



Development • Investment • Consulting • Brokerage

Exclusive Listing:

The Ridge

210 Lot Townhome Community
7050 Ridge Road, Hanover, Maryland 21076
Anne Arundel County



Centrally located between Washington, DC and Baltimore, The Ridge will offer residents the convenient lifestyle of being close to it all - shopping, dining, entertainment, major roadways, and mass transit (MARC train and BWI Airport). This area is one of the most concentrated cybersecurity regions in the nation due to the presence of Fort George G. Meade and the National Security Agency (NSA)

The Ridge has vested adequate public facilities providing the opportunity to build homes in an area that is currently in moratorium limiting future development due to recently passed school legislation.

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Project Summary

Project Mix: Mixed Use project including:

- 210 residential townhome lots
- 140,000 SF, five story office building
- 120 room, five story hotel

Lot Breakdown:

# of Units	Size	Type
104	20' x 40'	Front
46	22' x 40'	Front
40	20' x 40'	Rear
20	22' x 40'	Rear

Utilities: Served by public water and sewer and subject to future front foot benefit charge to be established by developer. Annual pricing to be determined.

Zoning: MXD-T Mixed Use District

Timeline: Final plan approved, plat recordation pending
Spring 2019 estimated first finished lot delivery

Schools: National Blue Ribbon Winner Linthicum Elementary School, Lindale Middle School, North County High School offering S.T.E.M. Magnet and AP programs.

Pricing: \$130,000 per finished 20' townhouse lot (144 total units)
\$135,000 per finished 22' townhouse lot (66 total units)

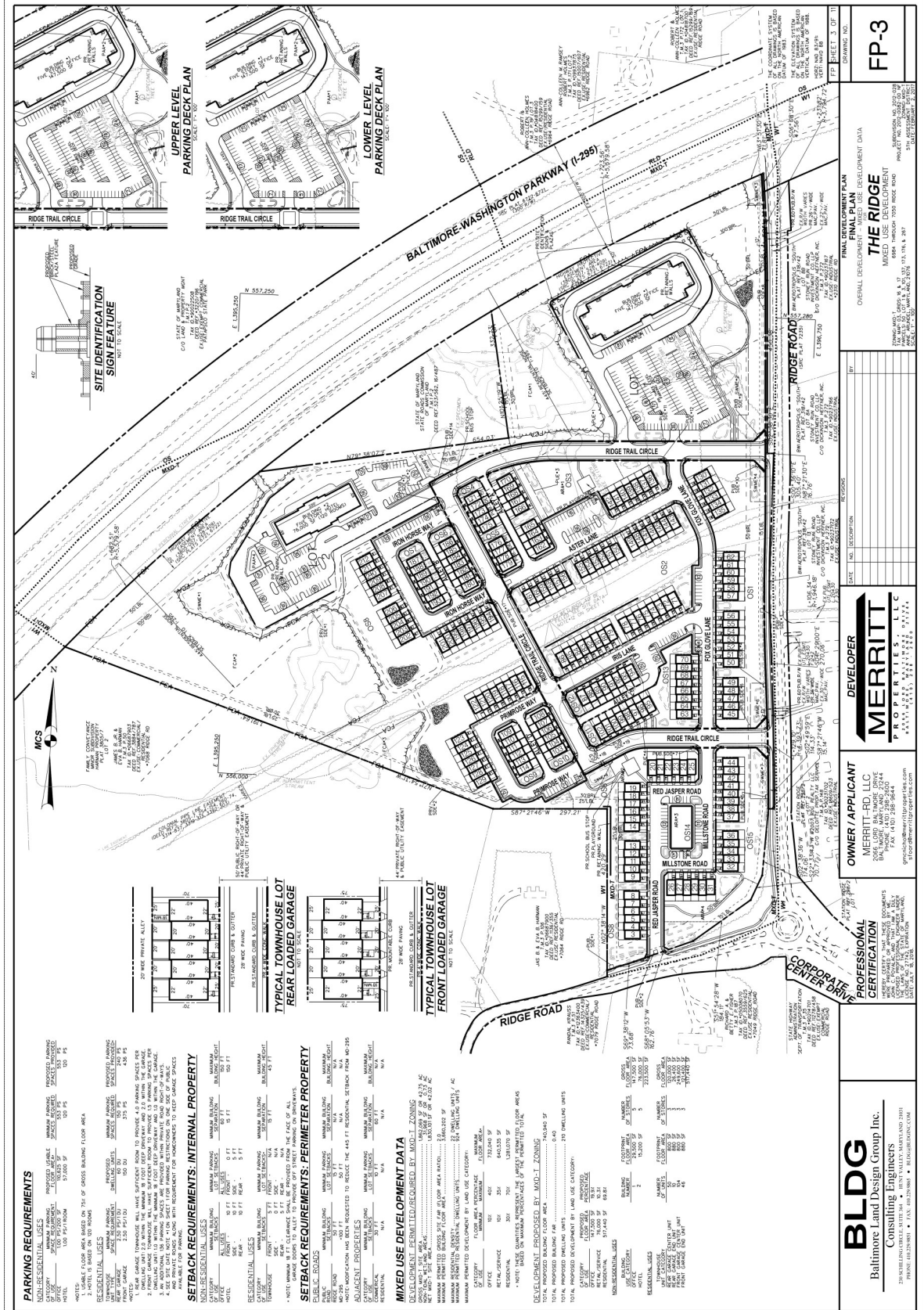
Finished lot bulk takedowns per phasing plan exhibit

