

# Howard/Arundel REPORT

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## ***Winchester Adds To its Collection***

Winchester Homes settled on the first half of a job that will bring it to Millersville.

The builder bought two parcels that will make up Phase One of Watson's Glen, at Brightview Road and Veterans Highway. Winchester paid the underlying sellers \$2.2 million for the ground on which it will develop 48 townhouse lots, but contract purchaser Ribera Development collected an assignment fee.

Winchester has another adjacent parcel under contract, that one through Hogan Companies, which will give it another 55 lots in 'Watsons.' The 103-lot community will be Winchester's second in Anne Arundel, after Hawthorne's Grant in Arnold.

The 48 lots in the first phase, slated for paving and sales in the fall, include 22-foot front-loaded towns. The next section will include some larger, 24-footers.

Ribera and Hogan put the Millersville ground under contract prior to the last area rezoning, then won a change in use from commercial to residential.

## **Seafood Building on the Way** ***Land Sale Just Approved***

A land sale in the Maryland Food Center approved this week will lead to a new building for a couple of Seafood Market tenants.

The state Board of Public Works backed the sale of 6.43 acres on Chesapeake Court in Jessup to the MP Seafood Ventures LLC, a joint venture composed of Merritt Properties and seafood distributors Nafco and Congressional Seafood. The partnership will pay \$1,491,300 for the ground, then build a 70,000 square foot building.

Nafco and Congressional, already tenants in the Food Center, will move their operations to the new building. According to Donald Darnall, director of the Food Center, the companies' current space is 'not optimally efficient.' "This is a new large facility that will meet their needs," he said. The distributorships, which are split between grocery stores and restaurants, are growing substantially in going into the new space.

Meanwhile, Baltimore-based Merritt has been processing site plans that include greater acreage than the 6.43 acre site for Nafco, but Darnall says most of the ground in the larger plan is for the Authority's needs. The Food Center Authority will use proceeds from the ground sale to complete development work for other pad sites nearby, he said.

The new building will be subject to the kind of protective covenants that restrict uses to food-related and other ancillary uses in the park. Work should begin in the early spring.

## ***Elm Street Settles Part of Shannon Assemblage***

Elm Street settled on the key piece of a larger mixed-use assemblage in Annapolis Junction.

The developer paid approximately \$7 million for the Shannon property, getting 19.5 acres that is contiguous to the National Business Park, on Route 175. The larger assemblage, called Shannon's Glen, amounts to 38.4 acres, so Elm Street has several parcels yet to close.

Though it has Sketch plan approval, Elm Street has taken that plan back for a revision that shows additional parcels and thus additional development at Shannon's: the new outline is for 378 multi-family, 48 condos, 79 townhouses and retail space. For the retail space, fronting on Route 175 near Sellner Road, Elm Street shows a conceptual layout that includes a pharmacy, several fast food outlets and a gas station.

Steve Varga and J.R. Smart of Enterprise Realty brokered the transaction.

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