

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

.....Strittmatter Land LLC's plan for the 32.6 acres it is working to annex into the City of Laurel is for 196 townhouse lots and an athletic field.

The two properties, located at 7041 and 7051 Contee Road and referenced in our last issue, are also up for a sewer and water 'category change' in legislation now making its way toward county approval.

.....**The Montgomery Housing Partnership (MHP)** wants to renovate the Parkview Manor Apartments in the City of Hyattsville.

Already the owner, MHP plans to pump \$3.8 million into the 53-unit complex, or \$73,000 per unit in a wide range of repairs.

New plumbing, appliances, kitchen cabinets, washers and dryers, plus parking lot improvements, are all on the fix-up check list.

.....**Medical marijuana is part of** the landscape now, so the next question is where will the dispensary locations be. Legislation now in front of the County Council (CB-047-2017) would allow a 'medical cannabis dispensary' in property zoned M-A-C.

It is Councilmember Todd Turner sponsoring the legislation, so its likely a Bowie area location that is in the works.

Bowie Bound

FTI Headed for Melford From Annapolis

A consulting firm's list of office locations around the globe will soon include one in Bowie, in the Melford Plaza building.

FTI Consulting signed a lease with St. John Properties recently that will relocate the company's current Annapolis offices to a new location off Route 50 at Route 301. According to the building permit application for a fit-out, the lease amounts to nearly 31,000 square feet. And according to an FTI spokesman, the company will move to its new offices in 2017.

For the record, FTI is a sterling example of free enterprise at work. Founded in 1982 in a warehouse in Annapolis as Forensic Technologies, it has grown to 80 offices worldwide. The company counts 4700 employees in 29 countries.

With the lease on its Annapolis offices expiring this year, FTI had evaluated multiple options in the area, including renovating its current space. But, according to the FTI spokesman, relocating to Melford had several advantages. It allowed the firm to consolidate office space onto a single floor, design what it considers a 'best-in-class workplace' to enhance productivity, and provide a closer connection to the executive headquarters in Washington.

Melford Plaza, or 16701 Melford Boulevard in Bowie, is a four-story office building in a park built out to the point as office and R&D. But big changes await, as St. John is shepherding to development a plan to add up to 2500 residential units and a village-style heart to the office park.

FTI said the firm will continue to maintain a small presence in Annapolis. Hitt Contracting is lined up do the \$650,000 tenant fit-out.

FDA Looking for North County Flex Space

Owners of flex/warehouse space are sharpening their pencils in response to a newly released GSA solicitation for Prince George's County.

The government wants 77,651 square feet (RSF) in the northern end of the county, roughly in the Calverton and Beltsville areas. The solicitation is believed for an FDA use. GSA wants expressions of interest by early June, and offers in July. The agency wants to occupy no later than January, 2019. On FedBizOpps, the solicitation is number 6MD0204.

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Royal Farms Wants Laurel Location

It's often said that 'retailers want rooftops,' implying of course, many houses, before they'll set up shop.

But a couple of unusually large roofs will also suffice, as in the case of new apartment complexes around Van Dusen Road in Laurel. The over 800 new units that make up the Modera Westside and Avalon Laurel are helping drive a new Royal Farms convenience store and gas nearby.

The quick shop competitor won the backing of the Laurel planning commission recently for a new store on 2.3 acres at Anderson's Corner, or 6901 Van Dusen Road. Beyond the rooftops, the quick access to I-95 is also driving Royal Farms' thinking about the next location for its potato wedges.

The planned Royal Farms in Laurel is part of a concerted move by the Baltimore firm to boost its county presence. Royal Farms, an affiliate of Two Farms Inc., is planning Store #287 in District Heights, at 3300 Forestville Road, and another close to the MGM casino in National Harbor.

Development and construction work is underway for a new Royal Farms at Sansbury Road and Ritchie Marlboro Road. Another appears to be in the works at Donnell Drive and Pennsylvania Avenue, with developer Visconsi Land Company. And in Brandywine, a site plan approved last year shows a Royal Farms at Moores Road and Route 5.

