

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

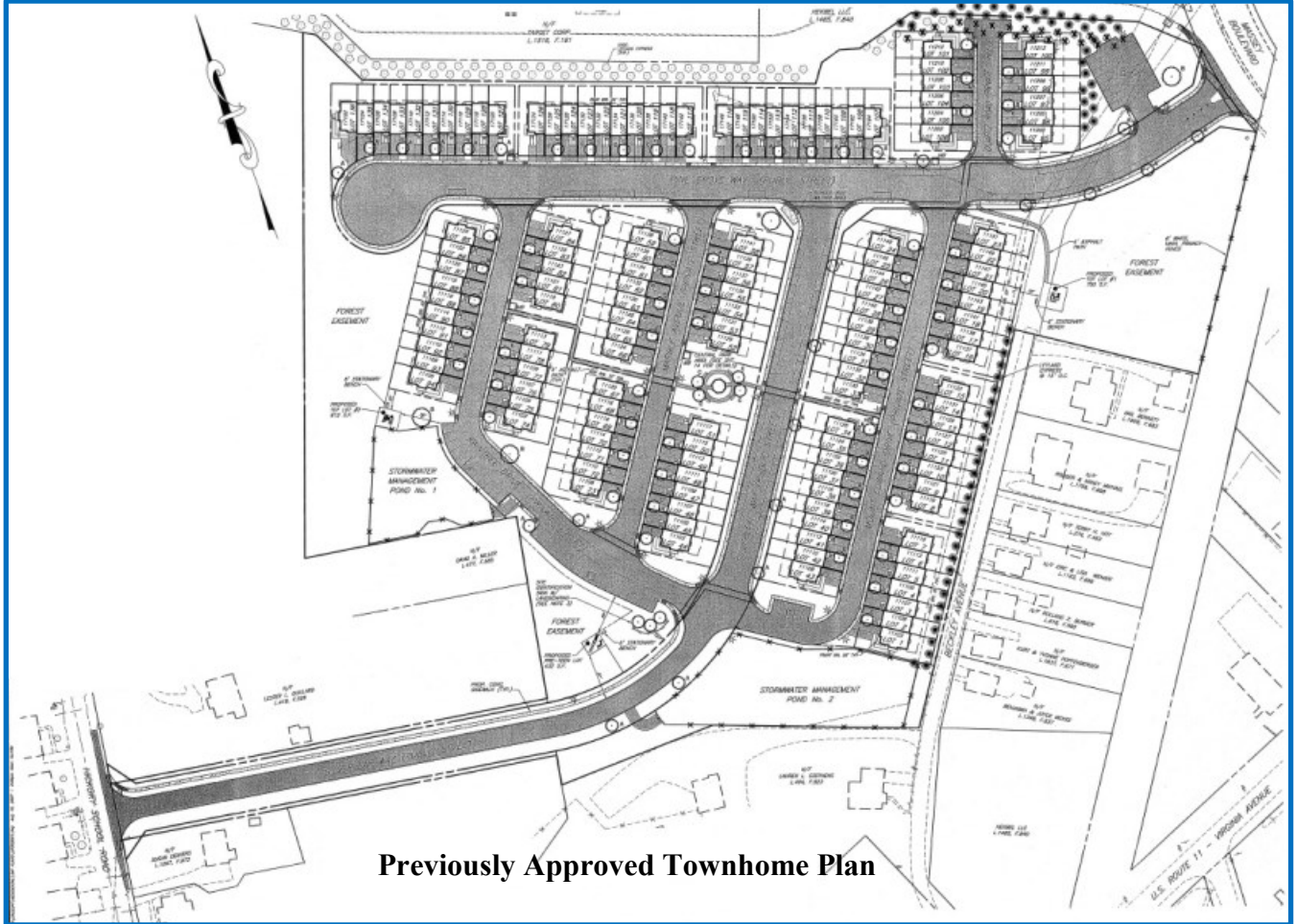
MASSEY BLVD / HICKORY SCHOOL RD  
HAGERSTOWN, MD 21740



+/-17.3 acres “RM” Residential Multifamily Zoned Land

**For More Information Contact:**  
**Jake Ermer**  
**(410) 266-5100 ext. 132**

## Hickory School Rd / Massey Blvd Acreage



Previously Approved Townhome Plan

Hogan Companies is proud to offer 17.23 acres of raw land for sale, predominantly zoned RM, residential multifamily. The site was previously approved for a 136 lot townhome community, with access on both Hickory School Road and Massey Boulevard. Property is convenient to I-81, I-70, regional shopping at Target and the Valley Mall and local employment centers.

