

62± ACRES VACANT LAND AVAILABLE

ZONED: MIXED-USE HIGH-INTENSITY

St. Mary's County, Maryland



ACRES: 62.24 Acres

ADDRESS: 45655 Norris Road, Great Mills, MD 20634

SQUARE FEET: 2,711,174 SF

LOCATION:

- ◆ Property is located in the heart of St. Mary's County, Maryland—just minutes from the U.S. Navy's Naval Air Systems Command (NAVAIR), the Naval Air Warfare Center Aircraft Division (NAWCAD), and 55 miles south of Washington, D.C.

ZONING:

- ◆ MXH - Mixed-Use High-Intensity
- ◆ Water Category: W-1 (Existing Service)
- ◆ Sewer Category: S-1 (Existing Service)

TRAFFIC COUNTS:

- ◆ MD Rt 235 Three Notch RD: 60,000 daily
- ◆ Chancellor's Run RD: 20,000 daily

SUMMARY:

This 62.24 acre vacant parcel of prime real estate is zoned Mixed-Use High-Intensity—the highest and best use allowed in all of St. Mary's County. The development potential provides

- for up to:
- ◆ **30 Dwelling Units / Acre = 1,867 Dwelling Units**
 - ◆ **FAR 0.65 = 1,762,263 Square Feet Commercial**

DISCLAIMER

Confidential Offering Memorandum

This Offering Memorandum was prepared solely for the use of the prospective purchase of approximately 62.24 acres of land located at 45655 Norris Road, Great Mills, Maryland 20634 ("Property"). Neither the Owner of the Property, nor their representatives, herein referred to as "Owner", make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in this Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred in the physical condition of the Property since the time this Offering Memorandum was created. Statements made herein are based upon assumptions or events beyond the control of the Owner, and therefore may be subject to variation. Owner has not, and will not, provide any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest and the Owner is accepting offers to purchase the Property from interested parties. The Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, at their sole discretion, to terminate discussions with anyone or entities any time, with or without notice.

The Owner shall have no legal commitment or obligations to anyone or entity reviewing this Offering Memorandum or making an offer to purchase the Property, unless and until such offer to purchase the Property is approved by Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement approved by Owner.

This Offering Memorandum is confidential. By accepting this Offering Memorandum, you agree (i) that you will hold and treat this Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to anyone or other entity without the prior authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner.

Information in this Offering Memorandum was obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, or other conditions, prior sale, lease or financing, or withdrawn without notice. We include projections, opinions, assumptions, or estimates for example only, and may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigation of the physical condition of the Property and the financial performance of its future development.

PROPERTY OVERVIEW

HIGHLIGHTS

- ◆ Large vacant tract w/ Mixed-Use High-Intensity Zoning
- ◆ Daily Traffic Ct 60,000 on MD Rt 235 (via MD SHA 2018)
- ◆ 55 miles south of Washington, D.C.
- ◆ 1 mile from U.S. Navy's Naval Air Systems Command (NAVAIR) and the Naval Air Warfare Center Aircraft Division (NAWCAD)
- ◆ Property located within St. Mary's County's Opportunity Zone (O-Zone)

SUMMARY

- ◆ Price: Accepting Written Offers
- ◆ Lot Size: 62.24 Acres
- ◆ Total SF: 2,711,174

LOCATION HIGHLIGHTS

- ◆ Country's 5th highest concentration of high-tech workers
- ◆ 3.5% above the national average for STEM (Science, Technology, Engineering, and Math) employment
- ◆ 4th best place for Tech jobs in the country (Nerdwallet)
- ◆ Median Age: 36.2 (esri 12.10.19)
- ◆ Average Income / Household: \$110,032 (esri 12.10.19)
- ◆ Second most educated state in the nation
- ◆ Over 500 miles of shoreline and public access points make St. Mary's County unmatched for access to nature



ST. MARY'S COUNTY ZONING (2019)

MXH — Mixed-Use High-Intensity Zoning

ST. MARY'S COUNTY, MARYLAND

ORDINANCE NO. 2019-30

ADOPTED: SEPTEMBER 24, 2019

SECTION 31.15 - PURPOSE OF MIXED-USE HIGH-INTENSITY ZONING (MXH):

The uses allowed and development regulations applicable to the High-Intensity Mixed-Use zoning district are intended to create areas of urban character. The design of buildings, landscaping, and public spaces will form a visually attractive and functional urban environment for people to live, work, eat, shop, enjoy recreation, and congregate. Mixed-use non-residential developments and mixed-use developments of residential and non-residential uses are possible. The range of residential density is between 7 and 30 dwelling units per acre. The use of transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 7 dwelling units per acre. The uses allowed in the MXH zoning district are identified in Schedule 50.4 Use Classifications.

