

Exclusive Listing:

# Highland Woods

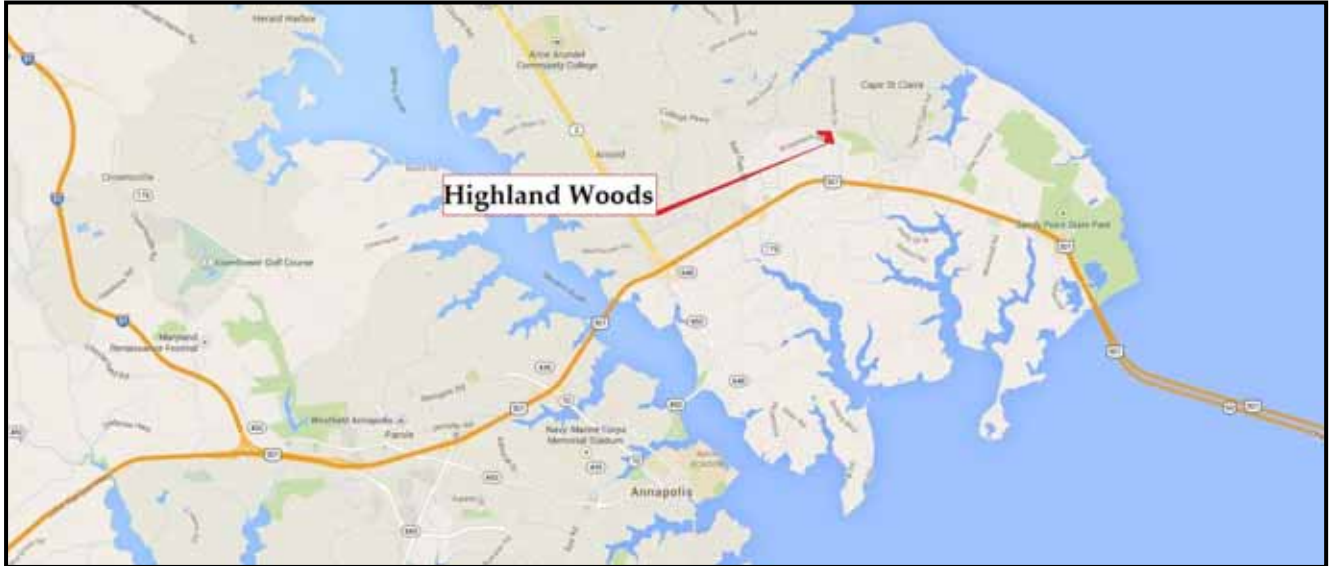
*Section II*

Single Family Home Community  
Broadneck Road  
Arnold, MD 21012  
Anne Arundel County, Md



Contact: Jake Ermer

## Highland Woods Site & Community Information



**Great Annapolis area location offering highly regarded schools and convenient for DC and Baltimore commuters. Highland Woods will offer residents an ideal suburban setting on the Broadneck Peninsula, walkable to schools and parks as well as the convenience of being close to it all - shopping, dining, entertainment, major roadways.**

**Approvals:** Final plan is approved for 8 lot single family detached community.

**Site Development:** Land development hard costs estimated conservatively at +/- \$600,000.00

**Area Amenities:** Property neighbors Broadneck Park featuring trails, an Exercise Course, the Andy Smith Equestrian Center, Biking, Baseball / Multipurpose Fields, Playground, Picnic Area, Pavilion, off leash Dog Park.

**Lot Sizes :** 74' wide by 110' deep average lot dimensions.  
Lots accommodate a 60' x 40' building envelope.

**Utilities:** Public water and sewer

**Zoning:** R-2

**Schools:** Highland Woods feeds to some of the highest rated Anne Arundel County public schools: Windsor Farm ES, Severn River MS, Broadneck HS

For additional information/inquiries contact Jake at the number below, or via email:

Jake Ermer - [jermer@hogancompanies.com](mailto:jermer@hogancompanies.com)



## Highland Woods *Offering Terms*

**Property Offered:** Eight single family detached residential building lots on the +/-6.47 acre property known as “Highland Woods, Section II” located on North side of Broadneck Road across from Windsor Farm Elementary School in Arnold, Anne Arundel County, Maryland 21012.

