

# CHAPEL ESTATES

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

HIOBS LANE

ABERDEEN, MARYLAND 21001

FOR SALE





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# THE OFFERING

## Chapel Estates Hiobs Lane Aberdeen, MD 21001

With property comprising over 60 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.

Concept plans for Chapel Estates have been laid out as a single family detached community and as a mix of townhomes and single family 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 along I-95 for easy access to Mid Atlantic locations.

For additional information, contact:

For more information, contact:

Jake Ermer, EVP

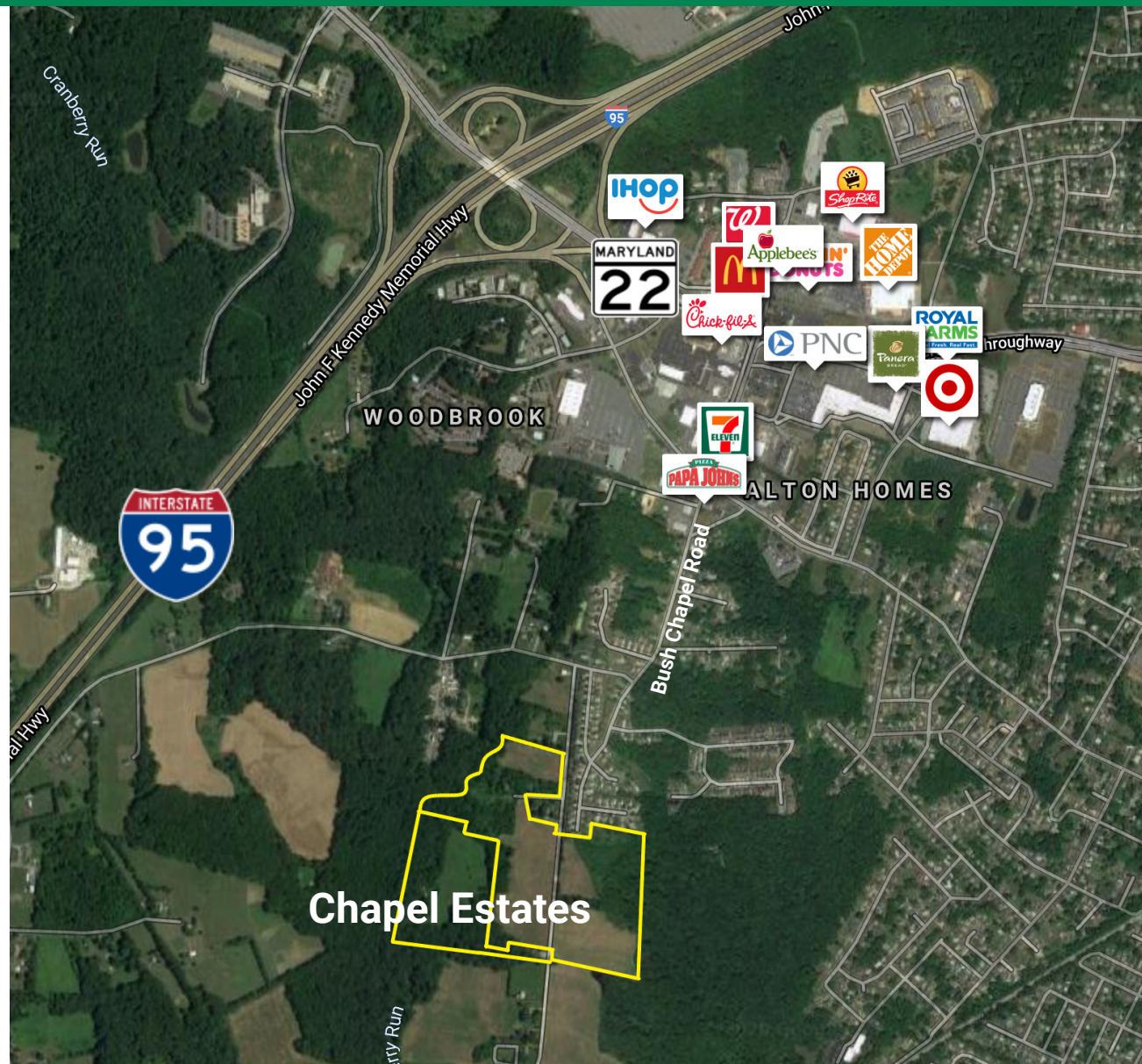
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# PROPERTY LOCATION