SECTION 32.1—DEVELOPMENT STANDARDS FOR MXH:

PERMITTED DENSITY

Residential Density	(62.24 ac x DU)	Non-Residential Development Intensity	(2,711,174 SF X FAR)
Base Density	1 to 7 DU / Ac	Base FAR	1,355,587 SF
Maximum Density	30 DU / Ac	Maximum FAR	1,762,263 SF

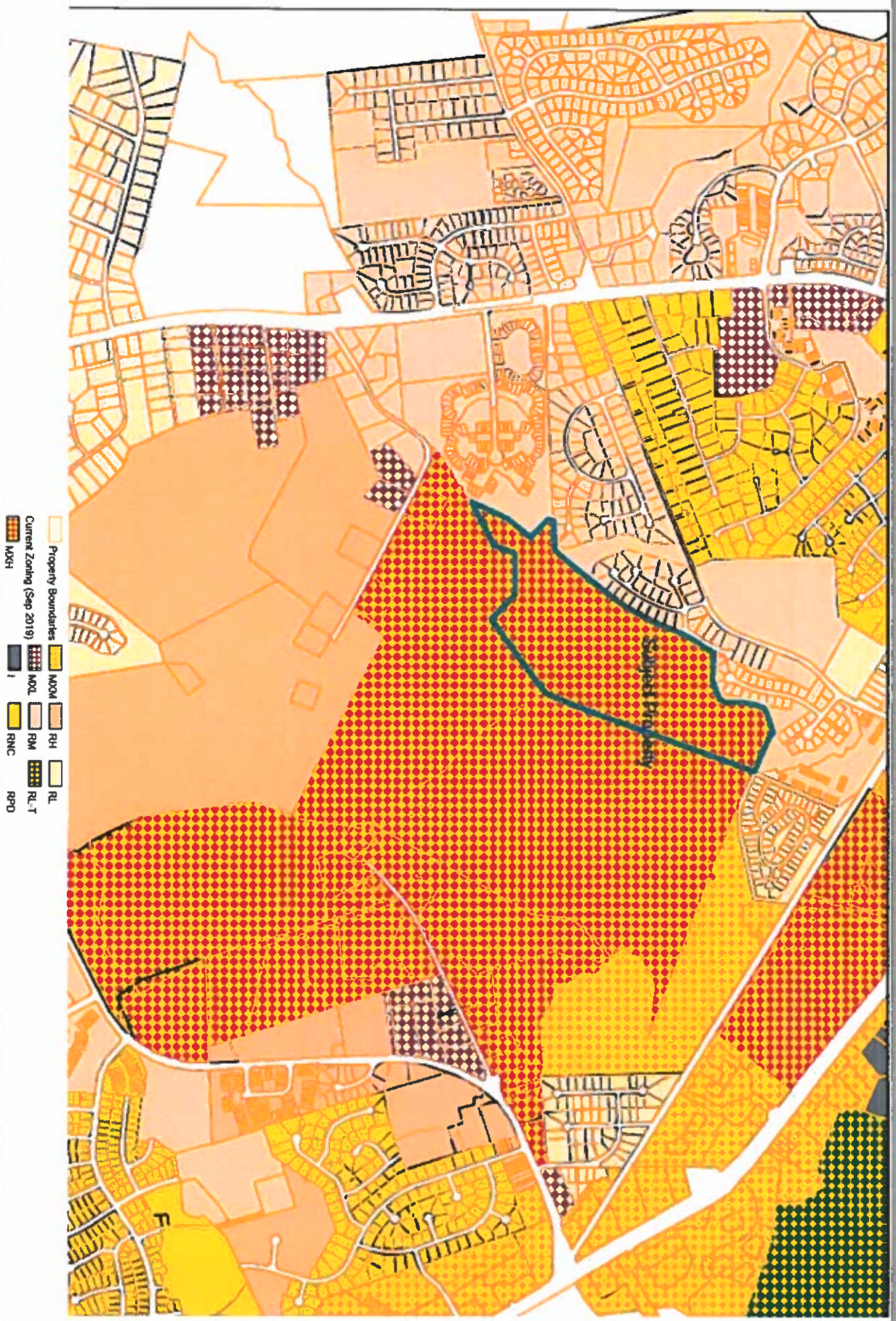
SECTION 50.4 USE CLASSIFICATION (See Ordinance No. 2019-30 For A Complete List Of Permitted Uses):

