

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

...The University of Maryland campus is going to grow by 8.13 acres. With a nod of approval last week from the state's Board of Public Works, three parcels will be bought at Azalea Lane close to the University Boulevard entrance to the school. A couple of appraisals yielded a final price tag of \$3.25 million, plus demolition costs of the three existing homes on the properties, all in various stages of disrepair.

The seller is the Owner Entity Fund II LLC.

....An investment group called the Westphalia Meadows LLC, based in Glen Burnie, paid \$2.75 million for the 63.3 acre Bean property, on Westphalia Road just west of Ritchie Marlboro Road.

The Bean tract's immediate neighbor on the south is Toll Brothers' long-running community at Marlboro Ridge. Just to the southwest is another planned community, in Parkside. Those two layouts provide some clarity to what's coming at Bean: singles and towns. The new owners will process plans for about 250 units.

Hogan will manage the entitlements. So far, no builders have been chosen. Ryan Day and Kevin Setzer at Hogan represented the buyer, while Michael Cody of MVC Properties represented the seller.



Additional 'Two's'

Stanley Martin Buys into Glenn Dale Crossing

With a \$7.54 million purchase, Stanley Martin Companies added to its inventory of two-over-two units in the county.

The Reston, Va.-based builder bought the rights to 232 'two's' in Glenn Dale Crossing, where it will start development work this fall and begin building homes next summer. Stanley Martin will build its 'Jordan' and 'Rathburn' models.

The 20-acre site sits just off Route 193 in Lanham, along Hubble Drive near Forbes Boulevard. A flex/office park back in NASA's heyday, it was converted to a residential layout by developer Doug Jemal, who first lined up Dan Ryan Homes and Ryan Homes to build singles, towns and an initial phase of two's. It was Jemal's Goddard Land LP that sold the 20-acre site to Stanley Martin.

Though two-over-two' disappeared from the landscape following changes in federal financing, they've reappeared following the recession, and Stanley Martin has found them in strong demand at both Metro Pointe, in Landover, and Parkside, in Upper Marlboro. Sales have been running at about eight per month in Metro Pointe, on Route 202 near

the Landover Metro Station, and at about four per month off Route 4 in Parkside.

Ryan built the first round of two's in Glenn Dale Crossing, but is wrapping up, leaving an opening for Stanley Martin. Amenities for the coming plan include a dog park, butterfly garden, and, for kids who like the sound of a baseball card in the spokes, a bicycle track around the tot lots.

A Start at Hampton Park

Construction begins shortly on the complete overhaul of the Hampton Mall, into a mixed-use project that will include a new county office building.

Mid-September was the anticipated start date for Hampton Park, where Velocity Companies and ArcTrust will bring new retail, apartments, a hotel and office space to about 25 acres just inside the Beltway at Central Avenue, in Capitol Heights. The county will house its Health and Human Services department in a new building, on site. The church that has made the mall its home for years, the Sanctuary at Kingdom Square, will relocate to Route 301 in Upper Marlboro.

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The Permits Speak

...It's hard to imagine today that the pioneers went west without a single Wawa at which to stop. Now there's another one coming: at 6101 Allentown Road. The increasingly ubiquitous convenience store pulled a permit to construct a new store near the intersection of Allentown and Branch Avenue. Venture Construction got the bricks and mortar work.

...**The permit that will enable SkyHigh Entertainment** to bring fun to the Bowie Town Center was issued. As Build Sol, LLC, the group plans \$1.92 million in food and entertainment build-out at the Emerald Way retail center.

...**The redevelopment that is 'Glenarden Hills'** continues apace in Landover. Harkins Builders is pursuing permits for a next phase, called the 'Residences at Glenarden,' at 3171 Roland Kenner Loop, off Route 202. Pennrose LLC is master developer of the transformation from demolished apartment building to a community with mixed-income apartments and townhouses.

The Zoning Agenda

A full schedule of zoning cases awaits the District Council after its summer recess.

Key among them are approvals of new architecture for Lennar's 'Bevard East' property on Piscataway Road, where the builder is ready to embark on a first phase of a 1200-acre tract.

