

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 30, Number 18

September 25, 2017

In Brief...

....**Harmony is a good thing**, and a proposed hotel in Lanham would operate 'in harmony' with the rest of the Washington Business Park, says a newly released report by the Hearing Examiner.

InTown Suites, part of the Starwood Capital Group, wants to build the 130-room hotel at 10007 Willowdale Road, and now has the Examiner's approval of a special exception to proceed.

The group's hotel would be the first in Washington Business Park.

....**Panda Express will be two things** in Capitol Heights: a purveyor of Chinese food and a landowner.

As CFT NV Developments LLC, Panda looks to be the restaurant group that bought a parcel for a forthcoming restaurant in the 'Ritchie Station Marketplace' in Capitol Heights. According to the Land Records, Panda shares the address of the entity that paid \$731,000 for 34,194 square feet in the shopping center.

Panda had submitted a building permit application earlier this year for the store.

....**A piece of the long-ago Giant** presence in the county goes to auction soon. 6400 Sheriff Road, a vacant, 192,000 foot office building in Landover, goes to cyber auction on the Ten-X site on October 23.

Brick Yard: A Land Sale *CalAtlantic Buys Townhouse Tract*

All things must pass, and so too with Jackson Shaw's long-running presence in 'The Brick Yard.'

With a \$9.5 million sale to CalAtlantic Group, Jackson Shaw turned its final section in the Beltsville project - townhouse lots - over to CalAtlantic Group. The deal gives the builder several more years of inventory off Muirkirk Road, but marks Jackson Shaw's last sale in its conversion of an actual former brick yard into close to a million feet of industrial, over 600 towns and singles, and some 430 apartment units.

CalAtlantic's \$9.5 million expenditure brings it another 188 site-planned lots, all attached. The ground it bought is a level rectangle, but CalAtlantic must still take it to record plat, and extend the water and sewer and streets to it.

* * *

CalAtlantic has long been building at Brick Yard, going back to its days when it bought 405 lots as Ryland Homes. But it got an unexpected extension in Beltsville when JLB Partners, which had built a first phase of apartments called The Mark, dropped its option on a second phase.

Instead of hunting for another apartment deal, Jackson Shaw ceded the approvals for the 427 unbuilt units and turned them instead into additional townhouse lots.

2017 Sales. Though CalAtlantic's base price on its towns is \$319,990 in the current section, its closings this year are running closer to \$370,000 on average. The builder has closed half a dozen singles this year at the Yard, getting just over \$500,000 on average, but it's now sold out of detached units, and the newest section offers only towns.

Jackson Shaw had entered the Brick Yard job expecting to build all industrial and flex, but acted on a recommendation from former County Councilmember Tom Dernoga that it turn the southern portion, on Muirkirk Road near the MARC station, into transit-walkable residential.

On the north side of the Yard, off Contee Road, it sold almost 200,000 square feet in several industrial buildings to one-off buyers, then packaged about 800,000 feet of space in a sale to Prudential.

MARYLAND NEWSLETTERS

Publishers of the Montgomery & Prince George's Newsletter & the Howard/Arundel Report

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Deals Done...

A warehouse condo at 6509 Mid Cities Avenue traded empty – but it has a tenant now. Frederick, Md.-based Super Investments LLC bought the 3,124 square foot industrial space for \$415,000 in a recent deal, from seller Charles Matthews. After Super acquired the condo, JOM Painting stepped up to lease the space. Brian Hobbs at Hobbs Associates brokered the transactions.

11700 Old Baltimore Pike now belongs to Buyer Choice 3 LLC. The group bought the one-acre industrial tract, improved with a small building, for \$800,000. Driving the deal was the I-2, heavy industrial zoning applied to the tract. Brian Hobbs at Hobbs Associates brokered the deal.

Wicked Uncle, newly housed in the Washington Business Park, easily wins the 'name of the week' contest.

The London-based firm took 3,110 square feet with First Industrial at 4720 Boston Way, in Lanham. 'Wicked Uncle' in this case means wicked good, because the firm makes it easy for people to buy toys online for their nieces and nephews when they don't have a clue of what the kid actually wants.

In another lease by First Industrial, the Prince George's County ARC took 4,700 square feet, but at 9700 Martin Luther King Jr. Highway.

