

# Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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## *In Brief...*

...**Urban Investment Partners** (UPI) is angling for a summer 2024 completion at the Hyattsville Canvas Apartments, says its website. The developer is doing interior work on the 285-unit multifamily complex at 5300 Baltimore Avenue. It includes 30,000 square feet of retail on the ground floor.

...**The developers** of 'Metro City' in Capitol Heights have their first full entitlements. At the Planning Board, the Metro City LLC won final plat approval for 72 townhouse lots on Addison Road. Beyond the towns, the LLC has plans for multifamily units, and an assisted living facility.

...**Rainbow Construction** won the backing of the College Park City Council to build the new College Park Woods Community Center. The new community center, to be built at a cost of \$1.3 million, will replace a former pool and clubhouse. Waldorf-based Rainbow's bid was selected from seven originally received for the contract.

...**It is 'FedEx Field' no more.** The delivery company is giving up its naming right to the Landover stadium, two years before the term ended. It will be, for now, 'Commanders Stadium,' until a new name is found.

## Student Housing Play

### *LV Eyes Redevelopment of 'Village,' Town Hall*

The Texas-based group that bought the 'Campus Village' retail center in College Park – and the Town Hall Liquors' site as well - has unveiled its redevelopment proposal. And it is student housing.

LV Collective has filed a preliminary plan of subdivision that says it intends to redevelop the small retail center near the north end of campus as 304 multifamily units and 13,478 square feet of commercial. The coming student housing will be located on the east side of Route 1 near Navahoe Street, already a student-friendly environment given the Varsity and University View buildings across the street.

LV had given notice last Fall to the merchants in the approximately 18,000 square foot 'Village' center that they will be closing for the student housing to be built. Fronting the Village is Town Hall Liquors, also included in the assemblage and a place near and dear to the heart of many a UMd. student, as well as the 'townie' regulars that called it home. The throwback roadhouse - with both a bar and liquor store - remains open today on a month to month basis, having gotten a 'reprieve' to stay open into the Spring.



But, like the retailers in Campus Village behind it, it too will close, and the block redeveloped for housing. LV had bought the properties in October, 2022, for \$38.5 million in all.

**Campus Village, in College Park.**

## *State Looks to Renew an Office Lease*

'Keep it going,' is what is recommended of the state's long-time lease at a Temple Hills office building, say documents at the Board of Public Works (BPW).

Those documents say a renewal of 73,132 square feet at 4235 28<sup>th</sup> Avenue has been negotiated and will be voted on at the coming BPW meeting. The Maryland Department of Human Services has been at the Temple Hills building since 2001, and is primed for a 10-year extension. Paperwork says the rent would be \$24 per square foot, escalating 2.5 percent annually, that the base rent for the first two months of the lease would be abated, and that, as part of the renewal, there will be a tenant improvement allowance to use toward renovation of the premises.

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## Missing Middle In Queens Chapel

Planners hope to make the Queens Chapel Manor community their 'pilot run' for introducing 'missing middle' housing in the County.

In Hyattsville, a portion of the nearly 1,000 home community includes duplexes and tri-plexes today. But as laid out in the coming draft plan for the West Hyattsville Queens Chapel Sector Plan, the whole community would be rezoned to allow them.

'Missing middle' is planner-speak for the kinds of houses, like duplexes, that rarely get built anymore, but that provide another price point at the lower end of the scale.

Queens Chapel Manor, along Queens Chapel Road, is within half a mile of two Metro stations, at West Hyattsville and Hyattsville Crossing. About 30 percent of the community is zoned for attached housing, and the remaining 70 percent for singles.

By rezoning the 70 percent single-family area to the RSF-A zone, planners could bring the prospect of missing middle to a much larger area. Says the Plan, the attached units are already 'context appropriate,' and 'smaller housing units can...contribute to Hyattsville's affordability and desirability.'

Planners have taken the proposal on the road to area residents, to mixed reactions. Increasingly, area counties, like Montgomery and Alexandria, are looking to introduce more housing types into single-family subdivisions near transit.

