

# COMMERCIAL DEVELOPMENT OPPORTUNITY

180 SPARKS VALLEY ROAD

SPARKS, MARYLAND 21152

FOR SALE





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# THE OFFERING

## 180 Sparks Valley Road

Comprising over +/-19.7 acres in the Sparks Valley Center, 180 Sparks Valley Road presents a unique opportunity to purchase and develop one of the largest remaining unimproved ML zoned parcels in Baltimore County.

Ideally located just north of Hunt Valley Towne Centre, the property is surrounded by upscale corporate and residential neighbors, as well as walkable convenience retail amenities. Property was previously approved for a +/-153,000 sf corporate headquarters, and was cleared and mass graded to those specifications. Ownership has completed over \$1 million in site construction, including storm water management designed for the previously plan. 180 Sparks Valley is served by public water and sewer and the existing road network of the Sparks Valley center. Property will be sold with a neighboring 12+ acre "Parcel B", zoned RC6 that serves as forest conservation and open space for the 19.7 acre ML zoned property. Plats are recorded, and ML Zoning allows for a wide variety of commercial uses.

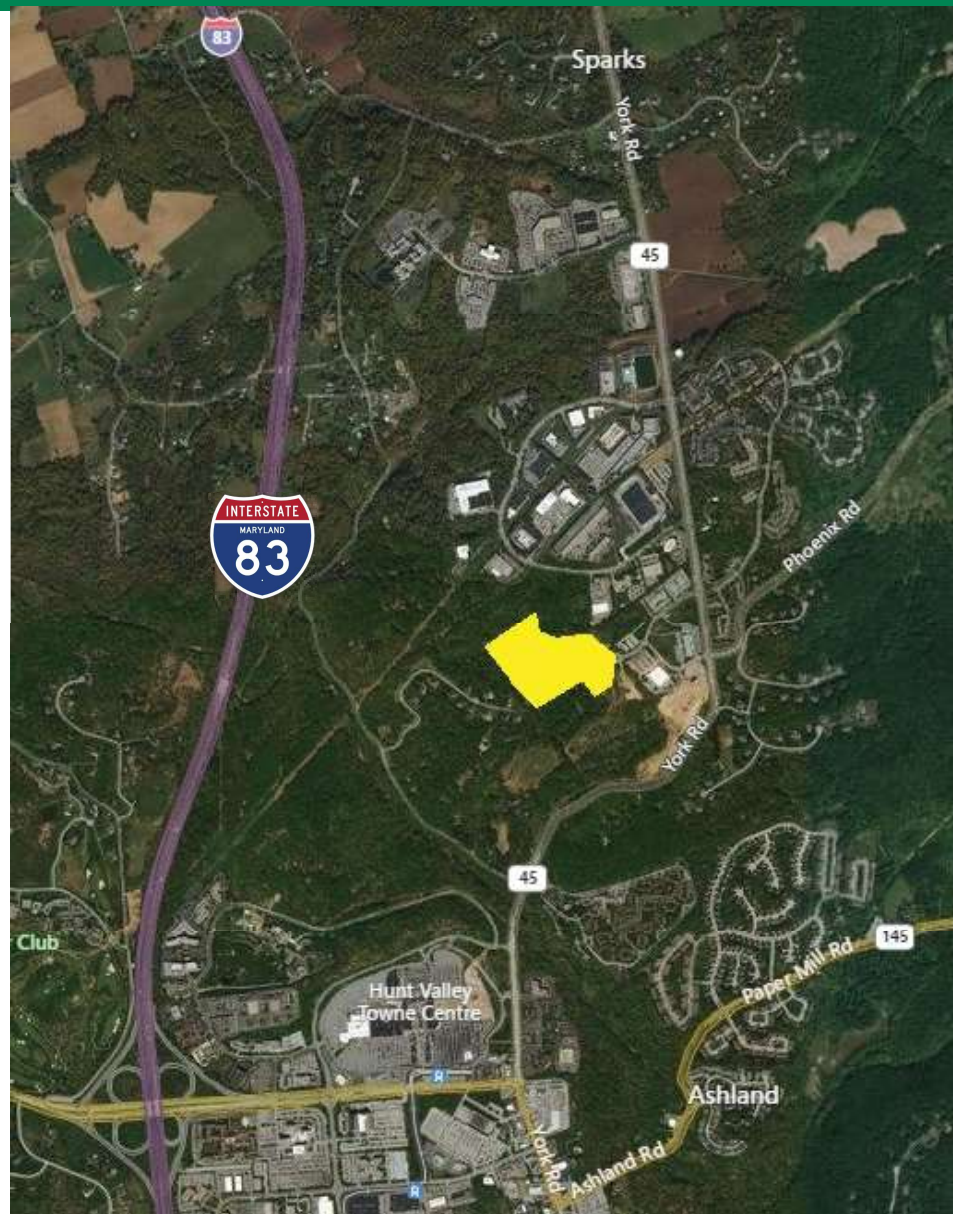
For additional information, contact:

Jake Ermer, Vice President

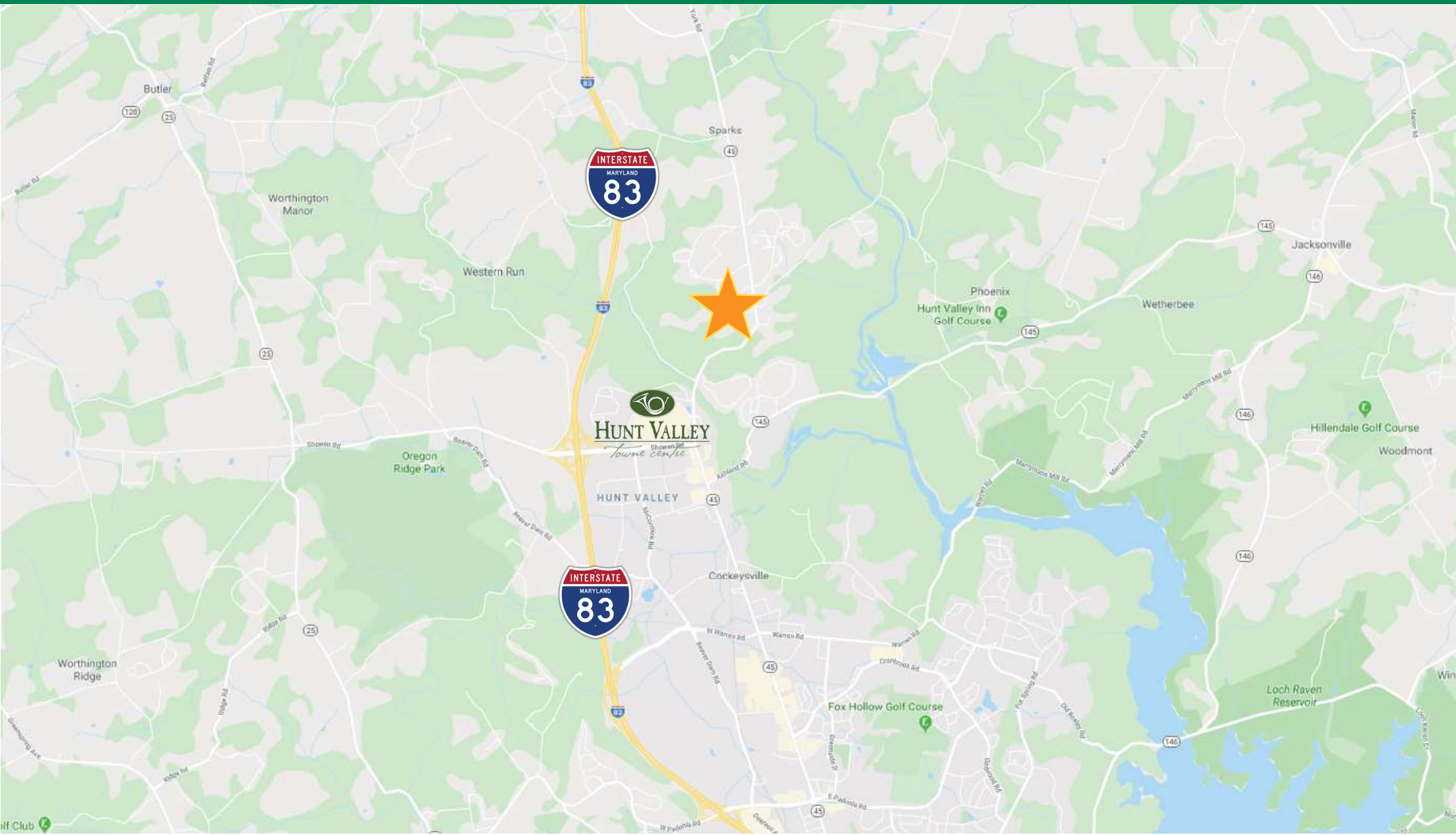
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# PROPERTY LOCATION





