

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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March 13, 2017

In Brief...

.....**Big winners pulling out of the** MGM Grand casino won't get far without gas in the car. That's where Royal Farms comes in.

The convenience store wants to locate on a parcel close to the casino with a 5,371 square foot gas station and store. That would make the Baltimore-based company one of the tenants on the Harbor's 'Beltway Parcel,' in the southwest quadrant of Oxon Hill Road and I-495. The submitted plan is DSP-07073-07.

.....**The Behnke Nursery** property along Route 1 in Beltsville has come to the market for sale. Located on the west side of Route 1 north of the Beltway, the nursery continues to operate on its 11.5 acre site, while exploring development interest in the ground. NGKF Capital Markets is handling the sale.

.....**1-800-Pack Rat is staying** put in its Upper Marlboro quarters. The tenant completed a renewal with landlord Hartz Mountain for 29,420 square feet at 8420 Westphalia Road. Hartz bought the building fully leased last year. Colliers International represented the tenant, while Lincoln Property Group represented the landlord.

....**Spartanburg, S.C.-based** Johnson Development's plan for self-storage at Arena Drive and Route 202 in Landover gets its first public presentation this week, at the Planning Board. (DSP-16030).

Brandywine in Play *Three Groups Head South for Development*

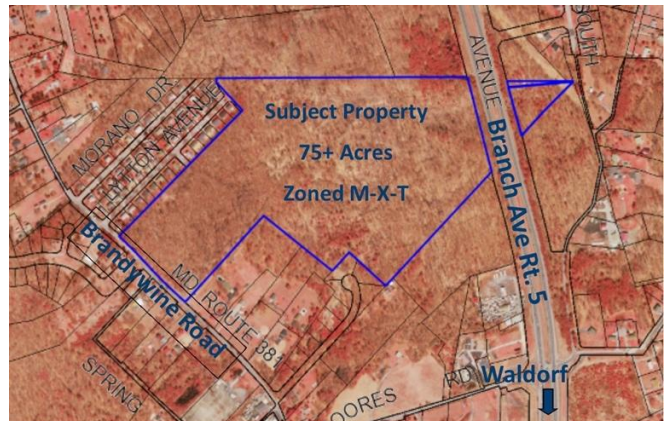
Brandywine pushed its way to the front of the radar screen this week, with two sizable land closings and a new assemblage for apartments.

In one deal, the 167-acre Renard Lakes subdivision, partially platted, traded hands. And just up Route 5 on the north side of town, another Brandywine-bound group bought 75 acres along a master planned new road, and has outlined a plan that puts the mixed-use zoning to work. Finally, plans are coming for apartments near the existing Brandywine Crossing shopping center.

It was the Black-Eyed Susan Partners that paid \$2.2 million for 75 acres of ground zoned for mixed use just north of Brandywine. The new owners, with Hogan Companies at point, have a multi-pronged plan for the acreage, including new townhouses, garden apartments, an assisted living facility, and medical office space.

Black-Eyed Susan must still navigate the approvals process, for the tract, which fronts on both Brandywine Road and Route 5.

Hogan is managing the development entitlements and builder selection for Black-Eyed Susan.



75 Acres Along Route 5

The 393 lots at Renard Lakes, located at Dyson Road along the west side of Route 301, sold for \$7.95 million. The new owners, affiliated with the Manassas, Va.-based Strittmatter Companies, got 315 singles and 78 townhouse lots in the deal, including a batch of 45 singles that are final plat approved. The remainder traded 'record ready.'

A former A.H. Smith holding, Renard last traded in 2009 to a Richmond, Va. group called Riverstone Renard LLC. Riverstone two years later conveyed the lots to a

(See 'Brandywine' on Page 3)

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Starbucks Said Liberty Tenant

It is reportedly Starbucks that signed the sizable warehouse deal in Landover recently.

Liberty Property Group wrote a lease for approximately 130,000 square feet a few weeks back at a new building on Claybrick Road, but the tenant has gone unidentified. The word on the street is that it is the ubiquitous coffee retailer that claimed better than half the building.

The deal followed quickly on the heels of another six-figure lease, that to Iron Mountain at the Andrews Federal Campus in Suitland. Between them, the two leases suddenly got brokers talking about supply and demand.