ARC was represented by Adina Gittens-Smith at CBRE. Jeff Groves, Brian Watts and Jason Sullivan at Transwestern represented First Industrial in the deals.

9950 Business Pkwy Trades

In acquiring a Lanham building, a venture of Morgan Stanley and Lincoln Property Company just joined the warehouse tenant chase.

As PPF/LPC, the pair bought 9950 Business Parkway for \$14.6 million in an August deal. At 101,741 square feet, the deal gives the new owners a partially leased building, with about 40,000 feet to fill.

A subsidiary of TIAA-Cref, called TCam Core Properties, parted with the building after getting it in 2013 for \$12.55 million. It's a measure of the high regard in which leased industrial space is held that TIAA collected over \$140 per foot in the sale to PPF/LPC.

IPT's Coming Building. A new warehouse at 6240 Columbia Park Road approaches completion. Exeter Property Group is developing the building and expects to deliver it in late October, but reportedly has it under contract to Industrial Property Trust (IPT) for purchase upon completion.

The addition of that building to its portfolio will give Colorado-based IPT an outsized role in larger, Class A warehouse spaces here. Besides the Columbia Park Road building, it already owns 8800 Lottsford Road, formerly home to U.S. Business Interiors, and the Kane Company's former distribution center on Willowdale Lane in Lanham. Both, like Columbia Park Road, run about 100,000 feet apiece.

Frontage on 301 in Upper Marlboro Deal

Twenty acres of mixed-use zoned land changed hands in Upper Marlboro.

A partnership called Green Century Partners paid \$1.353 million for 20 acres at Route 301 and Route 725, the road that leads into the town itself. Totalling eight parcels, the ground wraps around an existing gas station.

Hogan Companies will act as development consultant on the project, and at this point the group is still exploring plans and conducting market studies. But Green Century has given the project a name: The Preserve at Upper Marlboro.



Ryan Day of Hogan Companies repped the buyer, while Leo Brusco of Land and Commercial Inc. repped the sellers, an assemblage of multiple owners.

Residential Briefs...

.....Caruso Homes' plan for 'Manning Village' has advanced to site plan.

The Gambrills-based builder is working with MacArthur Development LLC to resuscitate a long-dormant plan for 315 units on Berry Road east of Route 210, and now has a site plan in the door. But MacArthur and Caruso, with the Planning Board's blessing, have jettisoned the age-restricted angle that originally applied. A previous owner started development but never advanced beyond some land work and a first pair of duplexes.

The new plan is 216 towns and 97 singles - marketed for all ages.

....Ryan Homes owns the first four townhouse lots in 'Norbourne Park,' in Upper Marlboro.

The builder bought a first stick for \$382,200, or \$95,550 per lot, from a partnership headed by W.F. Chesley Real Estate, which is developing the 165-lot project on Woodyard Road at Route 4.

Norbourne isn't open for sales yet, but Ryan's web site says the mid-\$300's is the target price point.

The units at Norbourne are going to look particularly nice, as developer Chesley agreed some years ago when it won a rezoning that it would outfit the homes as 'Metropolitan Towns,' with brick facades, greater architectural detail and fewer units to a stick.

....Plans that will bring K. Hovnanian into Brandywine advanced at the Planning Board. KHov, which was last in town at 'Lakeview,' is the contract purchaser of the first phase of 'Timothy Branch,' on Route 301 at Short Cut Road. Its 321-unit phase includes a mix of towns, duplexes and singles.

First Retail Lease Close

Bozzuto Seeks Tax Help on Rt. 1

Hopeful of financial help from both College Park and the county – and possibly close to a first retail tenant - the Bozzuto Group is forwarding its mixed-use redevelopment near the University of Maryland.

The Greenbelt developer is looking for tax financing help, in the form of a PILOT program (payment in lieu of taxes) with the county and tax increment financing from the City.

With both, it would redevelop a Route 1 parcel now occupied by Quality Inn and Plato's Diner, with 393 multi-family units and 67,000 square feet of retail, in a venture with Willard Retail. In mid-rise buildings of five or six stories, Bozzuto's project would continue the changes on the southwest side of the campus that took a big leap with Toll Brothers' Terrapin Row. But unlike 'Row,' Bozzuto's plan is for market-rate housing, and isn't aimed at students.

