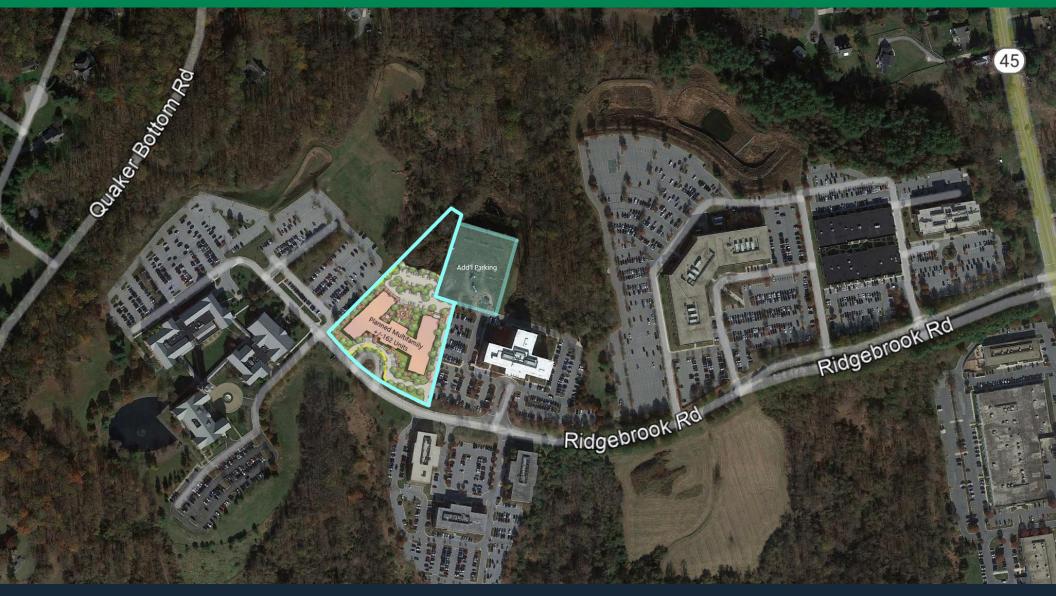
932 RIDGEBROOK ROAD 55+ MULTIFAMILY OPPORTUNITY

SPARKS GLENCOE, BALTIMORE COUNTY, MARYLAND 21152

ZONED DEVELOPMENT SITE FOR SALE





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THE OFFERING

HOGAN, as exclusive representative of the owner, pleased to offer 932 Ridgebrook Road for sale, a pad-ready parcel with zoning in place to allow for age-restricted multifamily product in the desirable area of Sparks, Baltimore County, Maryland ("Property"). Located in the Highlands Corporate Office Park, this site is just a few minutes north of the Hunt Valley Towne Center. The northern Baltimore County submarket has become a hot market for new age restricted product, with multiple new communities of for-sale villas, campus style CCRC units and assisted living facilities in the immediate area.

The site is cleared and mass graded with utilities located on-site. A stormwater management facility has been constructed as part of the adjacent office development with limited future obligations for this Property. Additional parking exists on the graded pad located adjacent to the site owned by the seller. The zoning overlay, adopted in 2025, allows for a mix of age restricted residential product within the Ridgebrook Road corridor.

932 Ridgebrook Road will offer future residents the affluent location with the conveniences of nearby shopping and transportation that many have already come to call home for years. Easy access to Interstate 83 is located approximately 3.5 miles south of the site at the Hunt Valley Towne Center. The town center offers almost 1 million square feet of retail, service, restaurants, and entertainment options to shoppers and is surrounded by one of the area's largest employment centers with more than 7 million square feet of office, five hotels, and 80,000 daily workers. Anchored by Wegmans Food Market, Regal Cinemas, Dick's Sporting Goods, Marshalls, and many other household names, additional phases are planned to bring more residential to this growing hub.

www.shophuntvalley.com





LOCATION MAP





PROPERTY DETAILS

Address: 932 Ridgebrook Rd, Sparks Glencoe, Baltimore County, Maryland 21152

Site Acreage: 3.226 acres with 6.95 +/- acres included in the previous PUD

Existing Zoning: Majority MLR (Manufacturing, Light, Restricted), with a small

portion zoned MH (Manufacturing, Heavy) and ML (Manufacturing, Light)

Bill 93-24: Council bill that allows Housing for the Elderly as a principal use in the

ML zone based on certain conditions

Existing Use: Vacant (previously approved for 45,000 - 60,000 SF office building)

Utilities: Public water and sewer

SWM: A stormwater management facility has been constructed as part of the

adjacent office development with limited future obligations for this Property

Traffic Count: 24,216 vehicles/day at York Road and Ridgebrook Road

Previous PUD Approval: Resolution 151-20 approved 12/21/2020 (expired)

Proposed Use: 182 unit assisted living facility with 159,480 +/- SF

Permitted Floor Area Ratio (FAR):

MLR - 0.6 FAR / MH - 2.0 FAR / ML - 2.0 FAR

Previous Proposed Building Footprint: 39,870 SF with a total FAR of 159,480 SF

Parking: 61 parking spaces (1 space per 3 beds) with shared parking possible on

adjacent lot owned by seller

Project Engineer: KCI Technologies

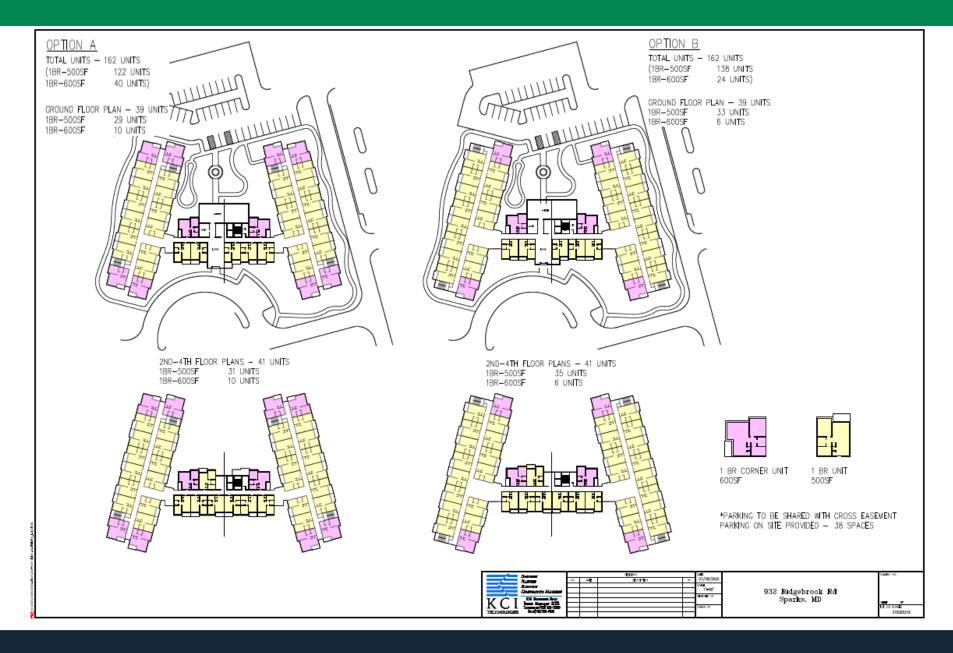
Project Architect: Hord Coplan Macht

Demographics	1 Mile	3 Mile	5 Mile
2024 Population Estimate	1,715	10,993	42,123
2024 Average Household Income	\$120,626	\$159,642	\$133,510





MULTIFAMILY CONCEPT PLAN



AERIAL AMENITY MAP