# PROPERTY DETAILS

Acreage: +/-62.06 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, 55, and 180

Utilities: Public Water and Sewer available to extend to site

Schools: Bakerfield Elementary, Aberdeen Middle, Aberdeen High

Project Engineers:

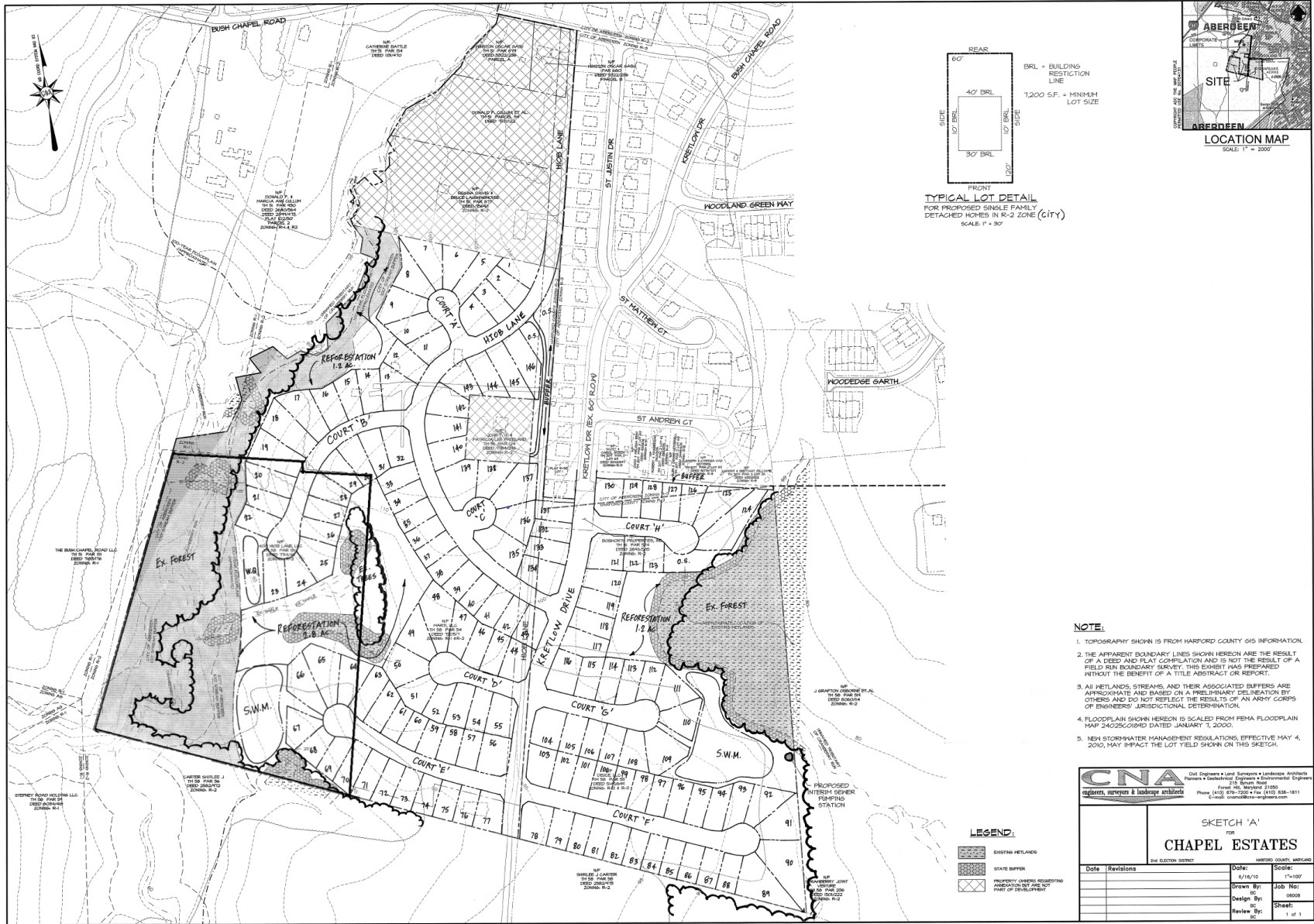
MRA	EN Engineering (formerly CNA)
(410)-515-9000	(443)-652-6458
3445-A Box Hill Corporate Center Dr.	1630 Robin Circle
Abingdon, MD 21009	Forest Hill, MD 21050