## Rent Stabilization Report Released

The report out of the 'rent stabilization' task force offers 'key considerations' the County Council should consider if they choose to make a cap permanent.

Reviewed last week at a County Council meeting, the report offers a somewhat broad road map to implementing a longer-term rent stabilization program, but it spawned some dissension as to how the final version was produced. Right now, the county has a temporary cap in place that some hope to make permanent.

Key suggestions in the report include a rent cap anchored to inflation, but with a 'hard cap,' designed to allow rent increases between 4 percent and 10 percent. A long-term rent cap should also include a fair return clause and allowances for significant capital improvements, said the report.

The report recommends some form of 'decontrol,' or an opportunity to raise rents to market rent at unit turnover. The report doesn't offer a specific recommendation for exempting properties, but says that 'fixed-date' exemptions offer more certainty to investors, while a 'rolling' age-based exemption ensure that all or most properties are subject to rent stabilization.

**'No Vote.'** Industry group AOBA released a statement distancing itself from the report, and saying it shouldn't be seen as a 'consensus' report. A participant in the group, AOBA's statement said that when the work group was formed, '...the stated intention was to develop recommendations to inform and develop a permanent rent stabilization bill. This is not what occurred in practice.

"The workgroup was provided with no opportunity to propose and vote on recommendations, nor did they have a hand in drafting any portion of the final report," said AOBA's statement, and "...the entire process was an expensive box-checking exercise designed to perpetuate the illusion of stakeholder involvement and input." AOBA also said in its statement that using a 4 percent cap as the 'starting point' is 'arbitrary and fails to provide the necessary flexibility to account for fluctuations in the cost of providing safe and decent housing.'

Councilmember Krystal Oriadha, the driving force behind rent stabilization, said in regards to task force input, she was 'fully transparent from the start' in how the report would be generated. "We were clear we would hear from all sides," including through the work group and from examples of best practices nationwide, then have an outside group put the report together. "You have to be wary of making groups believe they are making the final policy. That's the work of the Council," she said.

Now that the report is done, Councilmember Oriadha is expected to further meet with people on both sides of the issue, landlords and tenants, including with AOBA, which, despite its concerns with the report, is actively engaged as the legislation progresses. Ms. Oriadha says she hopes to draft legislation within 30 to 60 days. An emergency bill has recently been introduced that would extend the current temporary rent cap to October 17, 2024.

Among the other recommendations in the report, it suggests that oversight is key in a rent cap program. "It is critical that the County allocate the appropriate resources for creating and sustaining the program," said the report. That will mean hiring staff, developing web programs and creating the regs to implement the bill, should it ultimately pass.

## ***Mickey D's, and Other Pad Sites***

With the residential well along, the developers at South Lake are bringing the commercial side to life. Particularly where to eat and bank.

An amended site plan recently submitted lays out some of the pad site users that the Michael Company and Chesapeake Realty Partners envision along Route 301 at Central Avenue.

The pair already had the first Sheetz location in the county lined up, but the site plan says that McDonald's, Chase Bank, Panda Express and a new restaurant, yet unnamed but to be delivered by the Carolina Kitchen Group, are also signed tenants.

In earlier signings, the developers had lined up a Home 2 Suites hotel, the Sheetz, and Giant Food, as a first-phase anchor. Also announced were Tropical Smoothie and PJ's Coffee.

The commercial that Michael and Chesapeake are fleshing out flanks Route 301, including a main entry at Market Place Boulevard. Eventually, the commercial side will total over 850,000 square feet.

On the residential end, Chesapeake Realty has delivered the 'Fairmont at South Lake' apartments, while Ryan, Mid-Atlantic Builders and NVHomes are underway on a mix of towns and singles. DRB Group is expecting to open its own presence, in single-family units, soon.

## **Urban Atlantic's Next Phase**

It may have developed multiple buildings at the New Carrollton Metro already, but Urban Atlantic has plenty more in the wings. A newly submitted preliminary plan says so.