Also on the agenda is site plan review of the Skyview Condominium plan. Mohammed A. Shirazi wants to bring 95 units in two buildings to the intersection of Brinkley Road and Fisher Road in Temple Hills.

Two Users Buy Warehouse Space

A couple of small industrial properties now have new owners. In both cases they appear to be users.

At 221 Commerce Drive, in Upper Marlboro, a partnership paid \$1.4 million for a small, vacant building, while a Penn Belt Place warehouse also traded.



221 Commerce

The Commerce Drive property had been home to a dewatering company, and it was an affiliate of that group that sold the approximately 5,560 square foot building to Platanos Star LLC for \$1.4 million. It sits on three acres. Located in the Collington Center, the stand-alone building was constructed in 1983.

221 Commerce buyer Platanos Star is based at 5041 Beech Place in Temple Hills, according to the deed.

Royal Exteriors Md Inc. was the buyer at 4000 Penn Belt Place, in District Heights. Its \$1.8 million price tag got the home improvement firm an 18,281 square foot building on about an acre and a half. Based in Richmond, Va., Royal specializes in siding and roofing.

A Couple of Hotels Coming

Two new hotels in the Route 1 corridor are in the making, one in the planning and the other ready for construction.

It's a Residence Inn for which a partnership headed by Republic Properties and Mark Vogel Companies has submitted a preliminary subdivision plan. Working with Pyramid Hotel Group, the developers control 2.6 acres on Campus Drive at Cpl. Frank Scott Drive, across the street from the College Park Metro Station. Republic and Vogel had won a county RFP last year for the site, and are formulating plans for first-floor retail topped by the new, 170-room hotel.

Closer to opening is a five-story, 90-room Wingate Hotel, at 10700 Rhode Island Avenue in Beltsville; The Starboard Investment Group has applied for a building permit for the hotel, which is part of the Wyndham brand. It competes with the likes of Hilton Garden Inn and Courtyard by Marriott. Philadelphia-based Starboard had bought about an acre and a half on Rhode Island Avenue last fall for \$650,000.

Moving the Boundary

A portion of a project slated to be built out by Homes for America needs to be brought into the county's Priority Funding Area (PFA) to make it eligible for Low Income Housing Tax Credits. The District Council takes up the measure and appears poised to request state approval that 7.3 acres at Peerless Avenue and Route 301 be incorporated into the PFA. Annapolis-based Homes for America intends to build a small mixed-income project of towns, apartments and retail.

GSA Keeps DOD In Landover

A very large warehouse requirement sought by GSA will, after all, stay put where it is.

After a year-long solicitation, GSA awarded a long-term lease for the Department of Defense (DOD) that had been at 3300 75th Avenue in Landover to the very same building. DOD occupies all 266,000 square feet in the building, split into about 180,000 feet of warehouse and 86,000 feet of secure office space.

A notice posted on FedBizOpps put the contract value for the new lease at \$91.77 million, although a 'Justification for Other than Full and Open Competition,' also posted at the website, puts the contract value at \$98.42 million. GSA officials didn't return our calls on the issue. It is believed to be a 20-year term that the government sought. The prospectus had limited the rent at \$18.50 per foot.

In the Justification statement, GSA said that 3300 75th Avenue was the only respondent to the original solicitation in July, 2018. Although there are numerous large warehouses in the county, GSA said only 3300 could meet the requirements that fit the delineated area, and the need for the particular space within that area.

That gave GSA officials the ability to pronounce 3300 75th the winner of the competition.



Amazon Gone, But Appeals Remain

And so, Amazon won't be coming to Westphalia.

Only a short time after its interest had been made public, Amazon canned its expected presence off Route 4 in a prototypical, four-million square foot warehouse on 80 acres in the Westphalia Town Center. Still, the case of the proposed 'merchandise logistics center' could play out in court and at the District Council, where opponents have appealed the specific plans filed for the four-million square foot center, and the underlying legislation that made it possible.

Amazon offered no public reason for its decision, but it may well have opted not to face the drawn-out legal battle that was brewing. Few projects have spurred the kind of opposition that packed a Planning Board hearing on the logistics center.