Residential	Commercial Office	Motor Vehicle Maintenance Service
Clubs or Lodges	Commercial Parking Facility	Personal Improvement Service
Cultural Institutions	Convenience Store	Personal Business Service
Daycare Facility, Medical & Non-Medical	Corporate Campus	Personal Storage
Education Facility, College or School	Financial Institution	Recreation Facility, Major & Minor
Government Facility	Funeral and Internment Service	Rental / Leasing
Hospital, Out-Patient Care	Laboratory	Restaurant
Long-Term Care Facility	Lodging, Bed & Breakfast Inn	Pub, Micro-Brewery
Public Recreation	Lodging, Hotel and Motel	Retail Sales, Vehicle and General
Public Safety	Maintenance and Repair Facility	Tavern
Religious	Fuel Sales	Wholesaling & Distribution Center

Above information is contained in Chapter 285 of the CODE OF ST. MARY'S COUNTY, MARYLAND, as amended and adopted September 24, 2019. Information contained here-in is not meant to be all-inclusive and is subject to change.

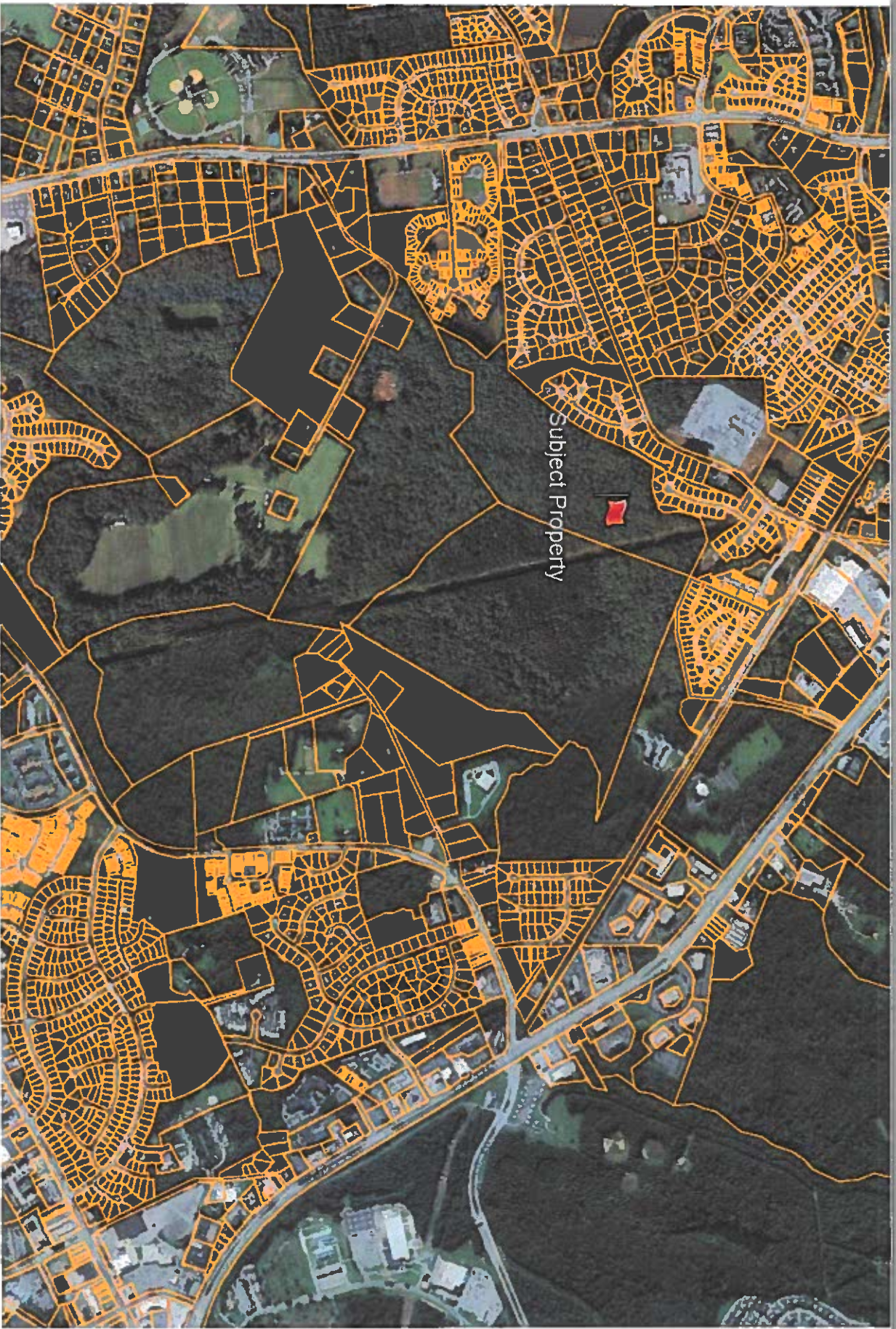
CURRENT ZONING: MIXED-USE HIGH-INTENSITY (2019)

