

THE PRESERVE AT HOLLY NECK

APPROVED 101 UNIT WATERFRONT COMMUNITY FOR SALE

BALTIMORE COUNTY, MARYLAND 21221



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Jake Ermer, Vice President
(410) 507 - 4061
jermer@hogancompanies.com

HOGAN
2077 Somerville Road, Suite 206
Annapolis, Maryland 21401
(410) 266 - 5100

THE OFFERING

HOGAN is pleased to exclusively list The Preserve at Holly Neck for sale. Premier Waterfront Community, located on the shores of the Chesapeake Bay less than 15 minutes from downtown Baltimore. The Preserve at Holly Neck is approved as a 101 unit community laid out for a mix of attached villa and detached single family product. More than half of the lots in this community enjoy unimpeded views of the bay, including clear views to the Eastern Shore and Bay Bridge.

Upon completion, residents will enjoy all quiet of a serene waterfront community, surrounded by over 200 preserved acres with walking paths and community piers all located within minutes of White Marsh retail conveniences and downtown Baltimore employment and entertainment. Owners have made substantial shoreline improvements, completing rip-rap installation along most of the exposed water frontage. Community is served by public water and sewer and utilizes existing road network to access all sections of community. Plats are recorded, and Planned Unit Development (PUD) approval has been extended, allowing for a quick turnaround from contract to site development.

For additional information, contact:

Jake Ermer, Vice President

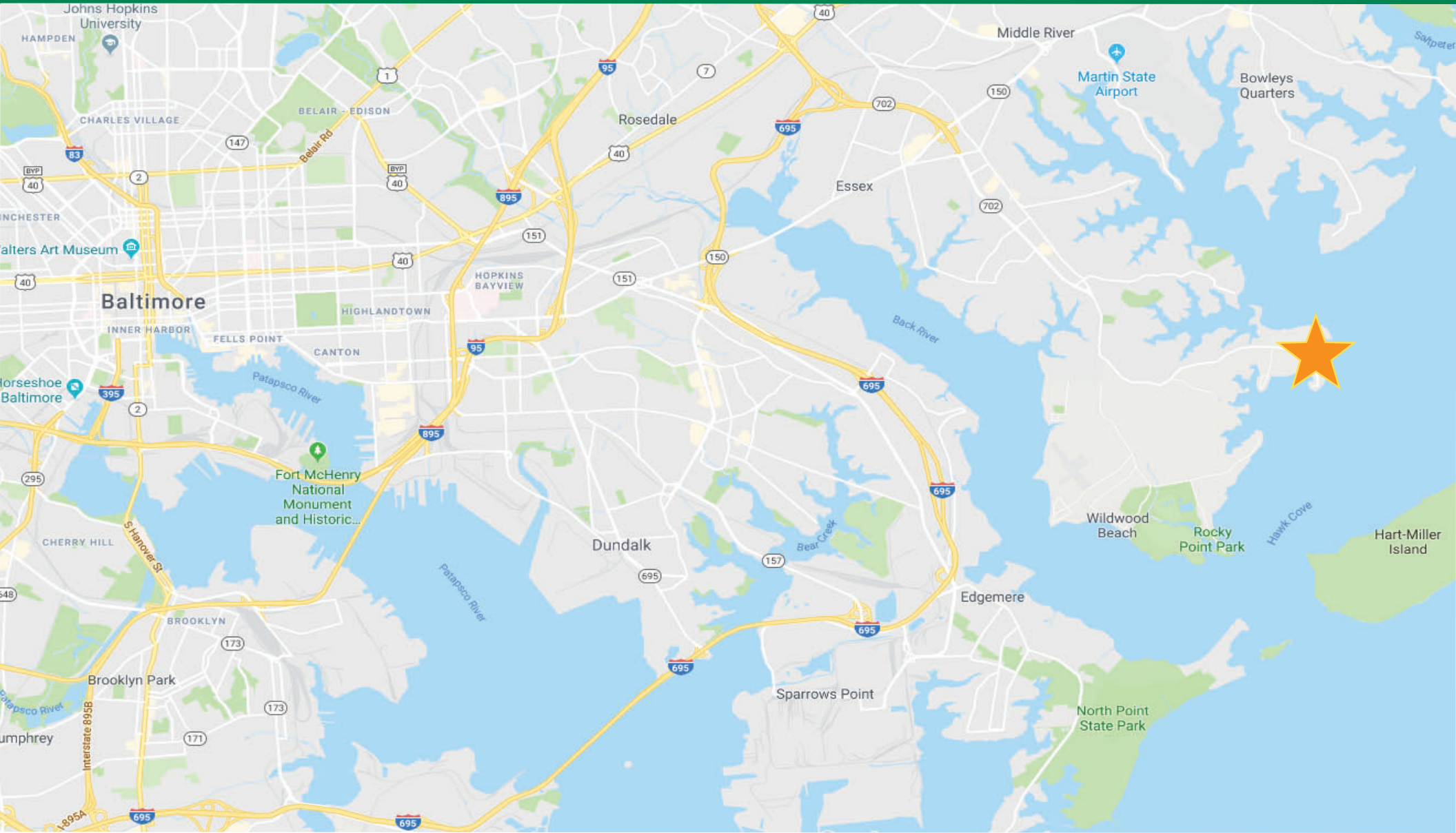
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COMMUNITY LOCATION



PROPERTY DETAILS

Address: 2800 Holly Neck Road Balimore, Md 21221

Total Acreage: +/-153 ac

Existing Conditions: Partially cleared, significant shoreline improvements completed

Plats: Baltimore County Plat Book # 78, Pages 382-394

Utilities: Public Water and Sewer

Zoning: Rural Commercial 5, PUD Approved

Unit Sizes: 34' x 40' Villas Single Family Detached Single Family

Planned Amenities: Walking Paths, Clubhouse, Pool

Project Engineer:

D.S. Thaler & Associates, LLC

7115 Ambassador Road

Baltimore, MD 21244



PROPERTY AESTHETICS



PROJECT APPROVALS

PUD approved for 101 residential units as a mix of single family detached and attached product.



TRANSACTION DETAILS

Due Diligence Items in Document Vault

- Recorded Plats
- PUD Pattern Book
- Various exhibits showing community layouts
- Critical Area Management Plan & 2018 Update
- Engineers site development cost estimate
- Master Plan, Zoning, and Demographic Information

Offer Guidance

- Terms: Bulk Closing subject to study. Seller financing and joint ventures considered on case-by-case basis.
- Deposit: Non-refundable at expiration of feasibility period
- Feasibility Period: 90 days
- Cooperating Brokerage: No cooperating brokerage fee is being offered. All buyer brokers must be paid by Buyer.



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.