At a worksession last week at the City, Bozzuto said it needs the public financing package to help underwrite a 'transformative' project for the City. Plans for high quality amenities and retail, extending Calvert Road through the site as a mixed-use 'main street,' and a parking garage 'come at a cost,' company officials told the City.

Without the public participation, the projected \$143 million project is 'unlikely to go forward' and meet the financial return that investors want, company officials told the City. Bozzuto's proposed county PILOT program would abate 75 percent of real property tax increment revenues for 15 years (\$14 million), while the City TIF package would amount to \$5 million over 22 years.

Without committing themselves, City officials were clearly supportive of the project, but said the City needs to closely review the numbers. Bozzuto officials told the City that in its search for 'cache' retailers that will set the tone, it indeed 'has one on the line.' Asked to 'tell us who it is,' they replied that a lease is not yet signed.

Bozzuto and Willard would ground-lease the land from the newly formed Terrapin Development Company, an affiliate of the University of Maryland Foundation.



A rendering of Bozzuto's Route 1 Project.

Credit Union is Bowie Buyer

NASA Federal Credit Union has bought itself a small office building in Bowie.

For \$4.4 million, the credit union bought a newly-delivered building at 16461 Excalibur Road. Sitting on about an acre and a half, the building totals 15,480 square feet, according to the assessment records. The sale price puts the per-foot charge at a healthy \$284 per foot.

Seller Frederick Road Realty II, LLC, headed by Dr. Jeffrey Miller, had redeveloped a former Tia's Restaurant into the small office location. Dr. Miller, who bought the site in 2011 for \$775,000, originally intended to locate his own offices in the building and lease the remainder, but he opted instead to take up the the credit union's purchase offer.

NASA will move several offices, including a branch operation and mortgage business, into the building. Charlie Duke at W.F. Chesley Real Estate represented the buyer, while Bill Steffey at O'Meara Properties represented seller Frederick Road Realty.

Glenn Dale Change

Yes, the 'Glenn Dale Commons' residential project in Lanham ought to be enlarged, said the Planning Board recently.

The Board forwarded its backing of a rezoning of 10.93 acres of I-1 to M-X-T on Forbes Boulevard off Route 193. This application would yield 86 multi-family units, and is part of a larger effort by developer Doug Jemal to convert former light industrial office to mixed use. As it is, Ryan Homes and Dan Ryan Homes are splitting towns and singles in the project, and a Lidl grocery is coming.

Horses Help 'Ridge' Pricing

Marlboro Ridge has seen the biggest uptick in average sales prices among its Upper Marlboro townhouse competitors.

Chalk it up to a maturing community, an improving economy, or the fact that the horses are now grazing contentedly out front of the equestrian community along Ritchie Marlboro Road. Whatever the cause, the average price of a settled townhouse at mid-year at Marlboro Ridge is at \$465,000, compared to \$447,000 at the end of 2016.

More buyers are willing to dig deeper to live at 'Ridge.' Through the 2nd Quarter of this year, five buyers have topped the \$500,000 mark for an attached unit at Marlboro Ridge.

The three builders at Parkside have also seen some escalation. Dan Ryan, Mid-Atlantic and CalAtlantic closed out 2016 getting \$373,000 per closing, as a group. That number now stands, midyear, at \$381,000 per attached settlement.



All three can share the kudos. CalAtlantic bumped its average from \$350,000 to \$357,000; Dan Ryan is up from \$367,000 to \$374,000 on average; and Mid-Atlantic, at the top of the food chain, increased its average price at Parkside from \$425,000 to \$440,000.

Other townhouse projects in Upper Marlboro are likewise up, but at lower gains than Marlboro Ridge and Parkside. In some cases, the addition of new

product has helped. At Westphalia Town Center, for instance, the average price of a townhouse settled in the 2nd Quarter between NVR, Haverford and Mid-Atlantic Builders came in at \$358,000, a gain on the \$345,000 average at the end of 2016. But it was helped along by the first two settlements of Mid-Atlantic's pricier 'urban' towns, in the low to mid-\$400's.

Still, NVR was largely responsible for that 2016 average of \$345,000, but it has bumped its closing average in the Town Center to \$351,350 for the first half of 2017.

Prices at BeechTree, have remained relatively flat, growing to \$412,000 per closing at midyear from \$409,000 at the end of 2016. In fact, NVR and Haverford are models of consistency, getting \$413,000 and \$423,000 respectively on average through 2016 and halfway into 2017. Only Lennar's small gain to \$404,000 on average has changed the overall number upward at BeechTree.