Anderson's Corner started as an 18-acre annexation into the City of Laurel, followed by a rezoning to M-X-T. Ribera Development spun off the bulk of the ground to Avalon for its apartments, and kept the pad site on which it would now locate the Royal Farms.

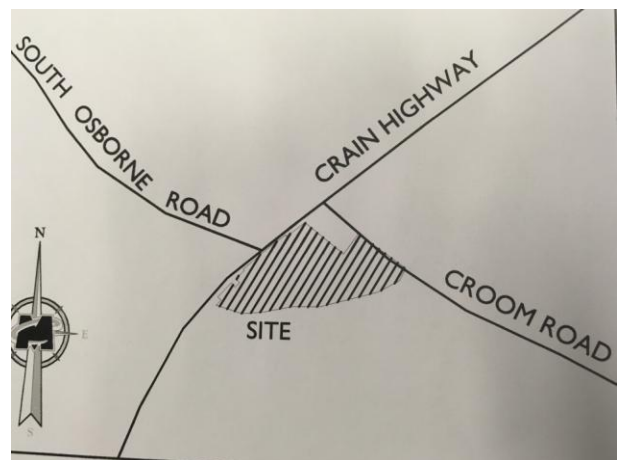
PMG Changes Plan for Croom

Starting with a gas station in Upper Marlboro, the Petroleum Marketing Group (PMG) has a vision for a mixed-use project.

The Woodbridge, Va.-based company filed a rezoning application that would take 15.3 acres at Croom and Route 301 into the M-X-T zone. There, says PMG's plan, it hopes to develop 82 townhouse lots and two pad sites for 12,000 feet of retail.

PMG's ground is right next to a relatively new CVS, which occupies the corner lot. PMG has an existing special exception approval to raze the current gas station and build anew - with a convenience store - but will pursue the zoning change instead.

The parcels that PMG has included in its application include the ground behind the gas station, plus three single-family homes and an abandoned warehouse on Croom.



The application is A-10040.

Planners Cool to Safety Fee Waiver

The developer of both the Willowbrook and Locust Hill subdivisions shouldn't receive a waiver on the Public Safety mitigation fee assessed at preliminary plan, says planning staff.

WBLH, LLC, headed by Toll Brothers, controls both of the undeveloped Upper Marlboro subdivisions along Leeland Road, and has sought the right to have the mitigation fee 'modified or deleted' at specific design plan if it is determined that adequate response times exist at that point.

The two subdivisions could yield over 1300 units between them, so the total mitigation fees at issue, at \$1,320 per unit, top \$1.7 million. The mitigation fee is different from the Public Safety Surcharge, and was assessed on both subdivisions because response times were inadequate when the two won preliminary plan approval.

Despite WBLH's effort, planning staff has advised the Planning Board against the change. The mitigation was a key component to Willowbrook and Locust Hill getting approved, says staff, and the County Council anticipated that a development project could be subject both to mitigation and then the Surcharge.

The requests come to the Planning Board this week.

IPT Officially a Force in PG

It is Industrial Property Trust, or IPT, that bought the former Kane Company warehouse in Lanham.

With that \$13.1 million acquisition, the Colorado firm is suddenly a leading player in available industrial space here in the county. IPT had already bought the former USBI headquarters in Largo last year, and it is reportedly pursuing acquisition of a Landover building to add to its collection.

The two standing buildings it owns now are completely free of tenants, as vacant as a college dorm in late May. But in an industrial market as hot as the current one, that can be a good thing. In 10100 Willowdale Road, IPT got a building with 38-foot clear ceiling heights, reportedly the only one available in the D.C. region with that kind of overhead space.

Delivered only a couple years ago, 10100 Willowdale went empty when Kane declared bankruptcy in December. That prompted Perseus Realty to find a buyer, and at 98,653 square feet, the \$13.1 million purchase price translates into a \$133 per foot sales price. That stands as an unofficial new high-water mark for a vacant Class A warehouse building.

