

# Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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## *In Brief...*

**...Before it moves in to replace J.C. Penney at the Woodmore Towne Centre, At Home has to make some modifications. The retailer submitted a site plan outlining the work it'll do as it prepares to occupy the 96,964 square foot building at the Largo retail center.**

At Home is based in Plano, Tx, and will make the Woodmore location its second, after a store in Crofton.

**...Northpoint Realty Partners** pulled the permits it needs to start work on two warehouses in Upper Marlboro. The Bethesda developer will build 161,500 feet in all in the Beltway East Business Park, at 6000 and 6001 Fallard Drive. Delivery is expected in December, 2021.

**...It'll be a different company** collecting the greens fees and tending the fairways at Lake Presidential Golf Club in Upper Marlboro.

In a recent deal, Ryko Development sold the course it had developed as part of 'BeechTree' to Fore Golf Partners, for an undisclosed sum. Based in Manassas, Va. and headed by Charles Staples, Fore has owned a variety of local courses. Marcus & Millichap's Leisure Investment Properties Group brokered the sale.

## Apartment Venture *Dolben, Atapco Lined Up at Beltway Plaza*

Dolben Companies and Atapco Properties will team up to develop the first apartments at Beltway Plaza.

The pair, based in Odenton and Baltimore, respectively, are named as the developers on an application newly accepted at Park & Planning from mall owner GB Mall Limited Partnership, outlining 750 multifamily units at the 53.8 acre Greenbelt property, located on Route 193 at Cherrywood Lane.

The Dolben / Atapco layout is the most tangible evidence yet that Beltway Plaza is in for a big change, one that its owner, an affiliate of Bethesda-based Quantum Companies, has been pursuing for several years: to remake the all-retail center as a mixed-use, 'amenity' driven destination. Quantum has argued that Beltway Plaza, like Pike and Rose and Westfield in Montgomery County, has to embrace a life-style approach to avoid downward-trending rents and retail marginalization.

It is along Breezewood Drive, on the north side of the property, that the new apartments will be built. In a long ago iteration of the redevelopment plan, that area was intended for towns, but was gradually redesigned. The larger plan approved for the mall's rejuvenation includes up to 2,500 units in all and 700,000 square feet of commercial space.

As part of the same first phase, Quantum will convert the former Sports Authority space into a community center for the City of Greenbelt. A hotel is also shown as part of the initial phase.

This isn't the first time Dolben and Atapco have paired up. The two created a joint venture to develop apartments in Howard Square, in Jessup, at the Verde and Verde West complexes.



Apartments at  
Beltway Plaza

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## *Advantage is RFP Choice*

Advantage Properties Inc. was selected to develop a county property at a coming Purple Line station.

The Bethesda-based group, working with Cove Property Management, was chosen by the county's Redevelopment Authority for a tract within the orbit of the Beacon Heights-East Pines Purple Line Station.

The Authority had released an RFP in 2019 looking for interest in the six-acre site that formerly served as an M-NCPPC Park Police headquarters. Conceptual plans say that Advantage and Cove will build up to 350 residential units and retail amenities in a walkable community across the street from the coming station. Of the 350 units, 250 would be affordable, and 100 would be market-rate.

Located at 6700 Riverdale Road in Riverdale, the tract's location within the Beacon Heights Station 'Center Core' makes it a candidate for mixed use.

Advantage already owns the New Carrollton Woods Apartments and the Prince Georgetown Apartments next to the county site, as well as an undeveloped piece, also next door.

Councilmember Dannielle Glaros called the selection of a developer 'timely,' in keeping with county goals to bring more affordable housing and mixed-use to the Purple Line stations.

The former Park Police headquarters is also located in an Opportunity zone.

## **'Summerfield' Apts. Are Sold**

Centennial Holdings found in a Cantor Fitzgerald affiliate a buyer for its Landover apartments.

Centennial sold the 478-unit Century Summerfield at Morgan Metro Apartments to the Cantor group for \$115.5 million. The Cantor affiliate that bought the apartments was CF Summerfield Multifamily, a joint venture of Cantor Fitzgerald Income Trust and Cantor Fitzgerald Investors.