Building Permits Issued

Sept. 1 – 15, 2017

Accokeek / Brandywine

NVR Inc., to build three units in 'Lakeview at Brandywine,' at:

- 7508 Bryantown Lane;
- 14323 Owings Avenue;
- 14339 Owings Avenue;

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

- 14200 Hardy Tavern Drive;
- 14201 Hardy Tavern Drive;

Haverford Construction, Rockville, Md., (301) 864,0800, to build two units in 'St. James,' Accokeek, at:

- 1700 Saint James Road;
- 1612 Saint James Road;

Upper Marlboro

Stanley Martin Companies, 9475 Lottsford Road, #28D, Upper Marlboro, Md. (301) 636-6111, to build three units in 'Marlboro Pointe,' Upper Marlboro, at:

- 12807 Marlboro Pointe Drive;
- 12903 Marlboro Pointe Drive;
- 12811 Marlboro Pointe Drive;

Toll Brothers Inc., Columbia, Md., (410) 872-9105, to build 6 units in 'Marlboro Ridge,' Upper Marlboro, at:

- 11102 Furlong Court;
- 10903 Flying Change Court;
- 11003 Fillys Ford Xing;
- 4613 Grazing Way;
- 4615 Grazing Way;
- 4607 Grazing Way;

Caruso Homes, to build a single-family unit at 3613 Chancelors Drive, Upper Marlboro, in 'Balmoral;'

Toll Brothers, (410) 872-9105, to build a single-family unit at 14901 Mary Bowie Parkway, Upper Marlboro, in 'Oak Creek;'

Caruso Homes, to build two single-family units in Upper Marlboro, at:

- 15603 Norus Street;
- 15709 Norus Street;

NVR Inc., (301) 937-9761, to build five units in 'Oak Creek,' Upper Marlboro, at:

- 13906 Norton Hill Court;
- 708 Cranston Avenue;
- 710 Rexford Way;
- 715 Rexford Way;
- 702 Rexford Way;

NVR Inc., (301) 937-9761, to build a single-family unit at 15502 Chiddingtong Circle, Upper Marlboro, in 'BeechTree;'

Other Locations

Caruso Homes, to build five units in Fort Washington, at:

- 702 Clamor Court;
- 705 Clamor Court;
- 2113 Monticello Court;
- 2108 Monticello Court;
- 9401 Blanchard Drive;

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

- 3814 Hammermill Field Drive;
- 4308 DeClairmonts Field Drive;
- 14002 Aberdeens Folly Court;

Marrick Properties, Prince Frederick, Md. (301) 855-3828, to build two units in 'Surratts Crossing,' Clinton, at:

- 6600 Long Shadow Court;
- 9505 Lormar Lane;

Townhouse Permits Issued

CalAtlantic Group, 9710 Patuxent Woods Drive, Columbia, Md., (410) 290-0094, to build 11 TH units on Calico Rock Landing, Beltsville, in 'The Brick Yard;'

D.R. Horton Inc., 1356 Beverly Road, McLean, Va. (703) 385-8001, to build 10 TH units on General Lafayette Boulevard, Brandywine, in 'Chadds Ford Landing;'

Stanley Martin Communities, 9475 Lottsford Road, #28D, Upper Marlboro, Md. (301) 636-6111, to build eight TH units on Pinebrook Road, Landover, in 'Metro Pointe;'

Mid-Atlantic Builders, Rockville, Md. (301) 231-0009, to build four TH units on Woodspring Lane, in 'Parkside;'

Commercial Permits Issued

Sept. 1 – 15, 2017

Hillhaven Nursing Center, 3210 Powder Mill Road, Adelphi, Md. 20783, (301) 937-3939, to build a \$400,000 interior renovation at 3210 Powder Mill Road, Hyattsville;

Nardi Construction, 11800 Baltimore Avenue, #118, Beltsville, Md. 20705, (301) 470-6200, to build a \$150,000 fit-out at 4740 Corridor Place, Beltsville;

Lilley Construction Group, 6254 Terra Rosa Circle, Boynton Beach, Fl, (561) 859-5152, to build a \$407,000 renovation for AMF Bowling, at 9021 Baltimore Avenue, College Park;

