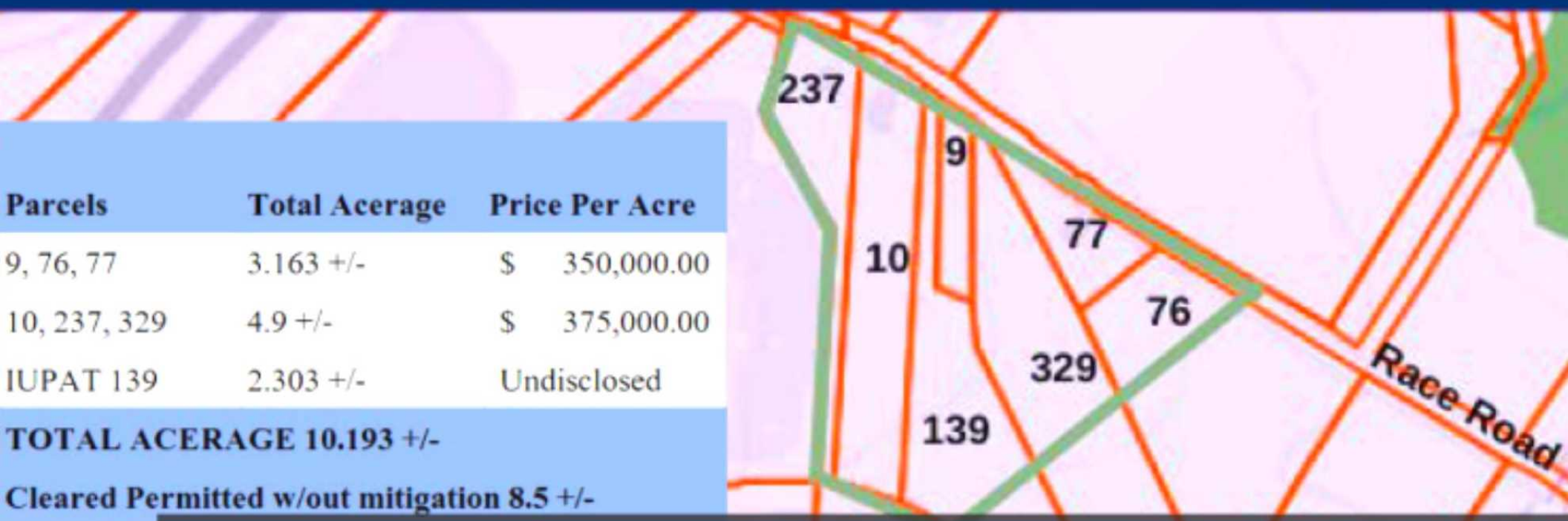


COMMERCIAL DEVELOPMENT OPPORTUNITY

RACE ROAD, HANOVER, MD

W-1 Zoned Assemblage



Parcels	Total Acreage	Price Per Acre
9, 76, 77	3.163 +/-	\$ 350,000.00
10, 237, 329	4.9 +/-	\$ 375,000.00
IUPAT 139	2.303 +/-	Undisclosed
TOTAL ACERAGE	10.193 +/-	
Cleared Permitted w/out mitigation	8.5 +/-	

W-1 ZONED LAND SALE

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RACE ROAD, HANOVER, MD

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9, 76, 77	3.163 +/-	\$ 350,000.00
10, 237, 329	4.9 +/-	\$ 375,000.00
IUPAT 139	2.303 +/-	Undisclosed
TOTAL ACERAGE 10.193 +/-		
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PROPERTY HIGHLIGHTS

