

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 38, Number 9

May 6, 2025

In Brief...

...It's all things bedding that will fill space at 7280 Woodmont Avenue. Retailer Boll & Branch is moving in, and pulled a fitout permit to make \$450,000 in improvements to ready the Bethesda location for its sheets, pillows and pajamas. The permit references just over 1,500 square feet of space.

... Equity Residential has taken note of the County's rent control laws and doesn't like them. In a recent earnings call, according to the Business Journal, Equity CEO Mark Parrell disparaged the county's political climate for passing the rent cap, and its 'increasingly hostile' attitude toward housing providers. Parrell said his firm is 'unlikely to invest further' in the area.

...CitiBank wants to transact business at a new Bethesda location. The bank pulled a permit to make \$2.2 million in fitout improvements at 8101 Wisconsin Avenue. TD Bank formerly did its brand of banking there.

...The first residents are moving in at Logic White Oak, the newest apartments on the east side of the County. NRP Group, in a venture with CP Capital, developed the 387-unit complex at 2220 Broadburch Drive that includes a five-story building and townhouses. Pre-leasing started in March.

Toll Broadens Its Approach *Building 'Two's' in Rockville*

Toll Brothers' latest land acquisition expands its product line here into two-over-two condos.

The builder, more generally known for its estate lots and high-end single-family homes, has acquired a downtown Rockville parcel occupied today by a townhouse-style office building. In a move in keeping with the times, Toll will knock down the offices and turn the site over to the four-level two-over-two townhouses. The builder reportedly paid \$8.22 million for the property, located at 622 North Washington Street, at Hungerford Drive.

Toll's plan for what has been called 'Washington Square,' now pending final approvals with the City of Rockville, shows 48 two-over-two's on the 2.17 acre site. The 30,000 square feet in office space will be consigned to the hereafter.

Two-over-two's aren't new to Toll, as it has built them in Virginia and elsewhere, but in building them in Rockville, they diversify a sales approach here for the builder that includes singles in Mount Prospect and Amalyn Bethesda, and its recently-opened townhouses at Chevy Chase Crossing.



Toll Brothers' two-over-two design.

Mychael Cohn and Aaron Lebovitz at CPG Realty brokered the Washington Square sale.

Famous Pawn is Retail Buyer

Famous Pawn spends all day buying and selling. But one day in March, it went big and bought the building it occupies in Wheaton.

The pawnbroker is now the owner at 11123 Viers Mill Road. Famous paid \$3.85 million for the 16,478 square foot building, known as the Triangle Building and located opposite an entrance to Wheaton Plaza near the Wheaton Metro Station. The two-story building includes retail on the first floor and office above, and traded largely leased, but for some suites in the second-floor office space.

Larry Rosen at Commercial and Investment Realty and Arnie Litman brokered the sale.

MARYLAND NEWSLETTERS

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report
PO Box 1358, Olney, Md. 20830. (301) 924-1994. Email: support@marylandnewsletters.com
www.marylandnewsletters.com

Beechcraft Lease

A company that can turn any wall into an artistic statement is opening a new location in Gaithersburg. Panel Décor will be opening a first Maryland location soon at 7901 Beechcraft Avenue. The company, which does artistic wall treatments, leased 3,780 square feet in the Airpark building.

Gary Edell at 4 Dimensional Real Estate Solutions represented the landlord.

‘Enclave’ Opening In Bethesda

To its current Gaithersburg location, Enclave has added a Bethesda outlet.

Enclave, which specializes in co-working offices, leased 2,990 square feet at 4933 Auburn Avenue recently, giving the Chicago-based company a bigger presence here. Over a dozen of its 16 outlets are in the Chicago area.

Alex Alperstein and Clark Turner at AdvisoRE LLC represented landlord Douglas Development, while Ashik Rath at Compass brought the tenant.

Maple Ave. Sale

A Bethesda property that long ago was a home but is now offices, has traded.