St. Mary's County, Maryland



PARCEL LOCATION (2019)

St. Mary's County, Maryland

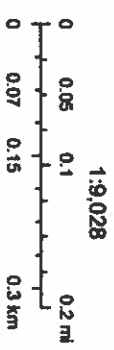


TOPOGRAPHY: 2' CONTOURS (2014)

St. Mary's County, Maryland



- Road Centerlines
- 2' Contours - 2014
- Property Boundaries



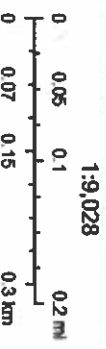
Printed from the Public GIS Map
Provided by the St. Mary's County Government

NON-TIDAL WETLAND—MD DNR WETLANDS (2019)

St. Mary's County, Maryland

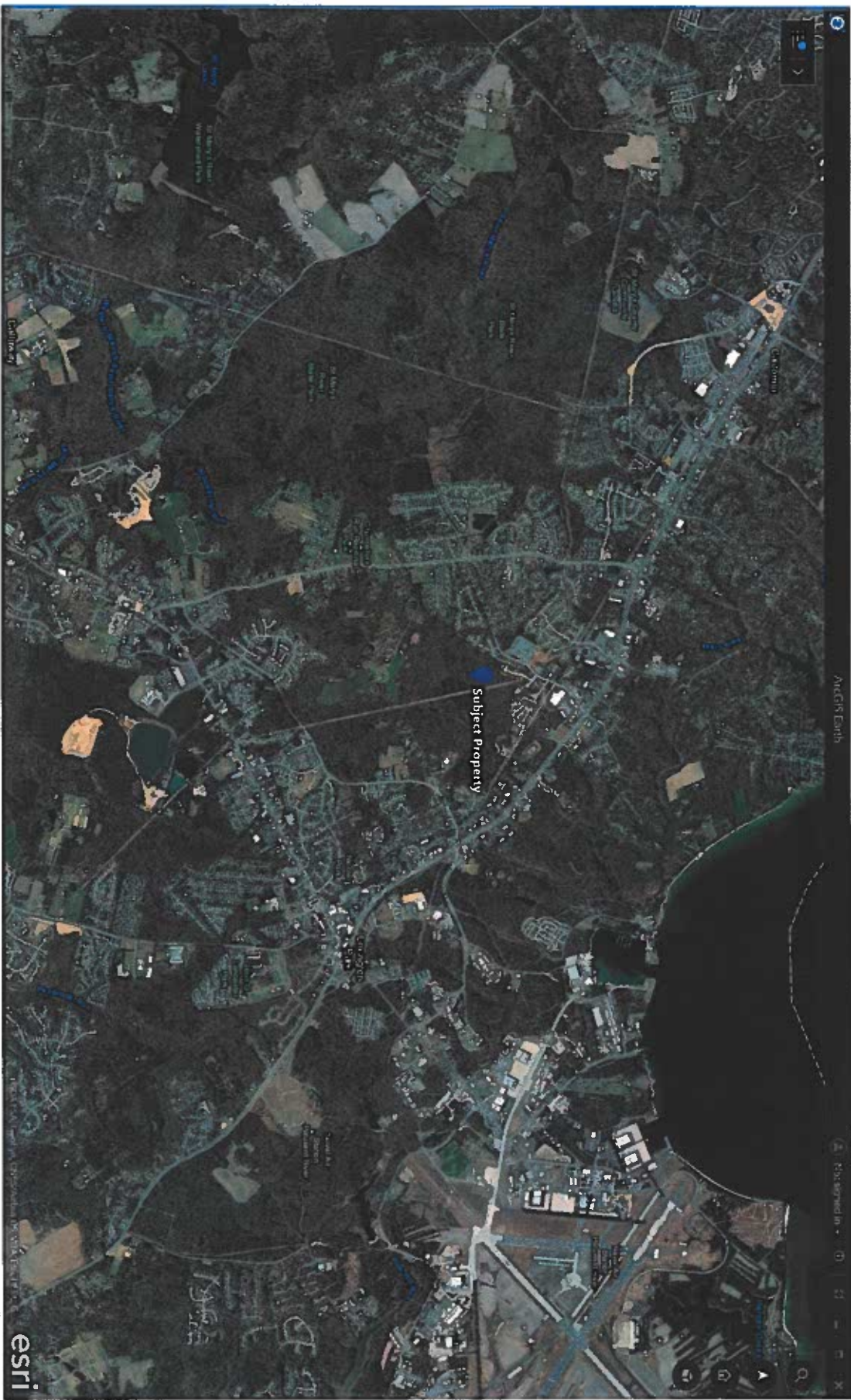


-  Road Centerlines
-  MD DNR Wetlands
-  Property Boundaries
-  Palustrine

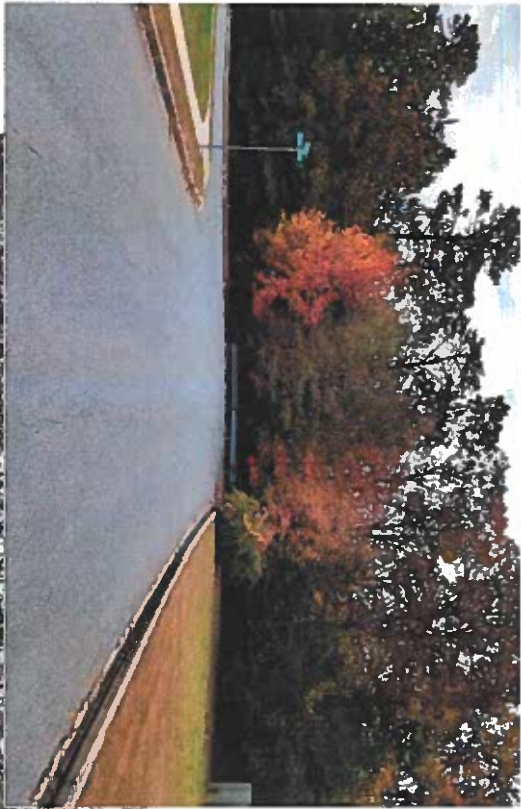


Prepared from the Public GIS Map
Provided by the St. Mary's County Government

AERIAL PHOTO (2018)



PROPERTY PHOTOS (2019)