It may seem odd that half a dozen Class A warehouse options of 100,000 feet or more doesn't qualify as 'a lot,' but the county's market has absorbed about 1.5 million square feet of new warehouse space over the past two years. Another year like the approximately 800,000 feet of Class A space leased last year would put a dent in the current inventory.

FBI: Delayed Again

The waiting is the hardest part: Perhaps Tom Petty was thinking about GSA's announcement on FBI when he wrote that line, because it's been put off again. The decision was slated for Friday, March 10, but delayed this time as GSA said it wanted to await congressional appropriations before it made a final announcement.

The delay set off immediate speculation in the business press that moving pieces behind the scenes, including the change in administration, may be impacting the headquarters search. The tie between choosing a developer for the new site and dispatching the current, Hoover building location, is of particular concern to some lawmakers.

Trio Lined up for 'Gateway'

Dan Ryan Builders, grocer Lidl and Wawa are all awaiting a final District Council decision for an Allentown Road property.

The three have laid claim to most of a planned mixed-use project in Camp Springs, where Velocity Development has under contract 13 acres in the northeast quadrant of Allentown Road and Branch Avenue. But the detailed site plan for the townhouse and retail plan was 'pulled for review' at the District Council, meaning it will endure further scrutiny before a final decision.

Dan Ryan has dibs on the 59 townhouse lots at what is called 'Allentown Andrews Gateway,' giving it a set of 20-foot wide units. Lidl would occupy a 36,000 square foot grocery store, and from a 5,000 square feet building, Wawa would sell gas, coffee, and made-to-order sandwiches.

Beyond the Wawa and Lidl, Velocity proposes 14,000 feet of retail for which no tenants are yet named.



Allentown Andrews Gateway

Dan Ryan's towns would be rear-loaded, a new townhouse product for it locally. The builder's product passed muster with local residents, who had previous to Velocity seen plans for over 300 rental apartments. Like other mixed-use projects, the development is benefitting from legislation passed over a year ago that removed a cap on townhouses in the M-X-T zone. Because a transit line is supposed to one day run down Route 5 to Waldorf, planners had supported additional density at the site, even encouraging Velocity to develop two-over-two's.

Board Adds to Wood-Frame Bill Opposition

Fearing a threat to both transit-oriented development and affordable housing, the Planning Board recommended denial of a bill drafted in the General Assembly.

The legislation, called SB-722, would apply enough new fire code regulations to wood-frame construction above three stories as to make it financially unfeasible, say critics. It's widely believed among wood-frame builders that the bill is driven by concrete and steel construction interests, who would benefit from regulatory roadblocks to wood-frame building. Last week, the Board adopted a stance in opposition to the legislation, agreeing that it would impact both new affordable housing construction, and the type of wood-frame apartments getting built near Metro stations.

Landover Retail Under Contact

The Stadium Station retail center in Landover is under contract, as are a pair of Forestville retail properties.

All three are owned by the same owner.

Stadium Station, at 27,000 square feet, is located at 7501 – 7541 Landover Road. Approximately 93 percent leased, it boasts a new free-standing 7-11.

Also under contract, and slated to close this month, are Forest Square and Parston Square. Parston is approximately 30,000 feet of flex/retail space, running about 90 percent leased. More traditional strip retail, Forest Square is about 16,000 feet and is also well-leased at 93 percent occupancy. Both are located on Parston Drive in Forestville.

Metcap Advisors brought both listings to market.

Brickyard Apts. Sell

The Brickyard Apartments in Beltsville sold in a February transaction to a Norfolk-based buyer.

It was Harbor Group International LLC that paid \$90.75 million for the 433-unit complex off Route 1 at Brickyard Boulevard, close to the MARC station. That puts Harbor Group in at approximately \$209,500 per unit, for Class A units.

JLB Partners had bought the ground and developed the apartments as part of the larger Brick Yard project, delivering them in 2014.

Willowbrook, Avondale Advance

Several large projects rumbled through the Planning Board in the last two weeks, setting the stage for jobs that include active adult in Upper Marlboro and ‘revitalization’ townhouses in Hyattsville.