Built in 2008 and located at 8100 Gibbs Way, near the Washington Football Team's stadium, Summerfield has nine buildings, with one, two and three-bedroom units. They run to a size of 947 square feet and the complex has an average monthly rents of \$1,674. It traded 92.1 percent occupied.

Going forward, Denver-based Mission Rock Residential, an affiliate of Hamilton Zanze Real Estate, will serve as property manager. Arbor Private Label provided \$76.6 million in financing, with a term of 10 years.

It looks like Cantor is rebranding the apartments by simply eliminating the word 'Century,' and calling them the Summerfield at Morgan Metro Apartments.

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### **Sheetz Included**

## ***South Lake Plans Win Bowie's Backing***

Headlined by the county's first Sheetz store, the commercial side of 'South Lake' won the City of Bowie's backing recently.

The City Council gave its stamp of approval to the two site plans that make up South Lake's commercial, albeit with a couple of dissenting votes.

The Sheetz is the first signed tenant at what will be just over 900,000 feet of commercial in the southwest quadrant of Route 301 and Central Avenue. Beyond Sheetz, the developers are promising a grocery store, for which negotiations are ongoing, a 208,000 square foot Sports Complex building, multiple one-story retail and restaurant buildings, and a two-story office.

As it is, Wawa, Royal Farms and 7-Eleven are engaged in a three-way pennant race for market superiority here, and now Sheetz is bringing its family business approach to the convenience store game. The company's story goes back to Bob Sheetz opening a first store in 1952, and it's the Sheetz family that still runs things today.

Developers NAI / Michael and Chesapeake Realty Group have already put the singles and towns in motion at South Lake. Coming too is the multifamily component, with 325 units in four-story buildings.

And playing off the county's planned Liberty Sports park on its south side, South Lake's developers also plan a total of 394 hotel rooms, in three buildings.

The site plans go now to the Planning Board for an expected late June review.

## ***Feds Cancel CIS Solicitation***

A recent round of office space for a GSA requirement has been cancelled, according to market sources.

Those sources say that letters went out recently telling potential bidders that GSA has cancelled the solicitation for a 171,000 square foot requirement. It was believed intended for the U.S. Citizenship and Immigration Services (CIS), as a smaller follow-up to the original CIS need.

Federal leasing observers believe that instead of getting a new building, the sought-after office space will instead be absorbed into existing quarters.

Locally, developer Peter N.G. Schwartz Management, having won the first and much larger round of CIS in Camp Springs, was primed to compete. Schwartz had won site plan approval for a building that would house the agency's additional requirement in 'Two Town Center,' off Capital Gateway Drive near the first CIS building.

The solicitation was offered around the Beltway, and started out at 260,000 feet before it was trimmed to 171,000, and then, unceremoniously, cancelled.

Still, CIS' first requirement brought a nearly 600,000 square foot building to the Branch Avenue Metro Station. More recently, developer Schwartz has delivered close by a first building in Restaurant Row, developed as a food amenity to CIS' headquarters and now home to a first tenant, in the Via Roma restaurant. The Roma has opened with a splash, apparently - for the early reviews on Yelp are uniformly positive.

## **'Spring' Keeps on Coming**

The price increases for new homes just keep on coming.

They aren't across the board, but enough builders have ratcheted the prices upward that it remains a strong trend. It is still a combination of outright demand and, on the cost side of the ledger, price increases for materials. Builders say they are pricing in tomorrow's cost bumps today.

It means the prices keep climbing. At Canter Creek, Ryan opened its newest phase at the single-family community in Upper Marlboro last fall, priced from \$499,000. Sales moved quickly, and with them, prices. As Ryan whittles down to five homes remaining in this section, its new base price is \$569,000, that for the Ashbrooke. Of six models, the Ashbrooke is the only one priced below \$600,000.

On another Upper Marlboro set of singles, Marlboro Riding, Stanley Martin Homes likewise bumped upward. The pricing in the low \$500's of last Fall is just a distant memory now, and increases this Spring have pushed Stanley Martin's base to \$601,990. It's not uncommon now, as is the case at Riding, for the new low-priced base model to be higher than last year's highest priced model.

