

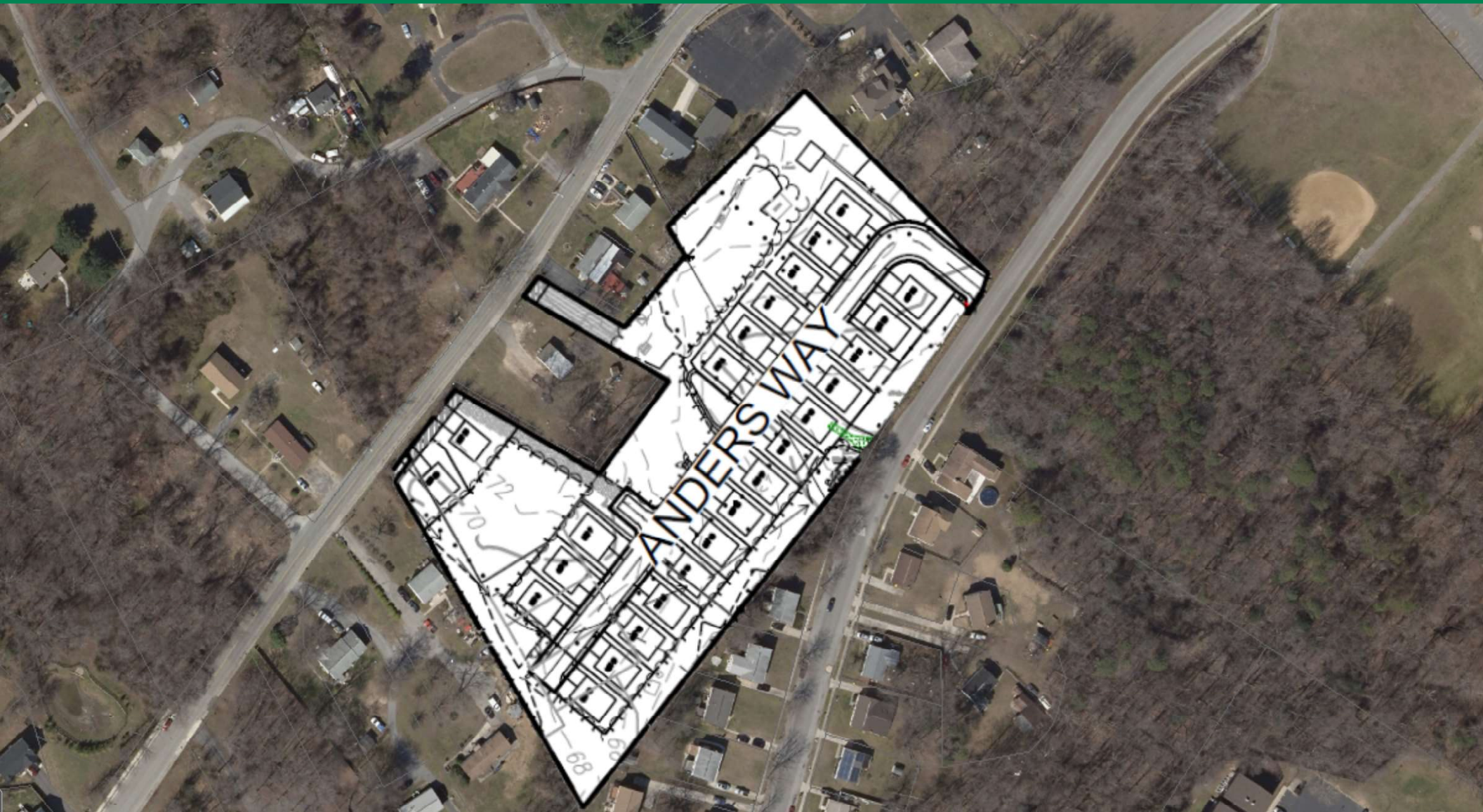
# COATES RESERVE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

