

# Prince George's NEWSLETTER

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## *In Brief...*

...Roadside Development has spun off the Wawa convenience store it developed in Beltsville.

The DC developer sold the 4,732 square foot quick shop to A&E Eagle Boulevard LLC for \$6.6 million in a NNN lease deal. A&E lists on the deed the address of a Bethesda law firm as its contact point.

Roadside had bought the 1.46 acre site in front of the Ikea Village retail just north of the Beltway in 2019 for \$1.55 million, and delivered the Wawa in 2023. An online ad said Wawa has 16 years of term remaining on its lease.

...A trip deep into the dusty confines of the Land Records has revealed the buyer at 232 Westhampton Place. It is Ross Contracting, based in Mount Airy, that shares an address with the LLC that paid \$2.75 million for the outdoor storage site in Capitol Heights. We had referenced the sale in a previous issue but without the buyer's identification.

The utility and site contractor now controls a couple of small metal buildings totaling just shy of 5,000 square feet, on 1.36 acres. CPG Realty had brokered the sale.



## A Laurel Start Coming

### *Stanley Martin Poised to Open From \$500's*

Stanley Martin is readying its latest townhouse project here, aiming for North County buyers with the 'Oaks at Laurel.'

The Reston, Va.-based builder has 82 lots off Van Dusen Road where it is now in 'Coming Soon' mode, priced from the low \$500's, according to its website. The lots stem from a reengineering to residential of two parcels in the 'Greater Laurel Professional Park.' Stanley Martin finalized entitlements for the 8.2 acre site on Park Center Drive, and in a Fall, 2025 deal, paid \$5.8 million for the land.

The new towns will be added to a stock of several communities here where Stanley Martin has attached units. In communities where it is settling homes, the builder is getting its highest prices at 'Mill Branch Crossing.' According to the Land Records, Stanley Martin has averaged about \$566,000 per settlement at the Bowie community through April of this year.

At Gateway West, in Hyattsville, Stanley Martin has averaged close to \$528,000 in closings through April, while at the 'Overlook at Westmore,' on Westphalia Road in Upper Marlboro, it is averaging about \$513,000 per townhouse closing for the same time period. At its most affordable community, 'The Woodlands,' in Brandywine, Stanley Martin is averaging about \$508,000 in closings through April.

In Laurel, Stanley Martin will compete with NVHomes at Patuxent Greens, now priced from \$499,990, and Dream Finders Homes, priced from \$549,990 at Montpelier Highlands. Caruso Homes is in Coming Soon mode at The Marais, at Konterra Town Center.

## *Chick-fil-A Plans Submitted*

Chick-fil-A may have been edged out for the first time in years in an annual Customer Satisfaction poll, but that doesn't mean it's going to stop selling chicken sandwiches.

If plans newly submitted are approved, Chick-fil-A will open in the 'Shops at Iverson Mall,' in Temple Hills. The Mall owner has submitted environmental plans showing the chicken restaurant at 3727 Branch Avenue. Those plans include demolishing the former Bojangles restaurant and building the Chick-fil-A in its place. Owner Iverson Pak Development had bought the mall at auction for \$20 million in 2023. Chick-fil-A, meanwhile, had held the top spot in customer satisfaction for years but was recently dethroned by Jersey Mike's.

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