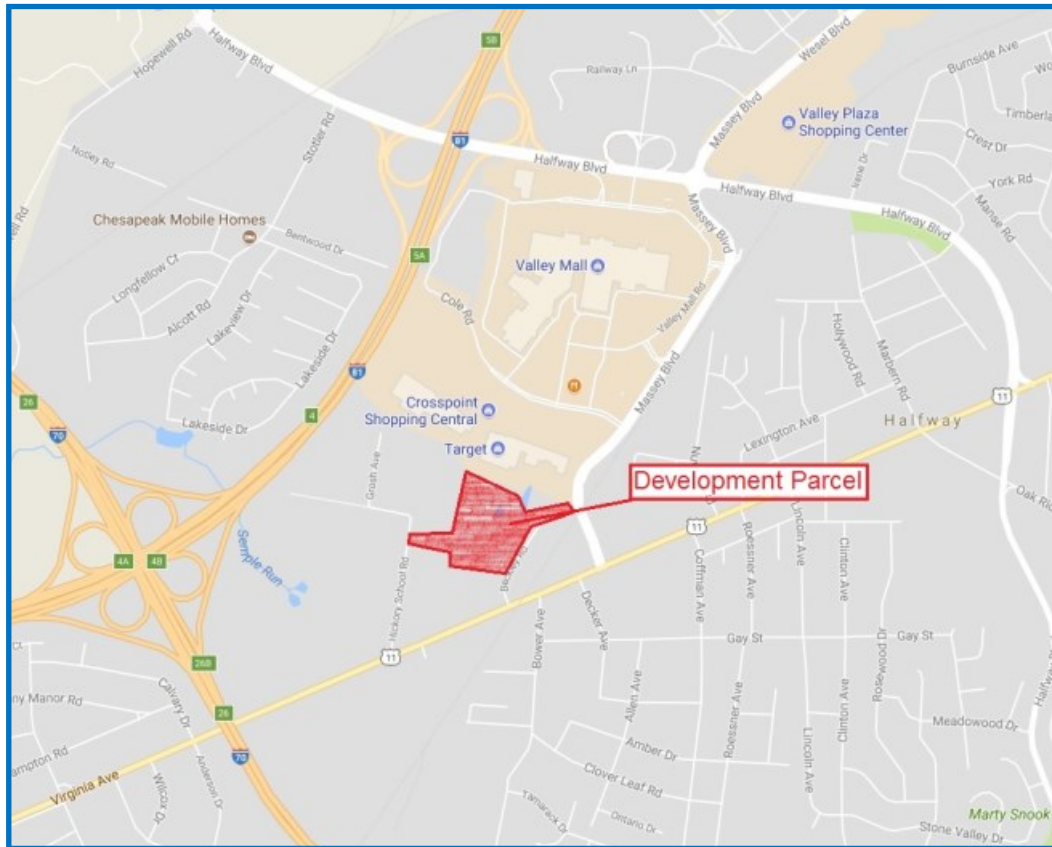
**Location:** Hickory School Road / Massey Boulevard in Hagerstown, Maryland

**Zoning:** Predominantly RM, RS. RM max density 12 units/acre

**Utilities:** Public water and sewer adjacent to site

**Information:** Previous plans, plats available for review

## Hickory School Road



**Property Offered:** 17.23 +/- acres of RM and RS zoned land in Hagerstown, Maryland.  
Washington County Tax Map 48, Parcel 950, Lot 3