Mark Glagola, Gerry Trainor and Jason Sullivan at Transwestern brokered the Willowdale sale.



10100 Willowdale Road

Bean Property Sold in \$2.2M Deal

In a rare sale of raw residential land, the Bean property in Upper Marlboro was sold to a Glen Burnie-based partnership.

The Green Revolution Realty LLC paid \$2.2 million to buy the 63.6 acre tract at 11100 Westphalia Road, along Ritchie Marlboro Road.

Zoned a mix of R-M and L-A-C, the Bean property could accommodate a planned community, and early designs suggest it could yield about 300 lots in a mix of towns and singles. It benefits from a place in the larger Westphalia area, which the County Council upzoned to create a small town.

The rolling tract had been in the hands of the Bean family since 1925, when Arcenius Bean bought it from the Berry family a few years after the Great War. Bean did have a near-buyer previously, when Toll Brothers assembled several farms in the Westphalia corridor in 2007. Though upzoned as 'Woodside Village,' that assemblage never went to settlement, leaving the property available for the 2017 purchase.

The Hogan Companies will manage entitlements for the new owner, as well as negotiate with builders.

Ryan Day and Chuck Musgrave of Hogan Companies represented the buyer. Charles Dukes of W.F. Chesley Real Estate reprised the seller.



The Bean Farm in Upper Marlboro

St. John: Leave TH Type to the Market

When it comes to the build-out of its residential at Melford, St. John Properties doesn't want to be tied to build 'two-over-two's' instead of traditional towns. Like a latter-day Adam Smith, St. John wants the market to decide.

The developer went back to the Planning Board last week to seek an amendment to language in its preliminary plan approval for the Bowie village center, now primarily an office park.

As it is, St. John argues, the language that governs the plan gives the developer little flexibility to change from two-over-two's to traditional towns if the market demanded it. Melford's current preliminary plan shows 293 towns, of which 88 are two's. St. John wants to be able to label a two-over-two parcel as a townhouse lot at the time of detailed site plan. The Board agreed to hear St. John's argument at a future Planning Board meeting.

Notice of Default For Walton

The developer of the Westphalia Town Center has received a notice of default from its senior lender.

Walton Westphalia Development Corporation announced last week that the default notice stemmed from the failure to provide an appraised value for the project that results in a loan to value ratio of less than 40 percent.

Walton Westphalia said its lender has determined that its valuations show the value exceeds the LTVR by approximately \$5 million.

Walton's lender has made a demand for the \$5 million, and says non-payment would result in the more serious 'event of default.' Walton has asserted in its announcement that it has a 30-day cure period, during which it will work with its lender to cure the default through an 'equity injection' or other means.

Walton said in a fiscal year-end report on May 1 that it was continuing to develop the mixed-use Westphalia property, located on Pennsylvania Avenue outside the Beltway. As of December, 2016, Walton had closed on 73 lots with its three builders, NVR, Haverford Homes, and Mid-Atlantic Builders.

Walton also is pursuing retail development out front of the residential, where it expects a shopping center built.

The developer suggested in the same report that delays in raising capital from two anticipated sources, through participation in an EB-5 loan program, and a potential county TIF financing district, resulted in the change in LTVR.

Chipotle is a Done Deal at Iverson

Chipotle is the main attraction in what will be a completely overhauled food court at the Iverson Mall.

The mall owner, a partnership between West End Capital and America's Realty LLC, is making the rebuilding and repositioning of the food court, using a \$4 million county economic development grant, the first phase of a larger mall revamp. The new design orients the food court toward the exterior of the mall, with outdoor seating and more of a streetscape atmosphere.

Chipotle had been the rumored 'anchor,' and has indeed now signed a lease. Besides the maker of the popular steak burrito, Wing Stop, Quick Way and several other food purveyors that are all new to the Hillcrest Heights submarket have also signed leases for the new food court. West End and America's Realty are now reviewing construction bids and hope to begin work soon.

Covenants Near in Jesuit Rezoning Case

Elm Street Development is close to finalizing a set of covenants with the Archdiocese of Washington that would guide its development of the adjoining Jesuit property in Bowie.