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.

Format: Letter of intent and addressed as follows:
Merritt-RD, LLC
c/o Jacob Ermer
Hogan Companies, LLC
2661 Riva Road, Suite 300
Annapolis, MD 21401

All information is from sources deemed reliable, but not guaranteed by Hogan Companies, LLC or its agents.
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Mixed Use Development Data Plan



PARKING REQUIREMENTS

Category	Minimum Parking	Proposed Garage	Proposed Surface	Proposed Total	Proposed Ratio
Hotel	100 PS/ROOM	100,000 SF	50,000 SF	150,000 SF	100 PS
Residential	1 PS/UNIT	100,000 SF	50,000 SF	150,000 SF	100 PS
Office	1 PS/1,000 SF	100,000 SF	50,000 SF	150,000 SF	100 PS

SETBACK REQUIREMENTS: INTERNAL PROPERTY

Category	Minimum Setback	Proposed Setback	Proposed Ratio
Hotel	10 FT	10 FT	100%
Residential	10 FT	10 FT	100%
Office	10 FT	10 FT	100%

SETBACK REQUIREMENTS: PERIMETER PROPERTY

Category	Minimum Setback	Proposed Setback	Proposed Ratio
Hotel	10 FT	10 FT	100%
Residential	10 FT	10 FT	100%
Office	10 FT	10 FT	100%

MIXED USE DEVELOPMENT DATA

Category	Minimum	Proposed	Proposed Ratio
Hotel	100 PS/ROOM	100,000 SF	100%
Residential	1 PS/UNIT	100,000 SF	100%
Office	1 PS/1,000 SF	100,000 SF	100%

DEVELOPMENT PROPOSED BY LAND USE CATEGORY

Category	Minimum	Proposed	Proposed Ratio
Hotel	100 PS/ROOM	100,000 SF	100%
Residential	1 PS/UNIT	100,000 SF	100%
Office	1 PS/1,000 SF	100,000 SF	100%