The Bethesda development firm shows a range of uses in the newly submitted plan, including office space, apartments, a hotel and retail sprinkled throughout.

The new plan is for just over 21 acres at the Metro station, on land that is undeveloped and largely used for parking or yards. It's owned by WMATA, and Urban Atlantic is continuing the development program that it struck in a joint development agreement with the transit agency.

Outlined on the plan are primarily two parcels toward the southern end of the station property, towards Route 50 at Garden City Drive. They'll be divided into 12 new lots. On them, Urban Atlantic shows a 250-room hotel, and a pair of mixed-use buildings, with office and retail. In all, the new plan shows 610,000 feet of office space. The layout also shows new multifamily residential in several complexes, but with retail as well. Scattered among all the buildings in the new plan, both office and apartments, is 50,000 feet of retail.

The Margaux was Urban Atlantic's latest delivery at New Carrollton. Built after The Stella Apartments and office space for Kaiser and WMATA, it was one of the first area multifamily projects financed in part by the Amazon Housing Equity Fund.

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## ***Horton Rezoning Advances at 'Smith Lake'***

A vote at the District Council has builder D.R. Horton poised to win approval of a rezoning in Clinton that would yield up to 150 lots.

The Council voted to prepare a 'document for approval' of the builder's application at 'Smith Lake Estates,' where it envisions a mix of singles and towns.

Horton has 62 acres on the south side of Commo Road, just west of Frank Tippet Estates, under contract. It is the latest of several rezonings that Horton has pursued in south county. This one is more technical in nature, as the yields between the existing RR zone and the R-PD zone Horton seeks are roughly similar, about 130 to 150 lots. But the development standards of the R-R zone constrict the current yield to 62 lots, tops. Two such plans have been pursued and abandoned, says Horton. By rezoning the tract, the more flexible R-PD zone will allow the builder the true density envisioned.

A final vote should come soon at the Council. Horton has been looking to beef up its lot inventory in the south County through rezonings. It won two substantial such cases in Brandywine last year, in 'Dobson Farms' and 'Saddle Ridge,' that will give it over 2,000 lots in the area.

### Short Takes

...Through a grant, the state is poised to put \$624,951 towards the renovation of a Greenbelt office building for healthcare.

As outlined at the Board of Public Works for later this month, the grant would help CCI Health Services reposition 7615 Ora Glen Drive for a community wellness center. An affiliate of CCI had bought the approximately 48,000 square foot building last year for \$6.4 million.

...On a vacant parcel in Clinton, a Florida group has site plan approval from the Planning Board for its self-storage layout.

Temple Hills Storage LLC, an entity that shares an address with Florida-based Feldman Companies, wants to build 119,000 square feet at Branch Avenue and Beech Road. The 2.76 acre site is zoned CGO, which no longer allows self-storage, but Feldman's application was grandfathered in under the new self-storage rules. The self-storage is flagged as Extra Space Storage.



Self-Storage for Temple Hills.

#### The Maryland Newsletters

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'It's only in the Newsletter.'

## Opposition to Changes in CGO Zone

'Leave the CGO zone alone.'

That's what a parade of zoning attorneys, on behalf of developer clients, effectively told the Planning Board last week. As it stands, the CGO is one of the zones created by the new Ordinance, and it allows residential in what is largely a commercial zone.

But as written into an 'omnibus' bill that would amend the new Ordinance, residential would not be allowed on properties zoned CGO that are located outside the Beltway. Though it hasn't even gotten to the County Council, it is a proposed change that has had an immediate impact in real time, in dropped contracts and plans suddenly derailed or left in limbo.

Last week, the Board heard repeated testimony that the CGO should be left intact across the county, allowing owners to bring multifamily, townhouses or two-family options to small commercial centers.

An alternative came out of the hearing, but it still suffers next to the original proposal. The Board adopted a staff amendment that developers would need to win a Special Exception to bring residential to CGO properties of less than 25 acres, and for parcels larger than 25 acres, get a rezoning to a planned development. That idea, said attorneys, would still have a chilling effect on building residential in the zone.

