

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

...SCG Development has pulled the building permits that will enable it to get started on new apartments in North Bethesda. The Tysons developer plans 280 affordable units in a seven-story building at Rockville Pike and Nicholson Lane, part of the North Bethesda Market II layout, or NoBe II.

...Arcland Property Group's site plan for two self-storage buildings in Rockville is now accepted and in review. The DC developer wants to build 282,040 square feet in all at Paramount Drive and Somerville Road. It had bought the property, improved with about 38,000 feet of self-storage, in 2023.

...The plan that will bring changes to the University Boulevard Corridor nears final approval. The County Council has another worksession ahead of it as it aims for final approval this month. The Plan has sparked controversy for its attempt to add greater housing density to one of the County's older corridors.

A Clarksburg Start *Lennar Has Singles at 'Parkland Trace'*

The Clarksburg new-home market just got more competitive, by one subdivision.

Lennar has opened for sales at Parkland Trace, where it has 221 market-rate singles on W. Old Baltimore Road just west of I-270.

'Trace' was previously a holding of the Linthicum family, but Lennar bought the 163-acre tract in early 2024 for \$21.9 million. Lennar has two lines of singles at 'Parkland,' with the lower-priced Neo-Traditional starting at \$849,990. The Signature line begins at \$869,990.

In its Creekside @ Cabin Branch, Pulte Homes has had the Clarksburg market practically to itself for the last year, but will now share it with Lennar. While Pulte also has towns at Creekside, its approximately 40 single-family closings there this year have brought it \$1.08 million on average.

Beyond Parkland Trace, Lennar has in the wings the former King property, where, at Gosnell Farm Drive and Clarksburg Road, it has a roughly even split of towns and singles totaling 101 units.

Non-Profit is Buyer at 189 Kentlands Blvd.

A group that supports folks with development disabilities is the buyer of a Kentlands office building.

Community Options acquired 189 Kentlands Boulevard in Gaithersburg recently for \$5.95 million, says a deed recorded in the Land Records. Assessment records say the building is 19,880 square feet. It traded well leased but Community Options will occupy about 5,000 feet with its offices. The building sits in the heart of Kentlands' business district, with a Starbucks nearby.



189 Kentlands Blvd. (Source: KLNb).

Community Options is located today off Gude Drive, but its Standish Place building is slated to be demolished for new townhouses, prompting the move.

Matt Skalet, Ken Fellows and Rob Pugh at KLNb represented the seller, while Jim Crilley at H&R Retail brought the buyer.

MARYLAND NEWSLETTERS

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GSA's Space Hunt

GSA is awaiting answers to a solicitation for a small lease in Silver Spring.

The agency posted a December 15 deadline for interest in a lease of up to 3,150 square feet, roughly in Silver Spring's downtown area. It's for a long-term deal of 15 years, with a full term of 10 years.

Some of the particulars are that GSA wants second floor or higher space, and the space can't be in the same building that houses law enforcement. The space also shouldn't be in the 'immediate vicinity' of residential buildings or hotels.

The solicitation is 5MD0485.

A Retail Deal

Newly traded is a small retail building in Gaithersburg.

The Diamond Avenue LLC, headed by German A. Benitez, paid \$1.425 million for 106 East Diamond Avenue recently. Traded was a 2,380 square foot building sitting on about 17,000 square feet. The building occupies the corner of Russell Avenue and E. Diamond Avenue.

Atlantic Union Bank provided \$1.1 million in financing.



Promark Adds to Pearl Assemblage

Promark Partners has added two properties to its assemblage in Bethesda's Pearl District.

In a 1031 deal, the Rockville development firm paid \$4.65 million in total for the two house/office buildings adjacent to each other at 4334 and 4336 Montgomery Avenue. Zoned CRT, the acquisitions add almost 15,900 square feet of ground to Promark's holdings.

