

BAY RIDGE ESTATES

RESIDENTIAL DEVELOPMENT OPPORTUNITY

BAY RIDGE ROAD

GREAT MILLS, MARYLAND 20634

FOR SALE



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THE OFFERING

Bay Ridge Estates

Bay Ridge Estates presents a great opportunity to finish entitlements and develop infill land for a townhome community in St. Mary's County, MD. The 6.64 acre property is conveniently located for an easy commute to the major employment center, Patuxent Naval Air Station, and all the retail amenities of Lexington Park. Concept plans are approved for a 60 unit community with classic 20'x40' home dimensions.

Engineers have indicated that the timeline for final plan approvals and record plat is approximately 12 months through staff level administrative plan review. Be a part of the continued growth of St. Mary's County by delivering in-demand housing at an attractive price point and location at Bay Ridge Estates!

For more information contact:

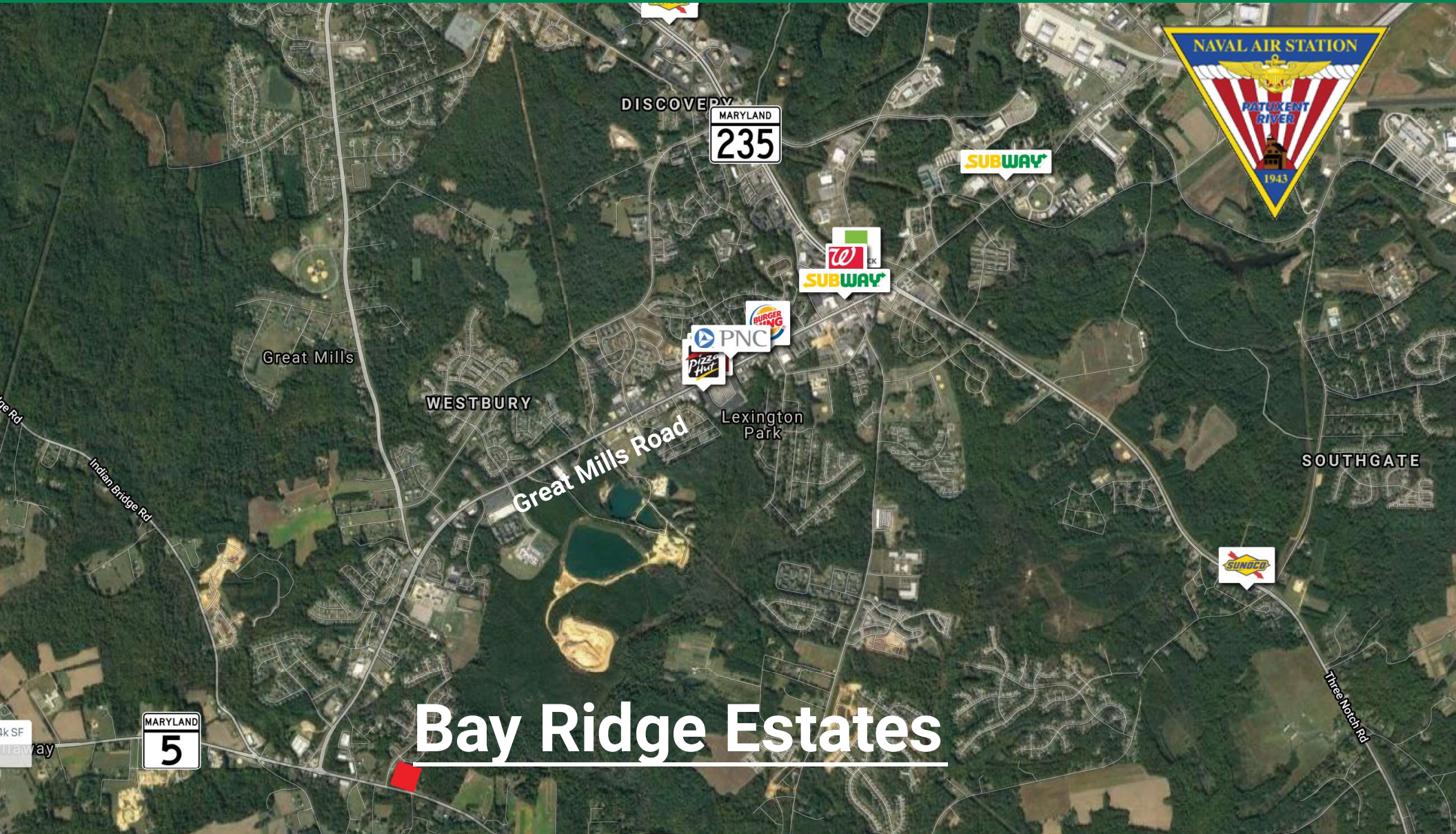
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PROPERTY LOCATION