The McLean, Va.-based developer hopes to rezone 155 acres of the Jesuit, or 'Whitemarsh' property, for between 400 and 500 homes, but its plans sparked both pushback among area residents and a proposed bill in the General Assembly. Introduction of the bill, sponsored by state Senator Doug Peters, led instead to the proposal for covenants, which speak to buffer requirements and road improvements that would protect the church's vista. Peters said the covenants are not written to preclude development.

Ironically, the two landowners in this saga are both Catholic organizations, but are different entities. The property owned by the Jesuits surrounds the church, which is owned by the Archdiocese. Elm Street's Jude Burke said that while the developer has the Jesuit property under contract, it has been working with the church all along. "It's important to the Jesuits that we work with the church," he said, "and I think the covenants that have been drafted are a fair compromise to everyone."

Leases written:

Motorola Inc. will take up residence at 8200 Professional Place in New Carrollton. That's the building recently acquired by Bristol Capital. Motorola will occupy 2,337 square feet. Maurice Walker at Birch Advisors brought the tenant, while Ken Fellows and Rob Pugh at Edge Commercial repped the landlord.

A Cambridge Development affiliate signed a pair of new tenants in its Maryland Trade Center II building, at 7474 Greenway Center Drive in Greenbelt. The leases put **Merrick Towle Communications** into 7,000 square feet and **Greater Washington Psychiatric Consulting** into 5,500 feet. Adam Nachlas at JLL repped Merrick Towle, while GWPC came direct.

It's On the Market

.....**Wells Fargo Bank** is accepting offers for the two-building portfolio commonly known as 'Metro Plex I and II.'

The bank is pitching the 293,108 square feet of office space – plus a 3.6 acre development site – as a value-add opportunity in one of the county's more active submarkets. The value-add part is that Metro Plex goes to 55 percent vacant when 2U relocates into the former IRS building nearby.

But Urban Atlantic's coming start for a Kaiser Foundation office, and residential to follow, is part of a change in tempo over the last year near the Metro station.

Transwestern has the listing.

.....**Remember when 'shovel ready'** meant a highway or a bridge? Now it means an apartment site in Largo. The ground for a 352-unit complex within the Largo Town Center at Largo Center Drive is on the market for sale. NAI Michael is advertising the ground as permit-ready, with site work slated to finish in August. NVR has already claimed the townhouses that make up the rest of the site.

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Building Permits Issued

May 1- 13, 2017

Brandywine

Caruso Homes, to build three units in 'Poplar Grove,' Brandywine, at:

- 12911 Steam Mill Farm Drive;
- 12909 Steam Mill Farm Drive;
- 12907 Steam Mill Farm Drive;
- 12910 Steam Mill Farm Drive;

Mid-Atlantic Builders, to build two units in 'Villages of Savannah,' at:

- 6111 Oglethorpe Mill Drive;
- 6202 Oglethorpe Mill Drive;

Haverford Homes, to build a single-family unit at 13502 Bronze Back Court, Brandywine;

Upper Marlboro

Caruso Homes, to build a single-family unit at 3808 Perthshire Place, Upper Marlboro, in 'Balmoral;'

Dan Ryan Builders, to build a single-family unit at 4504 Eden Park Lane, Upper Marlboro, in 'Parkside;'

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

- 2927 Winterbourne Drive;
- 3018 Presidential Golf Drive;
- 15213 Shapswick Place;
- 812 Sangerville Circle;

Toll Brothers, to build two units in 'Marlboro Ridge,' at:

- 4302 Cross Country Terrace;
- 11017 Jumping Way;

Other Locations

K&P Builders, to build a single-family unit at 2700 Weary Creek Court, Bowie;

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

- 14110 Hardy Tavern Drive;
- 14210 Hidden Forest Drive;
- 14214 Hidden Forest Drive;

Timberlake Homes, to build a single-family unit at 12609 Carolina Meadow Lane, Clinton;

NVR Inc., to build two units in 'Fairwood,' Bowie, at:

- 13923 Aberdeens Folly Court;
- 13907 Aberdeens Folly Court;

Townhouse Permits Issued

Integrity Builders, to construct eight TH units at 501 – 513 Halliard Lane, Oxon Hill, in 'Potomac Overlook;'

NVR Inc., to build nine TH units on Settling Pond Lane and South Channel Drive, Greenbelt, in 'Greenbelt Station;'

D.R. Horton Inc., to build five TH units on Smithview Place, Lanham;

NVR Inc., to build 11 units on Observatory Place, Glover Park Drive, in Upper Marlboro, in 'Westphalia Town Center;'

NVR Inc., to build six TH units on Bulletin Way, West Hyattsville, in 'Editors Park;'

Mid-Atlantic Builders, to build three units on Eastland Circle, in 'Westphalia Town Center;'

Commercial Permits Issued

May 1 – 13, 2017

Pinnacle Commercial Development, or c/o McCarthy Gensler Associates, to build a \$250,000 building foundation at 7200 Marlboro Pike, District Heights;

Forrester Construction, (301) 816-1700, to build an \$8 million building at 9201 Cherry Lane, Laurel for Minimally Invasive Vascular;

Chesapeake Contracting Group, (410) 526-7797, to build a \$14.1 million two-story building for P.G. Post Acute facility, at 1051 Brightseat Road, Landover;

Kalmia Construction, to build a \$750,000 fit-out for a private school at 9701 Philadelphia Court, Lanham;

BRIT WBP Holding LLC, (301) 816-1500, to build \$167,015 expansion for Smithsonian Institute at 5000 Philadelphia Way, Lanham;

Whiting Turner Inc., (410) 821-1100, to build a \$360,000 fit-out at 6305 Ivy Lane, Greenbelt;

Rectenwald Brothers, to build a \$485,000 fit-out for Foot Locker, at 3500 East West Highway, Hyattsville;

Horizon Retail Construction, (262) 638-6000, to build a \$345,000 fit-out for Bath & Body Works, at 3500 East West Highway, Hyattsville;

Mt. Rona Miss. Baptist, to build a \$125,000 fit-out for the church, at 5408 Brinkley Road, Temple Hills;

BRIT Forbes 1, LLC, to build a \$95,475 renovation for Kitchen Cray, at 4601 Presidents Drive, Lanham;

Commercial Permit Applications

May 1 – 13, 2017

Hash Construction, (301) 870-6195, or c/o Michael Devere Architect, to build a \$335,000 alteration for Outback Restaurant, at 6163 Oxon Hill Road, Oxon Hill;

L2M Inc., (410) 863-1302, to build a \$519,000 fit-out at 950 Largo Town Center Drive, Largo;

Randall Dover, Architect, (615) 251-3388, to build a \$750,000 fit-out for NxStage Kidney Care, at 10003 Derekwood Lane, Lanham;

Schaefer Construction or Hofmann Associates, Architects, to build a \$150,000 interior demo at 8800 Lottsford Road, Largo;

Aumen Asner Design, (410) 837-2767, to build a \$600,000 fit-out for Thompson Creek Windows, at 4200 Parliament Place, Lanham;

The Stellar Group, to build an industrial fit-out for Starbucks, at 1200 Claybrick Road, Capitol Heights;

Hitt Contracting, (703) 846-9000, to build a \$650,000 fit-out of 30,835 square feet of office space at 16701 Meford Blvd., Bowie;

Morgan, Glick, McBeath, to build a \$378,699 fit-out for T-Rex, at 7501 Greenway Center Drive, Greenbelt;

City of Laurel Actions of Note

SE-871 – Royal Farms Gas Station. *Propose Royal Farms gas station/convenience store*. Located at 6901 Van Dusen Road, Laurel. (Andersons Corner). Appl: Two Farms Inc., 3611 Roland Avenue, Baltimore, Md. (410) 889-0200. ***Planning Commission Recommend Approval.***

Site Plans Submitted

DSP-16037 – Brooks Drive South. *Propose food and beverage store (Lidl grocery) of 36,188 square feet and 128,400 sf self-storage (Self Storage Zone)*. 11.04 acres. Located at 2121 Brooks Drive, Capitol Heights. Appl: Oakcrest West LLC, c/o Scott Management, 300 N. Lee Street, #200, Alexandria, Va., (703) 548-7300.