The two lots are located between the OneLife Fitness building and a lot controlled by the state for Purple Line work. For Promark's purposes, they give the developer a longer frontage along the south side of Montgomery, all the way down to Pearl Street.

Promark late this summer unveiled plans for a 550-unit residential layout and a 75,000 square foot health club, to be managed by Life Time, which would also manage most of the residential.

Both buildings on the newly-traded lots had been vacant for years. Just east on Montgomery, Park & Planning has bought lots that it eventually hopes to convert into a park. Most recently, the agency acquired 4328 Montgomery Avenue, a 6,400 square foot lot, and before that, in 2023, 4326 Montgomery Avenue.

Jack Alexander and Mark Rittenberg at AMR Commercial represented the seller in the sale of 4334 and 4336 Montgomery to Promark, while Promark represented itself.

FAES Files for Old G'town Rd. Rezoning

At an Old Georgetown Road corner in Bethesda, an educational foundation hopes to redevelop its property for new housing that serves its mission.

The Foundation for Advanced Education in the Sciences (FAES) submitted plans recently to rezone the corner tract at Old Georgetown Road and W. Cedar Lane, yielding 18 units, in a mix of nine townhouses and nine apartments. FAES owns 1.85 acres at 9101 Old Georgetown Road, and says in its application for CRTF zoning that replacing the 'aging private club facility' with housing advances the County policies. The plan includes a 5,000 square foot space, in the multifamily building, for community / institutional use.

FAES has already built housing in the past locally, but single-family units to support its academic mission. The group makes housing available for research fellows and visitors in close proximity to NIH. This time, it hopes to build different housing types, but the goal is likewise to fulfill the academic mission, not the general market.

FAES is working with Clear Real Estate Services, and hasn't chosen a builder yet for the project.

FAES' proposed plan.

From One Biotech to Another

AstraZeneca will get larger here, and Novavax smaller.

The two biotech players announced that Novavax will assign its lease at 700 Quince Orchard Road to AstraZeneca recently. The deal gives Novavax, which will relocate its corporate headquarters to 21 Firstfield Road, a smaller presence but significant lease savings.

Besides turning the 170,000 square foot building on Quince Orchard over to AstraZeneca, Novavax is also expected to sell an adjacent 9.7 acre parking lot to the company.

For AstraZeneca, the deal represents continued growth locally, including the nearly 200,000 square foot lease it signed at Progress Way in Gaithersburg, and before that, a full building lease at 9950 Medical Center Drive.

Montrose Sale Advances

Paperwork at the County Courthouse provides a clue to the buyer of one of the Brookfield Properties office buildings.

According to Court documents, the PAA LLC offered the top bid of \$17.85 million for 11921 Rockville Pike, or Montrose Metro Center, on the courthouse steps at a recent foreclosure sale.

The bid was the only one accepted out of a package of six buildings previously owned by Brookfield Properties and sent to foreclosure by its lender. At 115,356 square feet, Montrose Metro traded about 85 percent leased, and located just across Rockville Pike from the office buildings and retail at Pike & Rose.

At Planning Board

DF Aims for ‘Miles-Coppola’ OK

Looking to start a first phase of 83 units, Dream Finders Homes brings its plan for the Miles-Coppola property to the Planning Board next week.

The builder will arrive with two requests for the Clarksburg tract: to approve a site plan for that first phase of 37 towns and 46 ‘biplex’ units, and to approve a longer APF validity that makes the whole, 336-unit project, feasible.

Miles-Coppola is 97 acres on the north side of Route 121 on the east side of I-270. Dream Finders put it under contract earlier this year as part of a broader move to increase its presence locally. It also has land at ‘The Grove’ and Poplar Grove’ under contract, giving it over 900 units of inventory.

Brookfield Homes had Miles-Coppola under contract first and planned it for 144 towns and 192 multifamily units. But its decision to drop the contract left the property owners needing to both find a new builder and extend the APF validity. Dream Finders’ application is the answer to both problems.