Willowbrook. Toll Brothers, NVHomes and Ryan have teamed up on this 440-acre property on Leeland Road in Upper Marlboro. It has crystallized into view as BeechTree nears build-out. A first phase of 371 units, singles and towns, includes 95 active adult units. Along with their market rate units, each of the builders would be positioned to offer homes to the senior buyer.

Melford. With the goal of turning an office park into a village, St. John Properties advanced to preliminary plan approval at its Bowie project. Now an office park on the north side of Route 50 at 301, St. John would add 1,793 residential units in the plan just approved for ‘Melford.’ Broken down by product, the development envisions 1,000 market rate multi-family, 500 age-restricted multi-family, and 293 towns, including both traditional and two-over-two units.

Avondale Overlook. In getting to final plat, Kettler Inc. completed the long hike to convert previous expectations for apartments to a 71-unit townhouse project instead. Kettler used the ‘residential revitalization’ process in revising the plan for 10.3 acres next to its Avondale Overlook Apartments on Queens Chapel Road in Hyattsville, and now has recorded lots.

Brandywine the Focus of Several New Deals

(from page 1) charity, which in turn has now sold them. The lots will eventually be developed, but at this point, there are no builders chosen.

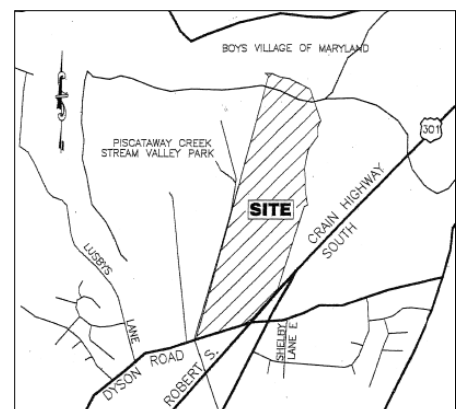
In a third land play, a group named Brandywine Crossing Retail Partners controls two mixed-use parcels totaling 12.5 acres just to the rear of the Brandywine Crossing shopping center. Working with Fairfield Companies, based in Copley, Ohio, the partnership plans 310 garden apartments, fronting on Matapeake Business Drive. (Fairfield Companies is a different entity from Fairfield Residential, also active in the D.C area).

For the sale of Renard Lakes, it was Aaron Lebovitz and Rich Samit at Fraser Forbes Real Estate Services that brokered the deal.

In the 75-acre deal, Ryan Day and Justin Jarkowski at the Hogan Companies represented buyer Black Eyed Susan, while Leo Brusio at Land & Commercial Inc. represented seller Saddlecreek LLC.

Phillip Charles Musgrave at Hogan Companies brokered the 12.5-acre assemblage for Brandywine Crossing Retail.

Renard Lakes, Brandywine



Steady Gains in Office Deals

The expectation that Kaiser Permanente will tenant a new building at the New Carrollton Metro Station is the latest in a run of big office deals here. And that in a county that has thirsted for more office, both private sector and GSA.

Kaiser officials wouldn't confirm that the healthcare company is the one slated to occupy the approximately 200,000 foot building that Urban Atlantic and Forest City will bring to Garden City Drive. But documents forwarded to the Planning Board for its review of the building's site plan referenced Kaiser multiple times.

If it keeps up, there could be a trend in the making. GSA chose Calverton for two of its larger Advanced Acquisition deals recently, steering approximately 180,000 square feet in federal leases to 11785 Beltsville Drive and 4041 Powder Mill Road. Government contractor T-Rex, having landed a new contract with the Census Bureau, claimed two buildings on Ora Glen Drive in Greenbelt. In Lanham, Thompson Creek Windows bought 4200 Parliament Place in a joint venture, where it will move its headquarters. And in Camp Springs, GSA tapped a site controlled by Peter N.G. Schwartz Management for its US Citizenship & Immigration Services headquarters, good for almost 600,000 square feet.

Bowie's Marketplace 'OK' Challenged

The amount of opposition to planned apartments in Bowie behind the 'Marketplace' retail proved prescient in one regard: the case is now in court.

Local citizens appealed the City Council's backing of the site plan for 225 units (the court case erroneously says '288 units') early this year. Berman Enterprises is the developer, but it is the City Council against whom the case is lodged. A group called Bowie Citizens for an Accountable Government, including residents who live on Scarlet Lane adjacent to the planned apartments, filed the case, seeking to 'reverse, modify or invalidate' the City Council's action.