ARC Construction, to build a \$275,000 renovation for Holiday Inn, at 10000 Baltimore Avenue, College Park;

Hitt Contracting, 2900 Fairview Park Drive, Falls Church, Va. (703) 846-9000, to build a \$150,000 interior alteration at 1505 Cabin Branch Drive, Landover, for PacTrust Realty;

Prince George's Center II LP, to build a \$750,000 interior demolition at 3700 East West Highway, West Hyattsville;

Commercial Contractors Group, to build a \$170,000 fit-out to convert a Bank of America to Dunkin Donuts, at 8827 Greenbelt Road, Greenbelt;

L.F. Jennings Inc., 407 North Washington Street, Falls Church, Va., (703) 241-1200, to build a \$269,000 interior fit-out at 3500 East West Highway, Hyattsville;

Syncon Inc., 31001 Schoolcraft Road, Livonia, Mi, 48150, (313) 914-4481, to build a \$125,000 fit-out for Wingstop, at 7706 Old Branch Avenue, Clinton;

Jayeff Construction, 2310 Route 34, #1A, Manasquan, NJ, 08736, (732) 223-5320, to build a \$428,326 interior fit-out at 3500 East West Highway, Hyattsville;

Liberty Baltimore Avenue LLC, 500 Chesterfield Parkway, Malvern, Pa., or c/o Arium AE LLC, Columbia, Md., (410) 730-2300, to build a \$68,000 fit-out for Peleton Cycles, at 11900 Baltimore Avenue, Beltsville;

Trinity Group Construction, 13849 Park Center Road, #A, Herndon, Va. 20171, (703) 707-0300, to build a \$95,000 fit-out for Sparenity Nail Lounge, at 16108 Cadillac Drive, Brandywine;

Commercial Permit Applications

Sept. 1 – 15, 2017

Kent Island Mechanical, 13340 Mid Atlantic Blvd., Laurel, Md. 20708, (301) 776-3035, to build an HVAC system repair for Minimally Invasive Vascular Center, at 9201 Cherry Lane, Laurel;

Target Corp T 1004, c/o Bignell Watkins, to build a \$600,000 interior renovation, at 4600 Mitchellville Road, Bowie;

KH Best Construction, or /co Frank D. Mileto, AIA, to

build a \$175,000 fit-out for Hibachi Express, at 16106 Cadillac Drive, Brandywine;

Innovative Design Office LLC, c/o Café Saint-Ex, (202) 265-7839, to build a \$500,000 fit-out for the PennyRoyal Station restaurant, at 3308 Rhode Island Avenue, Mount Ranier;

St.Paul Development Corp., (202) 71-8539, or c/o DC Design Group, to build a \$475,000 alteration for a church at 6419 Marlboro Pike, District Heights;

PR Prince George's Plaza, to build a \$151,500 fit-out for DWS, at 3500 East West Highway, Hyattsville;

Camson Construction, 1 Bank Street, #250, Gaithersburg, Md. (301) 330-9300, to build a \$210,000 fit-out for new office space, at 6404 Ivy Lane, Greenbelt;

Zoning Examiner Decisions

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. *Approval with Conditions*.

Site Plans Submitted

DSP-04063-04 – Signature Club at Manning Village. *Propose 95 single-family lots and 218 TH lots*. Located on the north side of Berry Road, east of Manning Road, Accokeek. Appl: Premier Bank, c/o Caruso Homes, 2120 Baldwin Avenue, #200, Gambrills, Md.

DSP-17020 – Melford Town Center. Zoned M-X-T. 129.1 acres. *Propose mass grading and construct road connection for main east-west boulevard, to serve 1,793 dwelling units and 359,000 sf commercial*. Located in the northeast quadrant of Routes 50 and 301, Bowie. Appl: c/o St. John Properties, (410) 788-0100.

DSP-15001-01 – Glendale Commons. Zoned M-X-T. 25.9 acres. *Add two new architectural single-family models, the Montgomery II and Gregory II*. Located on Aerospace Road near Mission Drive, Lanham. Appl: Dan Ryan Builders 1375 Piccard Drive, #110, Rockville, Md. (240) 420-6050.

