

# Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 32, Number 4

February 25, 2019

## *In Brief...*

....A restoration contractor is the buyer of six condo units at Alexander Square.

A&A Real Estate Investments paid \$1.032 million for the Clinton units, getting 9,918 square feet, about half in office space and half in warehouse. Seller Los Padres Properties LLC was represented by Carrie J. Shearer of Land & Commercial Inc.

...A set of guidelines that would create a formal 'pre-application conference' prior to new plan submissions comes to the Planning Board this week. Planning staff, which has been vetting the changes since last fall, say the front-end meeting will help identify issues early in review.

**For College Park, the business of administering a city must go on, even as a new City Hall is built. The City Council will vote this week on a proposed lease that will put the City offices in 4,200 square feet at 8400 Baltimore Avenue while a new City Hall is built. The University of Md. owns the Route 1 office building.**



## **A Place for Seniors** *Active Adult, Assisted Living Coming in 'Crescents'*

Three planned apartment buildings coming in Largo will be turned over to seniors – both those in the 'active adult' category and those seniors that need more care.

The Crescents at Largo, on Skybridge Drive off Harry S. Truman Drive, has long been planned for both apartments and townhouses. Ryan Homes is now near close-out on the townhouse portion, with the apartments yet to come. But with a recent approval, the development team of Largo Land Development LLC, headed by Richard Arnold of Ellicott City, has finalized a plan to turn two apartment buildings over to 'active adult' housing, and the third over to assisted living, independent living and memory care.

Largo Land will develop the trio, but has reached an agreement with Watermark Retirement Communities to manage the complex. The group's plan is to make Building A, the assisted living building, the most heavily amenitized, and those amenities will be available to the residents of the other two buildings.

The developers needed final approval to construct the one building as assisted living and won the Planning Board's backing in late 2018. Largo's growing status as the county's 'downtown,' and the coming regional hospital, means it has attracted a variety of development proposals. At Crescents, the three-building approach means seniors can 'age in place.' NAI / Michael Company represents the project.

## ***Lanham Data Center Sold to Gaulin Partnership***

A fully-leased data center in Lanham belongs to a new owner now.

The 10000 Derekwood Lane LLC bought the building at that address for \$8.71 million recently. High-speed internet provider RCN fills the building - and tellingly its satellite dishes dot the roof. RCN is on the rent roll for a long term deal in the 45,100 square foot building off Forbes Boulevard.

The new owner is a partnership headed by Gaulin Properties. Based in Jessup, Gaulin edged south into

Prince George's when it acquired the former Alban Tractor property on Route 4 in Forestville. (Alban moved out but Herc Equipment Rentals claimed the space). Chris Kubler and Chuck Breitenother at NAI / KLN B repped the seller, while Ken Griffin at NAI / Michael brought the buyer.

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## ***Chicago Firm is Medical Buyer***

One of the largest medical office owners in the country has taken a position in Oxon Hill.

MBRE Healthcare, headquartered in Chicago, Ill., paid \$12.45 million for 6196 Oxon Hill Road. It got a 72,816 square foot building, which it will wrap into a portfolio that includes more than \$4 billion of healthcare acquisitions since 2012.

Seller Guardian Fund II Riverview LLC, an affiliate of Guardian Realty Management, had bought the building in 2007. Between 6,000 and 7,000 square feet stood available recently at the building.

...A service station in Clinton has a new owner. AB Old Branch LLC acquired 7925 Old Branch Avenue for \$600,000. Zoned C-M, the ground is improved with a building of just over 6,000 feet. John Vinciguerra at W.F. Chesley Real Estate brokered the deal.

...8950 Walker Mill Road is the kind of place that kills it on National Cheeseburger Day. It's a Sonic Drive-In.

And the fast food restaurant is in new hands. The Ritchie Interchange LLC, an Atapco Properties affiliate, sold the restaurant building to KD 8950 Walker Mill LLC recently for \$1.695 million. The Sonic is located on the retail frontage to Atapco's Steeplechase 95 business park in Capitol Heights. Atapco had pulled the building permit for the build-to-suit pad site restaurant in 2015.

And National Cheeseburger Day, by the way, is always on September 18.

## **GSA Leases Underlie Two Sales**

Two companies that love long-term government leases reached into the county recently to buy GSA-leased buildings.

The first, Easterly Government Properties, struck most recently in buying a College Park building leased to the FDA, while Government Investment Partners (GIP) claimed the Hyattsville building occupied in part by offices of the Centers for Disease Control (CDC).