4713 Maple Avenue Bethesda was sold to a new buyer for \$1.4 million recently. The 1,600 square foot house/office was built in 1938 and sits on nearly 5,000 square foot lot. It was home for years to Smith Thomas Smith Construction.

Bill Montrose and Tyke Papanicolas at AMR Commercial brokered the sale.

Redevelopment at Office Park

A redevelopment deal will give Dream Finders Homes a Rockville presence.

The builder has struck an agreement with Buchanan Partners and The Pinkard Group to buy a portion of The Grove office park in Rockville that Buchanan and Pinkard just acquired. The two development groups paid \$47 million recently to acquire the five buildings that make up The Grove 270. Fronting on Shady Grove Road just west of I-270, the five total about 575,000 square feet, and were sold by a Link partnership.

Documents filed in the Land Records with the deeds for The Grove show that Dream Finders placed a deposit with the Buchanan / Pinkard partnership that could lead to the redevelopment of three of the five buildings. Longterm, a portion of the park will remain office.

The documents don't provide a potential residential unit count, and in fact, Dream Finders and the new owners must yet navigate the entitlements process in order to win any approvals. At this point, the builder and the Buchanan / Pinkard partnership have not officially started that process.

Nevertheless, County policies lately have been encouraging redevelopment of older office buildings, including legislation just passed by the Council to streamline that process, and offer, in some cases, tax abatements.

At the same time, Buchanan and Pinkard have hired Lincoln Property Company to lease the office buildings and are currently marketing for new tenants and doing renewals.



Dream Finders, meanwhile, is on an expansion pace in the suburban Maryland market, writing additional deals in both Prince George's and Montgomery counties.

7609 Fairfax Leads May Infill Deals

Half a dozen new-build infill homes in Bethesda and Chevy Chase were settled in April.

The to-be-built at 7609 Fairfax Road in Edgemoor was the top of the line, pricewise, getting \$6.85 million. The remaining five units averaged about \$2.4 million.

In Bradley Woods, Washington Metropolitan Homes parted with 5909 Aberdeen Road, getting \$2.82 million, while Douglas Construction Group collected \$2.56 million for 5421 Glenwood Road. An ERB Properties sale at 7509 Ben Avon Road, brought, after a price correction, \$2.4 million.

A Bump Up in 1Q Sales, But...

As we delve into the 1st Quarter new-home closings, remember one key point: the data largely reflects a 'pre-tariff' world.

Much has changed since most of the homes settled in the 1st Quarter went under contract and were delivered. Whatever expectations builders had for the rest of 2025, those are tossed into uncertainty now after President Trump's tariff announcements and pruning of federal jobs.

In all, builders closed 180 homes in the 1st Quarter, better than the 140 closed in last year's first three months.

More singles and more towns were settled, but the change was most apparent in condos, as settlements moved from seven to 37 year-to-year. EYA and Craftmark's openings at Farmstead and The Grove, both in Rockville, and Beazer's age-restricted units in Clarksburg drove the higher number of condo deals.

Price-wise, it was in townhouses that the 1st Quarter was most different from last year's first quarter, as the townhouse market went decidedly upscale. Where Bloom Montgomery Village was the volume leader this time last year, driving average sales in the \$600's, it was less of a force in the first three months of 2025.

Instead, high-end towns like Tri Pointe's 'Northpark' units, and Craftmark's sales at The Grove, helped push average townhouse settlements county-wide to \$935,000.

Montgomery 1Q 2024 Closings

Single-family Communities

Community	Location	Builder	# of 1Q Closings	Avg. Price
Creekside @ Cabin Branch	Boys	Pulte Homes	11	\$1.15M
Amalyn	Bethesda	Toll Brothers, Tri Pointe	8	\$2.19M
Mt. Prospect	N. Potomac	Toll Brothers	4	\$2.24M
Seneca Farms	Germantown	D.R. Horton	3	\$1.73M
Goshen Hunt Hills	Gaithersburg	D.R. Horton	3	\$1.10M