## Comparable Community Locations

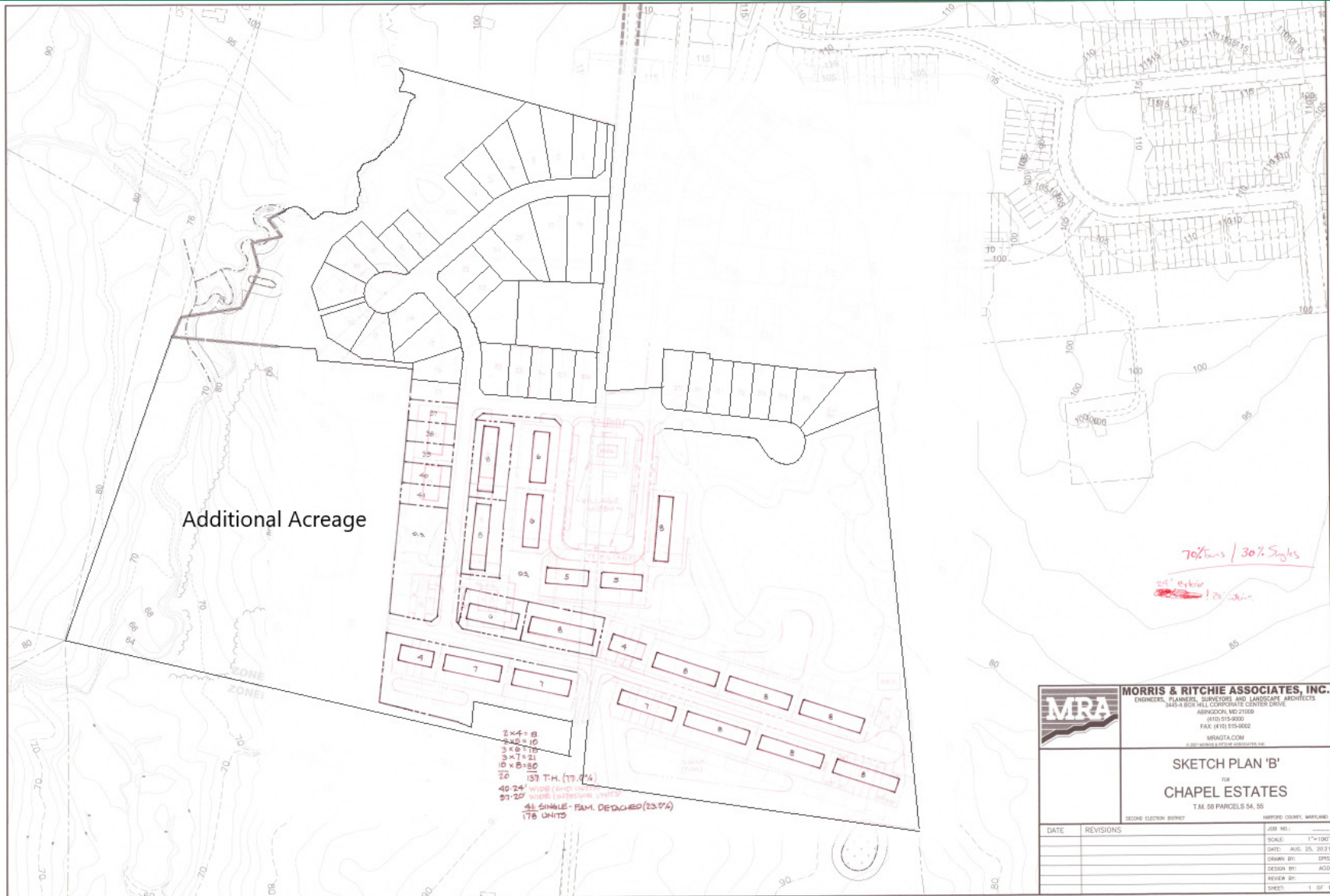




# CONCEPT PLANS



# CONCEPT PLANS





# TRANSACTION DETAILS

## Due Diligence Items in Document Vault

- Concept plans
- Zoning regulations and allowed uses
- Deed records

## Offering Terms

Price: Four Million Fifty Thousand Dollars (\$4,050,000)

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.