Walton officials said that in part, the future warehouse tenant's insistence on confidentiality hurt community outreach. "We couldn't disclose many things that we wanted to disclose," Walton official Ed Fleming told a TV interviewer, and 'that made it seem like...we were not being transparent.'" Walton expected, said Fleming, that the logistics center would spur other arrivals to the project. That message seems to have gotten lost in the cone of silence that enveloped the project. Still, it was an unusually large 'logistics center,' and even fervent community outreach may not have won the day.

If the opponents pursue their legal challenges successfully to the end, the prospect of another such logistics center would grow dim. No substantive paperwork has been filed in the Circuit Court case, but the Amazon opponents provide a glimpse of their argument in their appeals of the site plans to the District Council: bills CB-18-2018 and CB-19-2019, they say, were enacted illegally.

Together, the two bills would have defined the warehouse that would have been built by Duke Realty and occupied by Amazon as a 'merchandise logistics center,' and then allowed it in the Town Center. The opponents, largely residents of the Town Center, argued that the bills were illegal for multiple reasons, including that they were in conflict with the Sector Plan that created the Town Center in the first place, and that they amounted to illegal spot zoning.

The 'employment core' that Amazon would have occupied is slated for office development, but that's regarded as a difficult sell without a Metro station close by. Because Duke Realty is no longer under contract to buy the ground, press reports say the developer will reevaluate the future potential of that part of the Town Center.

Meanwhile, Walton says it will continue to pursue the retail center it has promised along Route 4, out in front of the first phase townhouses. And, going forward, Walton officials promise to revamp the way they reach out to the community before making new proposals.

Singles Pricing Stays Steady

For the third quarter in a row, average pricing for a new single-family home in Prince George's remained comfortably above \$600,000.

For the 2nd Quarter, the latest for which we have results, builders collected over \$612,000 per sale.

Average pricing for a newly-built single crested \$600,000 in the 4th Quarter of 2018 and continues to chug along at that rate, through both the 1st and 2nd quarters of this year.

On the Townhouse side, average pricing for new towns has bounced around the \$400,000 mark several years now, and closed at a healthy \$418,000 for the second quarter.

In all, builders closed 446 new homes, including condos, for 2019's 2nd Quarter. That's off the 458 sealed in 2018's 2nd Quarter.

Single-family closings totaled 160 for the quarter, down from 172 for the same quarter last year, and townhouse closings amounted to 220, down from 247 for last year's 2nd Quarter.

In a sense, for singles and towns, 2018 and 2019 were kind of opposites: Builders closed more of those homes in 2018's 2nd Quarter, but got higher prices during 2019.

Condos broke that mold. Builders closed more sales in 2019's 2nd Quarter – 66 in all, compared to 39 in 2018's 2nd Quarter - but prices dipped to an average \$408,852, from \$427,300.

The price dip in 2019 probably goes to the inclusion in 2018 of closings by Ryan Homes of two-over-two's at Editors Park, a Metro-station job that pulled higher prices than two's built away from the station.

Prince George's 2nd Qtr. Closings

Single-family Settlements, by Community

Community	Location	Builder	# of 2 nd Qtr Closings	Avg. Price
Fairwood	Bowie	NVR Inc.	23	\$611,556
BeechTree	Upper Marl.	Multiple	16	\$565,839
Oak Creek Club	Upper Marl.	Toll Bros. / NVR	15	\$626,368
Balmoral	Upper Marl.	Caruso, NVR	12	\$591,069
Marlboro Ridge	Upper Marl.	Toll Bros.	11	\$673,542
Cherry Tree Estates	Upper Marl.	D.R. Horton	9	\$473,698
Ft. Washington Acres	Ft. Washington	Caruso Homes	9	\$608,691
Vineyards II	Clinton	CalAtlantic	8	\$496,026
Parkside	Upper Marl.	Multiple	7	\$629,786
Collingbrook	Bowie	Caruso	5	\$945,418