For developers, the only option is to leave the CGO alone. The Omnibus bill would 'take away uses permitted by right,' the Board was told. And the provision was only inserted in the last month, "at the 11<sup>th</sup> hour."

Others testified that it's difficult to develop plans based on the new Ordinance when such dramatic changes could be adopted.

### Staff Backs Data Center in Landover

A huge data center on the site of the former Landover Mall has staff backing.

Planners have recommended approval of the Lerner Corporation's plan to bring a data center of 4.13 million square feet to the approximately 87-acre tract along the Beltway, at 2101 Brightseat Road. Lerner's property was for years the Landover Mall, and since its closure, was one of the candidates to host the FBI relocation, a decision that has now been made in favor of Greenbelt.

County economic development officials have been advocating for more data center development, since the centers have minimal impact on roads and schools, but spin off substantial tax revenues. The Landover proposal is one of the first to come forward. Lerner's filing appears driven in part by the timing of the new Zoning Ordinance, for data centers are a permitted use in the former M-X-T zone, which the developer can still employ. The case is scheduled for March 14.

## Pair Buy Capitol Square Apts.

New York-based BrookWynn Capital, working with SHIFT Capital, completed the acquisition of the Capitol Square Apartments recently.

The two, as CS Investment, paid \$15.85 million for the 118-unit complex at 4008 38<sup>th</sup> Street in Brentwood.

Brookwynn and SHIFT say they will quickly begin a comprehensive renovation on 77 of the units, on a rolling basis so that none of the current residents are displaced.

The pair put the project value, including the acquisition, at \$21 million, using financing from the County, the Community Preservation Corporation, A. Walker & Co. and Arbor Realty Trust.

The deal is the latest example of the County using its right of first refusal to preserve 'naturally occurring affordable housing.' At Capitol Square, 65 percent of the units have been reserved for families earning between 40 and 60 percent of area median income.

The seller at Capitol Square was Signature Properties, which had bought the units in 2017, ending a seven-year hold.



Capitol Square.

## Building Permits Issued

February 13 – 26, 2024

**NVR Inc.**, to build three SFD units in 'South Lake,' Bowie, at:

- 15608 Twin River Circle;
- 15610 Twin River Circle;
- 15612 Twin River Circle;

**Arundel Station Homes**, to build a new SFD unit at 11415 Grago Drive, Fort Washington;

**Ryan Homes**, to build three TH units at 9030 – 9034 Belinda Boulevard, Upper Marlboro, in 'Armstrong Village;'

## Commercial Permits Issued

February 13 – 26, 2024

**Pepco**, to build a \$250,000 cell tower improvement at 18051 Eagle Harbor Road, Aquasco; 19299-2023;

**Alex General Construction**, to build a \$905,000 addition of 4,516 square feet, for Iglesia Christiana Rios de Agua, at 7222 Walker Mill Road, Capitol Heights; 15752-2020;

## Preliminary Plans Submitted

**4-23023 – New Carrollton**. Zoned RTO-H-C. 21.5 acres. Subdivide two parcels into 12 parcels. *Propose mixed use, incl. 610,000 sf office, 50,000 sf retail, 250-room hotel and 780 multifamily units.* Located on Garden City Parkway along Route 50, New Carrollton. Appl: New Carrollton Developer LLC, c/o Urban Atlantic, 7735 Old Georgetown Road, #600, Bethesda, Md. (301) 280-6600.

**4-23027 – Spirit of God**. Zoned R-R / C-S-C. 5.28 acres. *Propose 18,112 square foot church.* Located at 9207 Westphalia Road, Upper Marlboro, Md. Appl: Annette Dreher, 601 Kawa Court, Fort Washington, Md. 20774. (301) 440-5588.

**4-22050 – Fairview**. Zoned CGO (formerly C-S-C). 7.65 acres. *Propose 66 TH units.* Located in the northeast quadrant of the Beltway and Whitfield Chapel Road, Lanham. Appl: DD Land Holding LLC, c/o W.F. Chesley Inc., 2191 Defense Highway, #400, Crofton, Md. (301) 451-2200.