Dream Finders is presenting the multifamily as ‘biplex’ units, but also has front and rear-loaded towns.

Planners are recommending approval of both the APF extension and Dream Finders’ first-phase site plan.

Elsewhere, Beazer Homes has pulled the first permits towards its next new-home job here.

Now building condos in Clarksburg for the age-restricted set, Beazer has in hand its initial permits for ‘One Central.’ On S. Frederick Avenue in Gaithersburg at Central Avenue, Beazer is slated to build 72 two-over-two condos. Beazer is now building its VIP list and moving dirt, but its website says that when it opens, prices will start ‘from the \$600’s.’ Beazer’s condo job in Clarksburg is its ‘Gatherings’ line, part of the larger Village at Cabin Branch.

WMATA Floats Glenmont Joint Development

A grassy plot along Georgia Avenue in Glenmont could be in line to get WMATA’s ‘joint development’ treatment.

A staff report for WMATA’s Board of Directors showed the Glenmont property among its ‘Future Authorization’ requests. The paperwork doesn’t provide the acreage, but the property along Georgia is undeveloped, nicely mowed and sits adjacent to a garage that is across the street from the primary station facilities. WMATA says it is coordinating with planning agencies for the ‘potential development opportunity.’

WMATA had promised to accelerate its joint development schedule several years ago, and the effort has produced in Montgomery County several recent prospects, including Hines’ efforts at both the Twinbrook and North Bethesda station, as well as another potential solicitation at Twinbrook. There is no timeline yet for the potential Glenmont offering.

New Chipotle Has G'burg Ok

As Sheetz is about to break ground for construction, two more tenants are lined up for the Walnut Hill shopping center.

One is Chipotle, which will occupy a new stand-alone building on the N. Westland side of the Gaithersburg shopping center, and the other is a Lightbridge Academy daycare, which will move into already-built space, next to the 7-Eleven on the lower level.

Developer Granite Canyon Partners left the Gaithersburg planning commission recently with the needed approvals to bring both to the rejuvenated center on Route 355. Sheetz and Aldi were two of the first tenants Granite Canyon signed as it looked to completely overhaul the center, and it has since added Concentra Health and now the new pair.

Granite Canyon will demo an existing building to make way for the new Chipotle. (The Bank of America building closer to Route 355 remains).

Rockville's ZOR

Rockville's City Council was, as this issue went to press, mulling the prospect of filing a text amendment for the new Zoning Ordinance Rewrite (ZOR).

The ZOR still has a ways to go for adoption in June, 2026, but the Council will effectively have a first draft in its hands.

The new Ordinance will include some new zones, revisions to existing zones, height transitions and changes to the comprehensive map amendment.

Infill Homes

New-Build Coming in Avenel

It's the rare new home that's built in Avenel these days, for the community is mostly built out. But 7009 Natelli Woods Lane is the exception.

Though it usually builds in McLean, Va., GSS Builders is planning to make the Bethesda address its second new-build in Montgomery County. The company is now in the permit submission phase to build a six-bedroom, 10,050 square foot house on the 2.4 acre lot, and its Redfin posting of about 10 days ago says the price tag is \$4.95 million.

Long & Foster has the listing.



GSS' design for 7009 Natelli Woods Lane.

The top-priced new home in Bethesda left the market at \$7 million.

Laurence Cafritz Builders parted with 5408 Moorland Lane for \$7 million, says the Land Records. The settlement was the latest top-of-the-market closing in 'Edgemoor.' Even in a slower market, the very upper end seems to have traction. Lauren Davis at TTR Sotheby's listed the property.

Lot Buyers:

Afnan & Co. is doubling down on Somerset Heights, as the Chevy Chase builder paid \$1.6 million for 4803 Grantham Avenue in Chevy Chase.

Afnan already has a new-build in progress in Somerset Heights, at 4714 Essex, where it had paid \$1.25 million for an 8,750 square foot lot. That house is currently in Coming Soon mode, and priced at \$3.95 million.