The GIP buy is the more interesting of the two. Barrington, Ill.-based GIP paid \$16.05 million for 3311 Toledo Road, getting 189,410 square feet of office in a Metro location. The CDC had renewed for a 15-year term in 2014 but sliced 70,000 off its previous footprint to occupy 104,000 square feet in all. That left then-owner Cohen Equities with space to fill, and when the building transferred in January, about 62,000 feet remained available.

Cohen had bought 3311 Toledo in 2015 for \$7.37 million, getting it in an online auction, and pairing it with the acquisition of 7900 Harkins Road in Lanham, which it bought for just over \$20 million. The two acquisitions gave the New York firm control of two blocks of Class A space at Metro stations. It parted with the Harkins building first, and in what is now Prince George's County real estate lore, Cohen got hold of a fastball and 'went yard.' It landed education firm 2U for a full-building lease and sold the New Carrollton building for \$82 million. With the Toledo Road sale, Cohen Equities has now bought and sold the both of them.

Easterly's buy in College Park was more expensive but more straightforward. Easterly paid \$37 million in a January closing. FDA had renewed for 15 years in 2014 at 4300 River Road, in a full-building deal for 80,677 square feet.

4300 River Road is Easterly's second recent purchase in the county, after its acquisition of 1440 McCormick Drive. For \$25.75 million, Easterly had bought 14 acres and a single-story 50,978 square foot building occupied by the Drug Enforcement Administration Laboratory.

Cushman & Wakefield has the brokerage work at 3311 Toledo Road.

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## ***Konterra has 'Depot' Lined Up for Warehouse***

Konterra Realty appears to have a first tenant for one of the two warehouse buildings it is proposing in 'Park Place.'

According to its conceptual site plan application, the Laurel developer would install Restaurant Depot in a 62,810 square foot building to be constructed on Muirkirk Road. Konterra is proposing nearly 129,000 square feet in all, for it would also deliver a second building of about 66,000 square feet.

The two Park Place buildings stem from a decade-old rezoning that converted residential ground to industrial. Konterra's conceptual plan for the 17.21 acre tract was approved at a mid-February Planning Board hearing. The developer still must win detailed site plan approval.

## *Closer, But Still Apart on 'Plaza'*

'Consensus' still eludes Quantum Companies and the City of Greenbelt over the conceptual site plan for a redevelopment of Beltway Plaza. But the two have inched closer together.

Quantum's plan for turning the 800,000 square foot, retail-only mall into a mixed-use life-style center, turns on a first phase of townhouses and apartments at the rear of the mall. From there, Bethesda-based Quantum would gradually, in later phases, reduce some of the retail while going vertical with additional housing and an amenity-driven core.

Overall, the City supports that vision. But as the conceptual plan heads for a March review at the county Planning Board, the developer and the City are still apart on whether the first phase should be a straight market approach – as the developer wants – or include a diverse mix of housing that might include senior, workforce or cooperative housing, as City staff has been seeking.

At a recent worksession the two moved closer together on the housing issue, with City staff advocating for 'consideration' during all phases for housing diversity.

Quantum officials say that the first phase must be successful to catapult the project into the later phases, and that flexibility in the early going will pay off later, when the project could accommodate a broader mix.

The City Council has heard both sides of the housing message; last week it endorsed the project on the condition that its staff and the developer can hammer out positions on housing and several other conditions that it can finally accept.

## **2018 Sales Hit Highwater Mark**

Like a seasoned dart tosser, 2018 just took its turn and gave 2019 something to shoot for.

Builders recorded almost 1800 new-home settlements in the year just ended. We at the Newsletter didn't keep records in the pre-recession years, but 2018's showing is easily the highest annual total of new-home closings since the recession lifted.

Deeds recorded in the Land Records (and there are always some strays out there that haven't found their way to the courthouse) say that builders closed 1,790 units for 2018. A final quarter of 539 settlements was the strongest quarter yet since the recession. By comparison, 2017 delivered 1,538 overall closings, with a final quarter showing of 483 units.

For the year, the numbers broke down this way: 650 singles went to closing, averaging \$590,193. Over 80 percent of the new singles traded at better than \$500,000, and 14 sold at above \$900,000, most of them by Toll Brothers, in Marlboro Ridge and Oak Creek Club. But Caruso knocked out five closings above that mark in 2018 in 'Fairview Manor,' off Church Road in Bowie.

Townhouse sales amounted to 906 settlements for the year, with builders getting \$404,031 on average. The townhouse market has emerged as the strongest sector, for several reasons: the units have proven an affordable alternative to the costlier singles; they can be built near Metro stations, and they're in tune with the lawn-free lifestyle that people seem to want. NVR, including both NVHomes and Ryan, is the dominant builder, with over 300 townhouse closings for the year, but both Stanley Martin Homes and D.R. Horton carved out considerable market share.