### **4-23002 – 8145 Baltimore Avenue (Turtle).**

Zoned NAC, LTO-E. 2.81 acres. Located on the east side of Baltimore Avenue, south of Navahoe Street, College Park. (8145 Baltimore Avenue). Appl: 8133 Baltimore Owner, LLC, c/o LV Collective, Austin, Texas.

**4-22014 – Hill Road Property**. Zoned R-18C and R-T. 3.71 acres. *Propose 7-Eleven gas station with convenience store.* Located in the northwest quadrant of Central Avenue and Hill Road, Capitol Heights. Appl: Retail RE Central Hill LLC, c/o Edward Scott, 117 West Patrick St., #200, Frederick, Md. 21701. (410) 290-1400.

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## Site Plans Submitted

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**DSP-19021-01 – South Lake Commercial.** Phase 1. Zoned LCD (formerly E-I-A). 59.8 acres. *Propose modifications to several pad sites, architecture.* Located at the intersection of Marketplace Boulevard and Route 301, Bowie. Appl: South Lake Partners LLC, 10100 Business Parkway, Lanham, Md. (301) 459-4400.

**DSP-20005 – Washington Pentecostal Assembly.** Zoned M-X-T. .59 acre. *Propose conversion of existing 7,818 square foot building for church.* Located at 4318 Baltimore Avenue, Bladensburg, Md. Appl: RDA Site Design, 9500 Medical Center Drive, #480, Largo, Md. 20774. (301) 952-8200.

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## Site Plans Approved

February 22 and 29, 2024

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**DET-2023-002 – Temple Hills Storage.** Zoned CGO. 2.84 acres. Located at 4607 Old Branch Avenue, Temple Hills, Md. Appl: Temple Hills Storage, 3323 NE 163rd Street, #506, North Miami Beach, Fl. 33160. (786) 3217298.

**DSP-01002-04 – Library Apartments.** Zoned RTO-H-C. 2.86 acres. *Propose redevelopment of portion of existing garage as 209 Multifamily units.* Located at 3325 Toledo Road, Hyattsville, Md. 20782. Appl: Bernstein Companies, 3299 K Street, NW, Washington, DC. (202) 333-9000.

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## Final Plats Approved

February 22 and 29, 2024

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**5-22049 (-054) and 22115 and 116 – Metro City.** Zoned RMF-20. (Prior zone M-X-T). 25.9 acres. *72 TH lots.* Located on the west side of South Addison Road, 3,500 feet south of Route 214, Capitol Heights. Appl: Metro City LLC, c/o Kushner Investment, 10701 Lady Slipper, Rockville, Md. (301) 467-5536.

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## District Council Zoning Actions

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**ZMA-2022-003 – Smith Lake Estates.** Request RR to R-PD zone, to allow 130 to 150 units in a mix of TH and SFD units. Located west of Frank Tippet Road, 600 feet from Commo Road, Clinton. Appl: D.R. Horton Inc., 181 Harry S. Truman Parkway, Annapolis, Md. (301) 407-2600. *Council Voted to Prepare Order of Approval.*

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## Real Estate Transactions of Note

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**Bowie Properties II LLC** to **Minority Environmental Solutions and Services**, 10009 Westphalia Road, Upper Marlboro, Md. Two parcels. Located at 16600 Old Central Avenue. Total 43,124 square feet. Improved with house (built 1941). Zoned IE. Tax map 70E-3. Tax ID: 07-0735639 and 21. Liber 49549, page 157. Deed date: January 16, 2024. *Purchase price: \$350,000.*

**Gasnel E. Bryan et al** to **6201 Fallard Drive LLC**, 6210 Fallard Drive, Upper Marlboro, Md. Two parcels. Located at 6203 and 6209 Dower House Road, Upper Marlboro, Md. Total 38,075 square feet. Unimproved. Zoned IE. Tax 99D-4. Tax ID: 09-0908772 and 0884825. Liber 49549, page 122. Deed date: January 29, 2024. *Purchase price: \$190,000.*