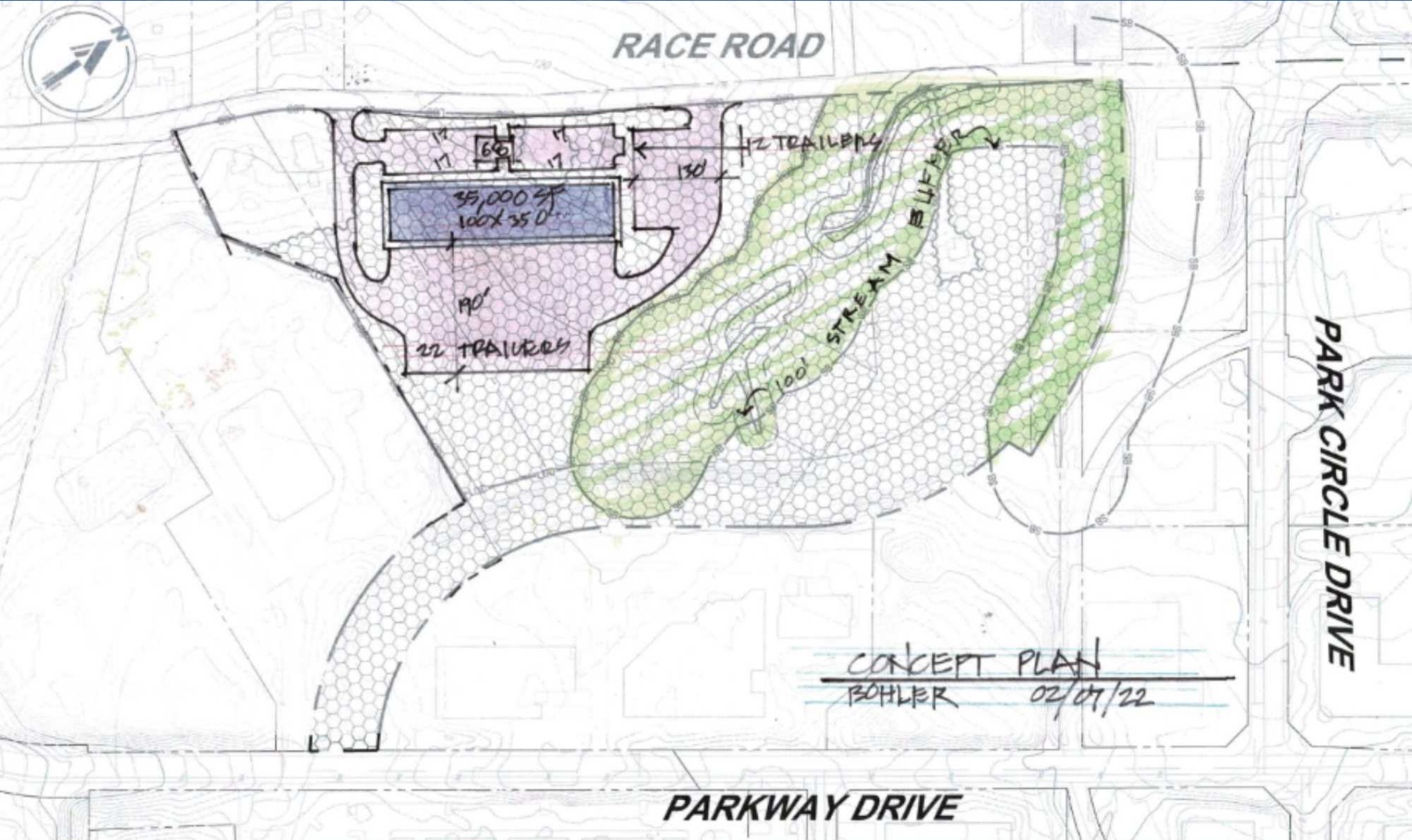
- Opportunity to build to suit.
- Zoned W1-Business Local with over 50 categories of approved uses including office, daycare, retail, warehouse, and much more.
- Situated within heavily populated business district.