NEW FREETOWN ROAD

GLEN BURNIE, MARYLAND 21060

FOR SALE



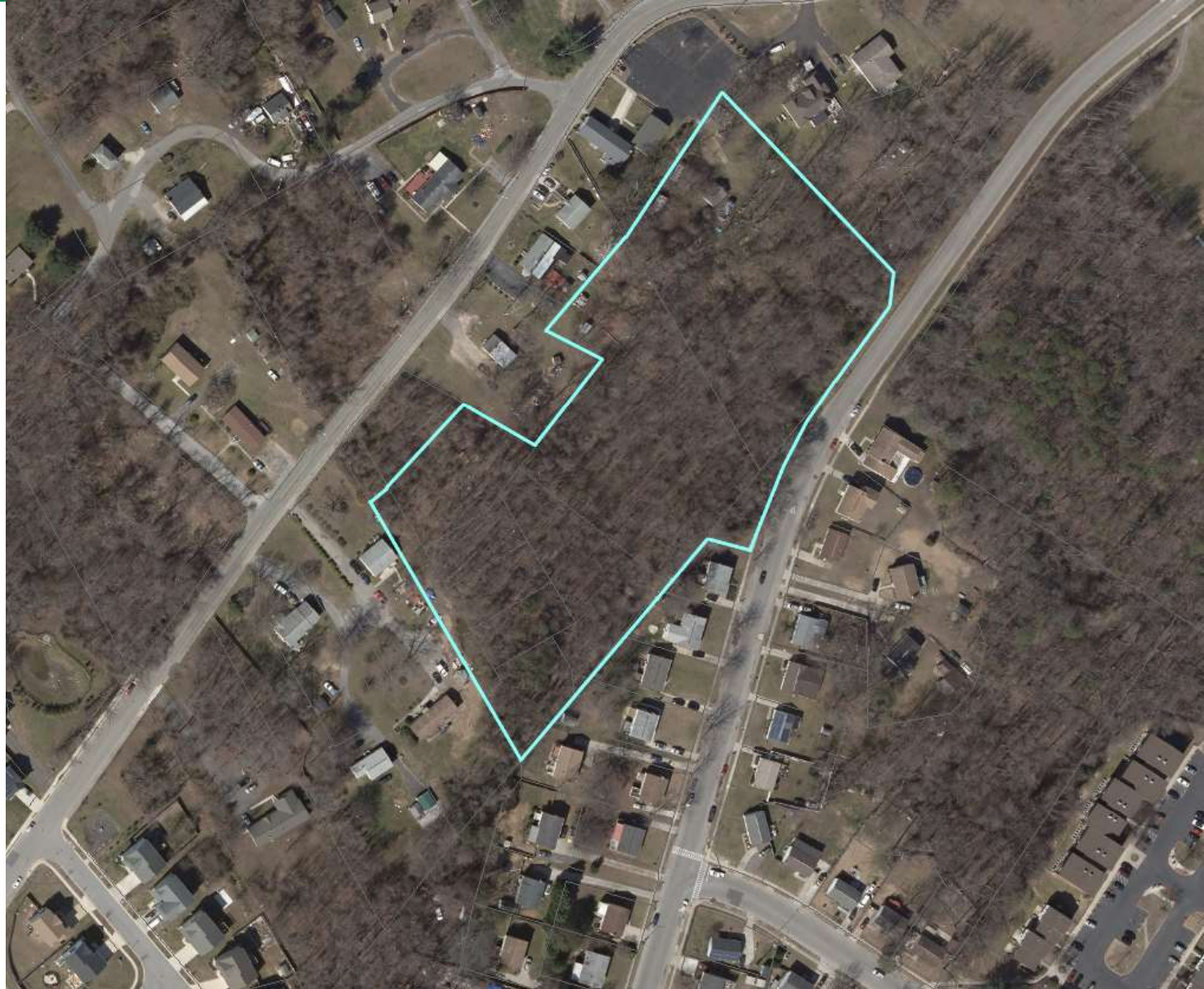


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# THE OFFERING

## Coates Reserve

Coates Reserve presents a great opportunity to finish final plans and develop infill for a rare 22 lot single family detached bulk offering in Pasadena/Glen Burnie (Anne Arundel County, MD). The +/- 6 acre property is conveniently located for an easy commute to Fort Meade and other Baltimore-Washington Corridor employment. Retail amenities are located along Ritchie Hwy, Mountain Road, and at Arundel Mills. Development located across the street from 18 acre Freetown Park, featuring tennis and basketball courts, ballfields, and open space. Final plans are in process for a 22 lot community with 34'x47' typical home footprint.