Likewise coming in Somerset Heights is a Potomac Heritage Homes effort, at 4606 Davidson Drive. Neither the PHH house nor the Afnan house has a price yet, but the latest settlement in the Chevy Chase subdivision is Kelly Development's July closing at 4815 Cumberland, at \$4.05 million.

Montgomery Homes is now the owner at 9526 Ewing Drive. The Rockville builder paid \$875,000 for the infill lot in the Wyngate community.

Wyngate is relatively quiet for new homes right now, but two are for sale. The most recent, now listed for a month, is Colonial Design Build's offering at 6003 Melvern Drive, where it's asking \$2.4 million. At 9216 Shelton St., builder West Shores LLC is asking \$2.09 million. Montgomery Homes hasn't posted any pricing yet for the expected house to come.

And BeaconCrest Homes went to the Battery Lane area for its next new-build. At 8015 Glenbrook Road, the McLean, Va. builder paid an even \$1 million. The 1934-vintage home on the 5,500 square foot lot will come down, but BeaconCrest, while advertising the replacement as 'Coming Soon,' isn't showing a price yet.

Casey Near ‘Rosedale’ Answer

The Casey Foundation is close to getting its answer to a rezoning application in Gaithersburg that could deliver an apartment redevelopment.

This week, the City’s planning commission will make its recommendation to the Mayor and City Council on the ‘Rosedale’ case, where the Eugene B. Casey Foundation seeks a rezoning that will enable to redevelop the aging, 192-unit complex into 434 units. The nine-acre site is located in the northwest quadrant of Rt. 355 and the ramp to I-370.

Casey 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. Gaithersburg planners are recommending approval of the rezoning with four conditions.

Wheaton Gateway Crosses Key Hurdle

A site plan that will bring two phases of mostly residential development to the corner of Veirs Mill Road and University Boulevard won the Planning Board’s backing.

Headed by the Housing Opportunities Commission (HOC), ‘Wheaton Gateway’ will bring about 800 units, almost half of them affordable, to the Wheaton corner. Gateway will also include about 55,000 feet of retail and commercial space, which could include a grocery store and daycare.



The location of Wheaton Gateway.

Once ground is broken, possibly in 2027, it’ll start with two buildings on what is now the Lindsay Ford tract on Veirs Mill Road, then add a taller building at the corner of University and Veirs Mill. Back in the day, that corner was home to the Ambassador Hotel and a Mattress Firm outlet. Lindsay Ford has bought ground at 2101 E. Jefferson Street, where it will build a new dealership.

Wheaton Gateway has been designed to meet Passive House certification, a sustainability standard for energy efficiency in building design. The Duffie Companies and Willco Construction, as well as PS Ventures, are partners with HOC in the development.

Building Permits Issued

Nov. 10 – 20, 2025

Bethesda / Chevy Chase

Douglas Construction Group,

8429 Fox Run, Potomac, Md.
(301) 983-6947, to build an \$800,000 unit at 5614 Glenwood Road, Bethesda, in ‘Edgewood;’

Axis LLC, c/o Majid Padash,
7208 Loch Lomond Drive,
Bethesda, Md. (301) 787-7871, to build an \$800,000 unit at 4819 Morgan Drive, Chevy Chase, in ‘West Chevy Chase;’

Mid-Atlantic Custom Builders,
Rockville, Md. (301) 231-0009, to build a \$350,000 unit at 6909 Marbury Road, Bethesda, in ‘Kenwood Park;’

Castlewood Consulting, 4963 Elm Street, #102, Bethesda, Md. (301) 347-1627, to build a \$250,000 unit at 5105 Scarsdale Road, Bethesda, in ‘Sumner;’

Francis Development, 912 Silver Spring Avenue, Silver Spring, Md. (301) 880-7171, to build an \$800,000 unit at 6908 Carmichael Avenue, Bethesda, Bannockburn Estates;’