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers

PROFESSIONAL CERTIFICATION
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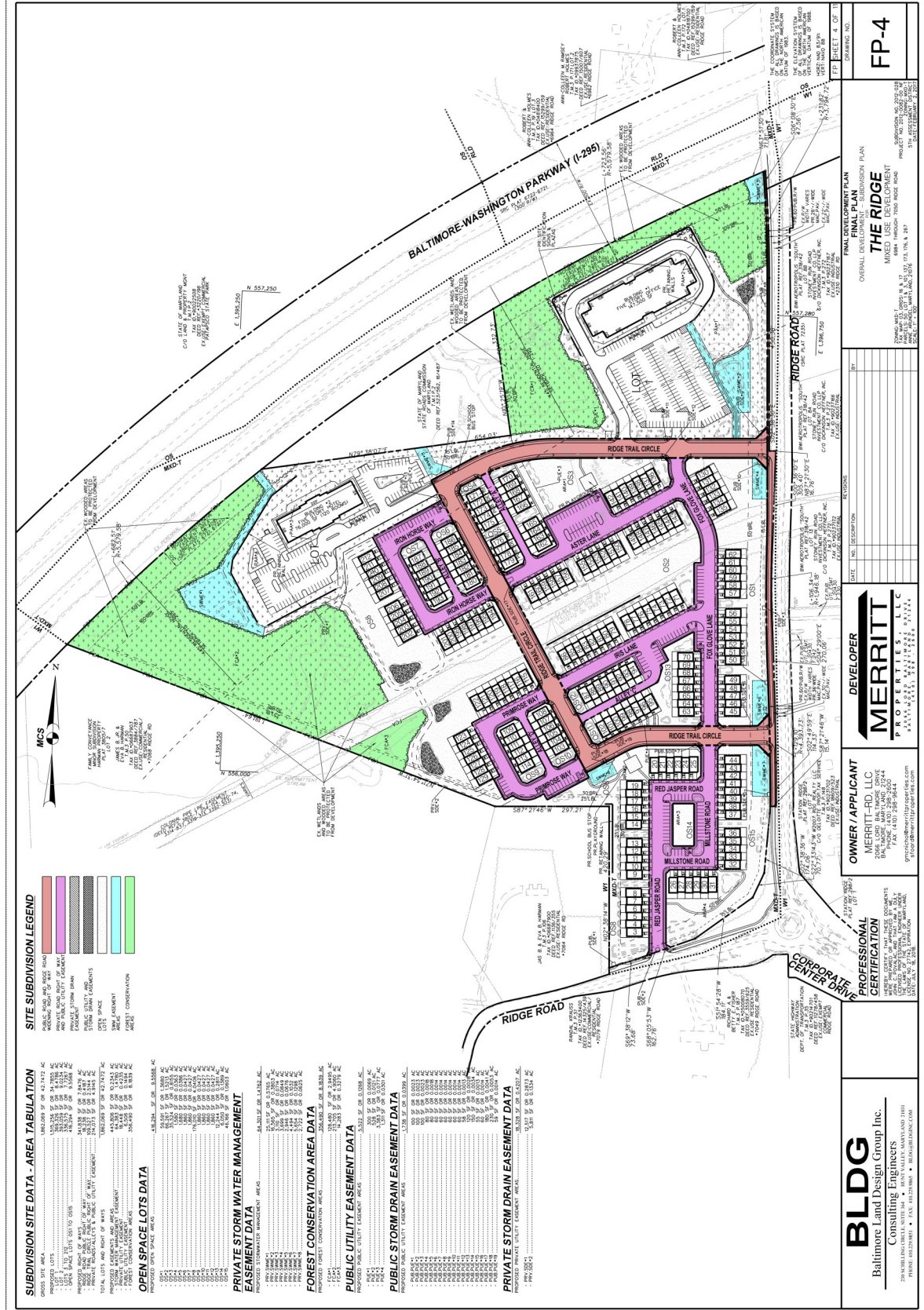
DEVELOPER
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OWNER / APPLICANT
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FINAL DEVELOPMENT PLAN
THE RIDGE
MIXED USE DEVELOPMENT
6994 THROUGH 7000 RIDGE ROAD
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FP-3

Final Subdivision Plan



SITE SUBDIVISION LEGEND

- RESIDENTIAL CURB SIDE
- RESIDENTIAL DRIVE
- PUBLIC UTILITY LINE
- PROPOSED TRAIL
- PROPOSED EASEMENTS
- OPEN SPACE
- ROAD
- ASPHALT PAVEMENT
- ASPHALT DRIVEWAY
- FOREST CONSERVATION