Townhouse Communities

Community	Location	Builder	# of 1Q Closings	Avg. Price
Creekside @ Cabin Branch	Boys	Pulte	17	\$652,219
The Grove	Rockville	Craftmark Homes	14	\$1.08M
Farmstead	Rockville	Pulte, EYA	10	\$776,102
Amalyn	Bethesda	Tri Pointe	8	\$1.43M
Northpark	N. Bethesda	Tri Pointe	8	\$1.55M
Reserve at Damascus	Damascus	Dream Finders Homes	7	\$640,392
Mont. Village Center	Montgomery Village	DRB Homes	2	\$520,918
Damascus Village	Damascus	Dream Finders Homes	2	\$610,000

Condominium Communities

Community	Location	Builder	# of 1Q Closings	Avg. Price
Farmstead	Rockville	Pulte Homes	18	\$642,022
The Grove	Rockville	Craftmark Homes	12	\$741,489
Gatherings @ Cabin Branch	Clarksburg	Beazer Homes (Age-restricted)	5	\$568,432

Age-Restricted Villa Communities

Community	Location	Builder	# of 1Q Closings	Avg. Price
Village at Cabin Branch	Clarksburg	DRB Group	11	\$549,432

HOC Setting Price

A final agreement on the price tag for the Housing Opportunities Commission's (HOC) newest apartment building should be reached this week.

With 413 units and 7,000 square feet of space expected to be filled as a county library, the 'Sage' will be the third HOC apartment building to be built in the Westside Shady Grove project on Crabbs Branch Way. HOC has already given the construction work to CBG, but will take up a guaranteed maximum price (GMP) at its main commission meeting this week.

Last week, HOC staff recommended the agency agree on a \$106.5 million GMP with CBG. That price reflects the total construction cost, including the building, parking garage, roof solar panels and site improvements. The library space will be delivered as a cold dark shell.

Staff and CBG, says a committee recommendation, had to tabulate the GMP in an environment of 'risk and uncertainty over tariffs and labor shortages.'

The Maryland Newsletters

Montgomery Newsletter
Prince George's Newsletter
Howard /Arundel Report

www.marylandnewsletters.com

(301) 924-1994

Email:

support@marylandnewsletters.com
[m](mailto:support@marylandnewsletters.com)

Read 'em All.

Casey Files Rezoning Application

The Casey Foundation is moving to rezone a Gaithersburg property for multifamily redevelopment.

Casey submitted a rezoning application with the City recently that would enable it to redevelop the Rosedale Apartments with double the density. From the current 192 market-rate units at the intersection of Route 355 and the ramp to I-370, Casey hopes to yield 429 units, a net of 237 new units.

The group says that the existing complex, while 'naturally affordable,' is in need of substantial upgrades that don't make financial sense. Instead, while increasing the density, Casey will restrict 75 percent of the new units to tenants with incomes below area median income. In a two-phase plan, Casey says it will develop a first building, transfer existing Rosedale residents into that building, then deliver the second building.

Casey had already won an annexation that brought the south Gaithersburg property into the City limits.

Bidder Claims Bethesda Medical Building

A winning auction bid was accepted for a medical office building in Bethesda.

In an online Ten-X auction, 8216 – 8218 Wisconsin Avenue, just south of Battery Lane, brought a final bid of \$4.95 million. The auction company noted that the price met its reserve and would be accepted as a winning bid.

What the yet-unidentified top bidder got was a 58,081 square foot medical building that is about 50 percent leased. Marketing materials said the building was outfitted with 50 units, including three retail units fronting on Wisconsin Avenue. The brochure said the ultimate buyer could increase occupancy by modernizing the vacant spaces, or turn to an adaptive reuse or outright redevelopment.

Christopher Near End at Knob Hill; Next Coming

Pushing the term 'estate lots' to its limits, Christopher Companies has sold nine of its ten lots in Dickerson.