Townhouse Settlements, by Community

Community	Location	Builder	# of 2 nd Qtr. Closings	Avg. Price
BeechTree	Upper Marlboro	D.R. Horton Lennar, Haverford	27	\$426,895
Parkside	Upper Marlboro	Stan. Martin, Dan Ryan, Mid-Atlantic	24	\$408,270
Glenn Dale Crossing	Lanham	Dan Ryan / NVR	24	\$411,175
Greenbelt Station	Greenbelt	NVR	20	\$466,348
Editors Park	Hyattsville	NVR	15	\$473,497
Riverdale Park Station	Riverdale	Stanley Martin	15	\$523,896
Westphalia TC	Upper Marlboro	Haverford, MidAtlantic NVR	14	\$371,702
Spring Arbor	Laurel	NVR	13	\$421,829
Crescents Largo	Largo	NVR	11	\$385,294
Springdale Estates	Upper Marlboro	Lennar	9	\$366,061
The Brickyard	Beltsville	Lennar	9	\$404,818

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

Going Home to Mill Branch

The prospect that people might one day call Mill Branch Crossing in Bowie 'home' advances.

Developers W.F. Chesley Inc. and Gibraltar Management have stayed retail development at the 74-acre tract in the northeast quadrant of Route 301 and Mill Branch Road to explore a more mixed-use approach, including both townhouses and apartments. Mill Branch Crossing is still undeveloped property that Walmart had considered for a new superstore but eventually opted out of.

The developers' guiding light is the new zoning ordinance, which would allow properties like 'Mill Branch,' now zoned C-S-C, to develop some residential 'by right.' But that change is a couple of years away, and the zoning text amendment would effectively 'fast-forward' that process to today's ordinance.

Besides residential, the proposed legislation would also allow a gas station with a convenience store and apartment housing for the elderly as 'permitted' uses, instead of the Special Exception uses they are today.

The text amendment would cap townhouses at 20 units to the net acre, and multi-family at 48 units to the net acre.

Short Takes

...**The last tap-in has been holed and the final scorecard signed** at Glenn Dale Golf Course, which is closing for development.

Developer L.M. Sandler & Sons was expected to take control of the 125-acre golf course property on Prospect Hill Road in Glenn Dale. The family that owned the property, the Shields, closed the course only within the last few weeks.

The course had been planned for development over the last several years, when the Council revisited an earlier Sector Plan and allowed increased density. Before that 2018 change, the course had been tied to an active adult proposal that was never expected to come to fruition.

Sandler has not yet filed redevelopment plans for the course, but it is expected to include about 270 singles and towns.

....**Way back when, it was a Levitz Furniture store**, but 4949 Allentown Road in Suitland has served as home to the From the Heart Church Ministry for about a decade.

Now the Church has gone ahead and bought the former big box store. The From the Heart ministry paid \$14.6 million to acquire the 157,731 square foot building, near the Andrews Manor Shopping Center.

Amerikor Investment Group LLC, headed by Brian Kim, was the seller.

Building Permits Issued

Aug. 6 – Sept. 3, 2019

North County

NVR Inc., (301) 937-9761, to build four units in 'Fairwood,' Bowie, at:

- 4302 Warners Discovery Way;
- 4300 Warners Discovery Way;
- 4309 Warners Discovery Way;
- 4311 Warners Discovery Way;

Dan Ryan Builders, Rockville, Md., (240) 420-6050, to build two units in 'Glenn Dale Commons,' Lanham, at:

- 7811 Hubble Drive;
- 7807 Hubble Drive;

Caruso Homes, (301) 261-0277, to build a single-family unit at 3614 Celeste Bruce Circle, Mitchellville;

Brandywine

Mid-Atlantic Builders, Rockville, Md. (301) 231-0009, to build eight units in Brandywine, at:

- 12710 Broughton Bluff;
- 12709 Broughton Bluff;
- 12600 Scarborough Oak Court;
- 12606 Scarborough Oak Court;
- 12605 Scarborough Oak Court;
- 12712 Broughton Bluff Court;
- 12721 Broughton Bluff;
- 12714 Broughton Bluff;

Caruso Homes, Gambrills, Md., (301) 261-0277, to build a single-family unit at 15901 Taylerton Lane, in 'Archers Glen;'

Ryan Homes, (301) 937-9761, to build a single-family unit at 14402 Quarry View Road, Brandywine;

Ryan Homes, (301) 937-9761, to build a single-family unit at 8248 East Branch Drive, in Timothy Branch;'

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

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

- 13718 Hebron Lane;
- 13719 Hebron Lane;