Castlewood Consulting,
Bethesda, Md. (301) 347-1627, to build a \$250,000 unit at 5435 Mohican Road, Bethesda, in ‘Glen Echo Heights;’

Dwell by Dunmire LLC, 6010 Kingsford Road, Bethesda, Md. (443) 742-6155, to build a \$1.2 million unit at 9602 Bulls Run Parkway, Bethesda, in ‘Ashburton;’

Other Locations

Colin Clark, 4529 44th St., NW, Washington DC, (202) 669-5984, to build a \$650,000 unit at 18701 Chandlee Mill Road, Sandy Spring;

(Continued on Page 6)

Building Permits Issued (from p. 5)

Lennar, 7035 Albert Einstein Drive, #200, Columbia, Md. (410) 423-4278, to build a \$254,000 unit at 17051 Gathering Street, Boyds, in 'Parkland Trace;'

Pulte Homes, 9302 Lee Highway, #1000, Fairfax, Va. (703) 934-7828, to build a \$281,380 unit at 22521 Sculpin Brook Road, Clarksburg, in 'Creekside at Cabin Branch;'

Alan Kinney, 335 West Springettsbury Avenue, York, Pa., (301) 351-5929, to build a \$500,000 unit at 6301 Phyllis Lane, Bethesda, in 'Merrimack Park;'

Townhouse Permits Issued

EYA, 4800 Hampden Lane, #300, Bethesda, Md. (301) 634-8600, to build 15 TH units avg. \$225,000 at 5600 – 5640 Brookside Drive and on Vermillion Circle, Bethesda, in 'Westbard;'

EYA, Bethesda, Md. (443) 465-7832, to build 6 TH units avg. \$200,000 at 10751 – 10763 Stillwater Avenue, Kensington, in 'Strathmore View;'

Commercial Permits Issued

Nov. 10 – 20, 2025

SCG Development Partners, 8245 Boone Blvd., #640, Tysons, Va. (703) 942-6610, to build two apartment buildings of \$20.1 million and \$37 million at 7055 Gastro Lane, Rockville;

SCG Development, Tysons, Va., (703) 942-6610, to build an \$8.2 million garage at 7055 Gastro Lane, Rockville;

Document Chaser Co., 100 M St., SE, Washington, DC, 20002, (571) 435-2314, to build a \$90,000 fitout for a vitamin facility at 4850 Rugby Avenue, Bethesda;

Kamol Permit Express, Fairfax, Va. (571) 339-9499, to build a \$626,078 alteration to pool house at 6513 Laverock Lane, Bethesda, for Bannockburn Co-op;

JP Morgan Chase Bank, 7901 Wisconsin Avenue, Bethesda, Md. (571) 218-8927, to build a \$5.19 million fitout at 7901 Wisconsin Avenue, Bethesda;

Interplan Inc., 2650 Park Tower Drive, Vienna, Va. (202) 464-9310, to build a \$118,636 interior fitout for an unnamed tenant, at 7361 Calhoun Place, Rockville;

D2 Group LLC, 2540 Renaissance Blvd, King of Prussia, (610) 238-0330, to build a \$100,000 fitout at 3 Bethesda Metro Center, Bethesda;

Lockheed Martin Corp., 6801 Rockledge Drive, Bethesda, Md. (301) 404-2820, to build a \$550,354 interior renovation at 6801 Rockledge Drive, Bethesda;

Jacob Wittenberg, Baltimore, Md. (443) 963-1077, to build a \$400,000 retail fitout of 7,232 square feet at 525 Gude Drive, Rockville;

Finmarc Mgmt, 7200 Wisconsin Ave., #1100, Bethesda, Md. (301) 915-9449, to build a \$200,000 whitebox fitout of 7,684 square feet at 12200 Tech Road, Silver Spring;