**Study Period:** Forty Five (45) days

**Deposit :** Ten percent deposit posted in escrow upon contract signature.

**Price:** One Million Four Hundred Thousand Dollars (\$1,400,000.00)

**Closing Terms:** Bulk unimproved closing 30 days following study period.

**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.

**Offer Format:** Letter of intent and addressed as follows:

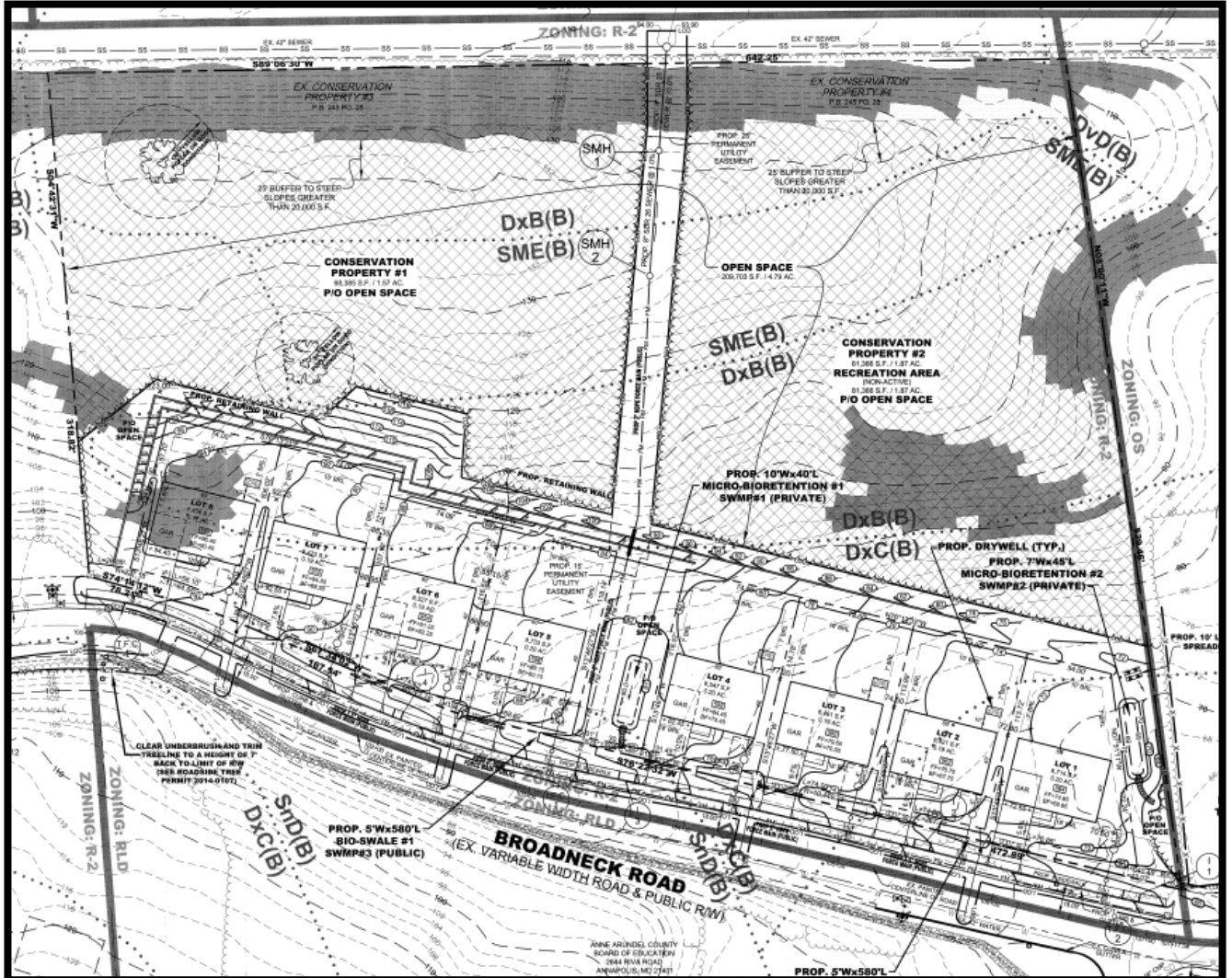
Highlands Two, LLC  
c/o Jacob Ermer  
Hogan Companies, LLC  
2661 Riva Road, Suite 300  
Annapolis, MD 21401

All information is from sources deemed reliable, but not guaranteed by Hogan Companies, LLC or its agents.  
Package is subject to price changes, errors, omissions, corrections, prior sales or withdrawal.