Caruso Homes, (301) 261-0277, to build two single-family units in Upper Marlboro, at:

- 10300 Samuel Gordon Place;
- 10304 Samuel Gordon Place;

Toll Brothers, Columbia, Md., (410) 872-9105, to build four units in 'Marlboro Ridge,' at:

- 11016 Sweet Apple Court;
- 4712 Bridle Ridge Road;
- 4902 Bridle Ridge Road;
- 11012 Sweet Apple Court;

Stanley Martin Companies, to build a single-family unit at 3716 Gentle Breeze Drive, Upper Marlboro, in 'Parkside;'

Caruso Homes, to build four units in 'Balmoral,' at:

- 15317 Governors Park Lane;
- 15209 Governors Park Lane;
- 15305 Governors Park Lane;
- 3909 Berkeley Court;

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

- 3604 Woods Edge Way;
- 3513 Woods Edge Way;

NVR Inc., (301) 937-9761, to build a single-family unit at 4007 House of Lords Drive, Upper Marlboro, in 'Balmoral;'

Dan Ryan Builders, to build a single-family unit at 9007 Deer Stream Drive, Upper Marlboro, in 'Parkside;'

Other Locations

Brothers Construction, to build a single-family unit at 5721 Kolb St., Capitol Heights;

Henson Creek House, (800) 984-5201, to build six units in Temple Hills, at:

- 3501 Florist Way;
- 3503 Florist Way;
- 3505 Florist Way;
- 3507 Florist Way;
- 3509 Florist Way;
- 3511 Florist Way;

CalAtlantic Group, to build six units in 'Vineyards II,' Clinton, at:

- 6000 Hunt Weber Drive;
- 11406 Oscar King Court;
- 11405 Cushwa Drive;
- 11400 Oscar King Court;
- 6004 Hunt Weber Drive;
- 6006 Hunt Weber Drive;

Rockfish Homes, Bowie, Md., (410) 474-1003, to build two single-family units at 1906 and 1908 Ragione Court, District Heights;

Timberlake Homes, Annapolis, Md. (301) 350-0400, to build a single-family unit at 4102 Ethan Manor Road, Clinton;

Werrlein Properties, Annapolis, Md., (301) 233-3721, to build a single-family unit at 4513 32nd St., Mount Ranier;

Commercial Permits Issued

Aug. 6 – Sept. 3, 2019

MA Souders LLC, to build a \$419,970 HVAC improvement at 12050 Baltimore Avenue, Beltsville;

Signature Renovations, Capitol Heights, Md. (301) 341-0106, to build a \$2.399 million improvement including roof work at 5700 Auth Wy, Suitland;

Hitt Contracting, (703) 846-9000, to build a \$300,000 HVAC improvement at 101 MGM National Avenue, National Harbor;

Griffith Brothers, Fallston, Md. (410) 557-8885, to build \$790,000 in retaining walls work at 4600 and 4450 Hargrove Drive, Lanham;

Venture Construction Co., (770) 441-6555, to build a \$1.38 million building for Wawa, at 6101 Allentown Road, Suitland;

Whiting Turner Contracting, (410) 821-1100, to build an \$872,495 one-story addition at 7503 Surratts Road, Clinton, for MedStar;

Whiting Turner Contracting, (410) 821-1100, to build a \$1.023 million improvement to Elizabeth Seton H.S., at 5715 Emerson Street, Bladensburg;

Vivint Solar Developers, (877) 404-4129, to build a \$2 million solar improvement at 4610 69th Avenue, Lanham;

Spectrum Inc., (703) 891-7442, or c/o Greenman Pedersen, to build a \$196,109 fit-out of 7,088 square feet at 120 Waterfront Street, Oxon Hill;

HBW Construction, (301) 424-2900, to build a \$135,000 fit-out for Verizon, at 8901 Woodyard Road, Clinton;

Bob Porter Company, (410) 552-6210, to build a \$250,000 fit-out for First Methodist Church, at 6201 Belcrest Road, West Hyattsville;

Petrie Richardson Ventures, (410) 573-3800, to build a \$200,000 retail fit-out at 9301 Woodmore Centre Drive, Lanham;