PROPERTY DETAILS

Acreage: +/-6.62 ac

Zoning: RH Residential, High-Density District

Existing Conditions: Wooded acreage fronting Bay Ridge Road and Maryland Route 5, access curb cut is in place from Bay Ridge Road.

Plan Approvals: Concept Plan approved for 60 unit townhome community

Tax Map St. Mary's County Book # 51, Parcel 0605, Outparcel A

Utilities: Public Water and Sewer available to extend to site

Schools: George Washington Carver Elementary, Spring Ridge Middle, Great Mills High

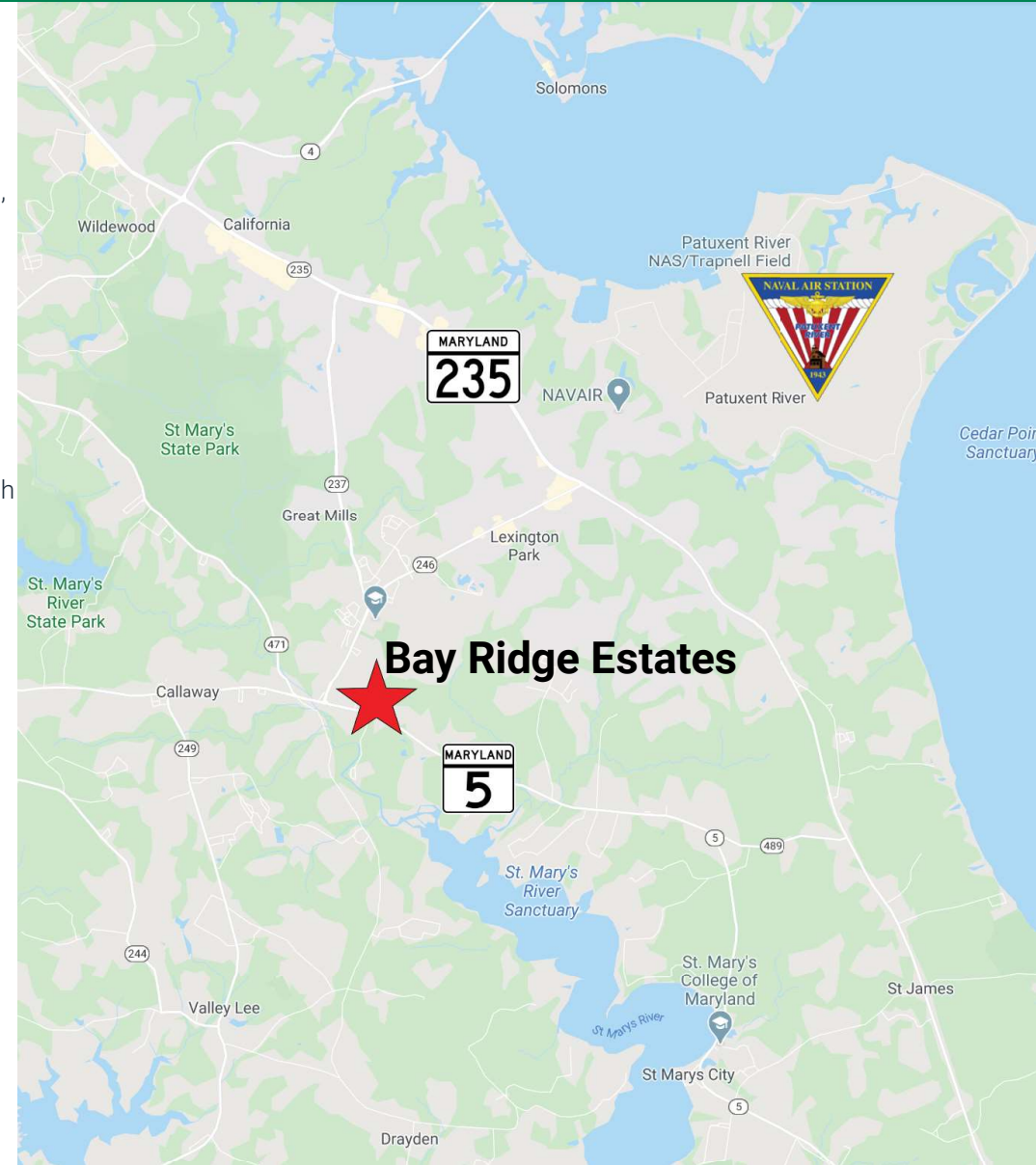
Project Engineer:

Mehaffey & Associates

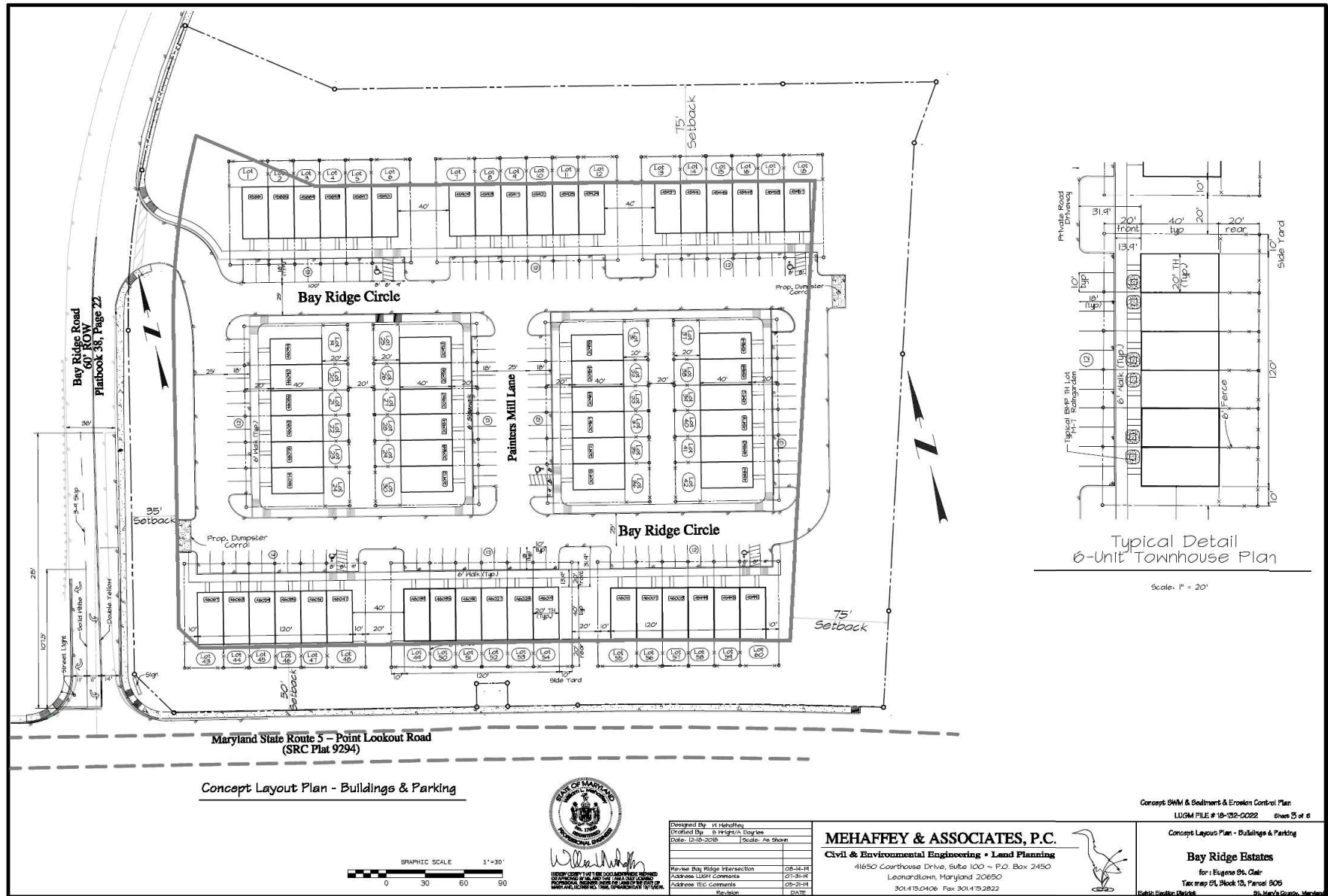
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CONCEPT PLAN