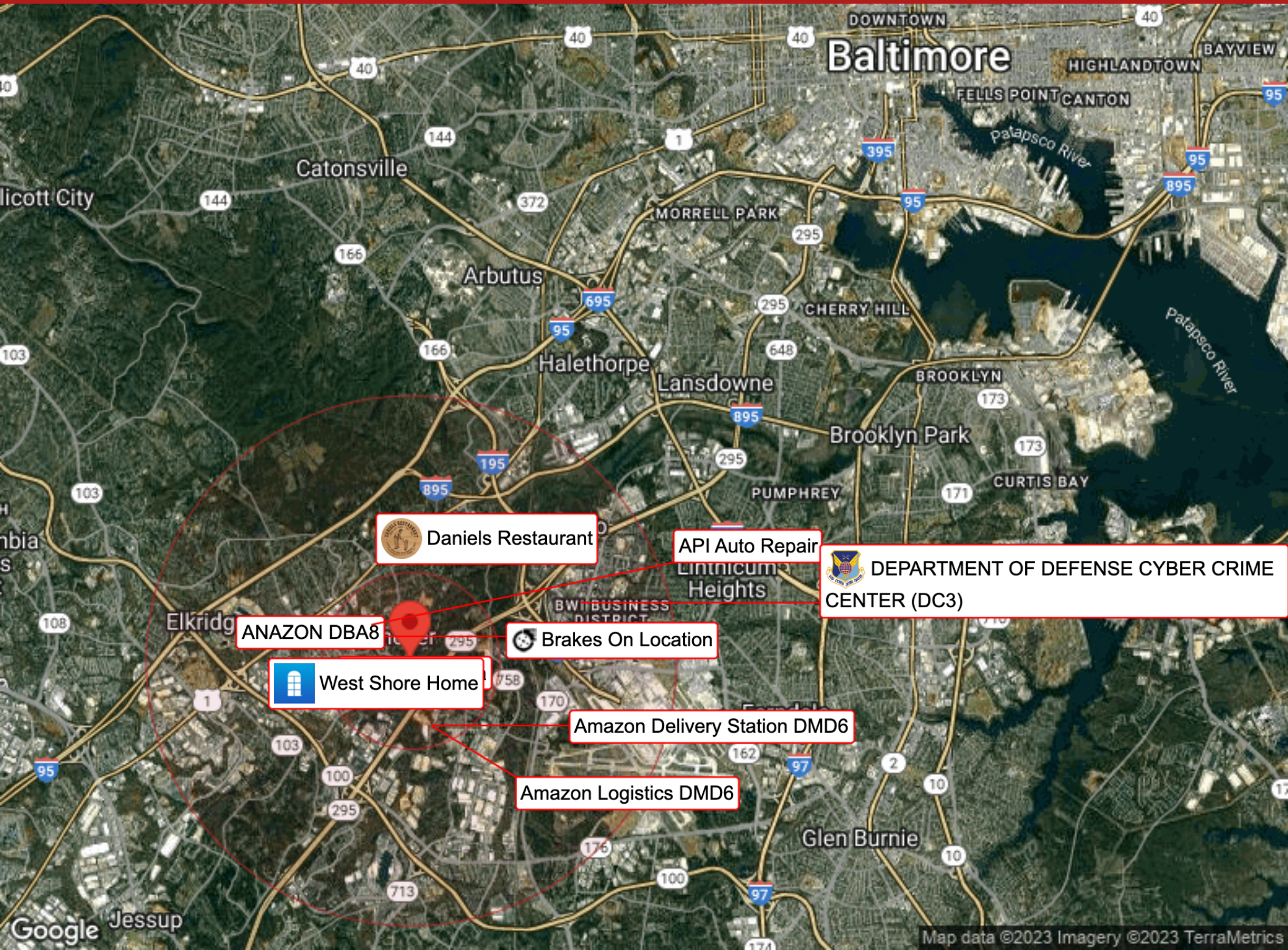
LOCATION OVERVIEW

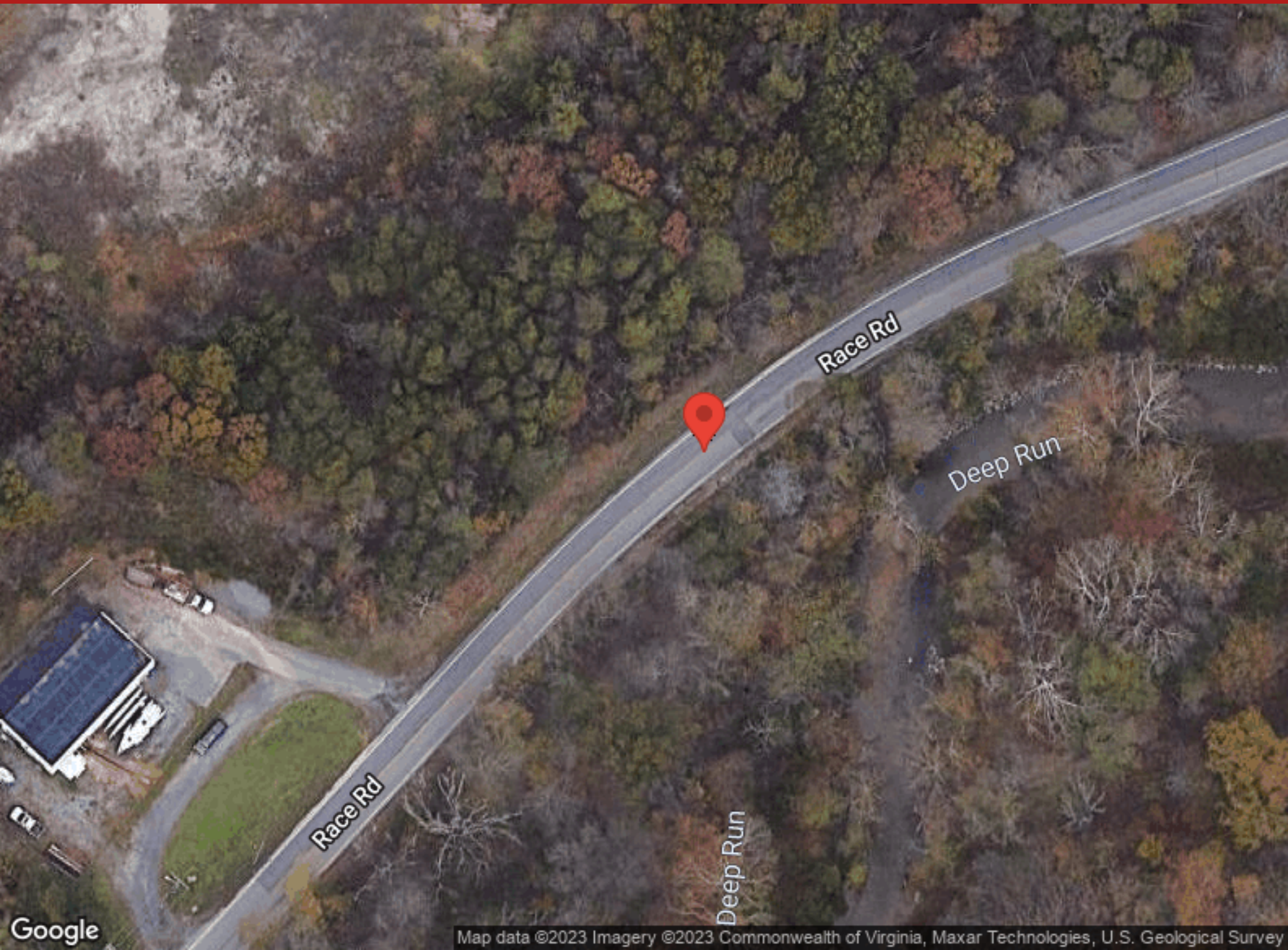
- Easy access to MD-100, Baltimore-Washington Pkwy (I-295) and I-95.
- 2 miles to MARC Train - Dorsey Station
- Less than 5 miles to BWI Airport/Amtrak Station
- Less than 10 miles to Baltimore City

CONCEPT PLAN

RACE ROAD, HANOVER, MD









HELEN LEE DELLHEIM

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