Build Sol, LLC, (703) 880-1630, or c/o SkyHigh Entertainment, to build a \$1.92 million fit-out at 15606 Emerald Way, Bowie;

Commercial Permit Applications

Aug. 6 – Sept. 3, 2019

Interplan Inc., (202) 362-5300, or c/o Allen & Shariff, to build a \$628,571 shopping center improvement at 6579, 6543 and 6587 Ager Road, Hyattsville;

Nelco Architecture, to build a \$345,000 alteration for Bank of America, at 10600 Campus Way, Largo;

Harkins Builders, (410) 750-2600, to build an \$8.4 million building called the Residence at Glenarden, at 3171 Roland Kenner Loop, Lanham

Starboard Investment Group, to build a \$4.9 million 90-room Wingate hotel, at 10700 Rhode Island Avenue, Beltsville;

The Michael Company, (301) 459-4400, to build a \$1.1 million multi-tenant shell building at 10250 Martin Luther King Jr. Highway;

Perry Building Services, (301) 614-1315, to build a \$129,420 interior improvement at 13150 Mid Atlantic Blvd., Laurel;

MacKenzie Contracting Co., (410) 296-8081, to build a \$364,000 interior fit-out at Iverson Mall, 3737 Branch Avenue, Temple Hills;

Steel Building Specialists, (410) 247-9300, to build a \$187,000 ADA improvement at 4918 Hollywood Road, College Park;

CHJ3 Inc. Architect, to build a \$190,000 improvement for Capital Children's Healthcare, at 1220 Caraway Court, Largo;

Arris Design, (410) 752-5006, to build a \$210,000 interior fit-out at 3300 75th Avenue, Landover;

Perley Halladay Associates, (610) 296-5800, to build an \$810,000 fit-out at 3135 Pennsy Drive, Landover;

Tritech Fall Protection Systems, (877) 287-0808, to build a \$159,000 improvement for Nordstrom Inc., at 1049 Prince George's Blvd;

CG Builders, c/o MJM Architecture, to build a \$175,000 fit-out for Planet Fitness, at 8509 Landover Road, Landover;

Plano Coudon LLC, c/o Hard, Coplan, Macht, to build a \$155,000 improvement at 3160 Gracefield Road, Silver Spring, for Riderwood Village;

Arium AE, (410) 730-2300, to build a \$200,000 fitout for Whisked Bakery, at 9227 Hampton Overlook, Capitol Heights;

Berman Construction, Orlando, FL., (866) 752-5809, to build a \$150,000 restaurant fit-out at 15485 Annapolis Road, Bowie;

Architrilogy, to build a \$650,000 fit-out at 10250 Baltimore Avenue, College Park, for a hair salon;

JLR Mechanical, to build a \$150,000 fitout for Famous Fish & Chicken, at 5609 Sargent Road, West Hyattsville;

Preliminary Plans Submitted

4-18016 – Crain Commons. Zoned C-S-C. 15.3 acres. *Propose 77 TH lots and 10,000 square feet retail.* Located in the southeast quadrant of Croom Road and Crain Highway, Upper Marlboro. Appl: Petroleum Marketing Group, 2359 Research Court, Woodbridge, Va. 22192. (703) 494-5800.

4-18027 – College Park Marriott. Zoned M-U-I. 2.11 acres. *Propose 165 room hotel and 8,000 square feet of retail.* Located at the intersection of Campus Drive and Cpl. Frank Scott Drive, College Park, Md. Appl: New County Hotel LLC, 1201 Maryland Ave., SW, #850, Washington, DC, (202) 552-5300.

4-18025 – Preserves at Wingate. Zoned R-E. 22.4 acres. *18 SFD lots.* Located in the northeast quadrant of Good Luck Road and Springfield Road, Lanham. Appl: Jasim Aligabi8119 Felbrigg Hall Road, Glendale, Md. (240) 508-9292.

Site Plans Submitted

DSP-10039 – NSR Properties. Zoned M-U-I. .837 acre. *Propose gas station and food / beverage in building of 9,446 square feet.* Located at 3599 East West Highway, at Belcrest Road, Hyattsville. Appl: NSR Properties, 7303 Hanover Parkway, #A, Greenbelt, Md. 20770. (301) 92-5400.