**Girl Scout Council of the Nation's Capital**, 4301 Connecticut Ave., NW, #M-2, Washington, DC, to **Maryland National Capital Park and Planning Commission**. 536 acres. Located on Heathermore Boulevard, Upper Marlboro, Md. Zoned RSF-95. Tax map 128C-1. Tax ID: 15-1750660 et al. Liber 49558, page 7. Deed date: January 5, 2024. *Purchase price: \$12,600,000.*

### RESIDENTIAL

#### Bowie

**Towns at Melford, LLC**, c/o St. John Properties, Baltimore, Md., to **MAB of Maryland 5, LLC**, c/o Mid-Atlantic Builders, 11611 Old Georgetown Road, 2<sup>nd</sup> Floor, Rockville, Md. Lots 31 – 42 (Block B) in 'Melford Town Center.' (12 TH lots). Located at 17210 – 17236 Melford Boulevard, Bowie, Md. 20715. Zoned TAC-E. Tax map 48A-3. Tax ID: 07-5720900 et al. Liber 49567, page 342. Deed date: February 2, 2024. *Purchase price: \$1,418,721.*

**South Lake Partners LLC**, c/o Chesapeake Realty Partners, Owings Mills, Md., to **NVR, Inc.** Lot 16 (Block G) in 'South Lake.' Located at 15516 Twin River Circle, Bowie, Md. Lot is 7,700 square feet. Unimproved. Zoned LCD. Tax map 70B-3. Tax ID: 07-5692812. Liber 49556, page 467. Deed date: February 1, 2024. *Purchase price: \$160,000.*

**South Lake Partners LLC**, c/o Chesapeake Realty Partners, to **NVR Inc.** Lot 63 (Block G) in 'South Lake.' Located at 15626 Twin River Circle, Bowie, Md. Lot is 7,732 square feet. Zoned LCD. Tax map 70B-3. Tax ID: 07-5693042. Liber 49559, page 170. Deed date: January 30, 2024. *Purchase price: \$175,000.*

**South Lake Partners LLC** to **NVR Inc.** Lots 65 – 70 (Block A) in 'South Lake.' (6 TH lots). Located on Bright Star Way, Bowie, Md. Zoned LCD. Tax map 70B-3. Tax ID: 07-5683976 et al. Liber 49560, page 543. Deed date: January 17, 2024. *Purchase price: \$727,500.*

(Continued on Page 7)

**Real Estate Transactions (from P. 6)****Clinton / Brandywine**

**Forestar (USA) Real Estate Group Inc.** to **D.R. Horton Inc.**, Edgewater, Md. Lots 1 – 10 (Block A) and 1- 6 (B) in 'Woodyard Station. Located at 8701 – 8719 Tavern Street and 8831 – 8841 Mimosa Avenue, Clinton, Md. (16 TH lots). Zoned RMF-48. Tax map 116D-2. Tax ID: 09-5695850 et al. Liber 49561, page 59. Deed date: January 4, 2024. **Purchase price: \$1,716,210.**

**Forestar (USA) Real Estate Group Inc.** to **D.R. Horton Inc.**, Edgewater, Md. Lots 7 – 18 (Block B) and 1 – 6 (Block C) in 'Woodyard Station.' Located on Mimosa Avenue, Tavern Street and Cherrybark Road, Clinton. (18 TH lots). Zoned RMF-48. Tax map 116D-2. Tax ID: 09-5696160 et al. Liber 49561, page 65. Deed date: September 14, 2023. **Purchase price: \$1,898,152.**

**Timothy Brandywine Investments One, LLC**, c/o Michael Gardiner, 2124 Priest Bridge Drive, #18, Crofton, Md., to **NVR Inc.** Lot 18 (Block B) in 'Timothy Branch.' Located at 14112 Herring Run Court, Brandywine, Md. Lot is 5,750 square feet. Zoned LCD. Tax map 145B-4. Tax ID: 11-5715116. Liber 49569, page 574. Deed date: February 6, 2024. **Purchase price: \$132,437.**