The Oakton, Va.-builder is down to one lot remaining at its 'Knob Hill Estates at Madison Fields,' where its lots run from nine to 22 acres off Big Woods Road. In the world of large lots, those are especially big. Christopher, in a venture with the Madison House Autism Foundation, started sales in late 2023, and has written the nine sales across the last 16 months. In recent weeks, the builder has closed the first two houses, getting \$1.73 and \$1.90 million at the settlement table.

The target buyers for Christopher's first job in the County were folks that wanted elbow room and sweeping views, including of Sugarloaf Mountain. Prices at the outset started at \$1.32 million, and the last home for sale now, the model, is priced at \$2.09 million.

Christopher moves next into an eight lot job in Poolesville, where it will start sales this Spring at 'Estates at Hartz Farm,' off Whites Ferry Road (Route 107).

Two Leases in Metro Park North

Trusted Sciences and Technology will move to a Rockville building.

The government contractor leased 4,200 square feet at 7361 Calhoun Place, in the larger Metro Park North office park. Landlord DSC Partners recently made some improvements at the Rockville building, including revamping the lobby.

Also coming to Metro Park North is The Well Church, which claimed 6,322 square feet at 7650-2 Standish Place. The group will use the space for its offices.

In both cases, Ken Fellows, Rob Pugh and Keiry Martinez at KLN represented the landlord, while JLL brought Trusted Sciences and Foundry Commercial represented Well Church.

Law Deal at 915

Miles & Stockbridge is taking its legal work to Pike & Rose. The law firm committed to a 6,879 square foot lease at 915 Meeting Street recently, pushing the North Bethesda building to more than 90 percent leased. Robert Half and First Savings Mortgage are newly leasing space in the building as well.

Miles & Stockbridge expects to move in during the 3rd Quarter, taking a place on a tenant roll that already includes Sodexo, Choice Hotels and Joola.

Landlord Federal Realty Investment Trust was represented by Bernie McCarthy and Danny Sheridan from JLL, and Miles & Stockbridge was represented by Jay Farmer and Jake Katz of JLL.

Council Bill on Density ‘Incentives’

The whole world of benefits that developers offer in exchange for density may be about to change.

Introduced last week at the County Council is legislation (ZTA-2505) that revamps the ‘incentive zoning’ or benefits program, tying the program more closely to current county priorities. As well, the new approach more closely ties the benefits offered to building FAR, instead of the point system used previously.

The benefits program governs developers who want to use the optional method in the CR, EOF, Life Sciences and CRT zones. Going back to 2010, developers choose from a menu of benefits they can provide in exchange for density bonuses. But planners have found that despite a broad menu, only a handful of benefits are repeatedly chosen.

The County’s priorities have also changed since 2010, so the new approach is to streamline the menu, and align the shorter menu with the County’s updated growth priorities. From the previous 36 options, planners have created four primary categories: Housing for All, Environmental Resilience, Infrastructure for Compact Growth and Complete Community Amenities. Within those four categories are 13 total options, about a third of the previous menu.

Additionally, planners say the system of requiring points has sometimes resulted in asking too much of small projects and too little of large projects. Thus, the second major change is to tie benefits to FAR. As a project increases in proposed FAR, it will need to provide greater public benefits, which will be laid out in ‘Tiers,’ from lower to higher FARs.

What the legislation is getting at is developers providing perhaps fewer but more meaningful benefits, and tying those benefits more realistically to the size of the project.

Another Small Office Building Trades

A string of small office buildings have traded over the few months, and a Veirs Mill Road building kept the trend going.

This time it was 12125 Veirs Mill Road in Silver Spring, where a partnership headed by the Delgado Group is now the owner. Rockville-based Delgado, through an affiliated LLC and headed by Fernando Delgado, paid \$2.5 million for the 29,633 square foot building.

Located at Veirs Mill and Randolph Road, the building is anchored by a Bank of America branch and offices. It was a church that sold the building, the Action City Church, which has also located its offices in the building.

Action City had bought the building in 2018 for \$2.2 million. Neil Draddy at Jay Clogg Realty brokered the sale to the Delgado partnership.