Engineers have indicated that the timeline for final plan approvals and record plats is approximately 6 to 9 months through staff level administrative plan review. Be apart of the continued growth of Anne Arundel County by delivering in-demand housing at both an attractive price point and location at Coates Reserve.

For more information, contact:

Jake Ermer, EVP

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# PROPERTY OVERVIEW

**Acreage:** +/-6ac

**Zoning:** R-5 Residential

**Existing Conditions:** Wooded acreage fronting New Freetown Road

**Plan Approvals:** Sketch Plan approved for 25 lot single family detached community, of which 22 are in Final Plans process and for sale as part of Coates Reserve.

**Schools:** Freetown Elementary, Marley Middle, Glen Burnie High

**Tax Map:** Anne Arundel County Book # 16, Parcels 38, 69, 204, 661

**Utilities:** Public Water and Sewer available to extend to site

**Project Engineer:**

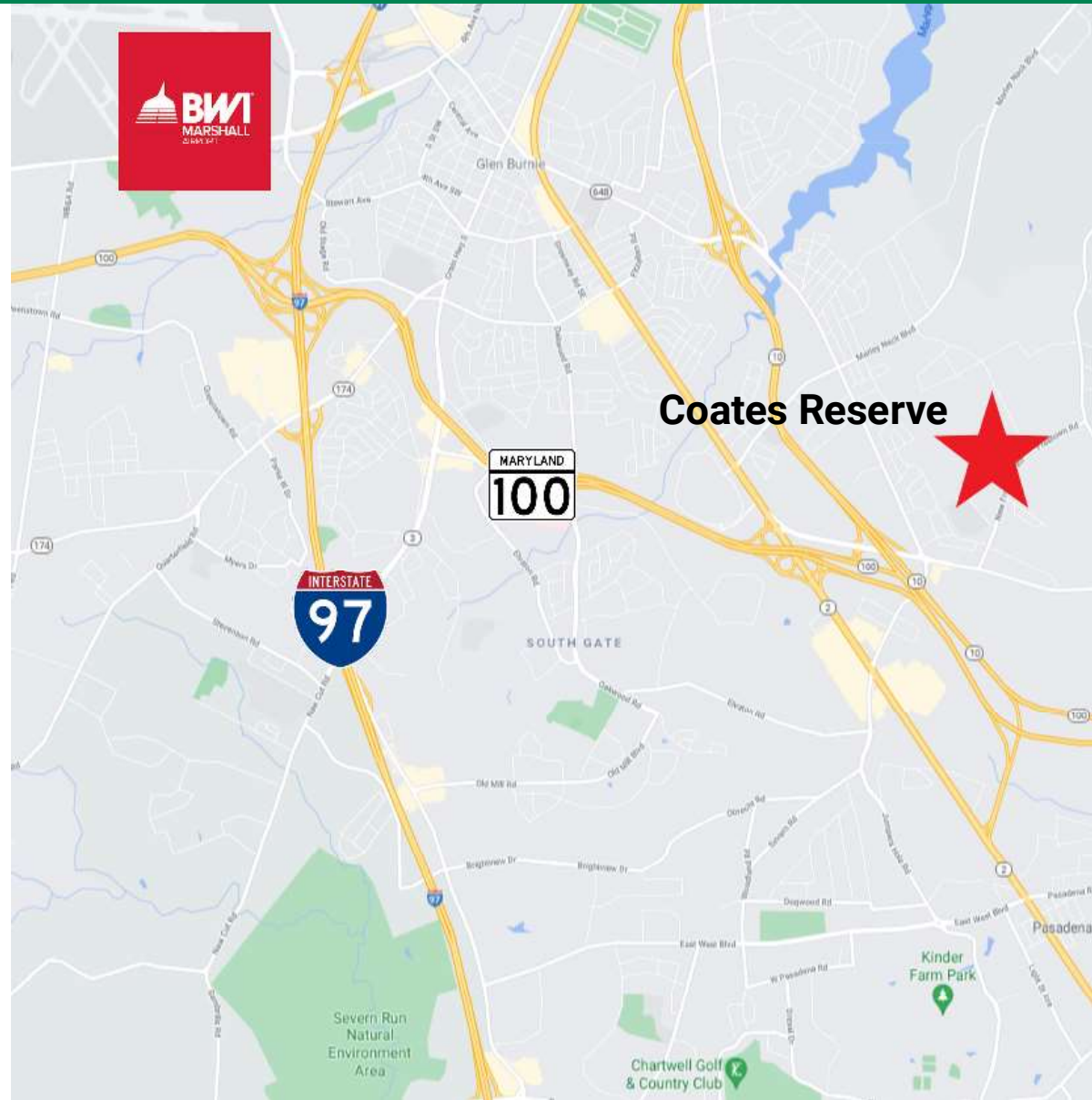
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# PROPERTY LOCATION



