

COATES RESERVE

TOWNHOUSE DEVELOPMENT OPPORTUNITY

NEW FREETOWN ROAD

GLEN BURNIE, MARYLAND 21060

FOR SALE

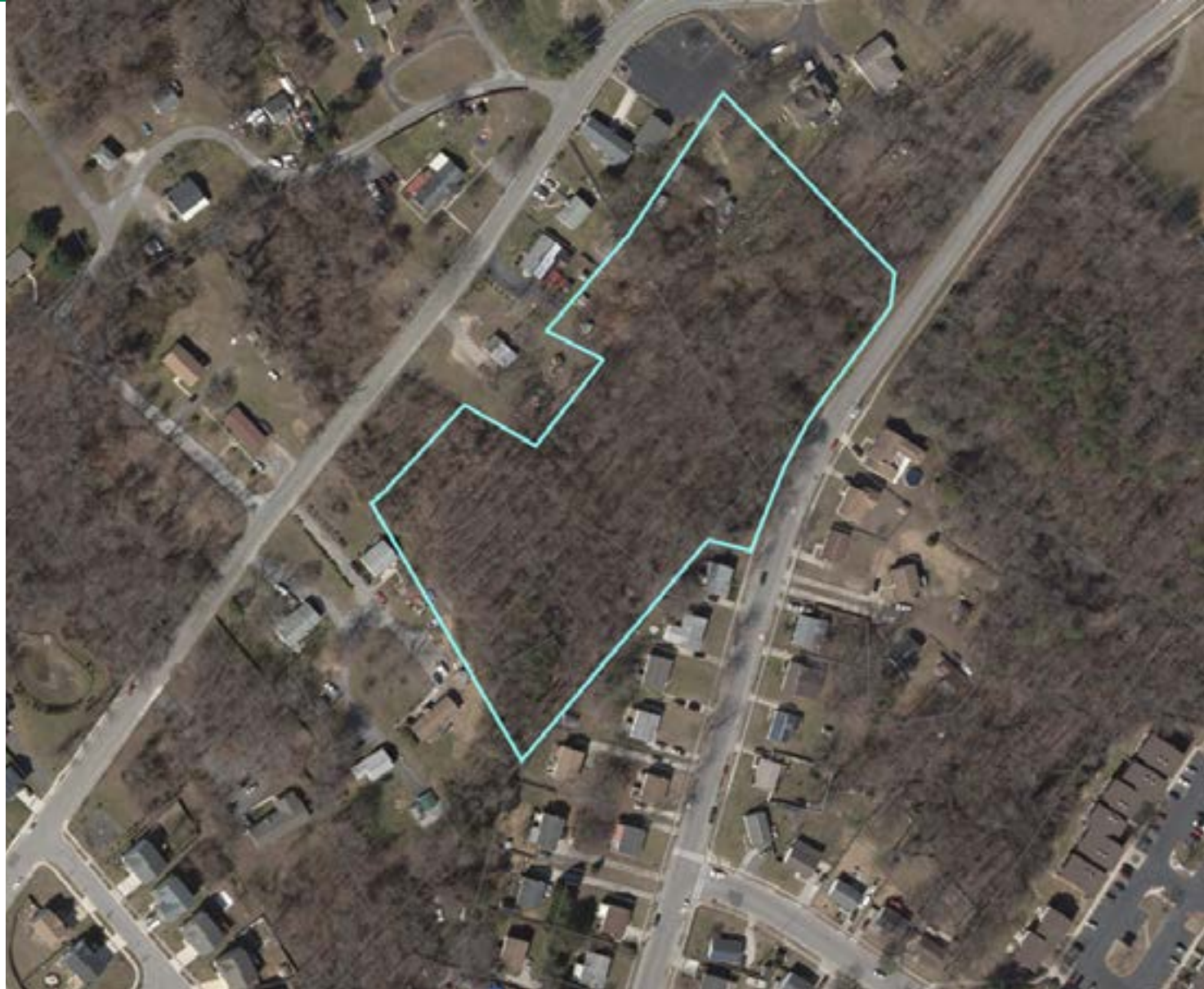


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THE OFFERING

Coates Reserve

Coates Reserve presents a great opportunity to finish entitlements for a rare 52 lot townhome community in 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 conceptually planned for 52 lots with 20'x36' home footprint on a 78' typical lot depth.