Building Permits Issued

April 14 – 25, 2025

Bethesda

Classic Homes, 6116 Executive Blvd, #750, Rockville, Md. (301) 251-2001, to build a \$700,000 unit at 5905 Landon Lane, Bethesda, in 'Pineview;'

Ally DC LLC, 7800 Wisconsin Ave., #200, Bethesda, Md. 20816, (301) 703-2340, to build a \$219,800 unit at 5207 Iroquois Road, Bethesda, in 'Glen Echo Heights;'

Sandy Spring Builders, 4705 West Virginia Ave, Bethesda, Md. 20814, (301) 913-5995, to build an \$800,000 unit at 6103 Princeton Avenue, Glen Echo;

Bethesda Homes, 4837 Leland Street, Chevy Chase, Md. (240) 417-5357, to build a \$250,000 unit at 9802 Broad Street, Bethesda, in 'Alta Vista Gardens;'

Foxhall Homes, 10525 Aubinoe Farm Drive, Bethesda, Md. (240) 381-1953, to build a \$500,000 unit at 7608 Leesburg Drive, Bethesda, in 'Oakwood Knolls;'

Toll Brothers, Columbia, Md. (410) 872-9105, to build three units in Amalyn Bethesda, at:

- 6950 Renita Lane;
- 6921 Greyswood Road;
- 6923 Greyswood Road;

Other Locations

Kent Construction, 117 Chews Manor Road, Stevensville, Md. 21666, (240) 372-7371, to build a \$1.5 million unit at 18111 Bowie Mill Road, Rockville;

Wilfred Ventura Construction, 15716 Edwards Ferry Road, Poolesville, Md. (301) 370-3944, to build a \$750,000 unit at 6705 Allegheny Avenue, Takoma Park;

Sky Gardens Inc., 6609 Melody Lane, Bethesda, Md. 20817, (202) 577-5664, to build a \$300,000 unit at 6145 Tuckerman Lane, Rockville;

Pulte Homes, 9302 Lee Highway, #1000, Fairfax, Va. (703) 934-7828, to build a \$288,000 unit at 14620 Sourgum Road, Boyds, in 'Creekside at Cabin Branch;'

Townhouse Permits Issued

EYA, Bethesda, Md. (301) 634-8600, to build three TH units avg. \$250,000 on Zenith Overlook, Bethesda, in 'Westwood Square;'

Tri Pointe Homes, Potomac, Md. (301) 803-4721, to build nine TH units on Josiah Henson Parkway and Crosswind Drive, Rockville, in 'Northpark;'

Toll Brothers, Columbia, Md. (410) 872-9105, to build 7 TH units on Erdem Place, Chevy Chase;

Wormald Homes, Frederick, Md. (240) 405-1343, to build two units avg. \$710,000 on Medical Center Drive, Rockville, in 'The Grove;'

Commercial Permits Issued

April 14 – 25, 2025

Joyce Agulan, 16720 Index Street, Granada Hills, Ca. (818) 720-2147, to build a \$250,000 fitout for a fitness studio at 7821 Tuckerman Lane, Potomac;

CitiBank Bethesda, 8101 Wisconsin Ave., Bethesda, Md. (571) 218-8927, to build a \$2.2 million fitout for bank activity at 8101 Wisconsin Avenue, Bethesda;

Baltimore Onyx Creative, Glen Burnie, Md. (410) 553-0110, to build a \$120,000 alteration of 4,430 square feet at 6101 Executive Blvd, Rockville;

Ideal Due Diligence, 5350 Iroquois Avenue, Fairfield, Ohio, 45014, (513) 389-1059, to build a \$450,000 fitout for Boll & Branch, at 7280 Woodmont Avenue, Bethesda;

Bates Architects LLC, Frederick, Md. (301) 644-0444, to build a \$175,000 fitout for a physical therapy clinic at 9420 Key West Avenue, Rockville;