Opex Gym, 15920 Luanne Drive, Gaithersburg, Md. 20879, (301) 641-3002, to build a \$100,000 expansion fitout at 15920 Luanne Drive, Gaithersburg;

David Lopez, Baltimore, Md. (410) 952-2435, to build a \$105,000 fitout for a pizza kitchen at 7301 Calhoun Place, Rockville;

Carr Properties, 5454 Wisconsin Ave., #500, Chevy Chase, Md. 20815, (202) 349-2655, to build \$662,354 in spec suites at 5454 Wisconsin Avenue, Chevy Chase;

Bruno Holdings, 17904 Georgia Avenue, #108A, Olney, Md., (240) 583-1883, to build an office fitout of 1,056 square feet at 17904 Georgia Avenue, Olney;

City of G'burg Actions of Note

SP-10177-2025 – Chipotle. *Propose new 2,385 square foot Chipotle restaurant.* Located at 8950 N. Westland Drive, Gaithersburg. Appl: Granite Canyon Partners, 5500 MacArthur Blvd NW, Washington, DC, (202) 725-3020. *Approved by Planning Commission.*

Administrative Subd. Submitted

620260040 – 5309 Locust Avenue. Zoned R-60. .43 acre. *Propose two lots.* Located on Locust Avenue, east of Milroy Place, Bethesda. Appl: Stephen Bandean et al, 5309 Locust Avenue, Bethesda, Md. (301) 613-1265.

620260030 – Kensington Park. .99 acre. *Propose two lots.* Located on Frederick Avenue, just east of Kensington Parkway, Kensington. Appl: Bill Plank, Parargon LLC, 2215 Kimball Place, Silver Spring, Md. (301) 213-8776.

620260070 – Spanish Bilingual Seventh Day Adventist. *Propose 9,257 square foot additional to existing Church building; reconfiguration of parking and widening of sidewalks.* Located on

New Hampshire Avenue, just north of Venice Drive, White Oak. Appl: Potomac Conference of Seventh Day, 606 Greenville Avenue, Staunton, Va. (540) 886-0771.

620260050 – 19101 Darnestown Road. 16.37 acres. *Propose One lot.* Located in the southwest quadrant of the intersection of Darnestown Road and Jerusalem Road, Poolesville. Appl: Andrea Burton, 610 Pleasant Street, Gaithersburg, Md. (301) 254-5589.

Sketch Plans Submitted

820260040 – Paramount Drive Self-Storage. Zoned CRTF-2.75. 2.56 acres. *Propose two phases of self-storage, of 159,640 square feet in four-story building and 122,400 feet in six-story building.* Located in the southwest quadrant of Paramount Drive and Somerville Road, Rockville. Appl: Arcland Property Co., 1055 Thomas Jefferson Street, NW, #250, Washington, DC, (202) 626-3079.

Preliminary Plans Submitted

120250200 – Wheaton Lane Subdivision. Zoned R-60. 1 acre. *4 SFD lots.* Located on Wheaton Lane, 1,000 feet east of Wheaton Lane and Inwood Avenue, Wheaton. Chaoqun Zheng, c/o B&S Real Estate LLC, c/o Capitol Development Design, (301) 937-3501.

Preliminary Plans Approved

November 20, 2025

120240120 – Wheaton Gateway. And Amended Sketch Plan. Zoned CR, CRN and R-60. 5.16 acres *Propose up to 800 multifamily units and 55,000 square feet of retail space.* Located on the west side of Veirs Mill Road, just north of University Blvd., Wheaton. Appl: HOC at 11250 Veirs Mill Road LLC, c/o Housing Opportunities Commission, 10400 Detrick Avenue, Kensington, Md. 20895. (240) 627-9400.

Site Plans Submitted

820260040 – Paramount Drive Self-Storage. Zoned CRTF-2.75. 2.56 acres. *Propose two phases of self-storage, of 159,640 square feet in four-story building and 122,400 feet in six-story building.* Located in the southwest quadrant of Paramount Drive and Somerville Road, Rockville. Appl: Arcland Property Co., 1055 Thomas Jefferson Street, NW, #250, Washington, DC, (202) 626-3079.

