

# MARLEY NECK RESIDENTIAL DEVELOPMENT OPPORTUNITY

MARLEY NECK ROAD, GLEN BURNIE, MARYLAND 21060

FOR SALE IN BULK



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Michael Sponsellor, Project Manager  
(410) 266 - 5100 x 122  
marleyneck@hogancompanies.com

HOGAN  
2077 Somerville Road  
Suite 206  
Annapolis, Maryland 21401  
(410) 266 - 5100





# THE OFFERING

HOGAN, as exclusive representative of the Seller, is pleased to offer for sale in its entirety, The Marley Neck Assemblage along the shoreline of Marley Creek in Glen Burnie, Maryland ("Property"). The waterfront Property consists of approximately 140.39 acres of land that has approvals in place for 751 age-restricted residential units, 361 units of which are for sale product in the form of single family detached home lots, semi-detached villa lots, and multi-story condominiums. The remaining 225 units are planned for active adult rental apartments.

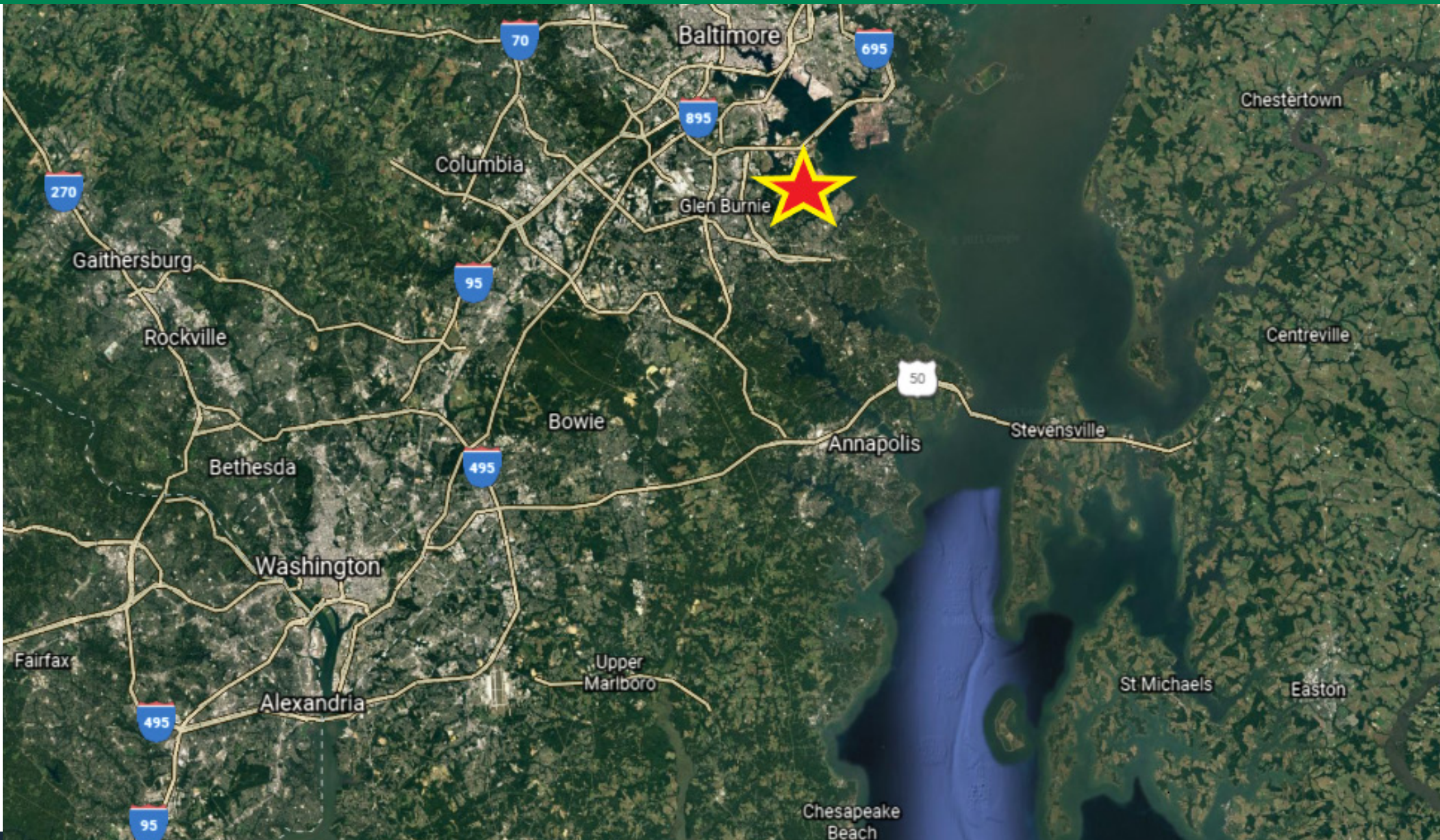
The Property is proximate to the Arundel Expressway (MD 10), which provides future residents access to employment, higher education facilities, entertainment, and amenities throughout the National Capital Region. Additionally, the Baltimore/Washington International Thurgood Marshall Airport is conveniently located just 8 miles from the Property.