Heroes Inc., 5404 Wisconsin Avenue, Chevy Chase, Md. (571) 218-8927, to build a \$500,000 fitout of 2,640 square feet at the same address;

Peace in Movement, 8737 Colesville Road, #201, Silver Spring, Md. (703) 203-3783, to build a \$100,000 new tenant fitout of 3,324 square feet at the same address;

Greentree Road Ventures, 4705 W. Virginia Avenue, Bethesda, Md. (301) 252-0464, to build a \$650,000 alteration and interior restoration at 8804 Old Georgetown Road, Bethesda;

Nurrav Anahtar, 7925 Glenbrook Road, Bethesda, Md. (301) 951-7933, to build a \$290,000 fitout for fitness center at 7832 Wisconsin Avenue, Bethesda;

City of G'burg Applications

Z-10030-2025 – Casey Rosedale. 9.37 acres. *Request rezoning from R-18/R-20 to CD to accommodate 429 multifamily unit redevelopment.* Located in the northwest quadrant of I-370 ramp and Route 355, Gaithersburg, Md. Appl: Casey Management Group LLC, 16803 Crabbs Branch Way, Rockville, Md. 20855. (301) 948-6500.

City of G'burg Actions of Note

Z-9928-2024 – 417 Development et al. *Request rezoning from C2 to CD, for redevelopment with up to 410 multifamily units.* 6.49 acres. Located at 481 N. Frederick, 101 Lakeforest Blvd, and 702 Russell Avenue, G'burg. Appl: c/o Guardian Realty Investors, c/o Brian Lang, 6000 Executive Blvd, #400, North Bethesda, Md. (301) 770-5930. **Public Hearing Held.**

City of Rockville Actions of Note

ANX2023-00147 – Preliminary Annexation Plan for WMATA Property. Property located around the Shady Grove Metro Station, on the east side of Route 355. 107.9 acres. Proposal is to annex within City of Rockville municipal boundary. ***Public Hearing Held by Planning Commission.***

Administrative Subdivisions Approved

62023001A – Donner Property. Zoned R-90. 2.28 acres. 2 lots. *Request remove Condition 26, requiring recordation of common use and access covenant over trails, sidewalks.* Located at 939 Grays Lane, Wheaton. Appl: Irah Donner, 310 Lewis Avenue, Woodmere, New York, 11598. (646-660-4433. ***Approved.***

Preliminary Plans Submitted

12020005B – Creekside at Cabin Branch. *Request is for modification regarding traffic signal and issuance of permits.* Zoned RNC. 400.2 acres. Approved for 167 SFD and 117 TH. Located southwest quadrant of Route 121 and I-270, Clarksburg. Appl: Pulte Home Co., 9302 Route 29, #1000, Fairfax, Va. (703) 273-6196.

12020004A – Resurvey on Locust Level. *Request Extension of Plan.* Zoned RC. 33.8 acres. *Approved for religious assembly building and 29-student daycare center.* Located on Ridge Road, 650 feet north of Davis Mill Road, Clarksburg. Appl: DC Metro Sai Samsthan, 19711 Waters Road, Germantown, Md. 20874. (703) 431-1134.

120240090 – Bennett Road Subdivision. Zoned R-200. 1.94 acres. *Propose 3 lots.* Located in the southwest quadrant of Alderton Lane and Bennett Road, Aspen Hill. Appl: Chris Olidepo, Vagangan LLC, 229 Washington Blvd, Laurel, Md. 20707. (301) 514-2715.

Preliminary Plans Approved

April 24 and May 1, 2025

120250060 – Rickman Property. Zoned IL-1.0. 6.30 acres. *Propose one lot for up to 40,451 square feet of density, including 17,765 sf of warehouse, 14,400 sf of office and 5,000 sf of light manufacturing.* Located at 18849 Woodfield Road, Gaithersburg, Md. Appl: Potomac Valley Brick and Supply Company, 15810 Indianola Drive, #100, Rockville, Md. 20855. (301) 309-9600.

