Acacia FSB, to **D.R. Horton Inc.**, 1356 Beverly Road, #300, McLean, Va. Lots 18 and 18 (Block B) in 'The Ridges II.' Located at 13904 and 13906 Gold Bottom Court, Brandywine. Lots avg. 2.5 acres. Unimproved. Zoned R-A. Tax map 143D-3. Tax ID: 05-3590700 and 692. Liber 36312, page 585. Deed date: September 4, 2014. **Purchase price: \$190,000.**

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