SUBDIVISION SITE DATA - AREA TABULATION

GRAND SITE AREA	186,000.00 SQ. FT. OR 4.2747 AC.
NET AREA	175,000.00 SQ. FT. OR 4.0000 AC.
NET AREA EXCEPT FOR OPEN SPACE	170,000.00 SQ. FT. OR 3.8889 AC.
NET AREA EXCEPT FOR OPEN SPACE AND FOREST CONSERVATION	165,000.00 SQ. FT. OR 3.7778 AC.
NET AREA EXCEPT FOR OPEN SPACE, FOREST CONSERVATION, AND PUBLIC UTILITY EASEMENTS	160,000.00 SQ. FT. OR 3.6667 AC.
NET AREA EXCEPT FOR OPEN SPACE, FOREST CONSERVATION, PUBLIC UTILITY EASEMENTS, AND PUBLIC STORM DRAIN EASEMENTS	155,000.00 SQ. FT. OR 3.5556 AC.
NET AREA EXCEPT FOR OPEN SPACE, FOREST CONSERVATION, PUBLIC UTILITY EASEMENTS, PUBLIC STORM DRAIN EASEMENTS, AND PRIVATE STORM DRAIN EASEMENTS	150,000.00 SQ. FT. OR 3.4444 AC.
NET AREA EXCEPT FOR OPEN SPACE, FOREST CONSERVATION, PUBLIC UTILITY EASEMENTS, PUBLIC STORM DRAIN EASEMENTS, PRIVATE STORM DRAIN EASEMENTS, AND FOREST CONSERVATION	145,000.00 SQ. FT. OR 3.3333 AC.
NET AREA EXCEPT FOR OPEN SPACE, FOREST CONSERVATION, PUBLIC UTILITY EASEMENTS, PUBLIC STORM DRAIN EASEMENTS, PRIVATE STORM DRAIN EASEMENTS, FOREST CONSERVATION, AND OPEN SPACE	140,000.00 SQ. FT. OR 3.2222 AC.
NET AREA EXCEPT FOR OPEN SPACE, FOREST CONSERVATION, PUBLIC UTILITY EASEMENTS, PUBLIC STORM DRAIN EASEMENTS, PRIVATE STORM DRAIN EASEMENTS, FOREST CONSERVATION, OPEN SPACE, AND PUBLIC UTILITY EASEMENTS	135,000.00 SQ. FT. OR 3.1111 AC.
NET AREA EXCEPT FOR OPEN SPACE, FOREST CONSERVATION, PUBLIC UTILITY EASEMENTS, PUBLIC STORM DRAIN EASEMENTS, PRIVATE STORM DRAIN EASEMENTS, FOREST CONSERVATION, OPEN SPACE, PUBLIC UTILITY EASEMENTS, AND PUBLIC STORM DRAIN EASEMENTS	130,000.00 SQ. FT. OR 3.0000 AC.