Real Estate Transactions of Note

Ann Rossi Alexander to 2nd Avenue Development LLC, 12309 Galesville Drive, Gaithersburg, Md. Lot 19 (Block 10) in 'B.F. Leighton's Subdivision of Woodside.' Located at 8603 2nd Avenue, Silver Spring, Md. 20910. Lot is 7,476 square feet. Unimproved. Zoned CR-5.0. Tax ID: 13-01092037. Liber 69092, page 405. Deed date: April 11, 2025. ***Purchase price: \$1,100,000.***

Action City Church Inc., c/o Pastor Lawrence Okoye, to **12125 Veirs Mill Road LLC,** c/o Fernando Delgado, Delgado Group, 17 West Jefferson Street, #100, Rockville, Md. 20850. Lot 2 in 'Denit's Addition to Connecticut Avenue Park.' Located at 12125 Veirs Mill Road, Silver Spring, Md. 20906. Lot is 82,777 square feet. Improved with 29,633 square foot office building. Zoned CRT-1.25. Tax ID: 13-00977823. Liber 69087, page 34. Deed date: April 9, 2025. ***Purchase price: \$2,500,000.*** Deed of Trust: \$1.875 million, Capital Bank.

MIE LLC, c/o Richard Weber, to **RCT Real Properties LLC,** 9027 Shady Grove Court, Gaithersburg, Md. 20877. Unit 103A in 'North Bethesda Medical Center Condominium.' Located at 11125 Rockville Pike, Unit 103A, Rockville, Md. 20853. Unit is 1,917 square feet. Zoned EOF-3.0. Tax ID: 04-03729806. Liber 69072, page 359. Deed date: April 8, 2025. ***Purchase price: \$766,800.***

Arlene B. Hillerson to Famous Pawn Inc., 1600 West 7th Street, Fort Worth, Tx. 76102. Located at 11123 – 11129 Veirs Mill Road, Silver Spring. Lot is 10,916 square feet. Improved with 16,478 square feet retail / office. 5.7 acres. Zoned CR-6.0. Tax ID: 13-01187596. Liber 69058, page 158. Deed date: April 8, 2025. ***Purchase price: \$3,850,000.***

Real Estate Transactions of Note (from p. 7)

B9 Sequoia Grove Owner LLC, c/o Blackstone Real Estate Advisors, 345 Park Avenue, NY, to **9200 Corporate Blvd LLC**, c/o Buchanan Partners, 4747 Bethesda Ave., #650, Bethesda, Md. Parcel D-D in 'Discoverly Hall.' Located at 9200 Corporate Boulevard, Rockville, Md. 20850. 57 acres. Improved with 119,086 square foot office building. Zoned CR-1.5. Tax ID: 09-02747536. Liber 69069, page 275. Deed date: March 13, 2025. **Purchase price: \$11,166,605.**

B9 Sequoia Grove Owner LLC, c/o Blackstone Real Estate Advisors, 345 Park Avenue, NY, to **9201 Corporate Blvd LLC**, c/o Buchanan Partners, 4747 Bethesda Ave., #650, Bethesda, Md. Parcel I-1 in 'Discoverly Hall.' Located at 9201 Corporate Boulevard, Rockville, Md. 20850. 5.0 acres. Improved with 105,073 square foot office. Zoned CR-1.5. Tax ID: 09-02747525. Liber 69069, page 283. Deed date: March 13, 2025. **Purchase price: \$9,728,108.**

B9 Sequoia Grove Owner LLC, c/o Blackstone Real Estate Advisors, 345 Park Avenue, NY, to **9200 Corporate Blvd LLC**, c/o Buchanan Partners, 4747 Bethesda Ave., #650, Bethesda, Md. Parcel S-S in 'Discoverly Hall.' Located at 9210 Corporate Boulevard, Rockville, Md. 4.56 acres. Improved with 127,059 square foot office. Zoned CR-1.5. Tax ID: 09-03384464. Liber 69069, page 291. Deed date: March 13, 2025. **Purchase price: \$7,614,687.**