At 'Villages of Savannah,' in Brandywine, Mid-Atlantic Builders now starts in the \$600's for its all three products, the Estate, Multi-Gen and Single-living lots. Time was, they all started in the \$500's. Now, the Estate homes begin in the \$630's, and Multi-Gen homes in the mid-\$600's.

Among townhouses, Ryan has added since March \$20,000 to the price of its Mozart and Strauss models at Patuxent Greens in Laurel, to open at \$454,990 and \$474,990 respectively.

D.R. Horton found room for \$5,000 increases on both its Columbus and Royal models at Woodmore Overlook in Mitchellville, and now sells from the mid \$460's.

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## ***Towns Possible in C-O Zone, Says Council***

Anticipating that the new zoning ordinance will allow it anyway, the Council passed a bill allowing townhouses in the C-O zone, in certain circumstances.

Called CB-8-2021, the legislation allows towns on ground zoned C-O, as long as the parcel is at least 20 acres and fronts on a collector or arterial roadway. C-O is usually a commercial office zone, but the new Zoning Ordinance will replace it with C-G-O, which will allow some residential, in an effort to spawn more mixed-use development

The new Ordinance is still in review, though, so with CB-8, the Council effectively sped up time. The legislation appears to impact two properties, one on Lanham Severn Road near Prospect Hill Place, and the other on the north side of Central Avenue at Hill Road.

## Settled Prices: Yes, They are Up

Not surprisingly, the price of a settled, newly-built single-family home hit a quarterly high in the first three months of 2021.

Builders collected over \$662,000 on average for settled singles, eclipsing the \$651,000 mark posted in last year's 3<sup>rd</sup> Quarter.

The average price of a single had hovered at about \$610,000 for 2019, then bumped up to \$630,000 in 2020. The first quarter this year says it will continue to go higher.

Top pricing for the quarter went to an Upper Marlboro community that's closed out but still building out: NVR posted a \$739,649 average at Oak Creek Club.

On the townhouse side of the ledger, builders collected \$422,246 per average closed deal, though that wasn't a quarterly record. That honor belongs to the 4<sup>th</sup> Quarter last year, at \$432,000. It was D.R. Horton, at Woodmore Overlook in Mitchellville, that claimed the high-price mantle in the 1<sup>st</sup> Quarter, getting \$453,104 per closing at the Route 202 community.

The townhouse community that doesn't average in the \$400's is a rare bird these days. Buyers have turned to CalAtlantic at The Brick Yard in Beltsville, getting \$385,672 per deal, and Ryan's Signature Club in Accokeek (\$354,199), for more affordable pricing.

Volume-wise, the numbers are off (though we caution that additional closings may not have made their way through the Land Records yet).

In what's recorded, builders closed 373 units in the 1<sup>st</sup> Quarter, down from 437 this time last year.

## 1<sup>st</sup> Qtr. New Home Settlements

### Single-family, by Community

Community	Location	Builder	# of 1Q Closings	Avg. Price
<b>Marlboro Pointe</b>	Upper Marlboro	Stanley Martin	16	\$592,422
<b>Canter Creek</b>	Upper Marlboro	NVR	12	\$562,214
<b>Oak Creek Club</b>	Upper Marlboro	NVR	9	\$739,649
<b>The Preserve</b>	Brandywine	NVR	8	\$580,079
<b>Villages of Savannah</b>	Brandywine	Mid-Atlantic Builders	6	\$656,901
<b>Woodburn Estates</b>	Clinton	Caruso	6	\$628,632
<b>Marlboro Riding</b>	Upper Marlboro	Stanley Martin	6	\$635,868