Condominiums accounted for 234 units, with an average price of \$388,114. Peterson Companies continued its closings at 'The Haven,' the latest building in National Harbor, while Stanley Martin closed two-over-two's in both Metro Pointe and Parkside. See page 4 for sales detail.

## **Johnson is Rt. 1 Buyer for Self-Storage**

Once a last gasp effort to stop its planned self-storage project was turned away at the District Council, Johnson Development went ahead and bought the land.

The Spartanburg, S.C.-based firm, through an affiliate LLC, paid \$1.6 million for 9604 Baltimore Avenue in College Park. It's a 38,899 square foot parcel on which Johnson has the right, hard-earned at that, to build about 116,000 square feet of self-storage. Johnson's plan to redevelop the Route 1 lot with self-storage sparked some opposition from nearby neighbors. Still, in promising architecture that softened the storage look and tied it to the appearance of an office building, Johnson won a unanimous District Council vote on its site plan last fall.

Though it appeared entitlements were in place, Johnson's opponents tried one last time to stop the project, and filed for a 'reconsideration' once the new Council was seated. But despite local member Tom Dernoga's willingness to entertain a new hearing, the full Council refused to vote it back on to the docket. Johnson will demolish the small building that occupies the site today and build a follow-up self-storage project to its Largo facility.

## Lennar Opening At 'Metropolitan'

Lennar has positioned its newly-opened College Park community to compete among the highest-priced towns in the county.

Open just over a week, Lennar is pitching its 'Arcadia' model off Route 1 at 'Metropolitan' from \$499,990.

Builders are just off their best 4<sup>th</sup> Quarter in years in total sales, as they closed a total of 539 units in the last three months of the year. Of those, 280 were townhouses.

For the year, builders settled 906 towns, compared to 721 towns in 2017. The average price for a new townhouse didn't change dramatically, bumping from \$395,000 to \$404,000 year to year, but the greater volume in 2018 made more room for higher-end sales.

Where 32 townhouses closed at over \$500,000 in 2017, 50 units passed that benchmark in 2018. Stanley Martin's Riverdale Park Station and NVHomes' Greenbelt Station have churned out most of those highest-end sales.

Off Route 1 at Cherokee Lane, Metropolitan is in a corridor seeing much of the county's growth, and just off the Beltway. Lennar is maxing out the towns with four finished levels, including a rooftop terrace; and its price reflects its 'all included' approach. It has a first sale in the book.

Lennar came by the 45 lots through its acquisition of CalAtlantic, which had paid \$3.6 million for the undeveloped ground in early 2018.

## Prince George's 4<sup>th</sup> Qtr. Closings

### Single-family Communities

Community	Location	Builder	# of 4 <sup>th</sup> Qtr. Closings	Avg. Price
Fairwood	Bowie	NVR	21	\$614,272
Parkside	Upp. Marlboro	Multiple	18	\$558,227
Preserve	Brandywine	NVR	17	\$489,713
Oak Creek	Upp. Marlboro	NVR/ Toll	16	\$686,735
BeechTree	Upper Marlboro	Dan Ryan / NVR / Lennar	14	\$532,991
Marlboro Ridge	Upper Marlboro	Toll Bros.	13	\$678,362
Fairview Mnr.	Bowie	Caruso	11	\$854,550
Glenn Dale Crossing	Lanham	Dan Ryan	10	\$559,285
Fort Wash. Acres	Fort Wash.	Caruso	9	\$566,591
Vineyard II	Clinton	Lennar	9	\$497,305

### Townhouse Communities

Community	Location	Builder	# of 4 <sup>th</sup> Qtr. Closings	Avg. Price
Parkside	Upp. Marlboro	Lenn / Stan Mar. D. Ryan / Mid-Atl	57	\$396,057
Westphalia Town Ctr	Upper Marlboro	Mid-Atl / NVR Haverford	34	\$383,732
Metro Pointe	Landover	Stanley Mar.	30	\$372,093
Greenbelt Station	Greenbelt	NVR	24	\$476,054
BeechTree	Upper Marlboro	Horton / NVR Lenn / Haverford	20	\$427,965
Glenn Dale Crossing	Lanham	NVR / Dan Ryan	16	\$399,827
Crescents	Largo	NVR	16	\$375,056
Brick Yard	Beltsville	Lennar	15	\$388,997
Heathermore	Upper Marlboro	Dan Ryan	12	\$356,267
Avondale Overlook	Hyattsville	NVR	11	\$396,180

### Condominiums

Community	Location	Builder	# of 4 <sup>th</sup> Qtr. Closings	Avg. Price
The Haven	Nat. Harbor	Peterson Co.	36	\$368,668
Metro Pointe	Landover	Stanley Mar.	16	\$312,761
Parkside	Upper Marl	Stanley Mar.	11	\$352,591

The data shown is based on deeds recorded in the Land Records. Builder records may vary.