12011016B – Adventist Healthcare Shady Grove Medical Center. 39.16 acres. Site Plan amendment is to modify building height to add two feet; modify front plaza and garage access and ambulance entrance plaza. Located in the northwest quadrant of Medical Center Drive and Medical Center Way, Rockville. Appl: Adventist Healthcare, 820 West Diamond Avenue, #600, Gaithersburg, Md. 20878. (301) 592-4458.

Site Plans Approved

November 20, 2025

820240150 – Wheaton Gateway. Zoned CR, CRN and R-60. 5.16 acres *Propose up to 800 multifamily units and 55,000 square feet of retail space.* Located on the west side of Veirs Mill Road, just north of University Blvd., Wheaton. Appl: HOC at 11250 Veirs Mill Road LLC, c/o Housing Opportunities Commission, 10400 Detrick Avenue, Kensington, Md. 20895. (240) 627-9400.

New Rezoning Applications

H160 – FAES Academic Community. *Request rezoning from R-60/TDR-8 to CRTF-1.25, to develop nine TH units, nine MF units and 5,000 square feet community / institutional space.* 1.85 acres. Located at 9101 Old Georgetown Road, at its intersection with W. Cedar Lane, Bethesda. Appl: F.A.E.S. Inc., 10 Center Drive, Room 1N241- MSC 1115, Bethesda, Md. (301) 594-8985.

Real Estate Transactions of Note

Shen-Tien Huang et al, to Diamond Avenue LLC, c/o German A. Benitez, 71 Inkberry Circle, Gaithersburg, Md. 20877. Lot 16 (Block 2) in ‘Russell & Brooks Addition to Gaithersburg.’ Located at 106 East Diamond Avenue, Gaithersburg, Md. 20877. Lot is 16,947 square feet. Improved with 2,380 square foot restaurant. Tax ID: 09-01806824. Liber 69794, page 354. Deed date: October 23, 2025. **Purchase price: \$1,425,000.** Deed of Trust: \$1.14 million, Atlantic Union Bank.

Aaron D. Neal et al to L805 KF Md LLC, 2405 York Road, Lutherville, Md. (Thru Foreclosure). Lot AB-2 and AB-6 in ‘King Farm, Irvington Centre.’ Property located at 805 King Farm Boulevard, Rockville, Md, 20850. Improved with 237,000 square foot office building. (This deed was re-recorded to correct errors made on first recording). Tax ID: 04-03594710 and 54. Liber 69825, page 128. Deed date: November 4, 2025. **Purchase price: \$6,900,000.**

(Continued on Page 8)

Real Estate Transactions (from p. 7)**RESIDENTIAL**

Kettler Forlines Inc., to **Christopher Customs LLC**, c/o Christopher Customs, 10461 White Granite Drive, #250, Oakton, Md. 22124. Lot 1 in 'Fox Hunt Preserve.' Located at 1703 Hughes Road, Poolesville, Md. 20837. Zoned AR. Tax ID: Liber 69801, page 113. Deed date: October 27, 2025. **Purchase price: \$485,000.** Deed of Trust: \$339,500, John Marshall Bank.

KL LB Buy 2 LLC to **U.S. Home LLC**, dba Lennar, 7035 Albert Einstein Drive, #200, Columbia, Md. 21046. 24 SFD lots in 'Parkland Trace.' Located off W. Old Baltimore Road, Clarksburg, Md. Liber 69826, page 1. Deed date: November 6, 2025. **Purchase price: \$6,049,872.**