### Townhouses, by Community

Community	Location	Builder	# of 1Q Closings	Avg. Price
<b>Capital Court</b>	Largo	Stanley Martin	42	\$403,473
<b>Woodmore Overlook</b>	Mitchellville	D.R. Horton	38	\$453,104
<b>The Brick Yard</b>	Beltsville	CalAtlantic	37	\$385,672
<b>Timothy Branch</b>	Brandywine	NVR	26	\$414,128
<b>Westridge</b>	Upper Marlboro	Dan Ryan Homes	24	\$420,508
<b>Towne Square</b>	Suitland	NVR	17	\$429,771
<b>Wood Glen</b>	Lanham	Timberlake	11	\$429,884
<b>Norbourne Estates</b>	Upper Marlboro	NVR	9	\$440,696
<b>Vista Gardens W. Parkside</b>	Lanham Marlboro	DanRyan Haverford, Dan Ryan	9 8	\$426,961 \$435,482

### Condo, by Community

Community	Location	Builder	# of 1Q Closings	Avg. Price
<b>Potomac Overlook</b>	Nat. Harbor	Integrity	6	\$778,700
<b>The Haven</b>	Nat. Harbor	Peterson	6	\$533,667
<b>Timothy Branch</b>	Brandywine	NVR	6	\$350,485
<b>Glenn Dale Commons</b>	Lanham	Stanley Martin	5	\$352,062

\* Data are based on settlements recorded in Land Records. Builder records may vary.

## Covid Lease on Jericho in Landover

At a Landover location, the state will lease space for the short-term for its ongoing Covid activities.

In paperwork at the Board of Public Works (BPW), the state outlines a lease for 30,000 square feet at 8501 Jericho City Drive in Landover, for a six-month term, with two extensions possible. The procurement says that the state is leasing the entire 1<sup>st</sup> floor and a portion of the second. It'll be used for Covid testing, infusions and vaccinations.

The state made the award in late March, agreeing to pay \$15,000 monthly, which includes the space and two security personnel. The space is predicated on a rent of \$3.00 per foot, which the state says in its paperwork is well below the market rent of at least \$25.00 per foot. The state chose the Jericho location because it was able to provide the square footage required, the needed parking, and was based centrally in Prince George's County.

## Permit Filed for Fix-Up on Sweitzer

The Laurel building that once housed the 'backroom' operations for Chevy Chase Bank is headed for an overhaul.

A Building Permit application has been filed to bring \$10.5 million in improvements to 14601 Sweitzer Lane, off Route 198. Hitt Contracting is tasked with the work for landlord O&I Accounting, based in Bethesda. The permit does not give the tenant's name, but market sources say a lease deal has been signed for the 150,000 square foot building and that it will be outfitted as a distribution center. A UPS hub is next door. The building has been vacant for some time.

## Freeway Airport Site Plan Backed at Board

The conversion of 131.5 acres in Bowie from airport to community continues.

St. John Properties won approval at the Planning Board of its detailed site plan for the Freeway Airport, on Church Road, for 509 units. The plan is tilted toward towns, with 416, but includes 93 singles.

St. John, working with the family that owns the Airport, the Rodenhauers, first won approval of legislation that allowed higher density at the small-plane airport, and then followed with the plans. So far, a builder hasn't been identified, but a future step will be to submit a site plan for architecture in the community.

## Auction Bid for Hotel

...In what may be a pronouncement of optimism for the future of the hospitality business, a foreclosure auction for a Holiday Inn in Largo drew 20 registered bidders – and a winning bid. A sizable crowd gathered as the Holiday Inn Express & Suites at 9101 Basil Court drew a top bid of \$8.2 million. Alex Cooper Inc. handled the auction for the 89-room hotel.

## Building Permits Issued

April 13 - May 7, 2021

### Accokeek / Brandywine

**Caruso Homes**, (301) 261-0277, to build a single-family unit at 16400 Tortola Drive, Accokeek, in 'Signature Club;'

**Mid-Atlantic Builders**, (301) 231-009, to build 10 units in 'Villages of Savannah,' Brandywine, at:

- 6004 Savannah Drive;
- 12601 Drayton Way;
- 6008 Savannah Drive;
- 6014 Savannah Drive;
- 6006 Savannah Drive;
- 6018 Savannah Drive;
- 6016 Savannah Drive;
- 5905 St. Paul's Bluff;
- 5901 St. Paul's Bluff;
- 12619 Drayton Way;