OWNER / APPLICANT
MERRITT-RO LLC
208E LEO BARNES DRIVE
BALTIMORE, MD 21204

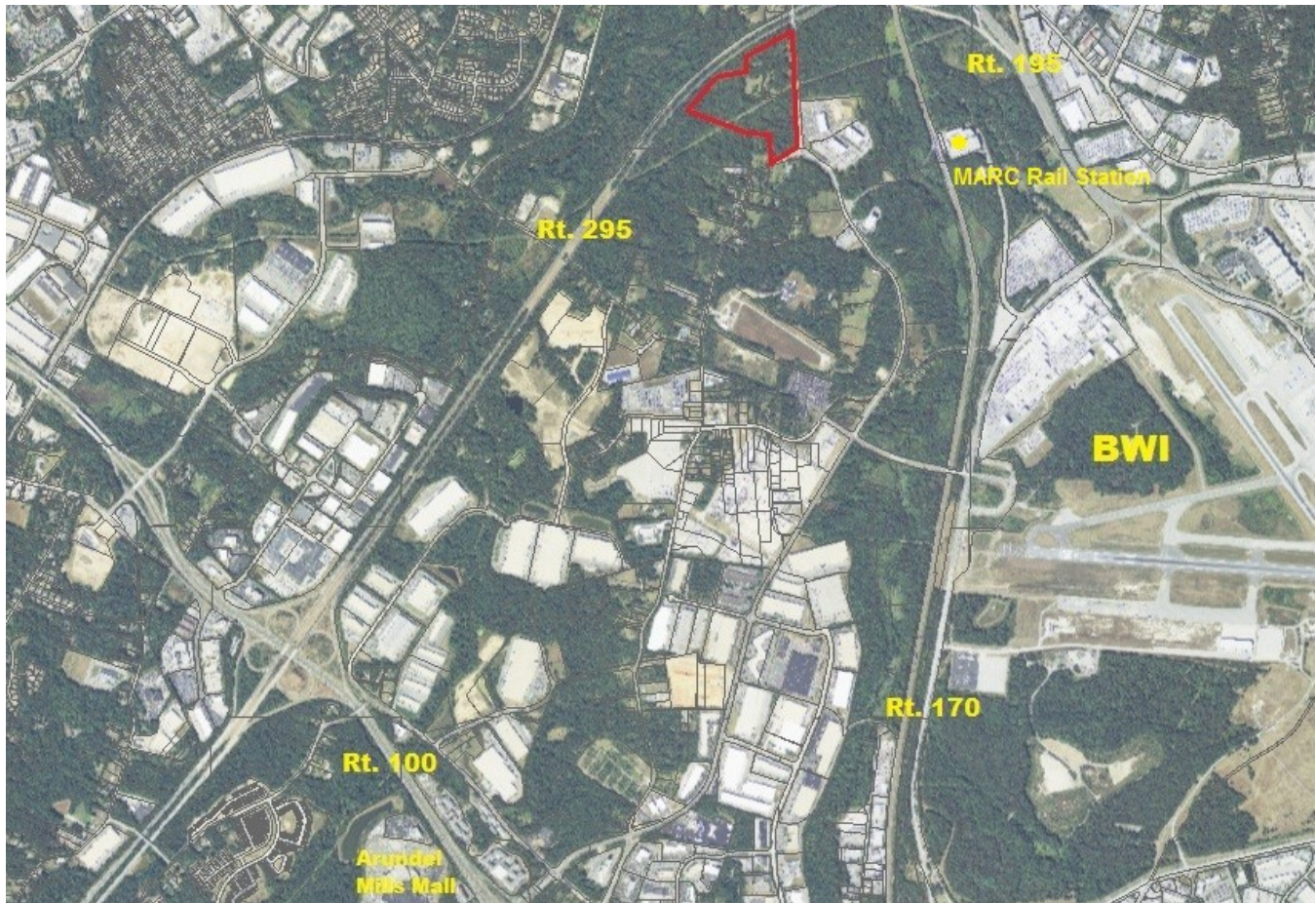
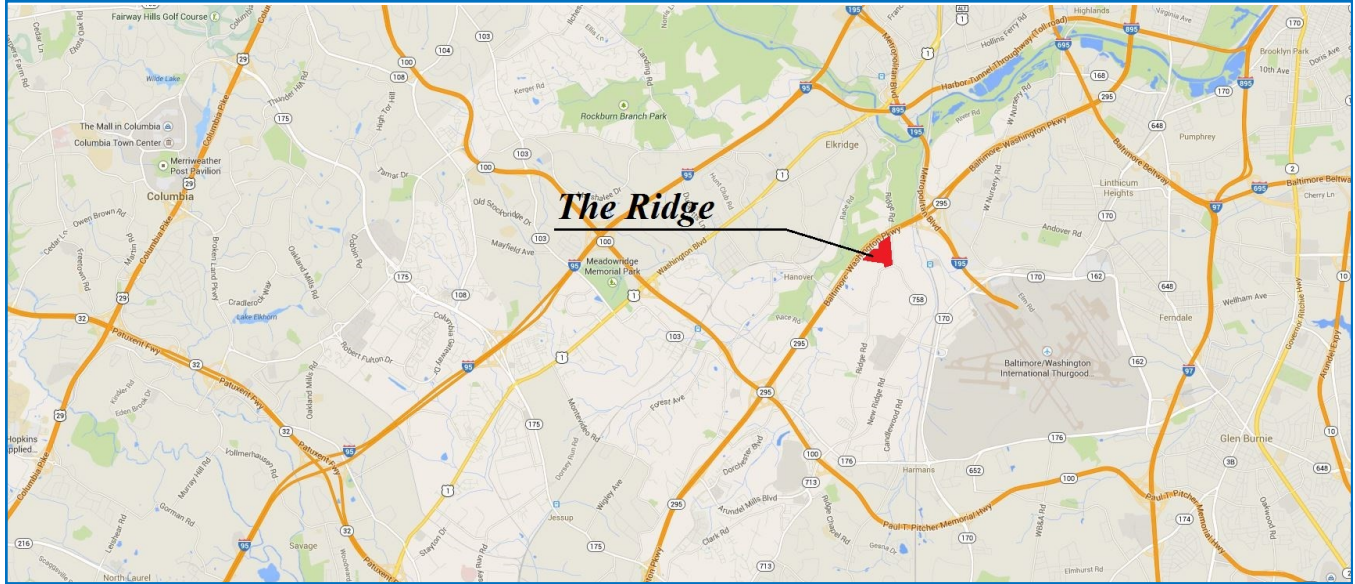
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FINAL PLAN
OVERALL DEVELOPMENT - SUBDIVISION PLAN
THE RIDGE
MIXED USE DEVELOPMENT
1,700,000 SQ. FT. OF MIXED USE DEVELOPMENT
PROJECT NO. 2018-2020
SHEET NO. 4 OF 12