CDP-1201-01 – Brandywine Village. Zoned L-A-C. 44.3 acres. *Propose addition of 2,000 square feet to existing approval of 218,500 square feet of commercial.* Located in the northwest corner of Route 301 and Chadds Ford Drive, Brandywine. Appl: Brandywine Partners, 4920 Elm Street, #325, Bethesda, Md. (301) 947-6901.

Real Estate Transactions of Note

American Rescue Workers, Inc., 716 Ritchie Road, Capitol Heights, Md., to **716 Ritchie Road Owner, LLC**, c/o Normandy Real Estate Partners, 53 Maple Avenue, Morristown, NJ. Property located at 716 Ritchie Road, Capitol Heights, Md. 20743. Property of 10.4 acres. Improved with 98,724 sf building. Zoned I-1. Tax map 74C-2. Tax ID: 13-1379601. Liber 42399, page 354. Deed date: July 29, 2019. **Purchase price: \$6,300,000.**

Charles R. Goldstein, Bankruptcy Trustee, to **Janisa LLC**, 17251 Melford Boulevard, Suite 101, Bowie, Md. 20715. Unit A-202 in 'Omni Professional Center.' Located at 4000 Mitchellville Boulevard, Bowie, Md. 20716. Unit is 780 sf. Zoned C-M. Tax map 55D-2. Tax ID: 07-0669812. Liber 42339, page 478. Deed date: June 28, 2019. **Purchase price: \$141,000.**

Real Estate Transactions (from p. 7)

Denis L. Murray to **Bowie Realty, LLC**. Liber Unit 213 (F) in 'Bowie Office Park Condominium.' Located at 14300 Gallant Fox Lane, Unit 213, Bowie, Md. 20715. Unit is 1,000 sf. Zoned I-1 and C-O. Tax map 46E-1. Tax ID: 14-1649151. 42347, page 235. Deed date: July 12, 2019.

Purchase price: \$135,000.

Amerikor Investment Group, LLC, c/o S.C. Brian Kim, to **From The Heart Church Ministries Inc.**, 4949 Allentown Road, Suitland, Md. 20746. Parcel W-4A in 'Andrews Manor Shopping Center.' Located at 4949 Allentown Road, Suitland, Md. 20746. Lot is 337,913 sf. Improved with 157,731 sf building. Tax map 98D-1. Zoned C-S-C. Tax ID: 06-0417675. Liber 42351, page 235. Deed date: June 27, 2019. **Purchase price: \$14,600,000.**

Ritchie Hill II, LLC, 10100 Business Parkway, Lanham, Md., to **Rocha Investments, LLC**, c/o Jesus Rocha, 9116 Little Stone Drive, Fort Washington, Md. 20744. Parcel 34 in 'Ritchie Station Marketplace.' 2.98 acres. Unimproved. Tax map 74C-4. Zoned C-S-C. Tax ID: 15-3866829. Liber 42352, page 17. Deed date: July 8, 2019. **Purchase price: \$720,000.** Deed of Trust: \$540,000, BB&T.

James L. Belliveau to **Royal Exteriors MD, Inc.** Parcel I, Block 3 in 'Penn Belt Industrial Center.' Located at 4000 Penn Belt Place, District Heights, Md. 20747. Lot is 62,766 sf. Improved with 18,281 sf building. Zoned I-1. Tax map 90A-2. Tax ID: 06-0586404. Liber 42352, page 313. Deed date: April 4, 2019. **Purchase price: \$1,800,000.**

JM Paz MD, LLC, 1225 N. Broad St., #2, West Deptford, NJ, to **Platanos Star LLC**, Ioannis P. Georgakopoulos, 5041 Beech Place, Temple Hills, Md. 20748. Lot 4 (Block E) in 'Prince George's International Commerce Center.' Located at 221 Commerce Drive, Upper Marlboro, Md. 20772. 3 acres. Improved with 5,549 sf warehouse. Tax map 77C-1. Zoned E-I-A. Tax ID: 07-0815324. Liber 42385, page 116. Deed date: July 25, 2019. **Purchase price: \$1,400,000.** Deed of Trust: \$1.19 million, Sandy Spring Bank.