**Lennar**, to build four single-family units in 'Missouri Acres,' Brandywine, at:

- 13510 Turning Wood Court;
- 13409 Lucy Court;
- 13411 Lucy Court;
- 13407 Lucy Court;

### Upper Marlboro

**NVR Inc.**, (301) 937-9761, to build a single-family unit at 9015 Cavesson Way, Upper Marlboro;

**Timberlake Homes**, to build three single-family units in 'Marlboro Ridge,' at:

- 3709 Appaloosa Court;
- 3705 Appaloosa Court;
- 3701 Appaloosa Court;

**Stanley Martin Homes**, to build five units in Marlboro Riding,' at:

- 4900 Ravenclaw Terrace;
- 12507 Welford Manor Drive;
- 12306 Welford Manor Drive;
- 4813 Kingsford Manor Court;
- 4800 Kingsford Manor Court;

**Building Permits Issued (From page 5)**

**Toll Brothers**, (410) 872-9105, to build two units in 'Marlboro Ridge,' at:

- 4305 Bridle Ridge Road;
- 4104 Rolling Paddock Drive;

**Ryan Homes**, to build nine units in 'Canter Creek,' Upper Marlboro, at:

- 9802, 9804, 9808, 9810 Passage Drive;
- 9812 and 9814 Passage Drive;
- 9815, 9818 and 9821 Passage Drive;

**Other Locations**

**Caruso Homes**, to build a single-family unit at 9003 Myrtle Avenue, Bowie;

**Dan Ryan Builders**, to build five single-family units in Fort Washington at:

- 11800 Asbury Drive;
- 502 Tantallon Forest Terrace;
- 501 Tantallon Forest Terrace;
- 11905 Asbury Drive;
- 11801 Asbury Drive;

**Townhouse Permits Issued**

**NVR Inc.**, to build 22 TH units on Anegada Drive and Caribbean Way, Accokeek, in 'Signature Club;'

**CalAtlantic Group**, (410) 290-0094, to build 16 TH units on Adobe Alley, Beltsville, in 'The Brick Yard;'

**CalAtlantic Group**, (410) 290-0094, to build 12 TH units on Block Street, Lanham, in 'Willows;'

**NVR Inc.**, to build 10 TH units on General Armstrong Avenue, Upper Marlboro, in 'Armstrong Village;'

**NVR Inc.**, to build seven TH units on Shirley Rose Court, Upper Marlboro;

**Commercial Permits Issued**

April 13 - May 7, 2021

**J.A. Scheibel Inc.**, (301) 855-7900, to build a \$10 improvement for Bishop McNamara High School, at 6800 Marlboro Pike, District Heights;

**Solar Energy America**, to build a \$6.42 million solar array at 17205 Mill Branch Place, Bowie;

**St. John Properties**, (410) 788-0100, to build a \$100,000 fitout at 16921 Melford Blvd, Bowie;

**Griffith Brothers**, (410) 557-8885, to build a \$150,000 retaining wall at 9101 D'Arcy Road, Largo;

**Partner Contracting**, (410) 736-1106, to build a \$380,000 improvement at 6240 Columbia Park Road, Landover;

**Camson Construction**, (301) 330-9300, to build a \$600,000 improvement at 7001 Berry Road, Accokeek;

**Spring Contracting Group**, (410) 610-2125, to build a \$315,000 improvement at 8829 Greenbelt Road, Lanham;

**Whiting Turner Co.**, to build a \$987,000 café for Medstar Health at 7503 Surratts Road, Clinton;

**Laundry Unlimited**, to build a \$300,000 improvement at 5936 Martin Luther King Jr. Hwy, Capitol Heights;

**Summit Const.**, to build a \$435,000 auto service fitout at 1301 Hampton Park Boulevard, Capitol Heights;

**W.E. Bowers Inc.**, (301) 419-2488, to build a \$384,000 improvement at 12050 Baltimore Avenue, Beltsville;

**Northpoint Construction**, (301) 825-9601, to build two warehouse buildings of \$8.5 million and \$3.38 million at 6000 and 6001 Fallard Drive, Upper Marlboro;

