

RESIDENTIAL DEVELOPMENT OPPORTUNITY

**1916 MONTEVIDEO ROAD
JESSUP, MD 20794**



+/- 11.8 Acres Zoned R1

**Development opportunity in rapidly growing Western
AA County!**

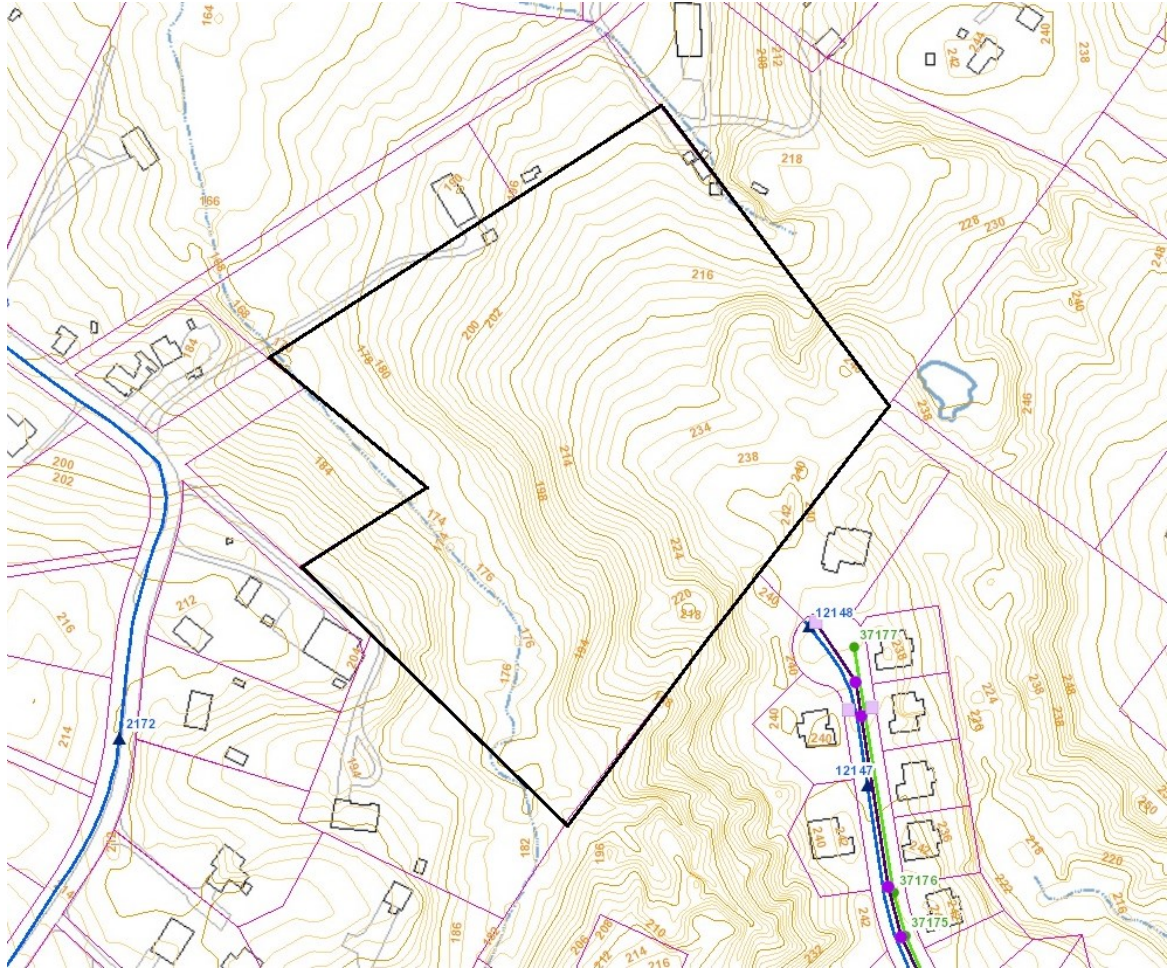
Offered at \$1,100,000

1916 Montevideo Road

- Price:** \$1,100,000.00
- Terms:** Study period and development period offered, deposit structure tbd depending on terms.
- Acreage:** +/- 11.805 Acres total
- Utilities:** Water and Sewer shown on County GIS in neighboring community.
- Zoning:** R1 — Residential Zoning allowing for density of 1 units/ acre.
- Directions:** From Route 175, take Race Road North, left on Montevideo Road. Property neighbors “Waterbury Forest” community off of Race Road.
- Contact:** Jake Ermer
 (410) 266-5100 ext. 32
 Jermer@hogancompanies.com



1193 Montevideo Road Development Site



Anne Arundel County GIS Topo Analysis

New Home Sales Waterbury Forest

	Lot Acreage	Home Square Footage	Sale Price
1626 Lindley Drive	.26	1,740	\$515,000
1604 Lindley Drive	.24	2,568	\$571,901
1602 Lindley Drive	.23	3,164	\$648,705

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