MARLEY NECK MIXED-USE DEVELOPMENT
MARLEY NECK BOULEVARD, GLEN BURNIE MARYLAND 21060
FOR SALE
HOGAN is pleased to offer for sale on behalf of the ownership, a multifamily opportunity which is part of a larger planned mixed-use active adult community called Marley Neck. Located in the Baltimore/Washington corridor, the community of Marley Neck has quick access to Baltimore Washington International Airport (BWI), National Security Agency (NSA), Baltimore Beltway and Annapolis.

The offering features:

- Utilities: Public Water and Sewer
- Zoned R-10
- Planned Amenities: Community Recreational, Boating Pier, Boardwalk
- Sketch Plan Approved August 21, 2019
- Approved: Up to 300 Multifamily Rental Apartments. (subject to change)
- Total Area= 313,728 sq.ft. ~7.20 ac.
- Possible Parking= 305 Surface Spaces
- Potential Under Unit Parking= 150 Spaces
- Shared Parking= 146 Spaces
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.