**Dalo Construction**, (937) 898-0953, to build a \$725,370 improvement for Auto Zone at 6240 Oxon Hill Road, Oxon Hill;

**ADI Construction**, (703) 750-3911, to build a \$1.1 million interior fitout for a dialysis center at 5803 Eastern Avenue, West Hyattsville; 12246;

**Penntex Construction**, (610) 834-1560, to build a \$5.93 million fitout for Amazon at 5801 Columbia Park Road, Landover; 6400;

**Commercial Permit Applications**

**P.B. Brown Inc.**, (407) 395-2929, to build a \$1.1 million improvement at 10108 Greenbelt Road, Lanham;

**Consolidated Medical Services**, (410) 771-9771, to build a \$100,000 fitout for Brit Forbes III, LLC, at 4395 Nicole Drive, Lanham;

**Hitt Contracting**, (703) 846-9000, to build a \$10.5 million improvement at 14601 Sweitzer Lane, Laurel;

**WFM Builders**, to build a \$404,183 improvement at 251 National Harbor Blvd, National Harbor;

**Glen Arm Building Co.**, (410) 296-7930, to build a \$602,782 improvement at 716 Ritchie Road, Capitol Heights;

**City of Bowie Actions of Note**

**DSP-21002 – South Lake Multifamily.** Zoned E-I-A. 15.8 acres. *Propose up to 325 multifamily units in five buildings.* Located on the north side of Gwynn Brook Way, between Fairmont Drive and Route 301, Bowie. Appl: South Lake Partners LLC, 4750 Owings Mills Blvd, Owings Mills, Md. 21117. (410) 356-9900. ***City Council Recommended Approval.***

**DSP-19021 – South Lake Retail/Commercial.** Phase 1. Zoned E-I-A. 59.8 acres. *Propose 900,000 square feet mixed-use commercial / retail, including new Sheetz store.* Located in the southwest quadrant of Route 301 and Central Avenue, Bowie. Appl: Karington LLC, c/o Michael Companies, 10100 Business Parkway, Lanham, Md. (301) 459-4400. ***City Council Recommended Approval.***

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## Preliminary Plans Submitted

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**4-20036 – Clay Drive Subdivision.** Zoned R-R. .97 acres. 2 *SFD* lots. Located at 8406 Clay Drive, Fort Washington, M. Appl: Arundel Station Homes, c/o Dan Judge, 1119 Arundel Station Road, Millersville, Md. (240) 417-3431.

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## Preliminary Plans Approved

May 6 and 13, 2021

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**4-20013 – Kathmandu Village.** Zoned R-80. 11.4 acres. 30 *SFD* lots. Located at 1705 Ritchie Road, near the intersection of Alberta Drive and Ritchie Road, Capitol Heights. Appl: Kathmandu Village, c/o Surya Prasad, 4531 Windsor Arms Court, Annandale, Va. 22003. (571) 309-7996.

**4-20023 – Addn. to Deer Park Heights.** Zoned R-35. .77 acre. 8 *semi-detached* units. Located in the northeast quadrant of Deer Park Drive and Akron Street, Temple Hills. Appl: Tanyi Ebott, Holdings LLC, 14097 Asher View, Centreville, Va. c/o Capitol Development & Design, Beltsville, Md. (301) 937-3501.

**4-19044 - Metro City.** Zoned M-X-T. 39.6 acres. *Propose 1,221 multifamily units, 72 TH lots and 147,400 square feet of commercial.* Located at 1100 Rollins Road, near Addison Road, Capitol Heights, Md. Appl: Metro City LLC, c/o 10701 Lady Slipper Lane, Rockville, Md. 20852. (301) 467-5536. (This Preliminary Plan is reprinted from our last issue as Approved, to correct the phone number)

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## Site Plans Submitted

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**DSP-21002 – South Lake Multifamily.** Zoned E-I-A. 15.8 acres. *Propose up to 325 multifamily units in five buildings.* Located on the north side of Gwynn Brook Way, between Fairmont Drive and Route 301, Bowie. Appl: South Lake Partners LLC, 4750 Owings Mills Blvd, Owings Mills, Md. 21117. (410) 356-9900.