DSP-07034/09 – The Brick Yard. *Convert approvals for multi-family development to 190 TH units*. 12.7 acres. Located on Brick Yard Boulevard, east of Route 1, Beltsville. Appl: CalAtlantic Group, 14280 Park Meadow Drive, Chantilly, Va. (703) 449-6500.

Site Plans Approved

May 11 and 18, 2017

DSP-16035 – Lidl Brandywine. Zoned C-M. 4 acres. *Propose 36,185 square foot grocery store*. Located on the west side of Route 301, in the southwest quadrant with Cadillac Drive. Appl: Lidl US Ops LLC, 3500 South Clark Street, Arlington, Va.

New Zoning Applications

A-10040 – PMG 7700 Crain Highway. *Request C-S-C and R-R to M-X-T for 12,000 sf retail and 82 TH lots*. 15.3 acres. Located on the east side of Route 301, 160 feet south of Croom Road, Upper Marlboro, Md. Parcels 47, 53, 64, 103 and Lots 1 and 3. Appl: Petroleum Marketing Group, 2359 Research Court, Woodbridge, Va. 22192, or c/o Dan Lynch, attorney, (301) 441-2420.

Final Plats Approved

May 11 and 18, 2017

5-17072 – Belnor Senior Residence. Zoned C-S-C/DDO. 4.72 acres. *Propose 122-unit senior multi-family building*. Located on the east side of St. Barnabas road, north of Bedford Way, Suitland. Appl: Belnor Senior Residences, 1330 New Hampshire Avenue, NW, #116, Washington DC, c/o Mission First Housing, (202) 223-9785.

Other Planning Board Decisions

May 11 and 18, 2017

SE-4794 – InTown Suites. *Propose hotel in I-2 zone.* Located south side of Willowdale Road, just north of Forbes Boulevard, Lanham. 3.01 acres. Appl: Connor & Gaskins Unlimited LLC, 1998 Trade Center Way, #2, Naples, Fl., (239) 860-1002. **Recommend Approval with Conditions.**

4-16006 – Melford Village. *Request Reconsideration of condition relating to townhouse product.* Zoned MXT. 111.4 acres. Propose approx. 1500 multi-family, 293 attached units, nine commercial parcels. Located at Melford Blvd and Curie Drive, Bowie, Md. Appl: St. John Properties, 2560 Lord Baltimore Drive, Baltimore, Md. 21244. (410) 788-0100. **Granted.**

4-11013 – Cadillac Crossing. *Request reconsideration of preliminary plan to reconsider access; planned for Lidl grocery store.* Zoned C-M. 13.5 acres. Located just south of the intersection of Albert Road and Route 301, Brandywine. Appl: MGP, LLC, 13525 Hunting Hill Way, Gaithersburg, Md., c/o McNamee Hosea, attorney. (301) 441-2420. **Approved.**

Real Estate Transactions

Peterson Family Foundation, Inc., 12500 Fair Lakes Circle, #400, Fairfax, Va., to **TC/MP NH MOB Venture, LLC**, c/o Trammell Crow Co., 1055 Thomas Jefferson Street, #600, Washington, DC, 20006. Parcel 45 in 'National Harbor.' Located at 201 National Harbor Boulevard, Oxon Hill, Md. 20745. Total .87 acre. Tax map 104D-3. Unimproved. Zoned M-X-T. Tax ID: 12-5523793. Liber 39412, page 595. Deed date: April 5, 2017. **Purchase price: \$4,126,265.**

Ehsan E. Anjumu to **CSFB-5000 Marlboro Pike LLC**, c/o Charles M. Martin, 5803 Lowery Lane, Upper Marlboro, Md. 20772. Lots 17 – 20 and Parcel 13 in 'Greater Capitol Heights.' Located at 5000 Marlboro Pike, Capitol Heights, Md. Lot is 8,683 square feet. Unimproved. Zoned M-U-I. Tax map 72E-4. Tax ID: 18-2083889. Liber 39375, page 175. Deed date: December 9, 2016. **Purchase price: \$140,000.** Deed of Trust: \$150,000, Santorini Capital.