DATE 02/23/2022
REVISIONS

Location Map



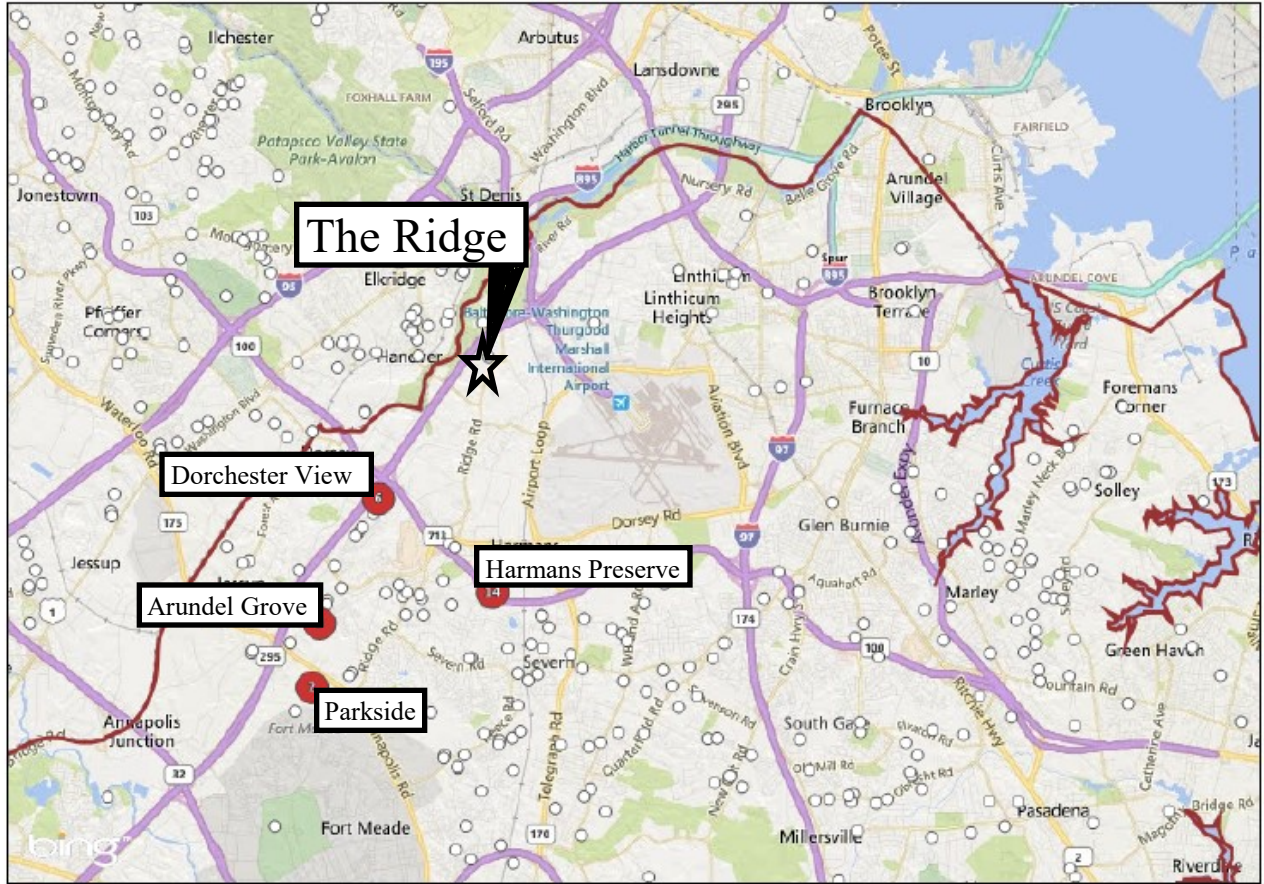


THE HOGAN COMPANIES

INTEGRITY • EXPERIENCE • RESULTS

Brokerage • Consulting • Investment • Development

Comparable Market Data



MD | Anne Arundel Co. (4Q17)
Copyright: Metrostudy



Survey Data: Lifetime to Date (As of 12/31/17)											*Public Data: 2/1/2017 to 1/31/2018								
Subdivision Name	Builder	Postal City	Housing Type	Act Qtr	Status	Lot Size	Total Units	Fut	VDL	Observed Closings	Clos Rate	Base Plan Price Range	Recorded Closings	Clos Rate	Closing Price Range	Closing Avg Price	Avg SqFt	Avg \$/SF	Avg Lot Size
Arundel Grove TH (aka Gregor/Kim Craftmark Homes)		Hanover	TH	4Q15	Active	22'	48	0	29	16	0.59	\$425-\$430	9	0.75	\$371-\$468	\$427,528	2,550	\$168.57	1,786
Dorchester View TH (Lennar Homes)		Hanover	TH	3Q16	Active	20'	114	0	72	39	2.17	\$360-\$413	22	1.83	\$220-\$426	\$387,565	2,136	\$181.85	1,637
Harmans Preserve TH (CalAtlantic)		Harmans	TH	1Q16	Active	22'	30	0	11	8	0.33	\$377-\$412	13	1.08	\$350-\$463	\$414,517	2,360	\$175.69	1,958
Parkside TH (AA) (NVHomes/Ryan Homes)		Hanover	TH	4Q13	Active	16'-24'	1,341	820	69	387	7.59	\$376-\$493 \$310-\$393	53 54	4.42 4.50	\$356-\$548 \$332-\$544	\$463,308 \$402,479	2,530 2,146	\$183.23 \$187.55	1,920 1,839
Total												\$310-\$493	107	4.46	\$332-\$548	\$432,609	2,336	\$185.41	1,879
Selections Total							1,533	820	181	450			151	2.52	\$220-\$548	\$424,186	2,322	\$183.05	1,847