**DSP-05018-01 – Tribeca at Camp Springs.** (Expedited Transit-Oriented). Zoned C-S-S. 7.5 acres. *Propose conversion of up to 4,000 square feet retail to daycare in 'Tribeca at Camp Springs' building.* Located in the southwest quadrant of Old Soper Road and Woods Way, Camp Springs. Appl: The Learning Curve CDC II, Inc., 4701 Old Soper Road, #R3-R-4, Camps Springs, Md., c/o VIKA.

**SDP-1302-10 – Parkside.** Zoned R-M. 150.49 acres. *Add two Townhouse models for Haverford Homes.* Located on both sides of Melwood Road, north of Route 4, Upper Marlboro. Appl: Arya LLC, c/o Haverford Homes, 6110 Executive Blvd, #310, Rockville, Md.

(301) 864-6500.

**DSP-20020 – Beltway Plaza, Phase 1.** Zoned M-U-I / DDOZ. 53.8 acres. *Propose 750 apartment units.* Located on north side Route 193 at Cherrywood Lane, Greenbelt. Appl: GB Mall Limited Partnership, c/o Quantum Companies, 4912 Del Ray Avenue, Bethesda, Md. 20814. (301) 657-9900.

**DSP-07011-08 – Woodmore Towne Centre.** Zoned C-4. *Modify former JC Penney store for At Home store.* Located at 9100 McHugh Drive, off Route 202 at St. Joseph's Drive, Largo. Building is 96,964 square feet. Appl: At Home Stores LLC, 1600 E. Plano Parkway, Plano, Tx, c/o Core States Group, (703) 728-4644.

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## Site Plans Approved

May 6 and 13, 2021

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**DSP-20015 – Freeway Airport.** Zoned R-A. 131.5 acres. *Propose 416 TH and 93 SFD lots.* Located at 3900 Church Road, on the south side of Route 50, Bowie. Appl: Freeway Realty, LLC, 2560 Lord Baltimore Drive, Baltimore, Md. (410) 788-0100.

**SDP-1701-05 – Timothy Branch.** Zoned L-A-C, R-M. 322.4 acres. *Development of 253 units.* Located south of Brandywine Road (Route 381) and west of Route 5, Brandywine. Appl: Timothy Branch Inc., 2124 Priest Bridge Drive, #18, Crofton, Md. (410) 793-4942.

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## Final Plats Approved

May 6 and 13, 2021

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**5-20205 (-20213) – The Fairways.** 56.7 acres. 164 lots. Located on the east side of Prospect Hill Road, 1,600 feet northeast of Glenn Dale Boulevard. Appl: SLDM Inc., c/o Sandler & Sons, 448 Viking Drive, #220, Virginia Beach, Va. (301) 502-0956.

**5-21001 – Woodyard Station.** Zoned M-X-T / MIO. 8.59 acres. 2 *parcels.* Located on the north side of Route 233 (Woodyard Road) ½ mile west of Branch Avenue, Clinton. Appl: TAC Woodyard LLC, 2100 Powers Ferry Road, SE, #350, Atlanta, Ga. (770) 319-7408.

**5-21008 (-21020) – Westphalia East.** 24.74 acres. 146 lots. Located on the north side of Route 4, west of Melwood Road, Upper Marlboro. Appl: Westphalia Development MD LLC, c/o Walton Development. (703) 639-6912.

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## Real Estate Transactions of Note

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### Laurel

**CS Patuxent Greens**, c/o Alan D. Cohen, 6290 Montrose Road, Rockville, Md. 20852, to **NVR, Inc.** Lots 15 – 21 (E) in 'Patuxent Greens.' (7 TH lots). Located on Lyons Creek Drive, Laurel, Md. Tax map 6F-4. Tax ID: 10-5648437 et al. Liber 45342, page 180. Deed date: April 7, 2021. **Purchase price: \$924,000.**

**Strittmatter Contee LLC** to **Dan Ryan Builders Mid-Atlantic, LLC**, 2099 Gaither Road, #600, Rockville, Md. Lots 64 – 70 in 'Laurel Overlook.' (7 TH lots). Located on Overlook Way, Laurel, Md. Tax map 5D-4. Tax ID: 10-5662416 et al. Liber 45405, page 420. Deed date: April 5, 2021. **Purchase price: \$462,250.**