Offering a variety of residential development opportunity, the Property has made significant progress in the entitlement process and is expected to obtain final plan approval in Q4 of 2021. Prospective buyers have the advantage of developing a residential product of choice as permitted by the Master Development Plan. Developers will be able to create a waterfront community that will benefit from a highly diverse economy in one of the nation's most affluent submarkets.



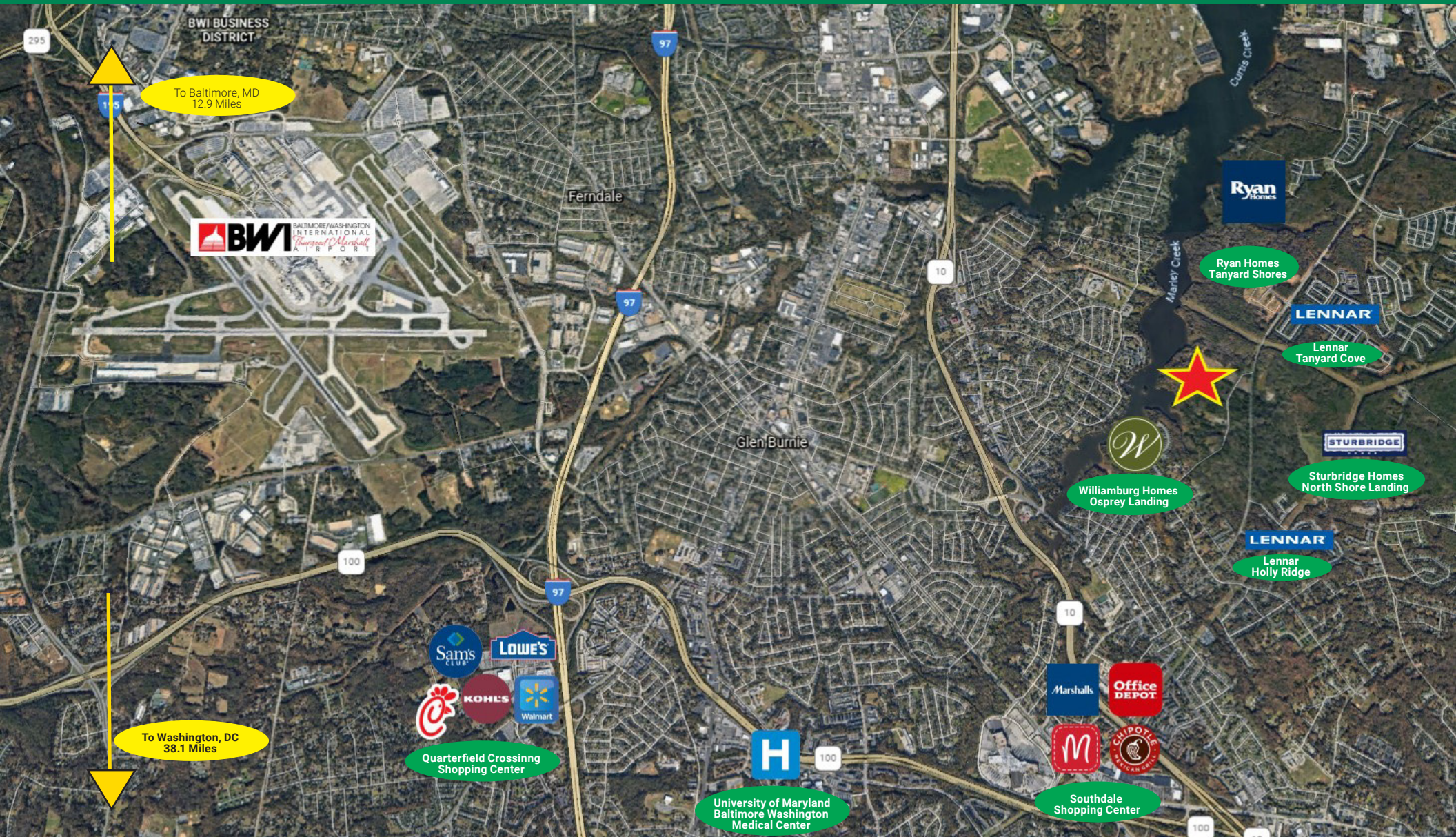


# LOCATION MAP





# AERIAL AMENITY MAP





# PROPERTY DETAILS

**Total Acreage:** 140.39

**Address:** 344 Marley Neck Road

Glen Burnie, Maryland 21613

**Council District:** District 3 - Nathan Volke

Tax Account Number	Tax Map	Grid	Parcel	Acreage
03-000-08167125	10	16	57	6.1
03-000-15526000	10	16	58	1.05
03-000-31900605	10	16	59	3.96
03-000-31900606	10	16	60	.6646
03-000-08960000	10	16	61	6.25
03-000-08167115	10	16	234	1
03-000-16390200	10	16	357	7.25
03-000-07516600	10	16	522	.977
03-000-28750950	10	22	98	112.50

**Existing Conditions:** Undeveloped and wooded.

**Utilities:** Public water and sewer accessible in public right of way. Sewage pump station required - see Final Plan set for details.

**Project Engineer:**

Messick & Associates

(410) 266-3212

[ENGR@messickandassociates.com](mailto:ENGR@messickandassociates.com)





# ZONING / APPROVAL STATUS

The subject property is largely zoned R10 - Residential, intended for semi-detached, duplex, and townhome residential development at a medium density of ten (10) dwelling units per acre. 3.67-acres of the subject property is zoned R5 - Residential, intended for low-medium density single-family detached residential development at a density of five (5) dwelling units per acre.

The property received Sketch Plan approval from Anne Arundel County and is expecting Final Plan and Plat approval in Q4 of 2021. In addition, special exceptions were approved for the Assisted Living use as well as the Marina improvements. Non-tidal wetlands impact authorizations were obtained in May, 2021.

## Remaining Approvals Timeline:

Milestone	Estimated Approval Date
Final Plan and Plats Approval	October, 2021
Pump Station/Force Main Plans	October, 2021
Public Works Agreement & Post Bonds	December, 2021
Plat Recordation/Grading Permit Issued*	February, 2022

## Approved Product Mix:

Product Type	Unit Count
Single Family Detached	55
Semi-Detached	178
Active Adult Condominium	128
Active Adult Apartments	225
Assisted Living Facility	165
<b>Total</b>	<b>751</b>