## Staff Backing On Morningstar

Haverford Homes' proposal to extend its 'Westphalia Row' run across Ritchie Marlboro Road has staff backing and will be heard this week.

Haverford wants to develop a portion of the 'Greater Morningstar Church' property on Ritchie Marlboro just outside the Beltway. The Church's 54 acre tract includes both industrially and residentially zoned ground. Of that, Haverford's proposal covers land zoned R-T and R-55.

The conceptual plan shows 200 to 250 towns, with Rockville-based Haverford's layout showing a mix of 16 and 20-foot wide units, with rear-loaded garages.

Across Ritchie Marlboro, Haverford has been building out Westphalia Row for half a dozen years, in a similar mix of product. Prices today start at \$394,990 for one of the 'Skytown' models, with the top floor terrace, while the Villa model runs from \$359,990.

## A Taco Bell Sold

It isn't just the food that drove the sale of 7501 Annapolis Road in Hyattsville. It's the long-term lease that Taco Bell is on.

Muy Properties out of San Antonio, Texas turned the 2,280 square foot restaurant property over to D.C.-based Rouvelas East LLC, for \$2.7 million recently. Muy owns dozens of Taco Bell's around the country, as well as Wendy's and Pizza Hut outlets. The Taco Bell is a stand-alone property, just down the road from the Super Walmart at Capital Plaza.

## Building Permits Issued

Feb. 2 – 18, 2019

### Bowie / Mitchellville

**NVR Inc.**, (301) 937-9761, to build two units in 'Fairwood,' Bowie, at 4200 Manor Field Drive, and 14008 Hammermill Field Drive;

**Caruso Homes**, to build a single-family unit at 3606 Colvin Court, Mitchellville;

### Brandywine / Clinton

**Mid-Atlantic Builders**, (301) 231-0009, to build three units in 'Villages of Savannah,' Brandywine, at 12500 Monterey Park Court and 12503 and 12506 Whitefield Place;

**CalAtlantic Group**, to build a single-family unit at 6005 Hunt Weber Drive, Clinton, in 'Vineyards II;'

**Caruso Homes**, to build a single-family unit at 4909 Mary Beth Boulevard, Clinton; in 'Woodburn Estates;'

### Upper Marlboro

**Toll Brothers**, Columbia, Md., (410) 872-9105, to build 10 single-family units in 'Marlboro Ridge,' Upper Marlboro, at 4702, 4703, 4710, 4908, and 4615 and 4908 Bridle Ridge Road, 11006 Sweet Apple Court, 4413 Cross Country Terrace, 4702 and 4703 Thoroughbred Drive;

**Dan Ryan Builders**, (301) 696-0200, to build three single-family units in 'Parkside,' at 3700 and 3706 Fox Meadow Way, and 9005 Deer Stream Drive;

**NVR Inc.**, (301) 937-9761, to build two single-family units at 4001 House of Lords Drive and 15507 Governors Park Lane, Upper Marlboro, in 'Balmoral;'

**NVR Inc.**, (301) 937-9761, to build five single-family units in 'BeechTree,' at 3700, 3713, 3616, 3620, and 3727 Pentland Hills Drive, Upper Marlboro;

**NVR Inc.**, (301) 937-9761, to build five single-family units at 501 and 505 Cranston Avenue and 13806, 13801 and 13804 Westerlo Court, Upper Marlboro, in 'Oak Creek Club;'

**Dan Ryan Builders**, (301) 696-0200 to build a single-family unit at 2807 Winterbourne Drive, Upper Marlboro, in 'BeechTree;'

**Mid-Atlantic Builders**, (301) 231-0009, to build a single-family unit at 9403 Tack Court, in 'Canter Creek;'

**Mid-Atlantic Builders**, (301) 231-0009, to build a single-family unit at 3507 Woods Edge Way, Upper Marlboro, in 'Parkside;'

### Other Locations

**Caruso Homes**, to build a single-family unit at 802 Quatar Street, Fort Washington;

### Townhouse Permits Issued

**Stanley Martin Companies**, Reston, Va., (703) 964-5000, to build 54 units on Duvall Ridge Road, Landover, in 'Metro Pointe;'

**CalAtlantic Group**, (410) 290-0094, to build 11 TH units on Wythe Alley, Beltsville, in 'The Brick Yard;'

**NVR Inc.**, to build five TH units on Miner Street, Greenbelt, in 'Greenbelt Station;'

**D.R. Horton Inc.**, (410) 407-2600, to build six TH units on Effie Fox Way, Upper Marlboro, in 'BeechTree;'

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## Commercial Permit Applications