SDP-0304-26 – Oak Creek Club. Zoned R-L. *Add a NVHomes architectural model, the Radford*. Located on both sides of Church Road, north of Oak Grove Road, Upper Marlboro. Appl: NVHomes, Quince Orchard Road, Gaithersburg, Md.

DSP-17024 – Academy Bus. Zoned I-1. 5.56 acres. *Propose bus maintenance and parking*. Located 250 yards north of the intersection of Walker Mill Road and Rochell Avenue, Capitol Heights. Appl: Franmar Properties of Md., LLC, c/o Soltesz, Inc., Lanham, Md. (301) 794-7555.

Site Plans Approved

Sept. 14 and 21, 2017

SDP-1701 – Timothy Branch. Zoned R-M, L-A-C. 334.2 acres. *Propose 323 units in mix of towns, duplex, 2-over-2 and singles.* Located on the south side of Brandywine Road, 1,000 feet east of Short Cut Road, Brandywine. Appl: Timothy Branch Investment, 2124 Priest Bridge Road, #18, Crofton, Md. (410) 793-0759.

DSP-05044-08 – Steeplechase Business Park. Zoned I-1. 2.79 acres. *Propose 123-room hotel (74,489 square feet).* Located at 9241 and 9261 Alaking Court, Capitol Heights, Md. Appl: Atapco Properties, 1 South Street, #2800, Baltimore, Md. 21202. (410) 347-7178.

ROSP-3580-03 – Starbucks. *Propose changes at former KFC restaurant to accommodate new Starbucks.* Zoned C-S-C. .57 acre. Located at 10906 Baltimore Avenue, Beltsville, Md. Appl: Starbucks Coffee Co., 370 7th Avenue, 15th Floor, New York, NY, or c/o Commercial Site Design, (919) 848-6121.

Planning Board Zoning Actions

Sept. 14 and 21, 2017

ZMA-10038 – Glenn Dale Commons Addition.

Request I-1 to M-X-T. 10.2 acres. Located at the end of Forbes Boulevard, off Route 193, Lanham. Appl: Jemals Forbes Court LLC, c/o Douglas Dev, 702 H Street, #400, Washington, DC. (202) 638-6300. **Recommend Approval.**

Real Estate Transactions of Note

U.S. Cities Fund Operating LP, c/o TCAM Core Property Fund Operating LP, 730 Third Avenue, New York, NY, to **PPF/LPC 9950 Business Parkway LLC,** c/o Lincoln Property Co., 2000 McKinney Avenue, #1000, Dallas, Tx. Lot 36 and part of Lot 43 (A) in 'Washington Business Park.' Located at 9950 Business Parkway, Lanham, Md. Lot is 139,367 square feet. Improved with 101,741 square foot warehouse. Zoned I-1. Tax map 45A-4. Tax ID; 20-2263184. Liber 40002, page 166. Deed date: August 31, 2017. **Purchase price: \$14,600,000.**

The Maryland Real Estate Limited Partnership of Camp Springs, to **Camp Springs Allentown, LLC,** 9171 Central Avenue, #345, Capitol Heights, Md. 20743. Located at 6009 Allentown Road, Camp Springs, Md. 20746. 8.59 acres. Unimproved. Zoned M-X-T. Tax map 98B-3. Tax ID: 06-0551820. Liber 39986, page 533. Deed date: July 25, 2017. **Purchase price: \$1,300,000.**

Tantallon Marina LLC, c/o C.S. Taylor Burke, III, Alexandria, Va., to **Victoria Tantallon LLC,** c/o Samuel Todd, Fort Washington, Md. Property at 900 Swan Creek

Road, Fort Washington, Md. 20744. 8.8 acres. Improved. Tax map 131D-3. Zoned C-W. Tax ID: 05-0372862 and 88. Liber 39963, page 433. Deed date: July 25, 2017.

Purchase price: \$1,600,000. Deed of Trust: \$1.2 million, First American Title.