Sunshine Investments Group LLC, c/o Testu Shin, to **11388LV, LLC**, Ri Fen Zheng, 711 Ladd Street, Silver Spring, Md. 20902. Parcel A in 'South Potomac Center.' Located at 11388 Livingston Road, Fort Washington, Md. 20744. 1.78 acres. Improved with 16,430 square foot retail. Zoned C-M. Tax map 132B-1. Tax ID: 05-0294512. Liber 39390, page 258. Deed date: October 25,

2016. **Purchase price: \$2,520,000.** Deed of Trust: \$1.89 million, Capital Bank.

Auth Road Associates LP, c/o Glen Ballowe, to **5200 Auth LLC**, c/o Richard M. Alter, 8601 Robert Fulton Drive, #200, Columbia, Md. 21046. Parcel C in 'Auth Road Center.' Located at 5200 Auth Road, Suitland, Md. 20746. 3.84 acres. Improved with 141,512 square foot office building. Zoned C-O. Tax map 88F-4. Tax ID: 06-0420463. Liber 39390, page 289. Deed date: March 16, 2017. **Purchase price: \$1,750,000.** Deed of Trust: \$1.13 million, FirstTrust Bank.

4312 Corporation, c/o George A. Wilkinson, Jr., to **Hyattsville Center Development LLC**, 1534 14th Street NW, Washington, DC, 20005. Lot 4 (D) in 'Johnson and Wines Second Addition to Hyattsville.' Located at 4312 Hamilton Street, Hyattsville, Md. 20781. Lot is 7,393 square feet. Improved with 1,768 square foot building. Zoned C-O. Tax map 50C-1. Tax ID: 16-1800358. Liber 39356, page 387. Deed date: March 13, 2017. **Purchase price: \$475,000.**

Douglas E. Compton Sr. et al to **7916 Old Branch Avenue, LLC**, c/o GMS Group LLC. Property located at 7916 Old Branch Avenue, Clinton, Md. 20735. Lot is 14,792 square feet. Improved with 1700 square foot building. Zoned C-M. Tax map 107C-4. Tax ID: 09-0979526 and 559. Liber 39374, page 336. Deed date: March 20, 2017. **Purchase price: \$500,000.**

Parston Square Center LLC, c/o Scott Gasner and Kelly Beachell Gasner, to **F&P Square LLC**, c/o Aaron Forster, PO Box 673, Riverdale, Md. 20783. Lots 7 and 8 (B) in 'Forestville Commercial Center.' Located at 7808 Parston Drive, Forestville, Md. 20747. Lots total 52,083 square feet. Improved with 23,334 square feet flex/retail. Zoned I-1. Tax map 82A-4. Tax ID: 06-0542480 and 0542498. Liber 39368, page 137. Deed date: March 15, 2017. **Purchase price: \$3,450,000.**

Forest Square Center L.C. c/o Scott Gasner and Kelly Beachell, to **F&P Square LLC**, c/o Aaron Forster. Lot 1 (A) in 'Forestville Commercial Center.' Located at 7809 Parston Drive, Forestville, Md. 20747. Lot is 59,866 square feet. Improved with 16,587 square foot retail. Zoned C-S-C. Tax map 82A-4. Tax ID: 06-0487009. Liber 39368, page 176. Deed date: March 15, 2017. **Purchase price: \$2,000,000.** Deed of Trust: \$4.1 million, Old Dominion National Bank.