STREET MAP



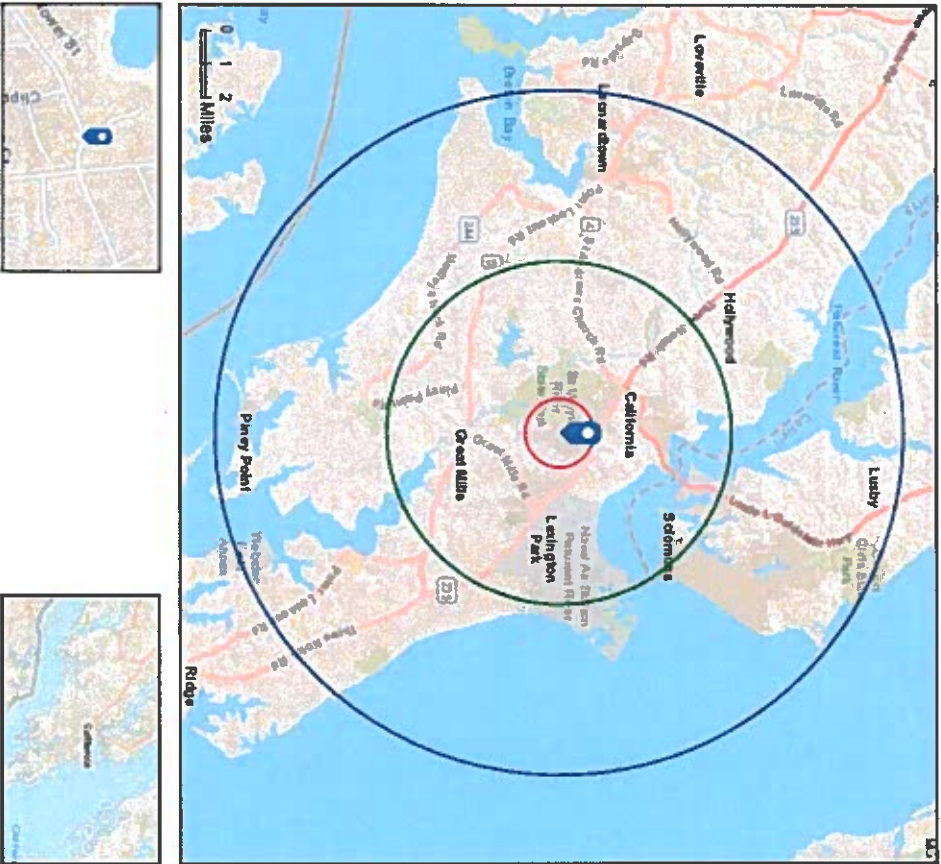
DEMOGRAPHICS — 1 Mile Radius Data



Site Map

Boats Property
45655 Norris Road Ladangton Park MD 20634
Ring 1 mile radius

Latitude: 38.2761
Longitude: -76.4958



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Demographic and Income Profile

Boats Property
45655 Norris Road Ladangton Park MD 20634
Ring 1 mile radius

Latitude: 38.2761
Longitude: -76.4958

Category	2010	2018	2024		
Summary					
Population	5,107	6,053	6,046		
Households	2,094	2,291	2,296		
Median Age	31.8	33.7	34.4		
Average Household Size	2.42	2.33	2.33		
Owner Occupied Housing Units	1,418	1,463	1,467		
Renter Occupied Housing Units	679	768	779		
Median Age	31.8	33.7	34.4		
Median Age	31.8	33.7	34.4		
Population	1,223%	0.58%	0.77%		
Households	1.19%	0.33%	0.25%		
Rentals	1.09%	0.47%	0.68%		
Owner Rts	1.67%	0.79%	0.92%		
Median Household Income	1.48%	1.93%	2.39%		
Households by Income					
<\$15,000	139	134	134		
\$15,000 - \$24,999	102	63%	57%		
\$25,000 - \$34,999	116	51%	54%		
\$35,000 - \$44,999	200	13.5%	12.3%		
\$45,000 - \$54,999	483	21.7%	20.2%		
\$55,000 - \$64,999	364	18.4%	18.3%		
\$65,000 - \$74,999	420	18.9%	20.8%		
\$75,000 - \$84,999	192	8.8%	10.4%		
\$85,000 - \$94,999	105	4.7%	5.6%		
\$100,000 - \$149,999					
\$150,000 - \$199,999					
\$200,000+					
Median Household Income	\$72,816	\$98,375	\$98,375		
Average Household Income	\$98,153	\$98,748	\$98,748		
Per Capita Income	\$32,180	\$35,615	\$35,615		
Population by Age					
0 - 4	487	456	490		
5 - 9	448	7.9%	7.6%		
10 - 14	407	7.1%	4.1		
15 - 19	411	7.2%	4.1		
20 - 24	304	5.7%	3.9		
25 - 34	1,001	17.5%	1,057		
35 - 44	921	16.1%	814		
45 - 54	823	14.8%	707		
55 - 64	464	8.1%	683		
65 - 74	223	3.9%	345		
75 - 84	86	1.5%	135		
85+	20	0.4%	32		
Race and Ethnicity					
White Alone	3,539	62.0%	3,579		
Black Alone	1,447	25.4%	1,535		
American Indian Alone	20	0.4%	21		
Asian Alone	289	5.1%	349		
Pacific Islander Alone	0	0.1%	9		
Some Other Race Alone	133	2.3%	200		
Two or More Races	272	4.8%	358		
Hispanic Origin (Any Race)	415	7.3%	650		
Hispanic Origin (Any Race)					
2010	2018	2024			
Number	Percent	Number	Percent	Number	Percent