**Highland Woods, Sec. II**  
*Site Plan*

Development • Investment • Consulting • Brokerage



<p><b>DFI</b> DEVELOPMENT FACILITATORS INC.</p> <p>ENGINEERS-SURVEYORS-PLANNERS CONSTRUCTION MANAGERS 147 BUSINESS PARK 1127 BENFIELD BLVD, SUITE K MILLENVILLE, MD 21108 WWW.DFIENGINEERS.COM 443-308-2100 FAX 443-308-2108</p>	<p>PROFESSIONAL ENGINEERING: REGISTERED CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.</p>	<p><b>PLAN VIEW</b> <b>FINAL PLAN</b> <b>HIGHLAND WOODS</b> <b>SECTION TWO</b> 8 SINGLE FAMILY HOMES TAX MAP 40 BLOCK 9, 10, 15, 8, 15 PARCEL 306 SUBDIVISION # 1956-123 PROJECT # 2023-019 ZONING: R-2 ZIP CODE: 21401 SCALE: 1" = 40' MARYLAND-NAD 83 AUGUST 2013 1<sup>ST</sup> ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND</p>
--	---	--

## Highland Woods Comparable Sales Sampling

New Homes and Recently Constructed Resales

### CMA Summary Detail - Photo

**SOLD**

**4 LISTINGS**



**107 Charlton Way ARNOLD, MD 21012** AA8363993  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$740,465    \$740,465    .00    0    0    5    4    1    3    1    2    33,106    3,900    2014  
**Transaction Type:** Standard    **Seller Subsidy** \$5,000    **Sold Date** 03-Jul-2014  
**Adv Sub:** ARNOLD MANOR    **Model:** DOVER 5 BDRM.  
**Total Assessed:** \$0    **Style:** Colonial    **Bsm:** Yes, Full, Rough Bath Plumb, Space For Rooms, U  
**Total Taxes:**    **Type:** Detached    **Water Oriented/Front/Access:** No//



**1490 Shot Town Rd ANNAPOLIS, MD 21409** AA8063155  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$730,000    \$785,000    -7.01    35    35    4    3    1    3    1    2    96,703    4,262    2010  
**Transaction Type:** Standard    **Seller Subsidy** \$17,500    **Sold Date** 27-Jun-2013  
**Adv Sub:** RANNELS    **Model:**  
**Total Assessed:** \$688,700    **Style:** Colonial    **Bsm:** Yes, Full, Walkout Level  
**Total Taxes:** \$7151.98    **Type:** Detached    **Water Oriented/Front/Access:** No//



**1816 Baltimore Annapolis Blvd ANNAPOLIS, MD 2140** AA8272869  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$878,300    \$899,500    -2.36    277    493    4    3    1    3    1    3    62,291    5,000    2010  
**Transaction Type:** Standard    **Seller Subsidy** \$0    **Sold Date** 19-Dec-2014  
**Adv Sub:** BRICE MANOR    **Model:** CHARLES RIDGELY  
**Total Assessed:** \$977,000    **Style:** Colonial    **Bsm:** Yes, Full, Unfinished, Walkout Level, Sump Pump  
**Total Taxes:** \$10353.37    **Type:** Detached    **Water Oriented/Front/Access:** No//