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Economic Drivers - Defense Industry

West Anne Arundel County continues to experience exponential growth in addition to the 5,700 personnel associated with the 2005 Base Realignment and Closure (BRAC) relocations. Expansion at the National Security Agency (NSA) has already brought thousands to the area over the past few years, with more to come. In addition, the United States Cyber Command was established at Ft. Meade in 2010, and is projected to bring another 1,020 jobs over the next several years. Total employment at Fort George G. Meade is currently over 56,852 (FY 2011), making it the third largest military base in the United States and the largest employer in the State of Maryland. An additional 62,000 personnel, family members, and retirees reside in the local area, for a total supported population of almost 112,000.

Fort Meade is the dominant economic force in the region and is the epicenter of the Cyberspace and Information Assurance Industries. The Fort Meade Installation includes:

- 5,400 Acres
 - 116 Partner Organizations (separate agencies) specializing in Intelligence and Information Systems (NSA, etc.), Information Management and Information Technology (DISA, etc), and Medical and Environmental Support (EPA, etc.)
 - 10,000 Residents 2,300 family units 35,000+ Vehicles a day
 - 111,800 total supported personnel in the region, including over 62,000 reserve, retired, and civilian personnel and their dependents
 - 7 Anne Arundel County-operated schools on post, including one high school, two middle schools, three elementary schools and one early education center
 - 14 construction projects currently underway, counting NSA's East Campus/Cyber Command as a single project
 - 5.8 Million Square Feet of NSA expansion planned, with 1.8 Million Square Feet underway
 - Contributes over \$17 Billion a year to the local, state, and regional economy (pre-BRAC)
- US Cyber Command and related commands are expected to add at least 2800 personnel between 2012 and 2016, and as many as 5,000 at full strength

Over the last 10 years, Fort Meade's total workforce has grown from 34,000 to 56,800, and it is expected to exceed 60,000 by 2015. In that same time, the number of partner commands has grown from 73 to 116, with other agencies and commands expanding. Federal investment of over \$500M has resulted in 1.4 million SF of new office space and labs on Fort Meade, with 14 active construction projects currently underway on post.

Parallel to the BRAC growth, the National Security Agency (NSA) has continued to add personnel at a rate of approximately 800/year. Construction is underway at the NSA East Campus, future home of the U.S. Cyber Command, Marine Cyber, and the new NSA data center on the site of the former golf course. Eventual plans include 5.8 million sf of development, with the first phase, 1.8 million sf, expected to be completed in 2015. This new complex is projected to house an additional 6,500 personnel, some already working at other facilities in the local area.

Outside the fence, 26 new defense contractors have opened offices in Anne Arundel or neighboring counties, and another 51 have expanded their presence in and around Fort Meade. In response to this contractor growth, millions of square feet of office space is either underway or in the planning stages in the area around Fort Meade.



Economic Drivers - Area Amenities

Hanover, Maryland, home of the Arundel Mills Mall completed in November 2000, is one of western Anne Arundel County's fastest growing areas. Hotels, office complexes, satellite shopping, and residential communities have continued to develop around the Mall since it opened. Among the newest are Arundel Preserve and Maryland Live! Casino, which opened in 2012.

Arundel Mills

Arundel Mills Mall itself is a value-shopping destination with 17 anchors and over 225 specialty stores that feature outlet, discount and specialty retailers, themed restaurants and entertainment covering just over 3 million square feet of retail. Drawing 14 million visitors a year, it is Maryland's #1 tourist destination and one of the largest property tax payers in the state. In addition to shopping, there are approximately 1400 hotel rooms in close proximity to the Arundel Mills area to accommodate patrons.