## Coates Reserve



# FINAL DEVELOPMENT PLAN



# TRANSACTION DETAILS

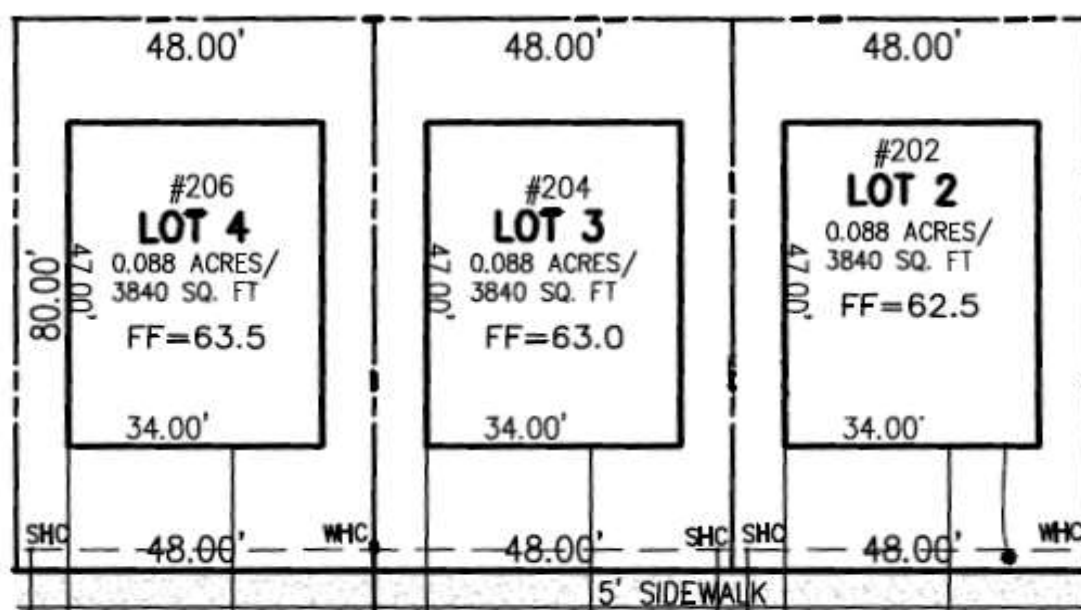
## Due Diligence Items in Document Vault

Final plan (in process)  
Sketch plan and Approval letters  
Phase I Environmental Report  
Geotechnical Report  
Title Work & Deed Records

\* Contact Jake Ermer for access

## Offering Terms

Price: One Million Three Hundred Eighty Thousand Dollars (\$1,380,000)  
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 final approvals



Typical Lot Dimesions

## 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.