## Estimated Bonds and Inspections Fees (to be verified by Buyer):

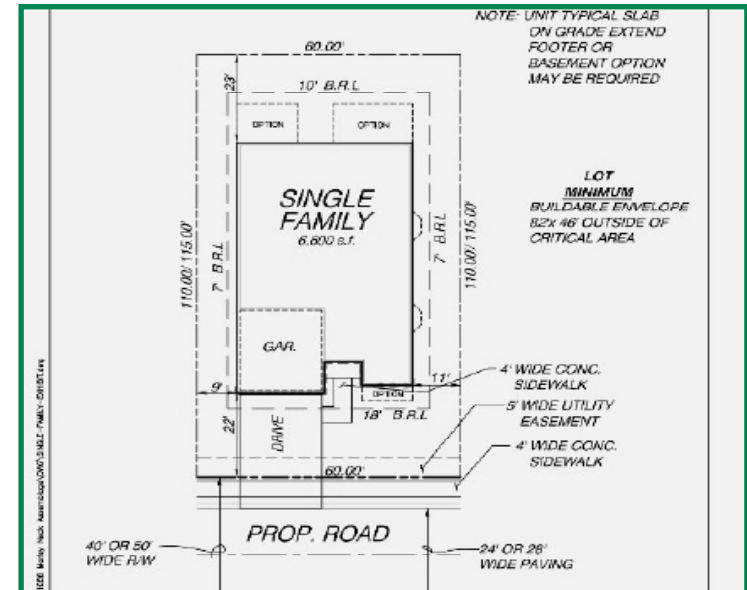
Fee	Amount
Public Works Agreement Bonds	\$15,413,856
Maintenance Bond	\$1,027,590
Public Works Agreement Inspection Fee	\$719,313

\*Forest Conservation Agreement must be executed by Buyer and any required mitigation completed by Buyer prior to recordation of plats.