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DEMOGRAPHICS — 10 Mile Radius Data

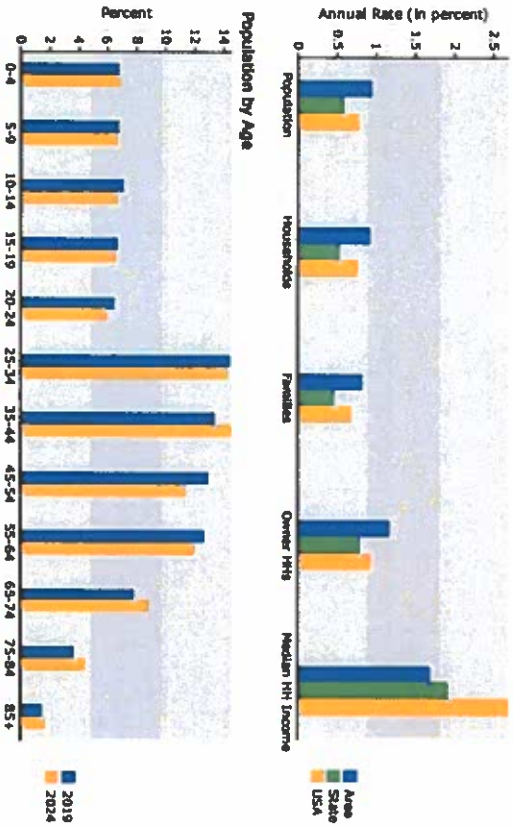


Demographic and Income Profile

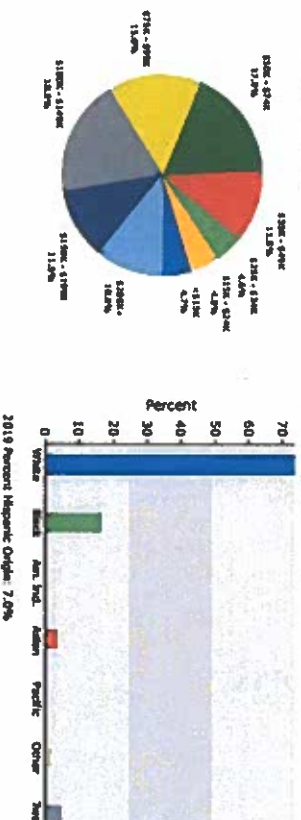
Basex Property
45655 Morris Road Lexington Park MD 20654
Bbox: 10 mile radius

Latitude: 38.2763
Longitude: -76.4928

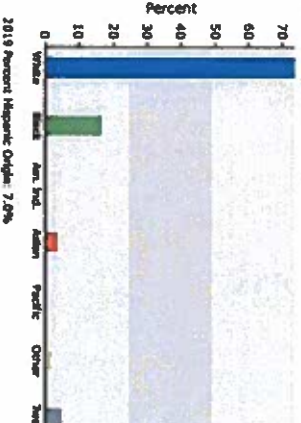
Trends 2019-2024



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Est. forecasts for 2019 and 2024.

