THOMAS WOODS
RESIDENTIAL DEVELOPMENT OPPORTUNITY

FOREST DRIVE
ANAPOLIS, MARYLAND 21403
FOR SALE

Thomas Woods

Parkeside Preserve - Coming Soon
THE OFFERING

Thomas Woods  Forest Drive  Annapolis, MD 21403

Thomas Woods presents an excellent opportunity to purchase shovel ready, cleared and graded land for a townhome and single family community in Annapolis, MD. The property is conveniently located right off of Forest Drive, minutes from historic downtown Annapolis and Eastport and convenient to all the retail amenities on Forest Drive. The property has approved grading and building permits in hand, allowing a home builder to take immediate advantage of the red hot new home market.

The plan for Thomas Woods comprises eight townhomes laid out in 18’ widths and two single family detached homes in an efficient and attractive suburban infill configuration. The property is served by public utilities and is located across Forest Drive from Parkeside Preserve, a 100+ lot townhome and single family community currently slated for build out by a national home builder. Annapolis is ideally located in the middle of Washington and Baltimore, and is a popular and convenient location for employees at growing Fort Meade.

For additional information, contact:
Jake Ermer, Executive Vice President
HOGAN
(410) 507-4061
jermer@hogancompanies.com
PROPERTY LOCATION

Thomas Woods
PROPERTY DETAILS

Acreage: +/-1.44 ac Zoned R1B & R3

Existing Conditions: Significantly cleared and graded acreage fronting Forest Drive.

Plan Approvals: Final plan and permits approved for 8 town home and 2 single family detached homes

Plats Recorded Book # 339, Pages 41-42

Utilities: Public Water and Sewer available to extend to site

Schools: Tyler Heights Elementary, Annapolis Middle, Annapolis High

Project Engineers:

CPJ

(410)-266-5599

45 Old Solomons Island Rd. Ste. 204

Annapolis, MD 21403
TRANSACTION DETAILS

Due Diligence Items in Document Vault
- Project plans
- Submitted architecture
- Deed records

Offering Terms
- Price: Seven Hundred Thousand Dollars ($700,000)
- Deposit: Posted at effective date, non-refundable at expiration of feasibility period
- Feasibility Period: 60 days suggested
- Terms: Bulk sale, all cash at closing

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.

Comparable Community Map