Maryland Live! Casino

The latest development at Arundel Mills is the new Maryland Live! Casino, Maryland's most exciting gaming and entertainment experience, opened in June 2012. The \$500 million multi-use complex spans 12 acres, and includes slot machines, a full range of table games, poker room, nationally-acclaimed restaurants, a 500 seat live entertainment/music venue and other first-class amenities.

Arundel Preserve

Arundel Preserve is a 268-acre mixed-use community located in the heart of the Baltimore-Washington Corridor. This is a neo-classical community with stringent architectural controls, where one can live, work, shop, play, and raise a family, all within the same community. Existing development includes single-family, townhome, and apartment living along with an upscale boutique hotel, The Hotel at Arundel Preserve, Class-A office space, and retail.

Additional elements include:

- The Town Center at Arundel Preserve, a smart-growth project of approximately 1.3 million square feet of LEED Silver-designed, mixed-use development. Phase I (including The Hotel at Arundel Preserve, Residences at Arundel Preserve, 171,000 sf of Class-A office space and 45,000 sf of ground-level retail) is already complete as is the Palisades at Arundel Preserve, Anne Arundel County's tallest building; Phase II will add an additional 700,000 sf of complementary uses, including several additional office buildings.
- The Shops at Arundel Preserve, conveniently located "Main Street" retail.
- The Corporate Center at Arundel Preserve, a 63-acre, master-planned office park.
- The Enclave, 47 single family homes constructed by Toll Brothers
- The Pointe, townhomes by K.Hovnanian and M/I Homes

Anne Arundel Community College at Arundel Mills (AMIL)

Arundel Mills is also home also to Anne Arundel Community College's STEM (Science, Technology, Engineering and Math) Program, new CyberCenter, and the AACC University Consortium, a select group of four year colleges and universities that partner with AACC to offer baccalaureate and graduate degrees at AACC sites. These programs have been designed to meet the needs of the expanding intelligence and defense sectors associated with growth at Fort Meade. Other programs located at AACC-AMIL include the Physician's Assistant Program and the TEACH Institute and Parenting Center.



Economic Drivers - Transportation

West Anne Arundel County is home to one of the region's three major airports, and bordered by a number of major highways (Baltimore-Washington Parkway/295, I-95, Route 100, etc) that make auto access throughout the area easy. The area is also served by numerous commuter options, with more being developed in conjunction with the expansion at Ft. Meade.

Baltimore-Washington International Thurgood Marshall Airport

BWI is one of three major airports serving the Baltimore-Washington region. An international transportation hub, the airport is located 9 miles south of Baltimore City in Anne Arundel County and regularly receives awards for its accessibility and customer satisfaction. The airport comprises 3,596 acres with a 1.976 million square foot passenger terminal comprising of 4 domestic and 1 international concourse. There are 36 total airlines servicing BWI Airport including commuter, charter, and cargo airlines. BWI has a huge commercial impact on the region with approximately \$5.6 billion in business revenue for Maryland supporting 93,791 direct and indirect jobs.

MARC - Maryland's Commuter Rail

Located just a short walk from The Ridge, the MARC commuter rail operates two lines between Baltimore and Washington, DC's Union Station that serve West Anne Arundel County. The Penn Line operates between Baltimore's Penn Station and Union Station in Washington, D. C. Stops include Baltimore City, BWI Airport Train Station, Odenton, and Bowie State University. In addition, there are 4 stops north of Penn Station [Martins Airport, Edgewood, Aberdeen, and Perryville] located in Harford County, Maryland. The Camden Line operates out of Camden Yards in Downtown Baltimore City and travels to Union Station in Washington D.C. Stops include Dorsey, Laurel, Savage, and College Park.

Baltimore Light Rail

The Light Rail operates at street level, traveling on bridges to cross several bodies of water. There are 33 station stops along the system with vending machines, as the Light Rail is a "barrier free" system. Purchase a ticket from the ticket vending machine before boarding Light Rail. The Light Rail network consists of a main north-south line that serves 28 of the system's 33 stops; a spur in Baltimore city that connects a single stop ([Penn Station](#)) to the main line; and two branches at the south end of the line that serve two stops apiece. The system connects Baltimore's Penn Station and BWI Airport.

AMTRAK

The BWI Rail Station serves both rail commuters and airport passengers. A shuttle will take passengers between the rail station and the passenger terminal.

Metrorail (Washington, DC)

From Linthicum or Odenton, commuters can take the MARC train to New Carrollton where they can connect to Metrorail, a 5-line subway system that serves Maryland, DC, and Virginia.