

SMITH FIELDS PARK

Zoning Approved Residential Development Opportunity
20741 Hermanville Road Lexington Park, Maryland 20653



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SMITH FIELDS PARK

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Property Highlights

- Covered land play!
Currently operating as a manufactured housing community
- Located minutes from Patuxent Naval Air Station
- Site is zoning approved for 72 residential units
- Sewer installed on site to service future development
- Parcel located in Priority Funding Area and Community of Opportunity

For additional information, contact:

Jake Ermer
(410) 507-4061

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Multifamily Layout

- 72 Surface Parked Units
- 3 Story, 24 unit Buildings
- 1 story office with additional units
- Mix of 1 BR & 3 BR unit styles
- Prepared by engineer of record for approved plan
- Approved by planning commission, ready for final engineering



Multifamily Illustrative Plan

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Property Notes

- Currently operating as a 13 unit mobile home community
- +/-6.51 Acres
- Zoned RH—Residential High Density
- Permitted uses include: Townhomes, Apartments, Day Care, School, Church
- Other uses available with conditional and limited standards

TRANSACTION DETAILS

Price: \$975,000.00

Terms: Sale of property, subject to study period (60 day study suggested). Approvals period will be considered on case by case terms.

Closing: 30 days following conclusion of approvals period

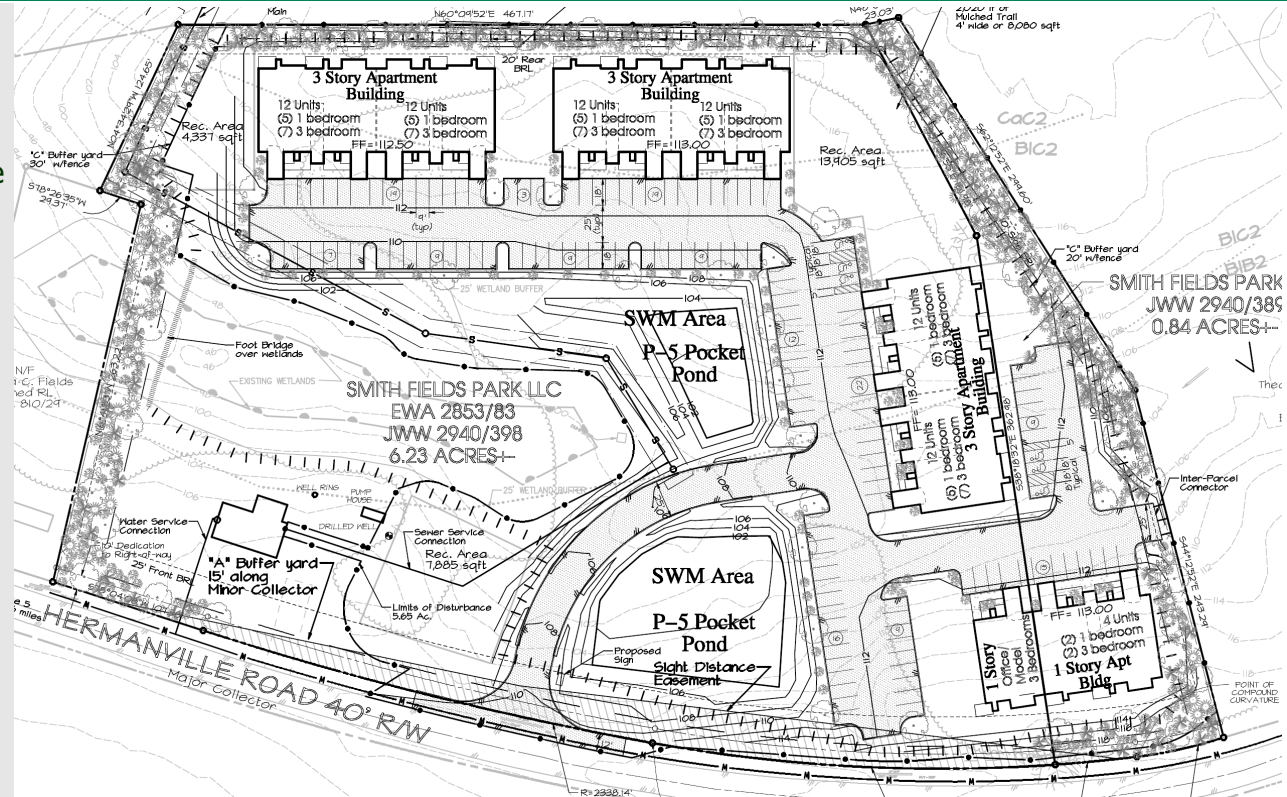
Broker: HOGAN is seller's exclusive listing agent

Offers: address to Smith Fields Park, LLC, c/o HOGAN

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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.