Feb. 2 – 18, 2019

**Whiting Turner Contracting**, to build an \$872,495 addition to Medstar's Emergency Room, at 7503 Surratts Road, Clinton;

**Peterson Companies**, Fairfax, Va., (703) 227-2000, to build a \$100,000 mechanical improvement at 149 Waterfront St., National Harbor;

**Jubilee Clinton II LLC**, c/o William Starck, AIA, (508) 679-5733, to build a \$115,000 interior fit-out for CVS at 8859 Branch Avenue, Clinton;

**A to Z Racking & Material**, or Ancon & Associates, (480) 202-0305, to build a \$175,000 fit-out for Safeway at 16060 Leeland Road, Upper Marlboro;

**Buch Construction**, (301) 369-3500, to do a \$99,000 interior demolition at 9301 Peppercorn Place, Largo;

**Ercon Engineering**, (443) 271-3071, to build a \$300,000 fit-out at 5851 Ammendale Road, Beltsville;

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## Commercial Permits Issued

Feb. 2 – 18, 2019

**Suntrail Energy**, to build a \$425,995 solar panel installation at 600 Watkins Park Drive, for First Baptist Church of Glenarden;

**Dennis Anderson Construction**, Waldorf, Md., (301) 843-7400, to build a \$1.17 million church addition at 8603 Contee Road, Laurel;

**De Jager Construction**, (616) 530-0060, to build a \$320,000 fit-out at 7595 Greenbelt Road, Greenbelt;

**Combined Properties**, (202) 293-4500, to build a \$180,000 fit-out for Aqua Nails Spa at 5854 Silver Hill Road, District Heights;

**Therrien Waddell Inc.**, Gaithersburg, Md., (301) 770-2275, to build a \$94,700 fit-out for Sans Institute at 12200 Baltimore Avenue, Beltsville;

**Glen Arm Building Co.**, (410) 296-7930, to build a \$1.3 million fit-out for Upper Crust Bakery at 7100 Holladay Tyler Road, Glenn Dale;

**W.M. Schlosser Co.**, (301) 773-1300, to build a \$4.75 million fit-out of 143,000 square feet for WMATA at 10201 Good Luck Road, Lanham;

**Atlas Construction Services**, to build a \$150,000 fit-out for Firehouse Services, at 8801 Woodyard Road, Clinton;

**Liberty Property Trust**, to build a \$91,800 fit-out for Himalaya Trading, at 11800 Baltimore Avenue, Beltsville;

**CFT Building & Design, LLC**, to build a \$100,000 fit-out for La Chiquita, at 5705 Riverdale Road, Riverdale;

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## Site Plans Approved

Feb. 21, 2019

**CSP-17005 – Park Place**. Zoned I-3. 17.21 acres. *Propose 128,810 square feet of flex/industrial space.* Located on the south side of Muirkirk Road, approx. 650 feet west of its intersection with Van Dusen Road, Laurel. Appl: Konterra Associates, (301) 210-5230.

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## Final Plats Submitted

**5-19027 – The Hotel at Umd.** Zoned M-U-I. 3.19 acres. *1 parcel.* Located in the northeast quadrant of Route 1 and Testudo Way, College Park. Appl: Southern Management Corporation, 1950 Old Gallows Road, #600, Vienna, Va. 22182. (703) 902-9555.

**5-18091 – New Carrollton Town Center.** Zoned M-X-T. 2.35 acres. *1 parcel.* Located on Garden City Drive off Route 50 at the New Carrollton Metro, New Carrollton. Appl: New Carrollton Developer LLC, 7735 Old Georgetown Road, Bethesda, Md. 20814. (301) 576-1107.

**5-18092 – Timothy Branch.** Plat 5. Zoned R-M. 1.1 acres. *10 lots.* Located on the south side of Brandywine Road, 100 feet east of Short Cut Road, Brandywine. Appl: Timothy Branch Inc., 2124 Priest Bridge Drive, #18, Gambrills, Md. 21114.

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## Final Plats Approved

Feb. 21, 2019

**5-19017 (-025) – Woodmore Overlook.** Zoned M-X-T. *214 TH lots.* Located on Lottsford Road, at Ruby Lockhart Boulevard Extended, Largo. Appl: Woodmore Overlook, LLC, c/o Sean Bruce, 4326 Mountain Road, Pasadena, Md. (301) 502-0956.