Frederick Road Realty II, LLC, c/o Jeffrey C. Miller, to **NASA Federal Credit Union,** 500 Prince George's Blvd., Upper Marlboro, Md. 20774. Lot 3 (B) in 'Mill Branch.' Located at 16461 Excalibur Road, Bowie, Md. 20716. Lot is 68,560 square feet. Improved with 15,480 square foot office building. Zoned C-S-C. Tax map 55D-4. Tax ID: 07-2871424. Liber 39967, page 315. Deed date: August 11, 2017. **Purchase price: \$4,400,000.**

Metropolitan Community Development Corporation, c/o Reverend Jesse L. Wood, to **96 HST, LLC,** c/o Industrial Bank, 4812 Georgia Avenue, NW, Washington, DC, 20011. Parcel 0-1 in 'Northampton' and Lot 1 in 'Commerce Park.' Located at 96 Harry S. Truman Drive and 99 Commerce Place, Largo, Md. 3.13 acres. Improved with two office buildings of 22,680 and 23,424 square feet. Zoned C-O. Tax map 67F-4. Tax ID: 13-1517929 and 45. Liber 39968, page 560. Deed date: August 16, 2017. **Purchase price: \$3,200,000.**

Ritchie Hill II, c/o Gary W. Michael, 10100 Business Parkway, Lanham, Md., to **CFT NV Developments LLC,** 1683 Walnut Grove Avenue, Rosemead, Ca. 91770. Parcel 27 in 'Ritchie Station Marketplace.' Located on Ritchie Station Court, Capitol Heights, Md. Parcel is 34,194 square feet. Unimproved. Zoned C-S-C. Tax map 74D-4. Tax ID: 15-5602548. Liber 39977, page 352. Deed date: August 23, 2017. **Purchase price: \$731,000.**

RESIDENTIAL

Accokeek / Brandywine

Griffin Realty LLC, to **HWR LLC,** c/o Haverford Homes, 6110 Executive Blvd, #430, Rockville, Md. Lots 2 and 3 (A) in 'The Ridges, II.' Located at 4200 Woodred Drive and 13505 Bronze Back Court, Brandywine, Md. 20613. Lots avg. 2 acres. Zoned R-A. Tax ID; 05-359040 and 395. Liber 39957, page 586. Deed date: August 8, 2017. **Purchase price: \$190,000.**

Lakeview Land LLC c/o C. Robert Strittmatter, 9102 Owens Drive, Manassas Park, Va., to **NVR Inc.** Lots 4, 7 and 12 (G) in 'Lakeview at Brandywine.' Located on 7507 Bryantown Lane and 14336 and 14318 Owings Avenue, Brandywine, Md. Zoned R-R. Tax map 144F-4. Tax ID: 11-3833092, 308 et al. Liber 39973, page 464. Deed date: August 18, 2017. **Purchase price: \$367,500.**

NVR MS Cavalier Preserve LLC to **NVR, Inc.** Lot 2 (G) in 'The Preserve at Piscataway.' Located at 14202 Hardy Tavern Drive, Accokeek, Md. Lot is 7,119 square feet. Unimproved. Zoned R-L. Tax map 142F-3. Tax ID; 05-5586287. Liber 39973, page 473. Deed date: August 16, 2017. **Purchase price: \$103,324.**

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Real Estate Transactions of Note (from p. 7)**Upper Marlboro**

Walton Westphalia Development (USA) LLC to NVR Inc. Lots 12 – 15 (H) in 'Westphalia Town Center.' Located at 5601 – 5607 Woodyard Road, Upper Marlboro, Md. (4TH lots). Tax map 100A-1. Zoned M-X-T. Tax ID: 15-5556144 et al. Liber 39973, page 450. Deed date: August 16, 2017. **Purchase price: \$360,000.**

Woodyard Land, LLC to NVR Inc. Lots 17 – 20 (F) in 'Norbourne Subdivision.' (4 TH Lots). Located at 5913 - 5919 Sauerwein Way, Upper Marlboro, Md. Tax map 100A-3. Zoned R-T. Tax ID: 15-5553777 et al. Liber 39990, page 454. Deed date: July 25, 2017. **Purchase price: \$382,200.**

NVR MS Cavalier Oak Creek Owner, LLC to NVR, Inc. Lot 3 (A) in 'Oak Creek Club, Players View.' Located at 13918 Shannock Lane, Upper Marlboro, Md. Lot is 9,960 square feet. Unimproved. Zoned R-L. Tax map 76D-2. Tax ID; 07-5574520. Liber 39973, page 479. Deed date: August 17, 2017. **Purchase price: \$144,358.**

SHF Project Owner LLC, Los Angeles, Ca., to MAB of Parkside Singles LLC, c/o Mid-Atlantic Builders, 11611 Old Georgetown Road, 2nd Floor, Rockville, Md. Lot 8 (Block 1) in 'Smith Home Farm.' (Parkside). Located at 9106 Crystal Oaks Lane, Upper Marlboro, Md. Lot is 6,165 square feet. Unimproved. Zoned R-M. Tax map 90D-3. Tax ID: 06-5537174. Liber 39997, page 411. Deed date: July 19, 2017. Purchase price: \$58,410.