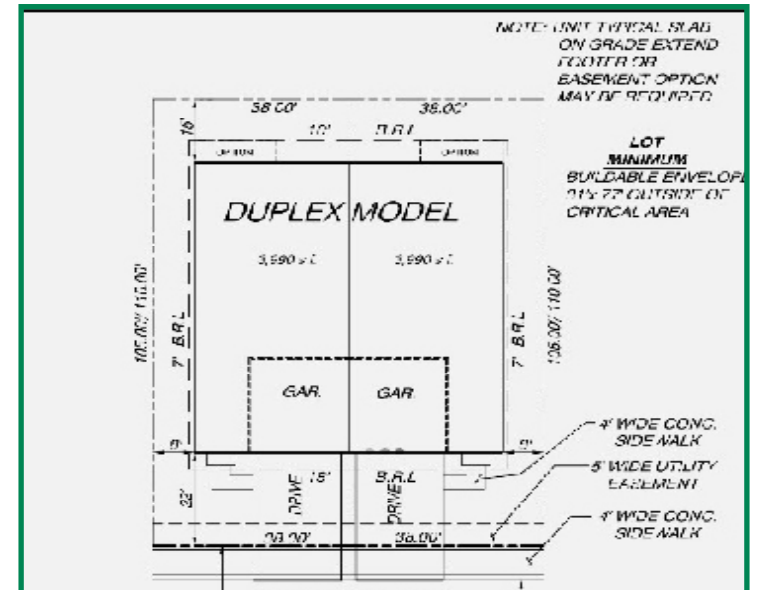


# PLANNED PRODUCT - SINGLE FAMILY DETACHED



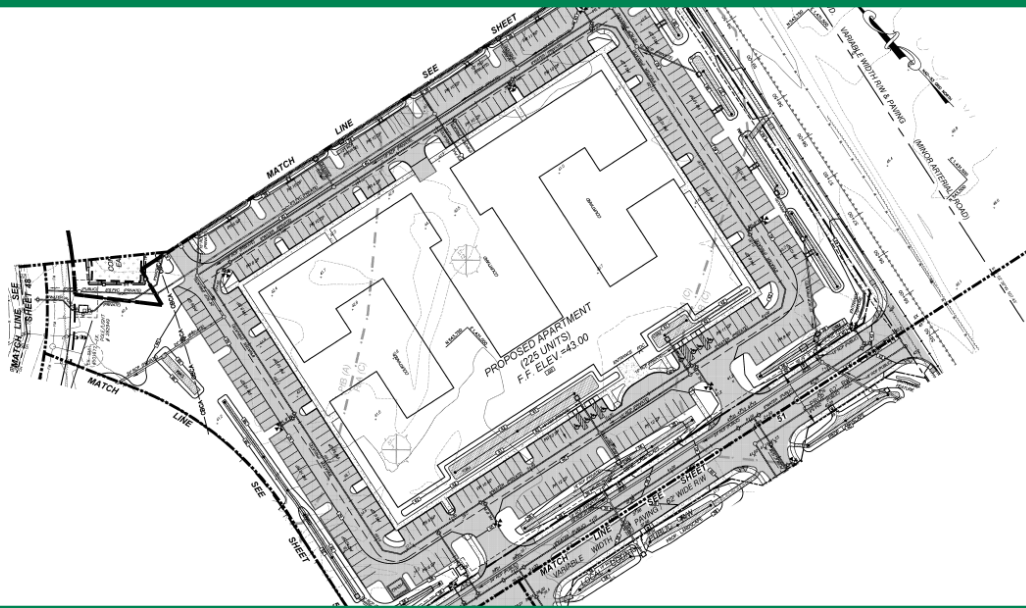


# PLANNED PRODUCT - SEMI-DETACHED





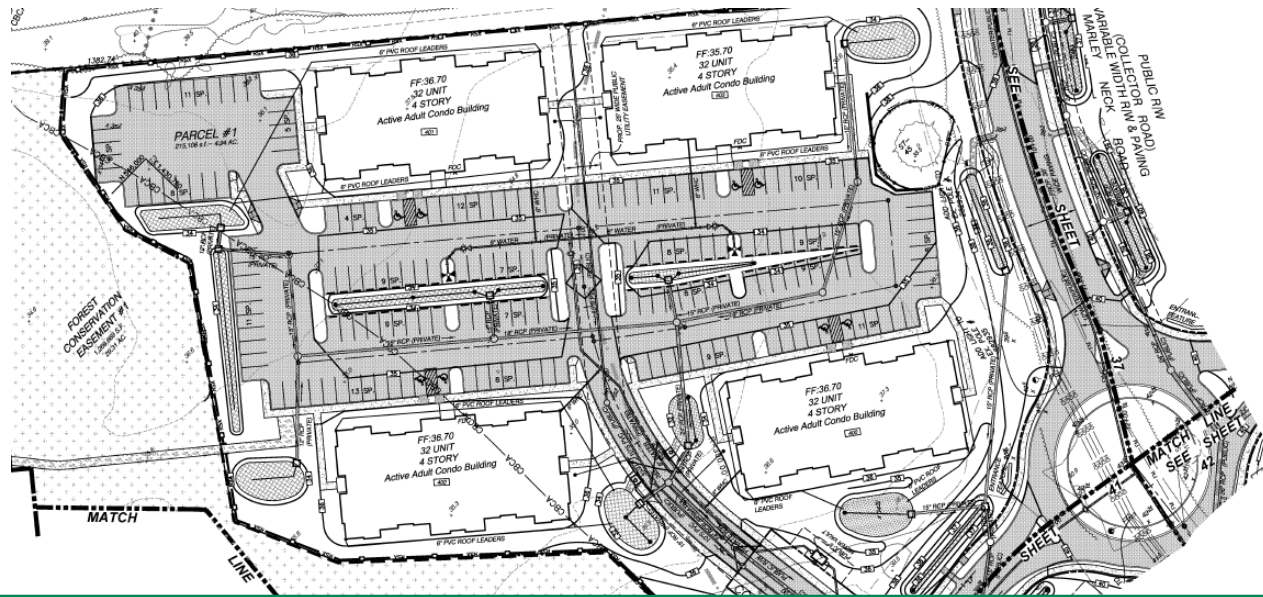
# PLANNED PRODUCT - ACTIVE ADULT APARTMENTS



Architecture for Illustrative Purposes Only

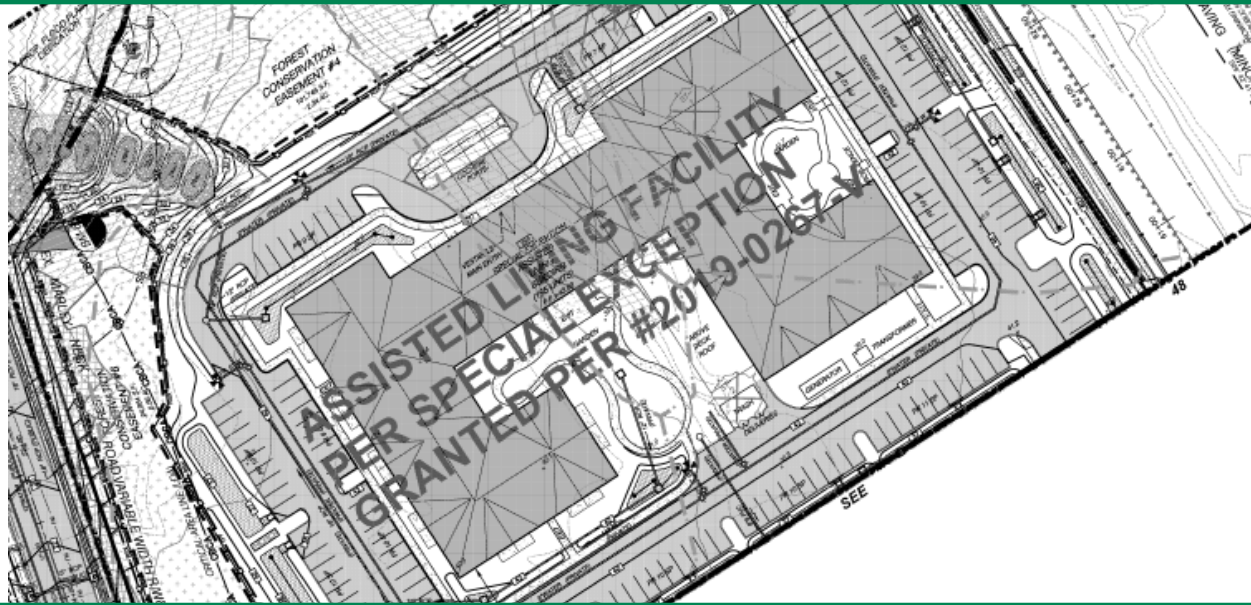


# PLANNED PRODUCT - ACTIVE ADULT CONDOMINIUMS





# PLANNED PRODUCT - ASSISTED LIVING FACILITY



Architecture for Illustrative Purposes Only

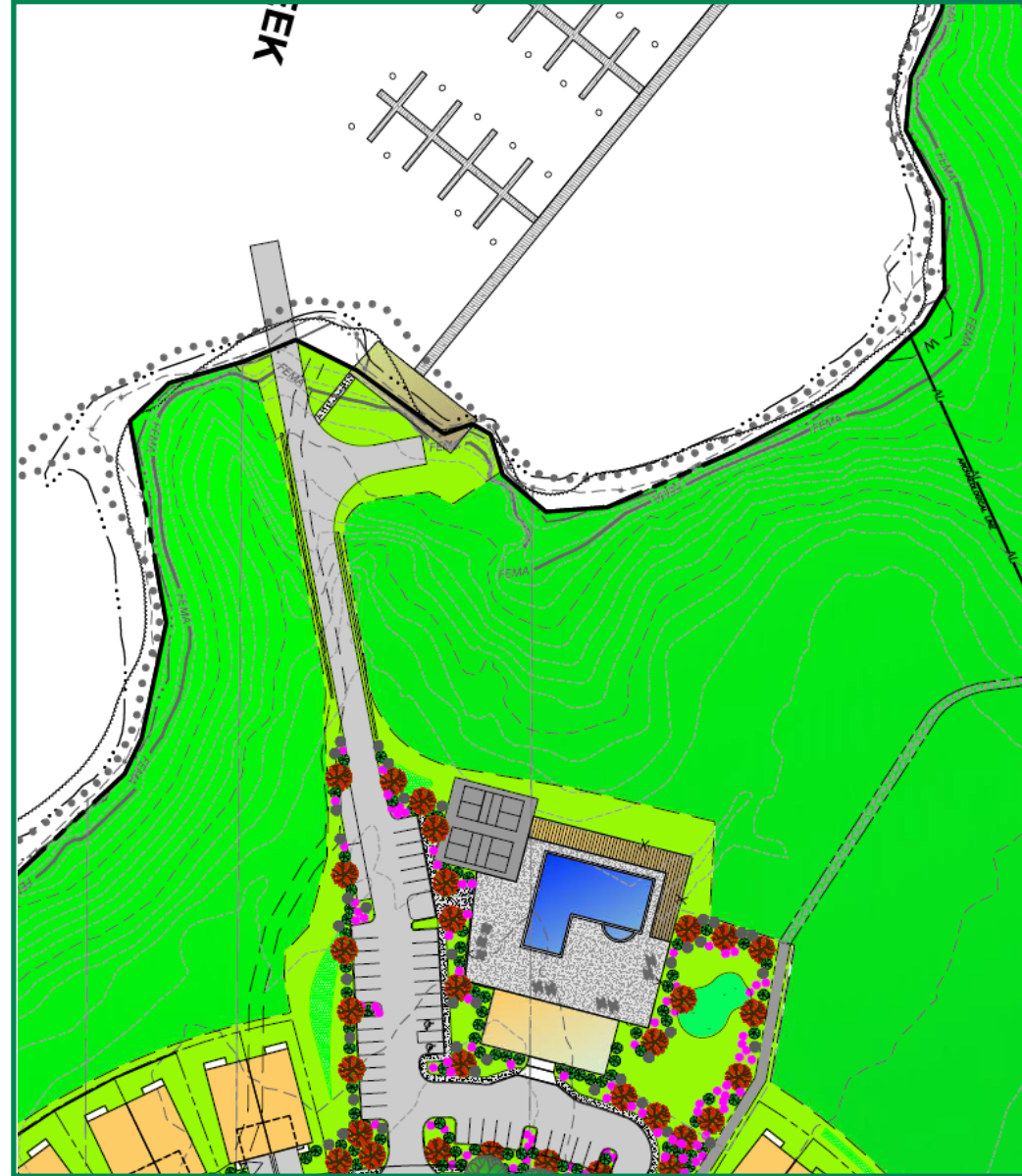




# PLANNED AMENITIES

A carefully curated selection of active amenities for future residents has been planned on the subject property in an effort to create a sense of place. The following amenities are shown on the plans:

- Pool
- Clubhouse
- Outdoor gathering areas
- Putting greens
- Pickle ball courts
- 50 slip marina - HOA ownership or condominium ownership to be established by Buyer
- Private boat launch
- Mulch walking trails
- Fitness areas





# PLANNED AMENITIES



Images are illustrative only



# TRANSACTION DETAILS

## Suggested Offering Terms

Offering: As-Is Condition Bulk Sale  
Purchase Price: Unpriced - Buyer to Present Offer  
Terms: Closing Subject to Final Plan Approval  
Feasibility Period: No Longer Than 90 Days  
Deposit: 10% Non-refundable and Released to Seller at Expiration of Feasibility Period

## Due Diligence Materials Available

To Obtain Due Diligence Materials, Contact the Project Team.

Michael Sponsellor  
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[marleyneck@hogancompanies.com](mailto:marleyneck@hogancompanies.com)



### 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.

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