RESIDENTIAL

Jemal's Goddard Land Limited Partnership, c/o Douglas Development, to **Stanley Martin Companies, LLC**, 11710 Plaza America Drive, #1100, Reston, Va. Lots 4 and 10 in 'Maryland Corporate Center,' and 6 and 8 in 'Goddard Corporate,' and Parcel 13. Located at 7601 and 7609 Forbes Court, Mission Drive and Northern Avenue, Glenn Dale, Md. 20769. Planned for 232 two-over-two units. Tax map 36A-1. Zoned M-X-T. Liber 42368, page 174. Deed date: July 23, 2019. **Purchase price: \$7,540,000.**

Timothy Brandywine Investments Two, LLC, c/o Michael Gardiner, to **NVR, Inc.** Lots 21 and 22 (H) in 'Timothy Branch.' Located at 8247 and 8249 East Branch Drive, Brandywine, Md. Lots avg. 4,300 sf. Zoned R-M. Tax map 155A-2. Tax ID: 11-5624886 and 97. Liber 42339, page 186. Deed date: July 2, 2019. **Purchase price: \$200,000.**

Timothy Brandywine Investments Two, LLC to **NVR Inc.** Lot 23 (D) in 'Timothy Branch.' Located at 8244 East Branch Drive, Brandywine, Md. Lot is 6,002 sf. Unimproved. Tax map 155A-2. Zoned R-M. Tax ID: 11-5624578. Liber 42394, page 363. Deed date: July 23, 2019. **Purchase price: \$135,000.**

Timothy Brandywine Investments One, LLC, c/o Michael Gardiner, to **NVR, Inc.** Lots 6-9 (Block C) in 'Timothy Branch.' Located on Hunts Farm Road, Brandywine, Md. Tax map 145B-4. Zoned R-M. Tax ID: 11-5625015 et al. Liber 42361, page 599. Deed date: July 2, 2019. **Purchase price: \$336,000.**

NVR MS Cavalier Greenbelt, LLC to **NVR, Inc.** Lots 155 – 163 (Block G) in 'Greenbelt Station.' Located on Greenbelt Station Parkway, Greenbelt, Md. (8 TH lots). Tax map 25F-4. Zoned M-X-T. Tax ID: 21-5585044. Liber 42370, page 255. Deed date: July 22, 2019. **Purchase price: \$1,061,644.**

SHF Project Owner, LLC, c/o Beltway Investors, Michael Rosenfeld, to **SM Parkside, LLC**, c/o Stanley Martin Homes. Lots 121 – 125 and Parcel T21 (Block T) in 'Smith Home Farm.' (Parkside). 5 TH lots and a parcel of 16,648 square feet. Located at 3810 – 3818 Rock Spring Road. Zoned R-M. Tax map 90E-2. Tax ID: 06-5595681, 06-5595943. Liber 42371, page 590. Deed date: July 24, 2019. **Purchase price: \$700,937.**

Walton Westphalia Development (USA) LLC to **MAB of WTC, LLC**. Lots 117 – 121 (Block J) in 'Westphalia Town Center.' Located at 5500 – 5508 Woodyard Road, Upper Marlboro, Md. 20772. (5 TH lots). Zoned M-X-T. Tax ID: 15-5557525 et al. Liber 42386, page 260. Deed date: July 2, 2019. **Purchase price: \$595,444.**

GDC MD, LLC, c/o Sandler & Sons, Inc., Virginia Beach, Va., to **Dan Ryan Builders Mid-Atlantic LLC**, 2099 Gaither Road, #600, Rockville, Md. 6 lots in 'Glenn Dale Commons.' Zoned M-X-T. Liber 42390, page 230. Deed date: July 2, 2019. **Purchase price: \$342,420.**

Eleanor A. Bean to **Westphalia Meadows, LLC**, 7419 Baltimore-Annapolis Boulevard, Glen Burnie, Md. 21061. Property of 63.34 acres. Located on Westphalia Road, Upper Marlboro, Md. 20772. Unimproved. Tax map 91B-1. Zoned R-M. Tax ID: 15-1711639. Tax ID: 15-1711639. Liber 42390, page 548. Deed date: July 15, 2019. **Purchase price: \$2,750,000.**

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