Walton Canter Creek Development to MAB of Canter Creek LLC, c/o Mid-Atlantic Builders, Rockville, Md. Lot 27 (A) in 'Canter Creek.' Located at 9416 Piaffe Circle, Upper Marlboro, Md. 20772. Lot is 10,865 square feet. Unimproved. Zoned R-R. Tax map 117F-2. Tax ID; 11-5565833. Liber 39997, page 432. Deed date: July 18, 2017. Purchase price: \$130,555.

V.O.B. Limited Partnership, c/o Ryko Development, to Lennar. Lots 29 – 34 (Z) in 'BeechTree, East Village.' Located at 15601 – 15611 Sunningdale Place, Upper Marlboro, Md. (6 TH lots). Zoned R-S. Tax map 85C-3. Tax ID: 03-5563891 et al. Liber 39977, page 260. Deed date: August 1, 2017. **Purchase price: \$355,516.**

Heathermore Associates LP, c/o Stavrou Associates, to Dan Ryan Builders Mid-Atlantic LLC, 64 Thomas Johnson Drive, Frederick, Md. 21702. Lots 1 – 12 in 'Heathermore.' Zoned R-P-C. Tax map 119B-2. Tax ID: 15-5569090 et al. (12 TH Lots). Liber 39989, page 64. Deed date: August 4, 2017. Purchase price: \$498,000.

V.O.B. Limited Partnership, c/o Ryko Development, to Dan Ryan Builders Mid-Atlantic. Lots 26, Block C, and 20 (I) in 'BeechTree, West Village.' Located at 2804 George Hilleary Terrace and 2902 Winterbourne Drive, Upper Marlboro, Md. Lots avg. 7,100 square feet. SFD lots. Zoned R-S. Tax map 85A-3. Tax ID: 03-5529584 and 254. Liber 39989, page 68. Deed date: July 14, 2017. **Purchase price: \$149,648.**

Other Locations

Jackson-Shaw / Brickyard Limited Partnership LLC to CalAtlantic Group Inc. Parcels C, D, F and G in 'The Brick Yard.' Located on Brickyard Boulevard, Beltsville, Md. 20705. Zoned Tax map 9F-4. Tax ID: 10-5507876 et al. Liber 39983, page 28. Deed date: September 1, 2017. **Purchase price: \$9,500,000.**

NVR MS Cavalier Greenbelt, LLC, c/o Woodlawn Development, to NVR Inc. Lots 105 – 113 (B) in 'Greenbelt Station.' Located at 5301 – 5317 Settling Pond Lane, Greenbelt, Md. (9 TH lots). Zoned M-X-T. Tax map 25F-4. Tax ID; 21-3820479 et al. Liber 39990, page 444. Deed date: August 22, 2017. **Purchase price: \$1,376,851.**

NVR MS Cavalier Fairwood LLC to NVR, Inc. Lot 315 (II) in 'Fairwood.' Located at 14202 Tulip Reach Court, Bowie, Md. Lot is 10,853 square feet. Unimproved. Tax map 52E-1. Zoned M-X-C. Tax ID; 07-3856341. Liber 39973, page 485. Deed date: August 18, 2017. **Purchase price: \$166,444.**

GDC MD, LLC, 448 Viking Drive, #220, Virginia Beach, Va., to Dan Ryan Builders Mid-Atlantic LLC, Frederick, Md. Located at 8016 Hubble Drive, Glenn Dale, Md. 20769. Lot 34 (B) in 'Glenn Dale Commons.' Lot is 8,616 square feet. Unimproved. Zoned M-X-T. Tax map 36A-1. Tax ID; 14-5588173. Liber 39989, page 73. Deed date: July 21, 2017. Purchase price: \$55,000.

The Maryland Newsletters

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report
PO Box 1358, Olney, Md. 20830. (301) 924-1994. Web site: www.marylandnewsletters.com. \$215/annually (24 issues).

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