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Demographic and Income Profile

Basex Property
45655 Morris Road Lexington Park MD 20654
Bbox: 10 mile radius

Latitude: 38.2763
Longitude: -76.4928

Category	Census 2010	2019	2024	
Summary				
Population	90,208	99,423	104,081	
Households	32,843	36,689	37,757	
Families	21,029	23,017	24,006	
Average Household Size	2.87	2.69	2.69	
Owner Occupied Housing Units	22,695	24,319	24,815	
Renter Occupied Housing Units	10,148	10,770	10,942	
Median Age	34.9	36.2	37.0	
Trends: 2019 - 2024 Annual Rate				
Population	0.07%	0.58%	0.27%	
Households	0.07%	0.53%	0.25%	
Families	0.07%	0.47%	0.20%	
Owner HHs	1.13%	0.29%	0.20%	
Median Household Income	1.67%	1.92%	2.29%	
Households by Income		2019	2024	
<\$15,000	Number: 1,784	Percent: 4.7%	Number: 1,539	Percent: 4.1%
\$15,000 - \$24,999	Number: 1,656	Percent: 4.0%	Number: 1,603	Percent: 4.2%
\$25,000 - \$34,999	Number: 4,272	Percent: 11.0%	Number: 4,028	Percent: 10.7%
\$35,000 - \$49,999	Number: 6,475	Percent: 17.0%	Number: 6,232	Percent: 16.5%
\$50,000 - \$74,999	Number: 5,286	Percent: 14.0%	Number: 5,640	Percent: 14.9%
\$75,000 - \$99,999	Number: 6,816	Percent: 18.0%	Number: 7,470	Percent: 18.8%
\$100,000 - \$149,999	Number: 4,168	Percent: 11.5%	Number: 5,031	Percent: 13.5%
\$150,000 - \$199,999	Number: 3,081	Percent: 10.0%	Number: 4,676	Percent: 12.4%
\$200,000+	Number: 883,522	Percent: 81.0%	Number: 812,210	Percent: 84.4%
Median Household Income	Average: \$39,999		Average: \$44,335	
Per Capita Income				
Population by Age		Census 2010	2019	2024
0 - 4	Number: 6,666	Percent: 7.4%	Number: 6,724	Percent: 6.8%
5 - 9	Number: 6,534	Percent: 7.2%	Number: 6,810	Percent: 6.9%
10 - 14	Number: 6,035	Percent: 6.7%	Number: 7,018	Percent: 7.1%
15 - 19	Number: 7,000	Percent: 7.8%	Number: 6,647	Percent: 6.7%
20 - 24	Number: 6,417	Percent: 7.1%	Number: 6,440	Percent: 6.5%
25 - 34	Number: 12,085	Percent: 13.4%	Number: 14,340	Percent: 14.3%
35 - 44	Number: 12,932	Percent: 14.3%	Number: 13,253	Percent: 13.3%
45 - 54	Number: 14,465	Percent: 16.0%	Number: 12,282	Percent: 12.3%
55 - 64	Number: 9,127	Percent: 10.1%	Number: 12,257	Percent: 12.3%
65 - 74	Number: 4,866	Percent: 5.4%	Number: 7,726	Percent: 7.8%
75 - 84	Number: 2,735	Percent: 3.0%	Number: 3,640	Percent: 3.6%
85+	Number: 1,180	Percent: 1.3%	Number: 1,539	Percent: 1.5%
Race and Ethnicity		Census 2010	2019	2024
White Alone	Number: 68,422	Percent: 75.8%	Number: 73,189	Percent: 72.1%
Black Alone	Number: 14,489	Percent: 16.0%	Number: 15,089	Percent: 15.1%
American Indian Alone	Number: 367	Percent: 0.4%	Number: 403	Percent: 0.4%
Asian Alone	Number: 2,614	Percent: 2.9%	Number: 3,429	Percent: 3.4%
Pacific Islander Alone	Number: 66	Percent: 0.1%	Number: 108	Percent: 0.1%
Some Other Race Alone	Number: 1,111	Percent: 1.2%	Number: 1,781	Percent: 1.8%
Two or More Races	Number: 3,240	Percent: 3.6%	Number: 4,522	Percent: 4.5%
Hispanic Origin (Any Race)	Number: 4,089	Percent: 4.5%	Number: 6,035	Percent: 6.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Est. forecasts for 2019 and 2024.

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