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## Hearing Examiner Decisions

**SE-4815 – Hunt Real Estate Development.** Zoned C-S-C. 43,273 square feet of land. *Request Special Exception for gas station with food and beverage store.* Located at 6618 Walker Mill Road, Capitol Heights. Appl: HRES Capitol Heights, LLC, c/o Hunt Real Estate, 5100 W. Kennedy Blvd., #100, Tampa, Fl. 33609. (813) 289-5511. *Approved.*

## Real Estate Transactions of Note

**MUY Properties-NE, Ltd.**, c/o James H. Bodenstedt, 7890 Blanco Road, #401, San Antonio, Tx, to **Rouvelas East, LLC**, c/o Emanuel Rouvelas, 1601 K St., NW, Washington, DC. Located at 7501 Annapolis Road, Hyattsville, Md. Parcel D in 'West Lanham Shopping Center.' Lot is 18,618 square feet. Improved with 2,280 square foot fast food. Zoned M-X-T. Tax map 51E-1. Tax ID: 20-2171072. Liber 41797, page 575. Deed date: January 29, 2019. **Purchase price: \$2,700,000.**

**Ritchie Interchange LLC**, c/o Atapco Properties, to **KD 8950 Walker Mill LLC**, c/o Englewood LLC, 3 Bethesda Metro Center, #700, Bethesda, Md. 20814. Parcel 58 in 'Steeplechase Business Park.' Located at 8950 Walker Mill Road, Capitol Heights, Md. 20743. 1.13 acres. Improved with 2,408 square foot fast food building. Zoned I-1. Tax map 74D-4. Tax ID: 13-5511181. Liber 41796, page 89. Deed date: January 14, 2019. **Purchase price: \$1,695,000.**

**Azan Petro LLC** to **Caraway Court LLC**. Located at 1300 Caraway Court, Unit 202, Largo, Md. 20774. Located at 1300 Caraway Court, Upper Marlboro, Md. Unit is 2,139 square feet. Zoned C-O. Tax map 67D-1. Tax ID: 13-3950888. Liber 41794, page 62. Deed date: November 30, 2018. **Purchase price: \$480,000.**

**Schweiss Farms, LLC**, c/o Michael J. Kim, to **JAC Sasser, LLC**, 9800 Farm Pond, Laurel, Md. 20708. Property of 14.9 acres. Located at 16720 Dougherty Avenue, Laurel, Md. 20707. 14.81 acres. Unimproved. Zoned R-A. Tax map 2C-2. Tax ID: 10-1084680. Liber 41765, page 344. Deed date: January 30, 2019. **Purchase price: \$1,000,000.**

**9604 College Park, LLC**, David C. Smith, 4919 Bethesda Avenue, #200, Bethesda, Md. 20814, to **Baltimore Avenue JOF AAI, LLC**, Johnson Development, 100 Dunbar Street, #400, Spartanburg, SC. Located at 9604 Baltimore Avenue, College Park, Md. 20740. Property of 38,899 square feet. Improved with 1,607 square foot building. Zoned C-S-C. Tax map 25E-2. Tax ID: 21-2379592. Liber 41765, page 530. Deed date: January 30, 2019. **Purchase price: \$1,600,000.**

**Guardian Fund II – Riverview, LLC**, 6000 Executive Boulevard, #400, North Bethesda, Md., to **Oxon Hill Medical Properties LLC**, 181 W. Madison, #4700, Chicago, Ill. 2.93 acres. Located at 1696 Oxon Hill Road, Oxon Hill, Md. Lot is 127,888 square feet. Improved with 72,816 square foot office building. Zoned C-O. Tax map 96C-4, parcel 235. Tax ID: 12-1312313. Liber 41767, page 465. **Purchase price: \$12,450,000.** Deed of Trust: \$12.4 million, Capital One.

**City of Laurel Community Redevelopment Authority** to **Laurel Legacy LLC**, c/o Ronald Eichner, 5420 Wisconsin Avenue, Chevy Chase Md. 20815. Lots 20 – 23 (Block 40) in 'Fairall & Travers Subdivision.' Property located at 37, 41 and 51 B Street, Laurel, Md. 20707. Lots

total 31,500 square feet. Improved with 8,206 square foot building. Tax map 6E-1. Tax ID: 10-1022904 et al. Liber 41769, page 87. Deed date: November 15, 2018. **Purchase price: \$950,000.**

**Edgar William Wiesert** to **TruTech Heating and Cooling LLC**, c/o Lawrence L. Kitching, 5532 B St., NE, Washington, DC, 20019. Unit A-6 in 'Bellefonte Condominium.' Located at 8010 Old Alexandria Ferry Road, Clinton, Md. 20735. Unit is 1,925 square feet. Zoned I-1. Tax map 117A-1. Tax ID: 09-0883660. Liber 41771, page 291. Deed date: November 30, 2018. **Purchase price: \$180,000.** Deed of Trust: \$126,000, Commercial Loan Center.