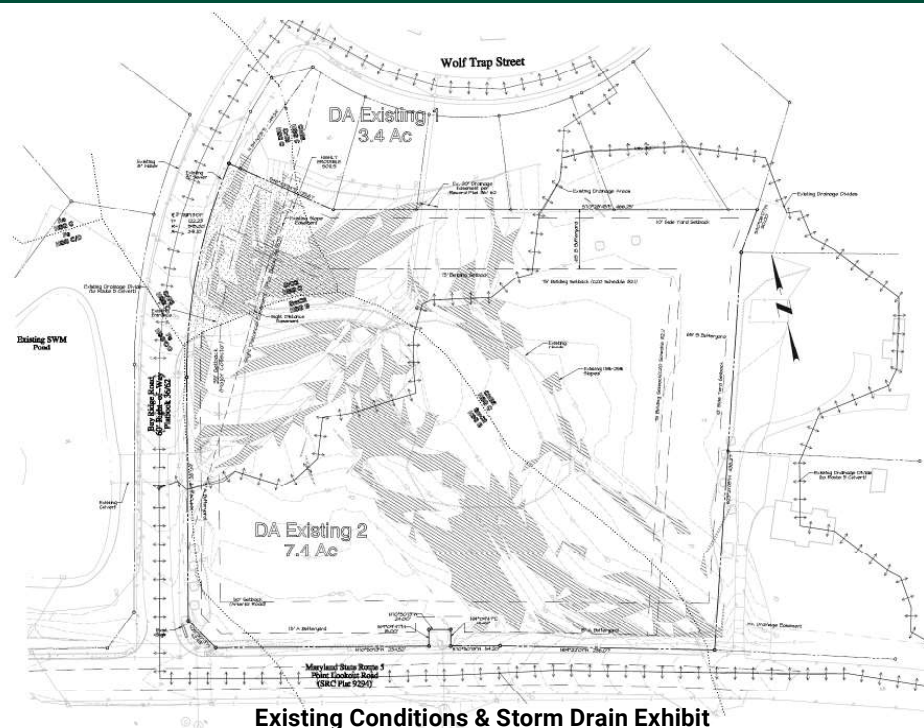
TRANSACTION DETAILS

Due Diligence Items in Document Vault

- Concept plans
- Approval letters
- Forest conservation plans
- Soils report
- Deed records

Offering Terms

Price: One Million Three Hundred Fifty Thousand Dollars (\$1,350,000)
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 and approvals 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.