Builder Lot Purchases of Note

Courtney S. Buchalter to **C.M. Conlan Contractors & Builders Inc.**, 8014 Custer Road, Bethesda, Md. 20814. Lot 6 (Block C) in 'Charred Oak Estates.' Located at 7816 Green Twig Road, Bethesda, Md. 20817. Lot is 23,112 square feet. Improved with house (built 1962). Zoned R-200. Tax ID: 10-0-877483. Liber 69811, page 93. Deed date: November 4, 2025. **Purchase price: \$900,000.**

Sara Greenbaum to **Silver Spring Properties LLC**, 912 Silver Spring Avenue, Silver Spring, Md. 20910. Lot 11 (Block F) in 'Edgewood.' Located at 5500 Glenwood Road, Bethesda, Md. 20817. Lot is 8,171 square feet. Improved with house (built 1939). Zoned R-60. Tax ID: 07-00656667. Liber 69811, page 154. Deed date: October 27, 2025. **Purchase price: \$1,075,000.**

Deborah C. Furcolo to **Afnan Properties LLC**, 7008 Florida Street, Chevy Chase, Md. 20815. Lot 21 (Block C) in 'Somerset Heights.' Located at 4803 Grantham Avenue, Chevy Chase, Md. 20815. Lot is 11,837 square feet. Improved with house (built 1958). Zoned R-60. Tax ID: 07-0536126. Liber 69804, page 454. Deed date: November 6, 2025. **Purchase price: \$1,600,000.** Deed of Trust: \$1.12 million, Old Dominion National Bank.

Brian Harold Gelfand, to **BC Glenbrook LLC**, 1355 Beverly Road, #330, McLean, Va. Lot 8 (Block A) in 'Samuel T. Robertson's Addition to Bethesda.' Located at 8015 Glenbrook Road, Bethesda, Md. Lot is 5,500 square feet. Improved with house (built 1934). Zoned R-60. Tax ID: 07-00416792. Liber 69820, page 114. Deed date: November 3, 2025. **Purchase price: \$1,000,000.**

Florette T. Lee Wong to **PMJ Investors LLC**, 5210 Myer Court, Rockville, Md. 20853. Lot 65 (Block 10) in 'Tilden Woods.' Located at 11708 Stonewood Lane, Rockville, Md. 20852. Lot is 21,002 square feet. Improved with house (built 1963). Zoned R-90. Liber 69833, page 1. Deed date: November 13, 2025.

Purchase price: \$725,000.

Michael J. Mucchetti et al to **Montgomery Homes LLC**, 5 Balmoral Court, Rockville, Md. Lot 13 (J) in 'Wyngate.' Located at 9526 Ewing Drive, Bethesda, Md. 20817. Lot is 6819 square feet. Improved with house (built 1951). Tax ID: 07-00575162. Liber 69835, page 241. Deed date: November 13, 2025. **Purchase price: \$875,000.**

Builder New Home Sales of Note

Douglas Construction Group LLC, Potomac, Md., to **Ho Nieh Jr.** Lot 15 (Block O) in 'Fernwood.' Located at 9705 Brixton Lane, Bethesda, Md. 20817. Lot is 12,386 square feet. Unimproved. Zoned R-90. Tax ID: 07-00643335. Liber 69802, page 387. Deed date: October 31, 2025. **Purchase price: \$2,080,000.**

ERB Properties LLC to **Louise C. Fawzi**. Lot 11 (Block 5) in 'Bradley Village.' Located at 7004 Clarendon Road, Bethesda, Md. 20814. Lot is 6,596 square feet. Improved with new house. Zoned R-60. Tax ID: 07-00447235. Liber 69828, page 435. Deed date: November 12, 2025. **Purchase price: \$2,910,000.**

ERB Properties to **Veronica Irastorza Trejo**. Lot 3 (Block F) in 'Wilson Knoll.' Located at 6508 Callander Drive, Bethesda, Md. 20817. Lot is 7,840 square feet. Improved with new house. Tax ID: 07-00650980. Liber 69829, page 405. Deed date: November 5, 2025. **Purchase price: \$2,250,000.**

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