# PROPERTY DETAILS

Acreage: +/-19.7 ac Zoned ML

+/-12.03 ac Zoned RC6

Existing Conditions: Previously cleared, graded acreage  
significant storm water management improvements  
completed

Permitted Uses: Includes industrial uses requiring assembly,  
production, processing, packaging; laboratories, office, medical  
clinics; equipment/material storage yards, and many more!

Plat Recorded Baltimore County Plat Book # 79, Page 272

Utilities: Public Water and Sewer

Project Engineer:

Daft McCune Walker

410-296-3333

[www.dmw.com](http://www.dmw.com)

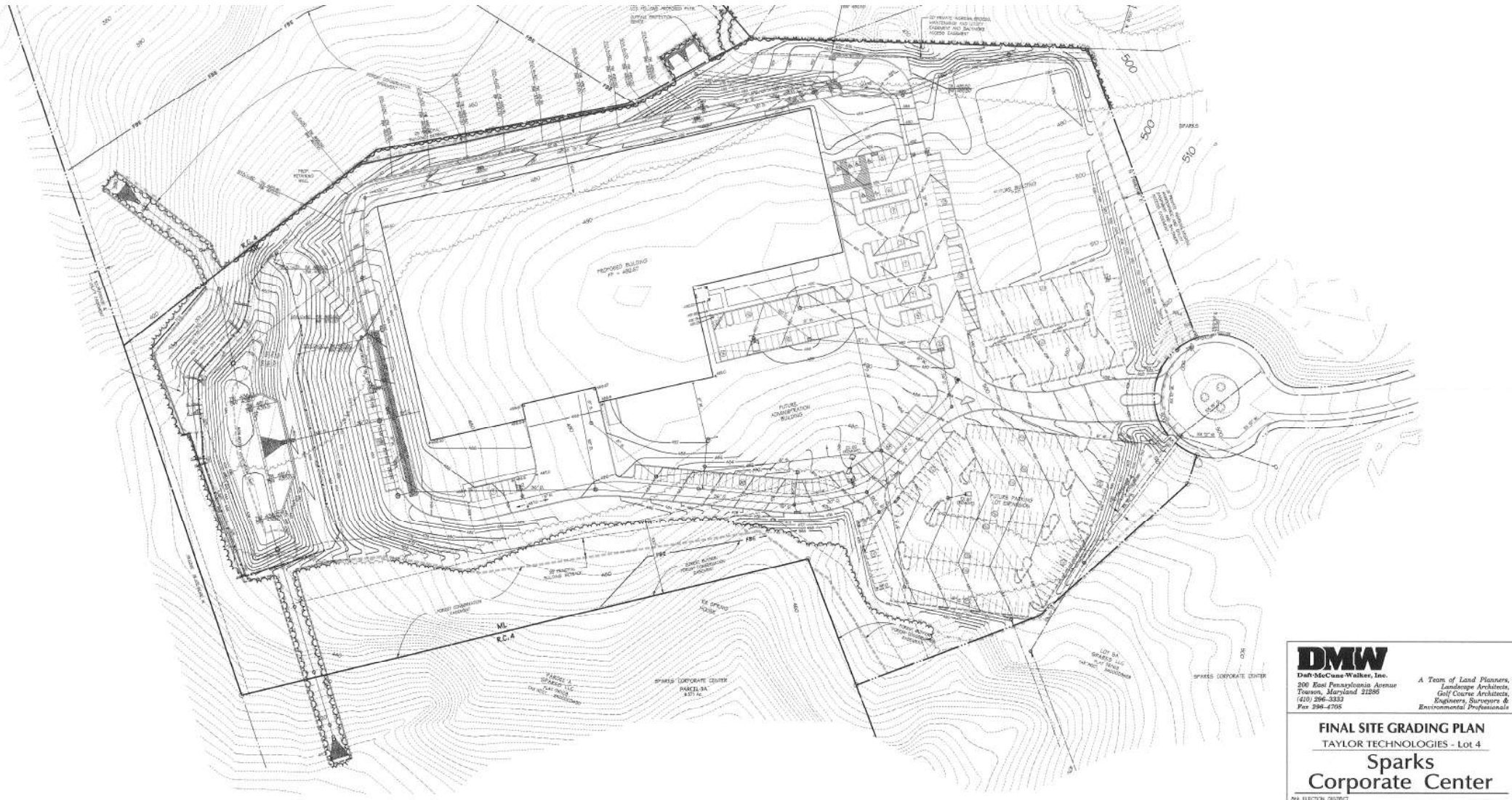
501 Fairmount Ave., Ste. 300

Towson, MD 21286



