MIXED-USE DEVELOPMENT OPPORTUNITY

900 GILBERT ROAD

ABERDEEN, MARYLAND 21001

FOR SALE
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HOGAN
2077 Somerville Road
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Annapolis, Maryland 21401
(410) 266 - 5100
Comprising just under 15 acres located right off of I-95 in Aberdeen, MD, 900 Gilbert Road presents a unique opportunity to purchase and develop land with utilities in place located near the I-95 landmark Ripken Stadium, home of the Aberdeen Ironbirds. The entirety of the property is zoned IBD which allows for a wide variety of residential, retail, office and institutional uses by right.

900 Gilbert Road takes advantage of the existing road network and public utilities located adjacent to the property, presenting an immediate opportunity for a developer or end user. The property is ideally located in the middle of major mid Atlantic cities, with easy drive times along I-95 to Washington, Baltimore, Philadelphia and Wilmington.

For additional information, contact:
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HOGAN
(410) 507-4061
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PROPERTY DETAILS

Acreage: +/-14.94 ac Zoned IBD

Existing Conditions: Partially cleared acreage fronting Gilbert Road, property is predominantly wooded. Municipal pump station located adjacent to property.

Permitted Uses: wide variety of residential dwelling unit types, retail uses, office, hotel, institutional uses, and many more!

Plat Recorded Harford County Plat Book # 133, Page 38

Utilities: Public Water and Sewer adjacent to property

Project Engineer:

Morris Ritchie Associates, Inc.

(410)-515-9000
3445-A Box Hill Corporate Center Drive
Abingdon, MD 21009
TRANSACTION DETAILS

Due Diligence Items in Document Vault
- Recorded Plat
- Concept plans
- Zoning regulations and allowed uses
- Deed records

Offering Terms
- Price: Two Million Two Hundred Fifty Thousand Dollars ($2,250,000)
- Deposit: Posted at effective date, non-refundable at expiration of feasibility period
- Feasibility Period: 60 days suggested
- Terms: Bulk sale, cash at closing following completion of study period, approvals period considered

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.