Berman scaled back plans from an original design of 300 units to soften opposition, but consistently argued that City officials had agreed that the apartment complex was part of the larger plan to redevelop Marketplace. Berman brought in Harris Teeter to anchor a completely rebuilt retail anchor, and is now pursuing the residential side.

Despite the legal action, the site plan for the apartments is now headed to the county for review.

hhgregg's Exit

Hhgregg's plan to close 10 stores in Maryland means the electronics retailer also doesn't need its massive Brandywine warehouse. Thus, the 393,000 square foot facility at 14301 Mattawoman Drive facility has come to the market looking for a tenant. Its one of three distribution centers the company is closing on the east coast and becomes available June 1.

Chesapeake Real Estate Group is handling the leasing on behalf of the owner.

Building Permits Issued

February 18 – March 6, 2017

Accokeek

Haverford Homes, 6110 Executive Blvd., #430, Rockville, Md. (301) 864-6500, to build a single-family unit at 1900 Ararat Court, Accokeek;

NVR Inc., to build a single-family unit at 14215 Hidden Forest Drive, Accokeek;

Bowie / Mitchellville

K&P Builders, 13627 Annapolis Road, Bowie, Md. 20720, (301) 464-5552, to build a single-family unit at 2800 Weary Creek Court, Bowie, in 'Mill Branch;'

Caruso Homes, to build a single-family unit in 'Fairview Manor,' at 3608 Bonhoeffer Drive;

Brandywine

Caruso Homes, Gambrills, Md. (301) 261-0277, to build a single-family unit 12905 Steam Mill Farm Drive, Brandywine;

Mid-Atlantic Builders, 11611 Old Georgetown Road, #200, North Bethesda, Md. 20852, (301) 231-0009, to build two units in 'Villages of Savannah,' Brandywine, at:

- 12904 Telfair Hill Court;
- 6208 Oglethorpe Mill Drive;

NVR Inc., to build a single-family unit at 2911 George Hilleary Terrace, Upper Marlboro, in 'BeechTree;'

Caruso Homes, to build six units in 'Oakmont Estates,' Upper Marlboro, at:

- 12205 Weathervane Lane;
- 8806 Wind Chime Court;
- 12204 Weathervane Lane;
- 12203 Weathervane Lane;
- 12206 Weathervane Lane;
- 12207 Weathervane Lane;

(Continued on Page 5)

Building Permits Issued (from p. 4)

CalAtlantic Group, 9710 Patuxent Woods Drive, #100, Columbia, Md. 21046, (410) 290-0094, to build two single-family units in 'Parkside,' Upper Marlboro, at:

- 9509 Barton Oaks Court;
- 9510 Copper Creek;

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

- 4604 Grazing Way;
- 11103 Furlong Court;
- 11020 Jumping Way;

Dan Ryan Builders, 64 Thomas Johnson Drive, #110, Frederick, Md. 21702, (301) 696-0200, to build a single-family unit at 9303 Central Park Drive, Upper Marlboro, in 'Parkside;'

NVR Inc., to build three single-family units in 'Canter Creek,' at:

- 10138 Dressage Drive;
- 9521 Piaffe Circle;
- 9519 Piaffe Circle;

Other Locations

Marrick Properties, 995 N. Prince Frederick Blvd., Prince Frederick, Md. (301) 855-3828, to build a single-family unit at 6615 Padmar Lane, Clinton;

Caruso Homes, to build a single-family unit in Hunters Mill Woods, Fort Washington, at 1505 Dania Drive;

Caruso Homes, to build a single-family unit in 'Washington Overlook,' at 2207 Monticello Court;

Caruso Homes, to build 7 units in Fort Washington Acres,' at:

- 11533 Neon Road;
- 11521 Neon Road;
- 11537 Neon Road;
- 11523 Neon Road;
- 11527 Neon Road;
- 11514 Neon Road;
- 11535 Neon Road;

