

FOR SALE - SINGLE FAMILY LOTS

MOUNTAIN ROAD, PASADENA, MARYLAND 21122

SUMMARY

Located just seconds away from the causeway to Gibson Island, this project provides a rare opportunity to purchase, develop, and build residential lots in this desirable area of Anne Arundel County.

Phase I of the project is comprised of 8 wooded well and septic lots ranging from 0.67 acre to 23.14 acres. Two lots have the potential for walking trails and piers on navigable Cornfield Creek off the Magothy River. Site development is minimal and efficient.

Phase II is in conceptual planning stages and not available for sale at this time.





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Location: Located near the terminus of Mountain Road at the Gibson Island causeway. Property is located at the intersection of Mountain Road and Riddle Lane

Tax Map and Acreage:

PHASE I - AA County Tax Map 25, Grid 18, Parcel 91 (21.473 acres) and Parcel 36 (23.487 acres). 44.96 total acres.

Phase I Lot Breakdown:

*Lots have water access with potential to build a walking path and pier to access Cornfield Creek.

Lot #	Acres
1	0.79
2	0.67
3	0.81
4	1.36
5	0.74
6	1.07
7*	23.14
8*	14.43

Entitlement Status:

Record Plat is recorded. Grading permit and SHA access permit can be obtained in approximately 60 days. No public works agreement required.

Estimated Development Costs:

Buyer to verify all site development expenses. Performance bonds will be required for State Highway Administration access permit and grading permit.

Potential for septic system savings on certain lots with the utilization of pressure dosed beds which eliminates the need for sand mound systems.



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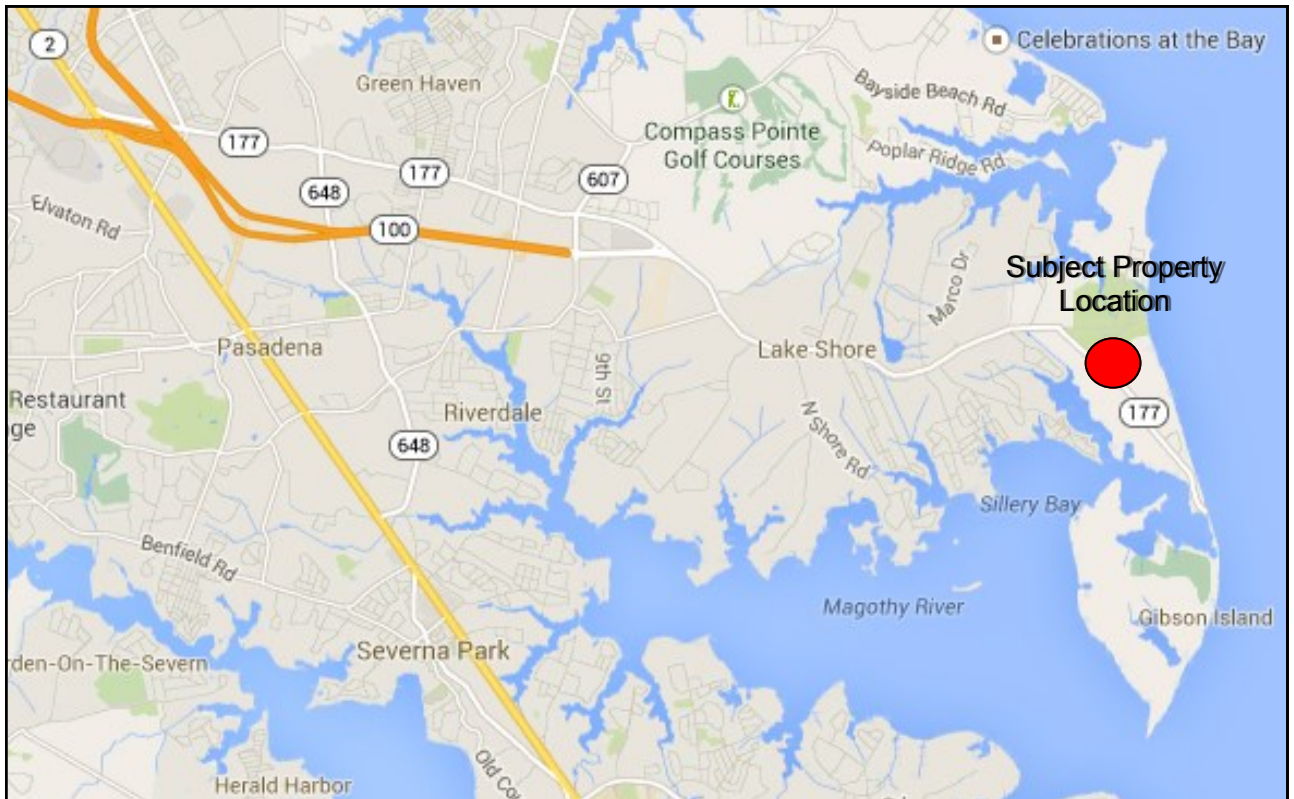
Purchase Price And Terms:

Lots 1 - 6: \$185,000.00 in bulk, as-is
Lots 7 & 8: \$750,000.00 in bulk, as-is (seller will consider marketing arrangements)

Final Development Plans and additional information available upon request

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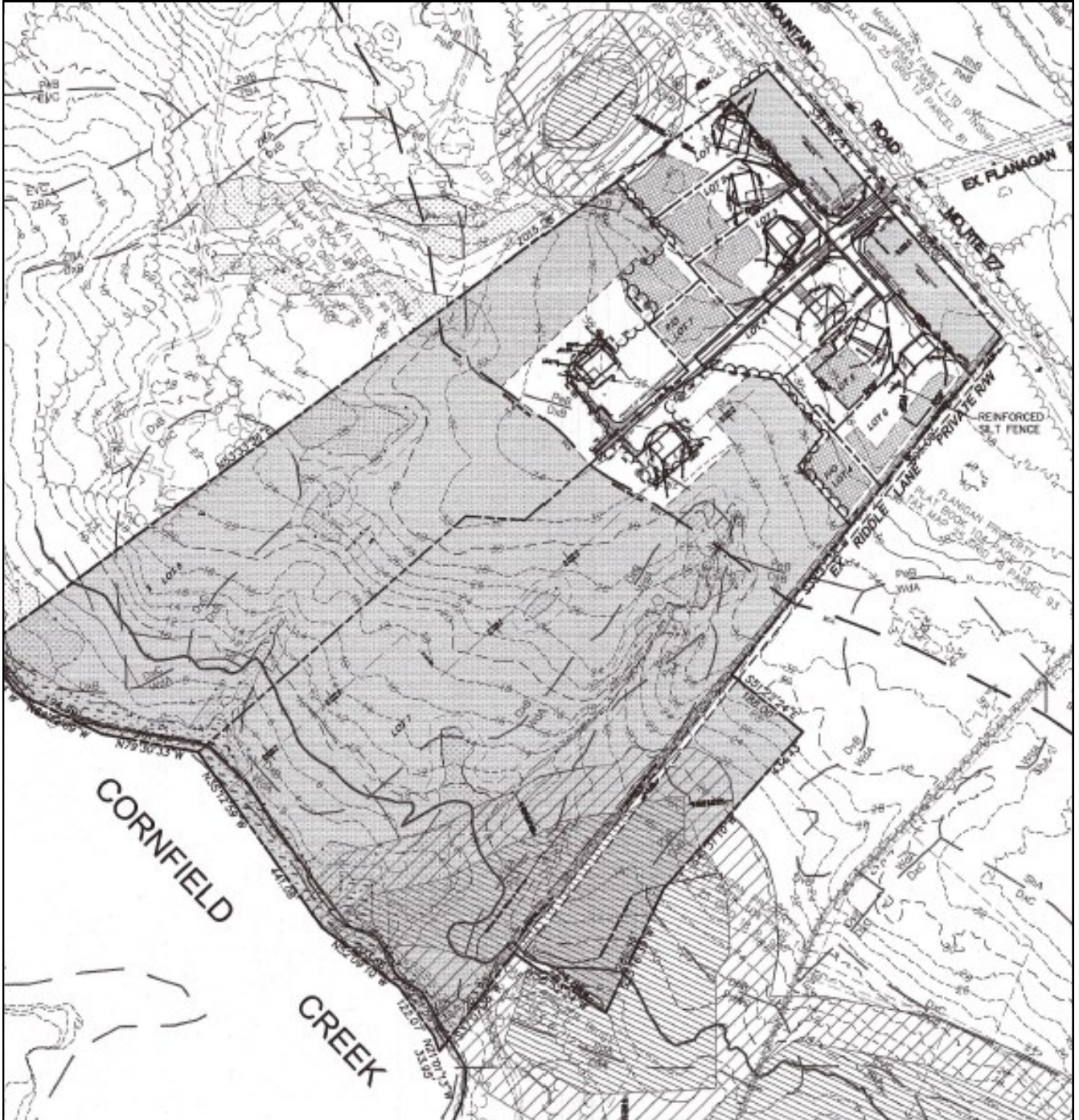


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Approved Site Plan



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