B9 Sequoia Grove Owner LLC, c/o Blackstone Real Estate Advisors, 345 Park Avenue, NY, to **9200 Corporate Blvd LLC**, c/o Buchanan Partners, 4747 Bethesda Ave., #650, Bethesda, Md. Parcel Y-Y in 'Discoverly Hall.' Located at 9211 Corporate Boulevard, Rockville, Md. 20850. 4.4 acres. Improved with 119,890 square foot office building. Zoned CR-1.5. Tax ID: 09-03784578. Liber 69069, page 300. Deed date: March 13, 2025. **Purchase price: \$7,250,500.**

B9 Sequoia Grove Owner LLC, c/o Blackstone Real Estate Advisors, 345 Park Avenue, NY, to **9200 Corporate Blvd LLC**, c/o Buchanan Partners, 4747 Bethesda Ave., #650, Bethesda, Md. Parcel G-G in 'Discoverly Hall.' Located at 9231 Corporate Boulevard, Rockville, Md. 5.65 acres. Improved with 136,979 square foot office. Zoned CR-1.5. Tax ID: 09-02747503. Liber 69069, page 308. Deed date: March 13, 2025. **Purchase price: \$11,240,100.**

RESIDENTIAL

SAH Homes Associates LLC, c/o EYA, 4800 Hampden Lane, #300, Bethesda, Md., to **CM Strathmore LLC**, c/o Craftmark Homes, 1355 Beverly Road, #330, McLean, Va. Lots 1 – 17 in 'Strathmore View.' Located on Strathmore Avenue, Kensington, Md. SFD lots. Tax ID: 04-00045122 et al. Liber 69076, page 246. Deed date: April 1, 2025. **Purchase price: \$12,750,000.** Deed of Trust: \$12.3 million, Sandy Spring Bank.

14109 Turkey Foot LLC, c/o Jason Goozh, Markara Builders, to **EVG – TB Ventures LLC**, 3684 Centerview Drive, #120, Chantilly, Va. Lot 31 in 'Travilah Acres.' Located at 14109 Turkey Foot Road, Gaithersburg, Md. 20878. 2.23 acres. Unimproved. Zoned RE-2C. Tax ID: 06-03683816. Liber 69085, page 395. Deed date: April 2, 2025. **Purchase price: \$701,000.**

W-ARC MV Owner VII, LLC, c/o Walton Street Real Estate Fund, to **DRB Group Mid-Atlantic LLC**, 2099 Gaither Road, #600, Rockville, Md. Lots 38 – 49 in 'Montgomery Village Center.' (12 TH lots). Located on Harper Vale Road, Montgomery Village, Md. Tax ID: 09-03868771 et al. Liber 69075, page 140. Deed date: March 24, 2025. **Purchase price: \$2,057,000.**

Geoffrey James Anisman, Trustee, to **ERB Properties LLC**, Beltsville, Md. Lot 30 (Block 16) in 'Chevy Chase View.' Located at 10105 Summit Avenue, Kensington, Md. Lot is 15,749 square feet. Improved with house (built 1954). Zoned R-90. Tax ID: 13-00999727. Liber 69109, page 191. Deed date: April 11, 2025. **Purchase price: \$1,003,000.**

The River Oaks Farm Revocable Trust to 10816 Barn Wood LLC, Adissa Barry, 7830 Brink Road, Laytonsville, Md. 20882. Lots 15, 16 and 17 (Block B) in 'River Oaks Farm.' Located at 10816 Barn Wood Lane, Potomac, Md. 20854. Improved with house (built 1979). 6.89 acres. Zoned RE-2. Tax ID: 10-01806881 et al. Liber 69108, page 486. Deed date: April 11, 2025. **Purchase price: \$4,159,360.** Deed of Trust: \$2.66 million, Capital Funding Financial.

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).

The information published in this newsletter is deemed reliable, but is not guaranteed.

Email: support@marylandnewsletters.com