Townhouse Permits Issued

Stanley Martin Homes, 9475 Lottsford Road, #280, Upper Marlboro, Md. 20774, (301) 636-6111, to build 10 condo TH units on Tealbriar Drive, Upper Marlboro, in 'Parkside;'

Lennar, 7035 Albert Einstein Drive, #200, Columbia, Md. 21046, (410) 997-5522, to build two TH units on Tibberton Terrace, Upper Marlboro, in 'BeechTree;'

Toll Brothers Inc., Columbia, Md. (410) 872-9105, to build six TH units at 4300 - 4308 Thoroughbred Drive, Upper Marlboro, in 'Marlboro Ridge;'

D.R. Horton Inc., 1356 Beverly Road, McLean, Va. (703) 385-8001, to build five units 15220 - 15228 General Lafayette Blvd, Brandywine, in Chadds Ford Landing;'

Commercial Permits Issued

February 18 – March 6, 2017

Six Flags America, to build a \$240,000 foundation at the amusement park at 13710 Central Avenue, Mitchellville;

Buch Construction, 11292 Buch Way, Laurel, Md. 20723, (301) 369-3500, to build a \$4.8 million building of 45,960 square feet at 1859 Ritchie Station Court, Capitol Heights, for Regency Furniture;

Rainbow Construction Corporation, 65 Industrial Park Drive, Waldorf, Md. 20602, (301) 843-1018, to build a \$1.8 million building of 10,508 square feet at 6421 Atwood Street, District Heights, for Youth Services;

Mid-Atlantic Control System, 11706 Parklawn Drive, Rockville, Md. 20852, (301) 587-6551, to build a \$150,000 interior fit-out at 7601 Ora Glen Drive, Greenbelt, Md., for Shaw Real Estate;

Whiting Turner Construction, 300 East Joppa Road, Baltimore, Md. 21286, (410) 821-1100, to build a \$650,000 general interior fit-out 6305 Ivy Lane, Greenbelt;

Herman Stewart Construction, 4550 Forbes Blvd., #200, Lanham, Md. 20706, (301) 731-5555, to build a \$500,000 fit-out at 3500 East West Highway, at The Mall at Prince George's;

Centre at Forestville, c/o Petrie Richardson Ventures, 1919 West St., #100, Annapolis, Md. (410) 573-3800, to build a \$198,000 fit-out at 3443 Donnell Drive, District Heights;

THS Construction Company, 1708 Belleville St., Richmond, Va. (804) 525-5036, to build a \$90,000 fit-out at 4705 Crain Highway, Upper Marlboro, for Dunkin Donuts;

J&R Property Management, or c/o GHT Limited, 1110 N. Glebe Road, #300, Arlington, Va. 22201, (703) 243-1200, to build a \$175,000 fit-out for a sheet metal facility for W.E. Bowers Inc., at 7101 Muirkirk Road, Beltsville;

Fresh Air, to build a \$1 million fit-out for Nexus Health Urgent Care, (301) 292-7000, at 10709 Indian Head Highway, Fort Washington;

Titan Contractors, 3919 Nansemond Parkway, Suffolk, Va. (757) 538-0100, to build a \$164,360 fit-out for Dollar Tree, at 6300 Central Avenue, Capitol Heights;

Eichberg Construction, 1390 Piccard Drive, #320, Rockville, Md. 20850, (301) 330-0332, to build a \$1.6 million building for Trinidad Baptist, at 6611 Walker Mill Road, District Heights;

Poole Enterprises, to build a \$100,000 fit-out for Prayer Word, at 1201 Elsa Avenue, Landover;

Commercial Permit Applications

February 18 – March 6, 2017

Buch Construction, to build a \$950,000 retail/restaurant building of 8,627 square feet, at 1801 Ritchie Station Court, Capitol Heights, for Ritchie Station;

Atapco Properties, 1 South Street, #2800, Baltimore, Md. 21202, (410) 347-7150, to build an \$851,000 warehouse at 9100 Alaking Court, Capitol Heights;

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

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

Site Plans Submitted

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.

SDP-9711-16 – Bowie Town Center. Zoned M-A-C. .36 acre. *Propose 7,552 square foot restaurant, replacing existing Sears Auto Center.* Located in the northwest quadrant of Route 301 and Evergreen Parkway, Bowie. Appl: BJ's Restaurant and Brew House, 7755 Center Avenue, #300, Huntington Beach, Ca. (714) 500-2410.