# PREVIOUS APPROVED PLANS

Final Site Grading Plan - Property is mass graded to accomodate this +/-153,000 sf plan





# TRANSACTION DETAILS

## Due Diligence Items in Document Vault

- Recorded Plat
- Previous plans
- Zoning regulations and allowed uses
- Deed records

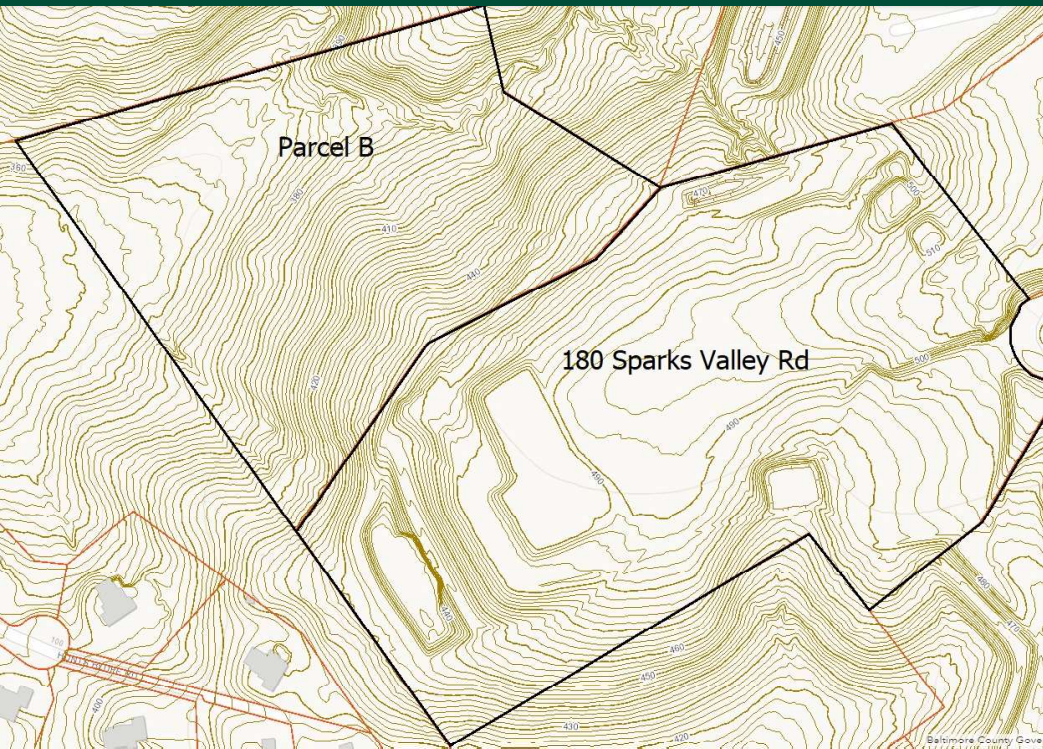
Letters of Intent

Price: Six Million Seven Hundred Fifty Thousand Dollars (\$6,750,000)

Deposit: Posted at effective date, non-refundable at expiration of feasibility period

Feasibility Period: 60 days

Terms: Bulk sale, cash at closing following completion of study period



## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither HOGAN nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.