Due to a previously approved single family plan, county staff has indicated a willingness to skip sketch plan and go straight to a final plan submission. This will help to shorten the entitlement process by 12+ months. 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-10 Residential

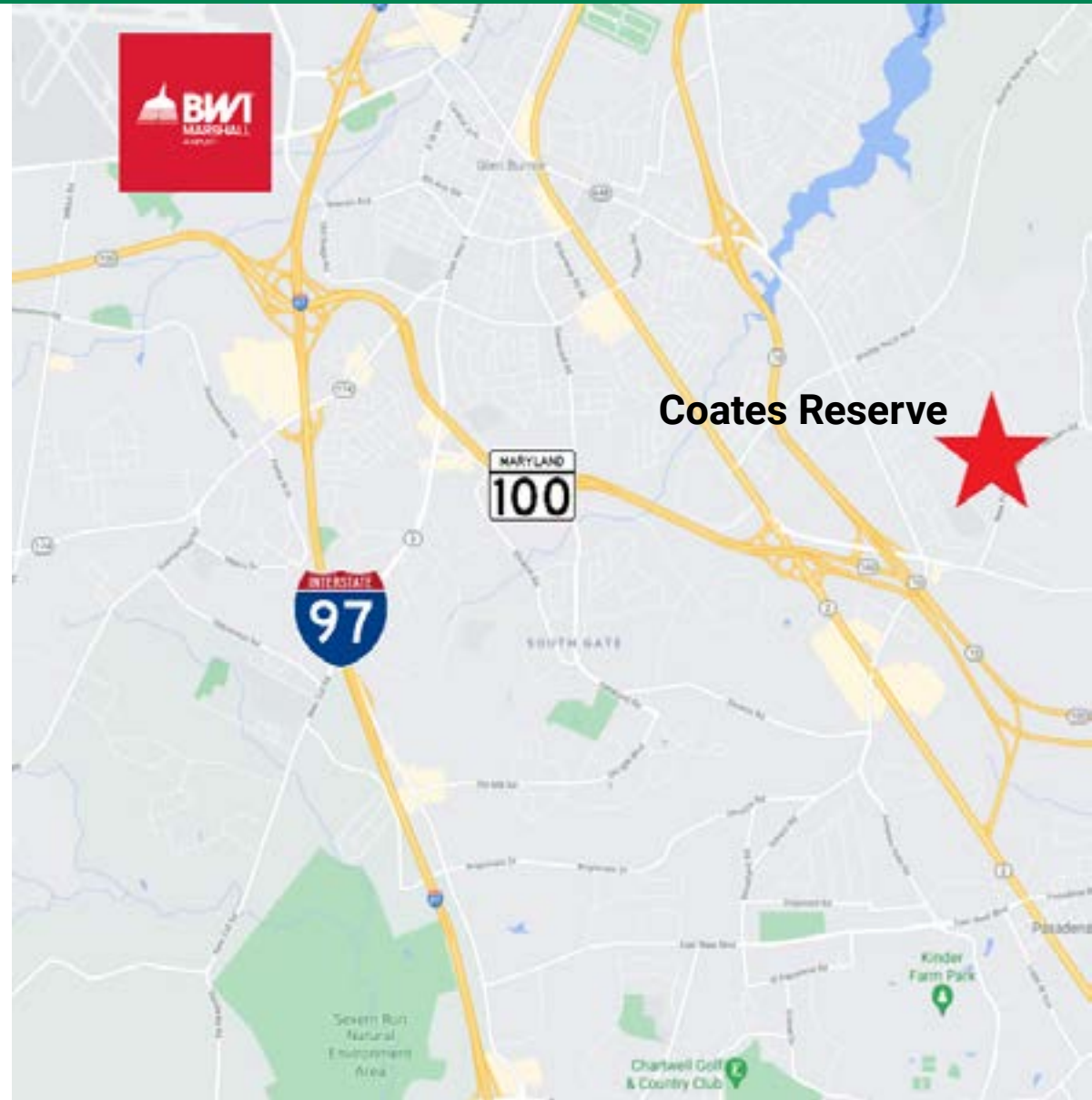
Existing Conditions: Wooded acreage fronting New Freetown Road

Plan Approvals: Previous final plan approved for 22 lot single family detached community, now conceptually planned for 52 townhome lots.

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



PROPERTY LOCATION



Coates Reserve

TRANSACTION DETAILS

Due Diligence Items in Document Vault

- Final plan (lapsed during rezoning)
- Sketch plan and Approval letters
- Phase I Environmental Report
- Geotechnical Report
- Title Work & Deed Records

* Contact Jake Ermer for access

Offering Terms

Price:

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



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.