**Timothy Brandywine Investments One, LLC**, c/o Michael Gardiner, to **NVR, Inc.** Lots 88 and 89 (Block B) in 'Timothy Branch.' Located at 14334 and 14336 Longhouse Loop, Brandywine. Lots avg. 3,250 square feet. Zoned LCD. Tax map 145B-4. Tax ID: 11-5715787 and 98. Liber 49553, page 106. Deed date: January 29, 2024. **Purchase price: \$183,375.**

**Upper Marlboro**

**Westphalia Md LP**, c/o Sandler & Sons, Virginia Beach, Va., to **DRB Group Mid-Atlantic**, 2099 Gaither Road, #600, Rockville, Md. Lots 112 – 115 (Block A) and 311 (B) in 'Westphalia East.' Located at 10740 – 10746 Blanton Way and 10803 Meridian Hill, Upper Marlboro. Zoned TAC-E. Tax map 100A-1. Tax ID: 15-5714841 et al. Liber 49555, page 284. Deed date: February 1, 2024. **Purchase price: \$169,350.**

**CBWPG LLC**, c/o Alan D. Cohen, to **NVR, Inc.** Lots 1 – 8 (Block F) in 'Cabin Branch Village.' (Armstrong Village). (8 TH lots). Located at 9004 – 9018 Belinda Boulevard, Upper Marlboro, Md. Zoned RMF-20. Tax map 90D-2. Tax ID: 06-5660656 et al. Liber 49560, page 536. Deed date: January 16, 2024. **Purchase price: \$935,027.**

**Other Locations**

**Fairways Glenn Dale Md LP**, c/o Sandler & Son, Virginia Beach, Va., to **D.R. Horton Inc.**, 137 Mitchells Chance Road, #300, Edgewater, Md. Lots 1 – 10 (Block G) and 23 – 38 (G) in 'The Fairways.' (Fairway Estates). Located 11700 – 11708, 11712 – 11720, 11812 – 11826 and 11900 – 11906, and 11910 - 11926 Wynnifred Place, Glenn Dale, Md. Zoned AG. Tax ID: 14-5689701 et al. Liber 49560, page 573. Deed date: January 4, 2024. **Purchase price: \$1,950,000.**

**CS Patuxent Greens LLC**, c/o Alan Cohen, to **NVR, Inc.** Lot 5 (Block J) in 'Patuxent Greens.' Located at 6535 Clubhouse Drive, Laurel, Md. Lot is 7,172 square feet. Tax map 6F-4. Tax ID: 10-5644931. Liber 49547, page 407. Deed date: February 5, 2024. **Purchase price: \$191,000.**

**MULTIFAMILY**

**Capitol Square LP**, c/o Michael Katz, Signature Properties, 1700 Reisterstown Road, #215, Baltimore, Md., to **CS Investment Partners LLC**, c/o Brookwynn Capital Partners, Calvin Jones III, 5 West 120<sup>th</sup> Street, BSMT Apt B, New York, NY. Blocks A, B and C in 'Keenan Tract,' Brentwood. Located at 4008 38<sup>th</sup> Street, Brentwood, Md. 20722. 'Capitol Square Apartments.' 118 units. Zoned RMF-48. Tax map 50A-3. Tax ID: 17-1943133 et al. Liber 49562, page 302. Deed date: January 31, 2024. **Purchase price: \$15,850,000.**

**Central Garden Associates LP**, c/o Mid-City Financial Corporation, to **Central Garden Preservation LLC**, c/o Hudson Valley Properties Group, 200 Vesey Street, 24<sup>th</sup> Floor, New York, NY. Tax. Parcel B in 'Baber Village.' Located at 15 Cindy Lane, Capitol Heights, Md. 20743. 'Central Gardens Apartments.' 96 units. Zoned RMF-20. Tax map 66D-4. Tax ID: 18-1994870. Liber 49554, page 44. Deed date: January 30, 2024. **Purchase price: \$13,690,000.**

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**The Maryland Newsletters**

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