**210 Marfox Ct ANNAPOLIS, MD 21409** AA9005504  
**Sold Price**    **List Price**    **% Diff**    **DOMM**    **DOMP**    **BR**    **FB**    **HB**    **Lvls**    **Fpls**    **Gar**    **Lot**    **Sqft**    **Liv Sqft**    **Built**  
 \$1,090,000    \$1,125,000    -3.11    3    3    4    4    1    3    1    3    48,744    4,500    2015  
**Transaction Type:** Standard    **Seller Subsidy** \$1,430    **Sold Date** 06-Apr-2015  
**Adv Sub:** ST MARGARETS    **Model:** CHESAPEAKE II  
**Total Assessed:** \$0    **Style:** Colonial    **Bsm:** Yes, Full, Heated, Outside Entrance, Sump Pump  
**Total Taxes:** \$298.00    **Type:** Detached    **Water Oriented/Front/Access:** No//

**SOLD**

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$887,491	\$859,691	-3.12	133	60,211
Median	\$842,250	\$809,383	2.73	19	

**Report Totals**

**Properties: 4**

Avg List Price	\$887,491	Avg Sold Price	\$859,691	Avg DOM-P	133
Median List	\$842,250	Median Sold Price	\$809,383	Median DOM-P	19
Low List Price:	\$740,465	Low Sale Price:	\$730,000		
High List Price:	\$1,125,000	High Sale Price:	\$1,090,000		



Jacob Ermer | (410) 507-4061 | jermer@hogancompanies.com  
 Hogan Companies Residential | (410) 266-5100

Copyright© 2015 Metropolitan Regional Information Systems, Inc. Information believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size, schools, and other information is not guaranteed.



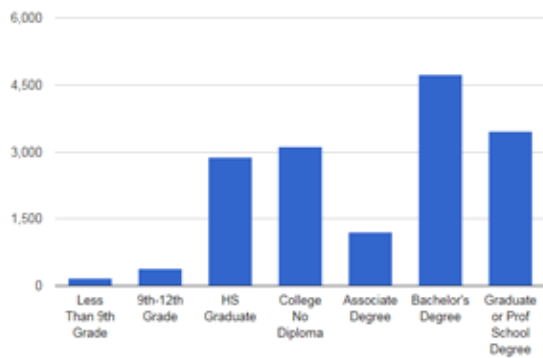
Brokerage • Consulting • Investment • Development

## Highland Woods Market Area Demographics

The current population of Arnold is 23,625 with the median age of 43. Arnold's median household income is \$132,425, and the average household net worth is \$900,168. 50% of Arnold's population are long term residents having lived in their homes for more than 5 years, while 12% of Arnold's population have moved in the last year.

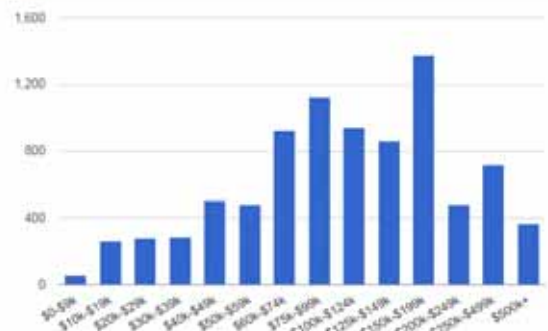
	Arnold	Maryland	United States
Population	23,625	5,890,220	316,352,297
Median Household Income	\$132,425	\$73,461	\$52,961
Average Household Net Worth	\$900,168	\$641,985	\$495,853
Long-term Residents (5+ years)	50%	39%	35%
Annual Turnover	12%	16%	18%
Median Age	43 years	38 years	37 years

**Arnold Education Statistics**  
Show Data



Education data represents the highest level of education attained by residents in Arnold. In Arnold, 3% of residents 18 and over graduated from high school and 51% completed a Bachelor's degree or higher, which is 15% higher than that of Anne Arundel County. Education statistics is sourced from census, 2015.

**Household Income for Arnold**  
Show Data



Household income distribution represents the distribution of Arnold income brackets at the household level. Overall, the median household income for Arnold is \$132,425, which is 47% higher than that of Anne Arundel County (\$90,000). Income data for Arnold is sourced from census, 2015.

Source: [http://www.realtor.com/local/Arnold\\_MD/lifestyle](http://www.realtor.com/local/Arnold_MD/lifestyle)