DSP07073-07 – National Harbor. Zoned M-X-T. 49.4 acres. *Propose gas station/food and beverage, and amend size of building from 6,600 to 5,371 square feet.* Located in the southwest quadrant of Oxon Hill Road and I-495, National Harbor. Appl: National Harbor Beltway LLC, c/o Peterson Companies, 12500 Fair Lakes Circle, #400, Fairfax, Va. (703) 227-2000.

DSP-16056 – 5700 Suitland Road Hotel. .90 acre. *Propose 24,000 square foot hotel (69 rooms).* Located at Suitland Road and Floral Lane, Suitland. Appl: Chand Kumra, 2263 Community Drive, Waldorf, Md. 20601, c/o Raztec Associates, 3280 Urbana Pike, #101, Ijamsville, Md. (301) 775-4394.

Site Plans Approved

March 2 and 9, 2017

SDP-1605 – Canter Creek. Zoned R-S/M-I-O. *Propose grading and installation of five stormwater management ponds.* Located on the west side of Frank Tippet Road, 1,000 feet south of Rosaryville Road. Appl: Walton Development and Management.

SDP-1603 – Willowbrook. Zoned R-S and I-1. 440 acres. *Propose first phase of 93 TH, 177 SFD and 88 active-adult lots (48 detached and 40 attached).* Located ne corner of Oak Grove Road and Leeland Road, Upper Marlboro. Appl: WBLH LLC, c/o Toll Brothers, 7164 Columbia Gateway Drive, #230, Columbia, Md. 21045. (410) 872-9105.

DSP-16018 – Glenn Dale Commons. Phase 4. Zoned M-X-T. 5.21 acres. *69 townhouse lots.* Located in the southwest quadrant of Aerospace Road and Forbes Boulevard, Lanham. Appl: SLDM LLC, c/o Sandler & Sons, 448 Viking Drive, Virginia Beach, Va. (757) 463-5000.

DSP-16010 – Cabin Branch Village. Zoned M-X-T, R-R. 24.5 acres. *Propose 206 TH lots.* Located in the northwest corner of Armstrong Lane and Ryon Road, off Route 4, Upper Marlboro. Appl: VP LLC, c/o Mark Vogel Companies, 760 Crandell Road, West River, Md. 20778.

Preliminary Plans Approved

March 2 and 9, 2017

4-16006 – Melford Village. 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.

Final Plats Approved

March 2 and 9, 2017

5-17034 (-35) – Avondale Overlook. Zoned R-10. 5.7 acres. *71 lots.* Located on the north side of Queens Chapel Road, 1,200 feet south of its intersection with Chillum Road, Hyattsville. Appl: 2300 Queens Chapel LLC, c/o Kettler Inc., 1751 Pinnacle Drive, #700, Vienna, Va. 22102, (703) 852-5708.

5-17036 (-39) – BeechTree South Village. Zoned R-S. 23.6 acres. *52 lots and three parcels.* Located south of Presidential Park Drive and west of Route 301, Upper Marlboro. Appl: V.O.B. Limited Partnership, c/o Ryko Development, 8133 Leesburg Pike, #300, Vienna, Va. 22182. (703) 288-4200

Real Estate Transactions of Note

Atapco Ritchie Interchange Inc to **PGHI LLC**, 7811 Montrose Road, Potomac, Md. 20854. Parcel 56 in 'Steeplechase Business Parks.' Located on Alaking Court, Capitol Heights, Md. 20743. 2.81 acres. Unimproved. Zoned I-1. Tax ID: 13-5565172. Liber 38988, page 316. Deed date: December 2, 2016. **Purchase price: \$2,950,000.**

Prince George's Manor, LLC, c/o Jerome J. Parks, 9 State Circle, #200, Annapolis, Md., 21401, to **Manor Harmony Housing LLC**, c/o Curtis Pollock, Harmony Housing Advisors, 111 Rockville Pike, #1150, Rockville, Md. 20850. Parcel B in 'Pyles Property.' Located at 3420 Rickey Avenue, Temple Hills, Md. 12.8 acres. Improved. Zoned R-80, with Special Exception. Tax map 97B-1. Tax ID: 06-3115599. Tax ID: 06-3115599. Liber 38998, page 494. Deed date: January 20, 2017. **Purchase price: \$12,800,000.** Deed of Trust: \$13.4 million, KeyBank.