(Continued on Page 8)

RESIDENTIAL

NVR MS Cavalier Oak Creek Owner, LLC, c/o Woodlawn Development, Reston, Va. to **NVR Inc.** Lot 7 (A) in 'Oak Creek Club, Players View.' Located at 13910 Shannock Lane, Upper Marlboro, Md. 20774. Lot is 14,276 square feet. Unimproved. Zoned R-L. Tax map 76D-2. Tax ID: 07-5574564. Liber 39350, page 335. Deed date: March 8, 2017. **Purchase price: \$144,356.**

V.O.B. Limited Partnership, c/o Ryko Development, to **NVR Inc.** Lot 63, Block C, in 'BeechTree, West Village.' Located at 2911 George Hillleary Terrace, Upper Marlboro, Md. Lot is 7,760 square feet. Zoned R-S. Tax map 93A-1. Tax ID: 03-5539526. Liber 39350, page 352. Deed date: March 8, 2017. **Purchase price: \$76,200.**

NVR MS Cavalier Fairwood LLC, c/o Woodlawn Development, Reston, Va. to **NVR Inc.** Lot 319 (II) in 'Fairwood.' Located at 14205 Tulip Reach Court, Bowie, Md. Lot is 11,929 square feet. Unimproved. Tax map 52E-1. Zoned M-X-C. Tax ID: 07-3856382. Liber 39350, page 347. Deed date: March 8, 2017. **Purchase price: \$162,360.**

NVR MS Cavalier Preserve LLC, c/o Woodlawn Development, to **NVR Inc.** Lot 7 (B) in 'Preserve at Piscataway, Lusby Village East.' Located at 14215 Hidden Forest Drive, Accokeek, Md. Lot is 7,369 square feet. Zoned R-L. Tax map 142F-3. Tax ID: 05-3875309. Liber 39364, page 368. Deed date: March 13, 2017. **Purchase price: \$101,792.**

Walton Westphalia Development (USA) LLC to **NVR Inc.** Lots 63 – 69 (H) in 'Westphalia.' (7 TH Lots). Located at 10526 – 10538 Galena Lane, Upper Marlboro, Md. Zoned M-X-T. Tax map 100A-1. Tax ID: 15-5556656 et al. Liber 39364, page 373. Deed date: March 16, 2017. **Purchase price: \$580,000.**

Walton Canter Creek Development LLC to **NVR Inc.** Lot 20 (B) in 'Canter Creek.' Located at 9521 Piaffe Circle, Upper Marlboro, Md. Lot is 10,772 square feet. Unimproved. Tax map 117F-2. Zoned R-R. Tax ID: 11-5566223. Liber 39404, page 457. Deed date: March 21, 2017. **Purchase price: \$112,000.**

Lakeview Land LLC, c/o C. Robert Strittmatter, to **NVR, Inc.** Lot 33 (F) in 'Lakeview at Brandywine.' Located at 7504 Bryantown Lane, Brandywine, Md. Single-family lot. Liber 39405, page 63. Deed date: March 22, 2017. **Purchase price: \$122,500.**

MULTI-FAMILY

Town Center at Camp Springs LP, c/o Peter N.G. Schwartz Mgmt, to **Aspire Apollo II, LLC**, c/o Peter N.G. Schwartz Mgmt, Washington, DC and Hensel Phelps Construction. Parcel D in 'Capital Gateway.' Located at 4401 Telfair Boulevard, Camp Springs, Md. 6 acres. Tax map 89A-3. Tax ID: 06-5502703. Liber 39357, page 473. Deed date: March 28, 2017. **Purchase price: \$11,520,000.** Deed of Trust: \$72 million, U.S. Bank NA.

Laurel Pines Apts. LLC, c/o Urban Investment Partners, to **Laurel Pines West, LLC**, c/o BDMG Inc., 3809 Clarks Lane, #100, Baltimore, Md. 21215. Parcel A in 'Laurel Pines Country Club.' Located at 14803 Bowie Road, Laurel, Md. 20708. 10.5 acres. Improved with apartments. Tax map 6D-3. Tax ID: 10-1023415. Liber 39361, page 534. Deed date: March 30, 2017. **Purchase price: \$29,750,000.** Deed of Trust: \$23.9 million, Capital One Multifamily Finance.

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