**GRKT Investments, LLC**, c/o Gary J. Rubino, to **Bourn Property 1 LLC**, 1209 Church Road, Mitchellville, Md. Located at 8100 Croom Station Road, Upper Marlboro, Md. 20772. Total 78.8 acres. Unimproved. Zoned O-S. Tax map 110D-4, parcels 64, 66, 120, Tax ID: 03-0203562, 0191775, 0191783, 0203570. Liber 41778, page 26. Deed date: December 21, 2018. **Purchase price: \$350,000.**

**3510 Inglewood LLC**, c/o Atapco Properties, to **International Associates of Bridge, Structural, Ornamental and Reinforcing Iron Workers, Local Union No. 5**. Lot 6 in 'Inglewood Business Community.' Located at 9301 Peppercorn Place, Upper Marlboro, Md. 20774. 4.369 acres. Improved with 51,880 square foot office. Zoned C-O. Tax map 60E-4. Tax ID: 13-1425586. Liber 41778, page 73. Deed date: January 16, 2019. **Purchase price: \$5,250,000.**

**The Riverdale FDA LLC**, 10100 Santa Monica Blvd., #2600, Los Angeles, Ca., to **EGP 4300 College Park, LLC**, c/o Easterly Government Properties, 2101 L St., NW, #650, Washington, DC. Lot 11 (Block C) in 'Riverside.' Located at 4300 River Road, College Park, Md. 20740. 4.38 acres. Improved with 81,702 square foot office. Zoned M-U-I. Tax 42E-1. Tax ID: 21-3515913. Liber 41780, page 26. Deed date: January 31, 2019. **Purchase price: \$37,000,000.**

### RESIDENTIAL

**2300 Queens Chapel LLC**, c/o Kettler, to **NVR Inc.**, Gaithersburg, Md. Lots 47 – 50 in 'Avondale Overlook.' (4 TH lots). Located at 4900 – 4906 Crest View Drive, Hyattsville, Md. Tax map 49D-1. Tax ID: 17-5599245 et al. Liber 41763, page 399. Deed date: January 25, 2019. **Purchase price: \$523,900.**

**SHF Project Owner, LLC** to **Dan Ryan Builders Mid-Atlantic, LLC**, Frederick, Md. Lots 63 – 67 (L) in 'Smith Home Farm.' (Parkside). Located at 9100 – 9108 Deer Meadow Lane, Upper Marlboro, Md. Zoned R-M. Tax map 90E-2. Tax ID: 17-5594425 et al. Liber 41769, page 528. Deed date: December 22, 2018. **Purchase price: \$250,000.**

(Continued on Page 8)



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

**SHF Project Owner, LLC** to **Dan Ryan Builders Mid-Atlantic LLC**. Lots 14 (P), 1 and 8 (O) and 29 (M) in 'Smith Home Farm.' (Parkside). Located at 3712 Gentle Breeze Drive et al. SFD lots. Tax map 90E-2. Zoned R-M. Tax ID: 06-5608716 et al. Liber 41769, page 538. Deed date: December 28, 2018. **Purchase price: \$184,371.**

**NVR MS Cavalier Fairwood LLC** to **NVR, Inc.** Lot 98 (Block II) in 'Fairwood.' Located at 4306 Open Field Court, Bowie, Md. Lot is 9,716 square feet. Unimproved. Zoned M-X-C. Tax map 54E-2. Tax ID: 07-3857927. Liber 41775, page 497. Deed date: January 30, 2019. **Price: \$186,823.**

**SHF Project Owner, LLC** to **HWR, LLC**, c/o Haverford Homes. Lots 1 – 6 (Block N) in 'Smith Home Farm.' (Parkside). Located at 3613 – 3623 Gentle Breeze Drive, Upper Marlboro, Md. (6 TH lots). Zoned R-M. Tax map 90E-2. Tax ID: 06-5609037 et al. Liber 41777, page 107. Deed date: November 15, 2018. **Purchase price: \$300,000.**

**SHF Project Owner, LLC** to **MAB of Parkside Towns, LLC**. Lots 21 – 26 (Block H) in 'Smith Home Farm.' (Parkside). Located at 4010 – 4020 Winding Waters Terrace, Upper Marlboro, Md. (6 TH lots). Zoned R-M. Tax map 90-D-3. Tax ID: 06-5536831 et al. Liber 41777, page 300. Deed date: December 13, 2018. **Purchase price: \$325,200.**