University Boulevard II, LLC, c/o Steven M. Poynot, to **Laurel Lakes Property Management LLC**, c/o Antonette C. Wilson and Michelle V. Stovall, Unit C-6, Building C, Phase III, in 'Corporate Center Office Condominium.' Located at 13976 Laurel Lakes Avenue, Laurel, Md. 20707. Unit is 3,230 square feet. Zoned Commercial. Tax map 10B-1. Tax ID: 10-3671807. Tax ID: 10-3671807. Liber 39007, page 558. Deed date: November 23, 2016. **Purchase price: \$195,000.**

3510 Inglewood LLC, c/o Atapco Property, to **Caraway Park LLC**, William Monaghan, 1677 Robert Street, New Orleans, La. 70115. Located at 1220 and 1221 Caraway Court, Upper Marlboro, Md. Improved with 156,393 square feet of flex office space. Zoned C-O. Tax ID: 13-1425966 and 74. Tax map 67D-1. Liber 39008, page 71. Deed date: January 24, 2017. **Purchase price: \$16,500,000.** Deed of Trust: \$12.3 million, Genworth Life Insurance.

Doral Land LLC, c/o Tomas Rosenthal, 2329 Nostrand Avenue, #500, Brooklyn, NY, 11210, to **Lidl US Operations LLC**, 3500 S. Clark Street, Arlington, Va. Parcel 1 in 'Hy-View Commercial.' Located at 7200 Marlboro Pike, District Heights, Md. Total 3.95 acres. Lot is 179,774 square feet. Unimproved. Zoned C-S-C. Tax map 81E-3. Tax ID: 06-0487181. Liber 39024, page 98. Deed date: November 17, 2016. **Purchase price: \$3,200,000.**

Mt. Ararat Baptist Church Inc to **First New Hope Baptist Church**, 1818 3rd Street, NE, Washington, DC, 20002. Parcel C in 'Old Suitland Subdivision.' Located at 4818 Suitland Road, Suitland, Md. 20746. Lot is 39,500 square feet. Improved with 16,000 square foot building. Zoned M-U-TC. Tax map 80E-4. Tax ID: 06-0574301. Liber 39033, page 474. Deed date: October 18, 2016. **Purchase price: \$1,303,000.**

W. Howard Rooks to **Lyons Properties LLC**, c/o Michael Lyons, 5819 Allentown Road, Camp Springs, Md. 20746. Unit 4 in 'Park Place Professional Center.' Located at 5819 Allentown Road, Suitland, Md. 20746. Tax ID: 06-0446575. Liber 39043, page 491. Deed date: November 17, 2016. **Purchase price: \$190,000.**

Twig and Turf 1, LLC, c/o Thomas Barry, to **Arnold Enterprise of Ocala, LLC**, c/o Tridiv N. Saha, 5500 SW 42nd Place, Ocala, Fl., 34474. Lots 30 and 31 (Block 11) in 'The Brentwood Company Subdivision.' Located at 3511 Windom Road, Brentwood, Md. 20722. Tax ID: 17-1902972. Liber 39045, page 25. Deed date: November 30, 2016. **Purchase price: \$1,117,500.**

RESIDENTIAL

Upper Marlboro

SHF Project Owner LLC to **Dan Ryan Builders Mid-Atlantic LLC**. Lot 22 (D) in 'Smith Home Farm.' (Parkside). Located at 9705 Manor Oaks Drive, Upper Marlboro, Md. Lot is 12,438 square feet. Unimproved. Zoned R-M. Tax map 90D-3. Tax ID: 06-5534934. Liber 38988, page 220. Deed date: October 5, 2016. **Purchase price: \$49,794.**