### Upper Marlboro

**Westphalia Farm LLC**, c/o Raffy Ekhsigian, 11020 Melissa Court, Fairfax, Va., to **Woodside Development LLC**, 3907 Greenway, Baltimore, Md. 21218. Property of 79.5 acres. 'Yergat Property.' Located on Westphalia Road, Upper Marlboro, Md. Unimproved. Zoned R-M. Tax map 83A-4. Tax ID; 15-1716356. Liber 45419, page 393. Deed date: March 26, 2021. **Purchase price: \$6,000,000.**

**Toll Md V Limited Partnership** to **Timberlake Marlboro Singles LLC**, c/o Timberlake Homes, Annapolis, Md. Lot 20 (Block T) in 'Marlboro Ridge.' Located at 10814 North Riding Road, Upper Marlboro, Md. 20772. Lot is 9,435 square feet. Unimproved. Zoned R-R. Tax map 91D-3. Liber 45423, page 198. Deed date: April 20, 2021. **Purchase price: \$50,000.**

**CBWPG, LLC**, c/o Alan D. Cohen, 6290 Montrose Road, Rockville, Md., 20852, to **NVR, Inc.** Lots 1 – 6 (Block I) in 'Cabin Branch Village.' (6 TH lots). Located on Shirley Rose Court, Upper Marlboro, Md. Tax map 90D-3. Zoned M-X-T. Tax ID: 06-5661491 et al. Liber 45384, page 270. Deed date: March 29, 2021. **Purchase price: \$608,400.**

### Other Locations

**Signature 2016 Residential LLC**, c/o Elliot Yadin, to **NVR Inc.** Los 206 – 209 in 'Signature Club at Manning Village.' (4 TH lots). Located on Caribbean Way, Accokeek, Md. Tax map 161E-2. Zoned M-X-T. Tax ID; 05-5657580 et al. Liber 45343, page 225. Deed date: April 12, 2021. **Purchase price: \$324,000.**

**Magnolia Cove Investment Group**, c/o Shane Warren, to **Caruso Builder Magnolia Cove**, c/o Caruso Homes, 2120 Baldwin Avenue, #200, Crofton, Md. 21114. Lot 16 in 'Magnolia Cove.' Located at 12304 Authur Court, Brandywine, Md. 20613. 5.21 acres. Unimproved. Tax map 136E-3. Liber 45411, page 132. Deed date: December 22, 2020. **Purchase price: \$120,000.**

### MULTIFAMILY

**Centennial Summerfield LLC** to **CF Summerfield Multifamily DST**, c/o Delaware Trust Co., c/o Cantor Fitzgerald Income Trust, 251 Little Falls Drive, Wilmington, De. 19808. Improved with 478-unit Summerfield Apartments.' Located at 8100 Gibbs Way, Landover, Md. Zoned L-A-C. Tax map 67A-3. Tax ID: 18-3713401. Liber 45344, page 5. Deed date: March 26, 2021. **Purchase price: \$115,500,000.** Deed of Trust: \$76.6 million, Arbor Private Label.

**Ally Marie Ventures, LLC**, c/o Bryan Alfred Roecklein, to **Laurel24, LLC**, 10420 Glen Road, Potomac, Md. Property located at 509 Montgomery St., Laurel, Md. 20707. Zoned for Apartments. Improved. Tax map 6C-1. Tax ID; 10-1051028. Liber 45352, page 326. Deed date: April 1, 2021. **Purchase price: \$500,000.**

**Bryan Alfred Roecklein**, for Estate of Alan Kurt Roecklein Jr., to **Laurel24, LLC**, 10420 Glen Road, Potomac, Md. Located at 600 Main Street, Laurel, Md. 20707. Zoned for Apartments. Improved. Tax map 6C-1. Tax ID: 10-004860. Liber 45383, page 7. Deed date: April 1, 2021. **Purchase price: \$1,200,000.**

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### The Maryland Newsletters

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