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HOGAN
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With property comprising over 45 acres, Chapel Estates presents a unique opportunity to entitle and develop land for single family housing in Harford County, MD. The property is conveniently located right off of I-95, near major employment center Aberdeen Proving Grounds and all the retail amenities of Aberdeen. The entirety of the property is zoned R2 which allows for residential uses as well as some religious and institutional uses by right.

The concept plan for Chapel Estates lays out approximately 130 single family lots for 40’ wide homes in a classic suburban configuration. Engineers have indicated that subdivision can be pursued either through annexation into City of Aberdeen or remaining in Harford County and connecting to county utilities. Aberdeen 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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PROPERTY LOCATION

Chapel Estates
PROPERTY DETAILS

Acreage: +/- 45.86 ac Zoned R2

Existing Conditions: Significantly cleared acreage fronting Hiobs Lane, cleared acreage is level and has been farmed.

Permitted Uses: Single family dwellings, churches by right, cluster townhouses, duplex units, nursing homes, assisted living facility, many other uses via special development regulations or special exception

Tax Map Harford County Book # 58, Parcels 54 and 55

Utilities: Public Water and Sewer available to extend to site

Schools: Bakerfield Elementary, Aberdeen Middle, Aberdeen High

Project Engineers:

MRA
(410)-515-9000
3445-A Box Hill Corporate Center Dr.
Abingdon, MD 21009

EN Engineering (formerly CNA)
(443)-652-6458
1630 Robin Circle
Forest Hill, MD 21050

Compararable Community Locations
TRANSACTION DETAILS

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

Offering Terms
Price: Two Million Six Hundred Thousand Dollars ($2,600,000)
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.