SHF Project Owner LLC, c/o Woodridge Capital Partners LLC, 1999 Avenue of the Stars, #2850, Los Angeles, Ca, to **CalAtlantic Group Inc**, 14280 Park Meadow Drive, Chantilly, Va. Lots 25 – 29 (B), 1 – 3 (A) and 34 – 36 (Block C) in 'Smith Home Farm.' (Parkside). 6 SFD lots avg. 8,500 square feet and 5 TH lots. Located on Sycamore Grove, Central Park Drive etc., off Penn. Avenue, Upper Marlboro, Md. Zoned R-M. Tax ID: 06-5534488, 5533996 et al. Tax map 90D-3. Liber 38992, page 66. Deed date: December 8, 2016. **Purchase price: \$517,621.**

Walton Westphalia Development (USA) LLC to **NVR, Inc**. Lots 45 – 50 (Block H) in 'Westphalia.' Located at 5512 – 5522 Glover Park Drive, Upper Marlboro, Md. (6 TH lots). Zoned M-X-T. Tax map 100A-1. Tax ID: 15-5556521 et al. Liber 39000, page 171. Deed date: November 17, 2016. **Purchase price: \$500,000.**

V.O.B. Limited Partnership to **NVR Inc**. Lots 76 – 82 (Block X) in 'BeechTree, East Village.' Located at 15700 – 15712 Swanscombe Loop, Upper Marlboro, Md. (7 TH lots). Tax ID: 03-5561824 et al. Liber 39000, page 166. Deed date: November 29, 2016. **Purchase price: \$350,000.**

Walton Canter Creek Development LLC to **NVR Inc**. Lot 3 (Block C) in 'Canter Creek.' Located at 10214 Dressage Drive, Upper Marlboro, Md. Lot is 8,326 square feet. Unimproved. Zoned R-R. Tax map 117F-2. Tax ID: 11-5566325. Liber 39013, page 244. Deed date: December 14, 2016. **Purchase price: \$120,000.**

(Continued on Page 8)

Real Estate Transactions of Note (from p. 7)

V.O.B. Limited Partnership, c/o Ryko Development, to **Dan Ryan Builders Mid-Atlantic LLC**. Lot 28 (Block C) in 'BeechTree, West Village.' Located at 2812 Winterbourne Drive, Upper Marlboro, Md. 20774. Lot is 8,071 square feet. Unimproved. Zoned R-S. Tax map 85A-3. Tax ID: 03-5529276. Liber 39016, page 5. Deed date: December 14, 2016. **Purchase price: \$73,000.**

Other Locations

NVR MS Cavalier Fairwood LLC to **NVR Inc.** Lot 280 (Block II) in 'Fairwood.' Located at 14010 Aberdeens Folly Court, Bowie, Md. Lot is 7,148 square feet. Unimproved. Tax map 54D-1. Zoned M-X-C. Tax ID: 07-3859113. Liber 39013, page 250. Deed date: December 15, 2016. **Purchase price: \$149,446.**

Stonegate Estates L.C., c/o Elm Street Development, to **Dan Ryan Builders Mid-Atlantic LLC**. Lots 39, 40, 47 and 49 in 'Stonegate.' Located on Ltc. William Hewlett Court and other streets, Fort Washington. Zoned R-R. Tax map 106B-2. Tax ID: 12-3850641 et al. Liber 39016, page 1. Deed date: December 14, 2016. **Purchase price: \$512,000.**

1st 58 Town Homes LLC to **SM Waterford Estates LLC**, c/o Stanley Martin Companies, 11710 Plaza America Drive, #1100, Reston, Va. Lots 31 – 39 and 40 - 59 in 'Riverdale Park Station.' (29 TH lots). Located on Woodbury Street, et al, off Baltimore Avenue, Riverdale, Md. Zoned M-U-TC. Tax map 42D-2. Tax ID: 19-5549002 et al. Liber 39016, page 493. Deed date: December 14, 2016. **Purchase price: \$4,857,500.**

Thrift Manor LLC, c/o Gary Michael, The Michael Company, Lanham, Md., to **Timberlake Thrift Manor LLC**, Timberlake Homes, Annapolis, Md. Lot 16 in 'Thrift Manor.' Located at 4001 Nico Court, Clinton, Md. 20735. Lot is 2.7 acres. Unimproved. Zoned R-E. Tax map 133C-4. Tax ID: 05-3800281. Liber 39035, page 568. Deed date: December 12, 2016. **Purchase price: \$148,800.**

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