**Walton Canter Creek Development LLC** to **MAB of Canter Creek, LLC**, c/o Mid-Atlantic Builders, Rockville, Md. Lots 23 and 53 (A) in 'Canter Creek.' Located at 9408 and 9528 Piaffe Circle, Upper Marlboro, Md. Lots avg. 9,000 square feet. Zoned R-S. Tax map 90D-3. Tax map 117F-2. Tax ID: 11-5565593 and 5566108. Liber 41777, page 309. Deed date: December 18, 2018. **Purchase price: \$275,444.**

**BB Spring Arbor LLC**, c/o Hailey Development, 3905 National Drive, #16, Burtonsville, Md., to **NVR, Inc.** Lots 41 – 48 in 'Spring Arbor.' Located at 8017 – 8031 Spring Arbor Drive, Laurel, Md. (8 TH lots). Zoned Residential. Tax map 9E-1. Tax ID: 10-5620913 et al. Liber 41785, page 496. Deed date: January 31, 2019. **Purchase price: \$992,400.**

**MULTI-FAMILY**

**United Multifamily Partners LLC**, c/o Foulger Pratt Companies, to **Cheverly Station Owner, LLC**, c/o Arbor Management Acquisition, 375 Park Avenue, #3401, New York, NY. Property located at 6323 Landover Road, Landover, Md. 20785. Cheverly Station Apartments. 555 units. Tax map 51B-4. Tax ID: 02-0149039 et al. Liber 41772, page 29. Deed date: January 30, 2019. **Purchase price: \$65,850,000.** Deed of Trust: \$52.6 million, Capital One.

**Klein Villages of Laurel, LLC**, c/o Geller Associates, 101 Eisenhower Parkway, #304, Roseland, NJ., to **Signature Villages of Laurel LP**, c/o Michael Katz, Signature Co., 1700 Reisterstown Road, #215, Baltimore, Md. Lots 8 – 10, 19 – 41 and 46 – 63 in 'Thomas Subdivision.' Located at 323 Thomas Drive, Laurel, Md. 20707. Tax map 6C-2. Tax ID: 10-1088434, 1088418 and 1088426. Liber 41773, page 46. Deed date: January 30, 2019. **Purchase price: \$12,050,000.** Deed of Trust: \$10.3 million, Capital One.

**Walker Mill Apartments LLC**, c/o Federal Capital Partners, to **Walker Mill Apts LLC**, Aulder Capital, 40 Broad Street, #605, New York, NY. Parcels A and B in 'Walker Mill Hall.' Located at 1926 Rochell Avenue, District Heights, Md. 20747. Walker Mill Apts. 366 units. Tax ID: 06-0492215 et al. Liber 41787, page 509. Deed date: January 31, 2019. **Purchase price: \$43,598,875.** Deed of Trust: \$35.6 million, Berkadia Commercial Mortgage.

**5300 Hillcrest LLC**, c/o Arlene J. Smadja, J. Alexander Management, 12154 Darnestown Road, #215, Gaithersburg, Md., to **SPK Hillcrest Village LLC**, c/o Schweb Partners, LLC, 2110 W. County Line Road, Jackson, NJ. Parcels A and C in 'Hilltop Manor.' Located at 5300 Annapolis Road, Bladensburg, Md. 20710. (Hillcrest Village). Tax map 50E-3. Tax ID: 02-0089169 and 177 et al. Liber 41776, page 5. Deed date: January 31, 2019. **Purchase price: \$13,601,049.** Deed of Trust: \$12 million, Capital One.

**Hillcrest Woods, LLC**, Arlene J. Smadja, c/o J. Alexander Mgmt, 12154 Darnestown Road, #215, Gaithersburg, Md. 20878, to **SPK Hillcrest Woods LLC**, c/o Schweb Partners LLC, 2110 W. County Line Road, Jackson, NJ. Parcels A and B in 'Ropewalk.' (Hillcrest Woods). Located at 5368 Quincy Street, Hyattsville, Md. Tax map 50E-3. Tax ID: 02-0149468. Liber 41777, page 371. Deed date: January 31, 2019. **Purchase price: \$10,480,514.** Deed of Trust: \$9.045 million, Capital One.

**Hillcrest Terrace LLC**, c/o Arlene Smadja, J. Alexander Mgmt, 12154 Darnestown Road, #215, Gaithersburg, Md. 20878, to **SPK Hillcrest Terrace LLC**, c/o Schweb Partners, 2110 W. County Line Road, Jackson, NJ. Parcels A and B in 'Cobur Terrace.' (Hillcrest Terrace). Tax ID: 02-0168534. Located at 4116 51<sup>st</sup> Street, Bladensburg, Md. 20710. Tax map 50D-3. Liber 41777, page 520. Deed date: January 31, 2019. **Purchase price: \$6,693,437.** Deed of Trust: \$6.7 million, Capital One.

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