**Deposit :** 10% deposit suggested, non refundable subject to study period

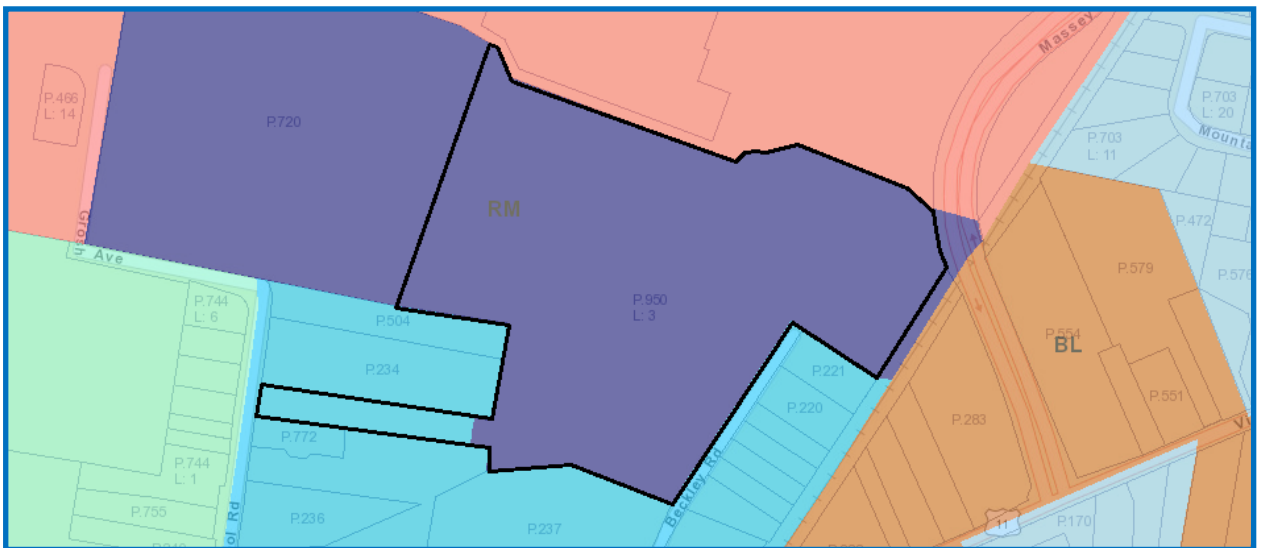
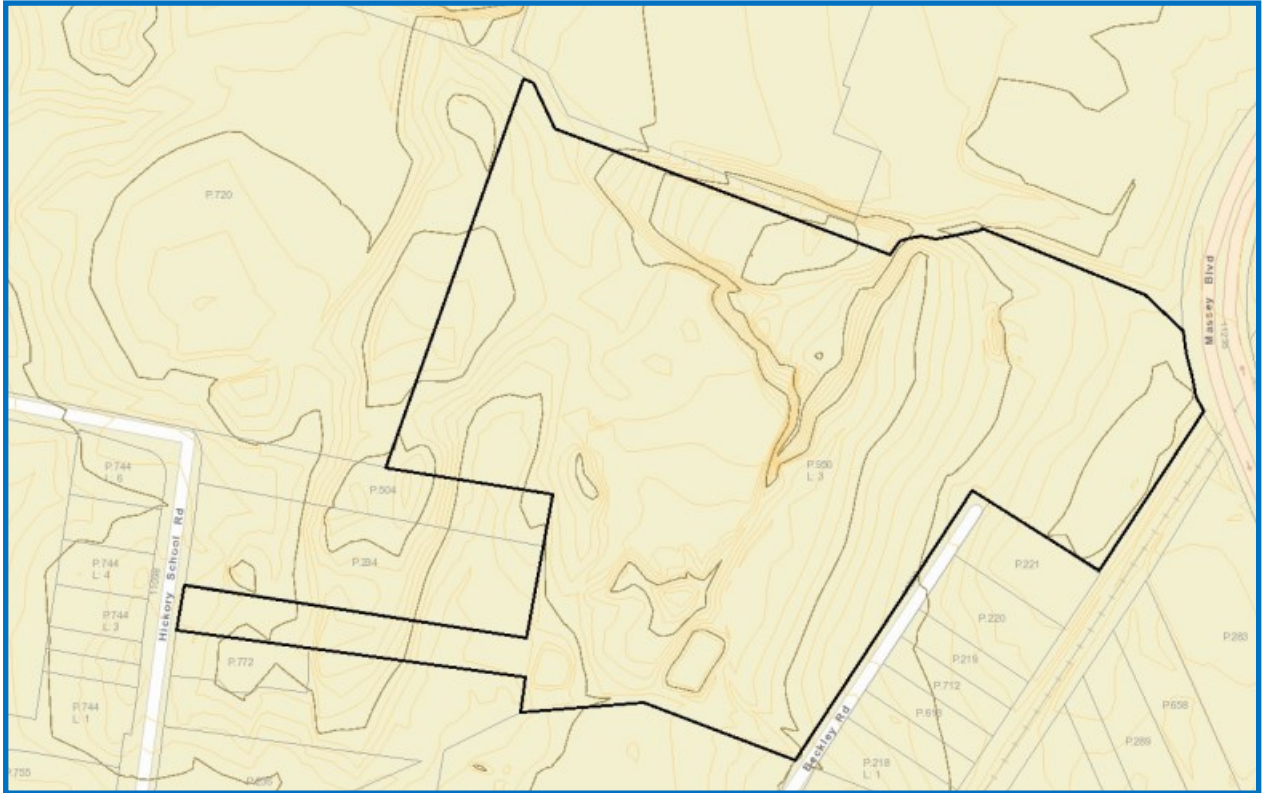
**Price:** \$2,500,000

**Brokerage:** Hogan Companies, LLC is the exclusive listing agent in this transaction and shall be paid by the seller per the terms of a separate agreement

**Offer Format:** Letter of intent and addressed as follows:

HEKBEL, LLC  
c/o Hogan Companies, LLC  
2661 Riva Road, Suite 300  
Annapolis, MD 21401

## Site Topography and Zoning



Zoning Map showing RM (Purple) RS (Blue) Split zone on parcel

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