

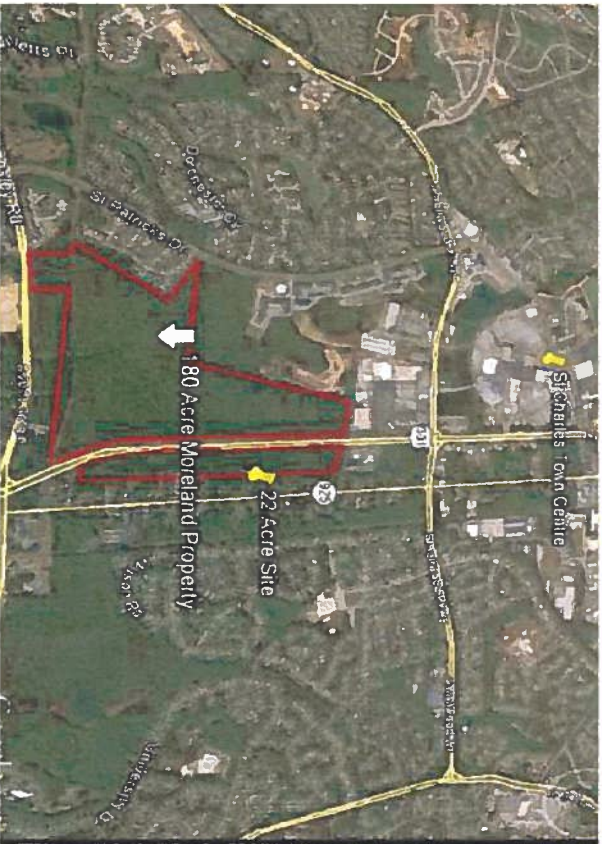


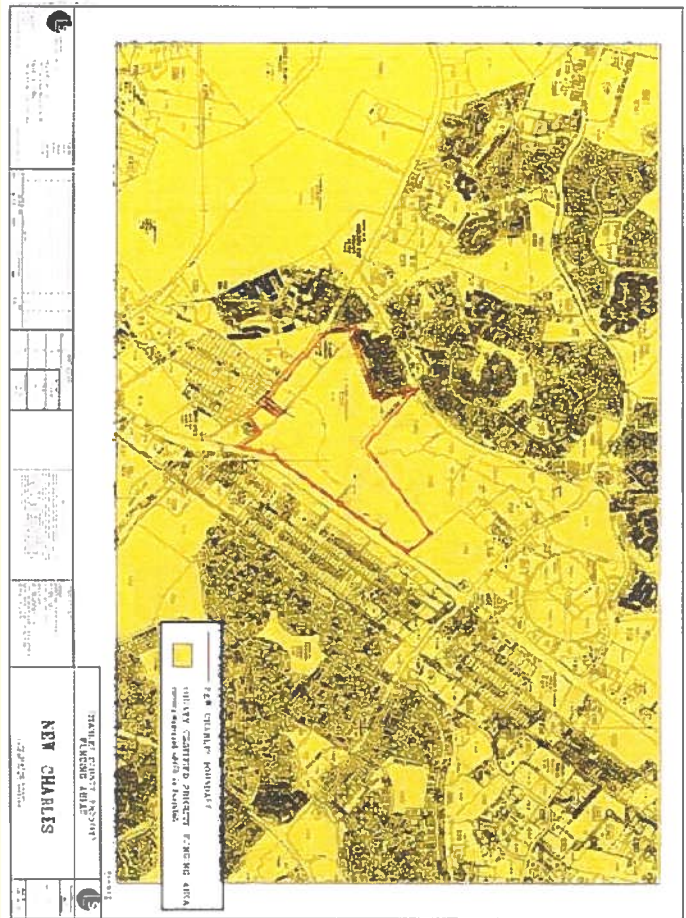
RE/MAX
One

FOR SALE

180 +/- Acres

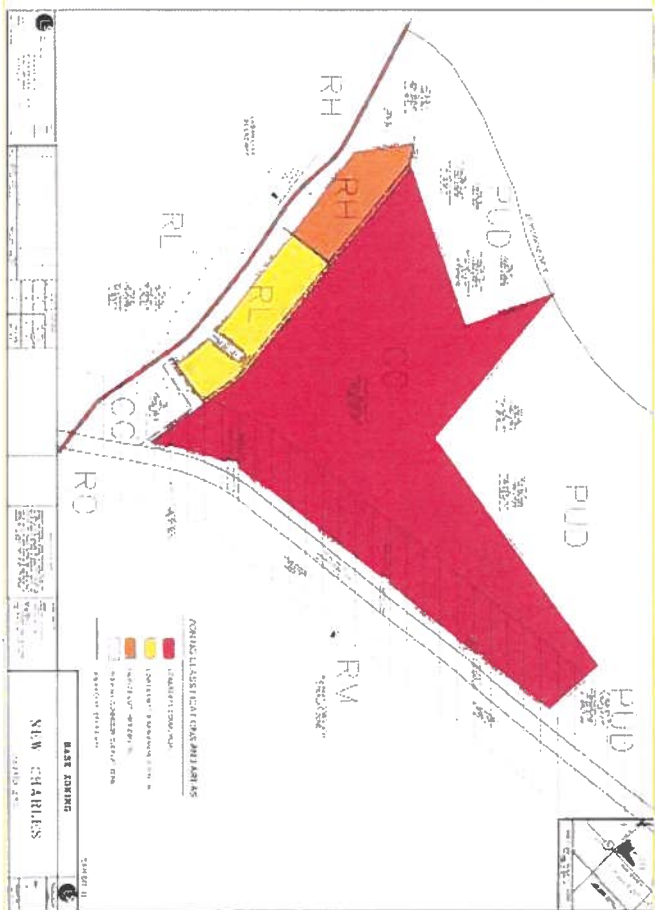
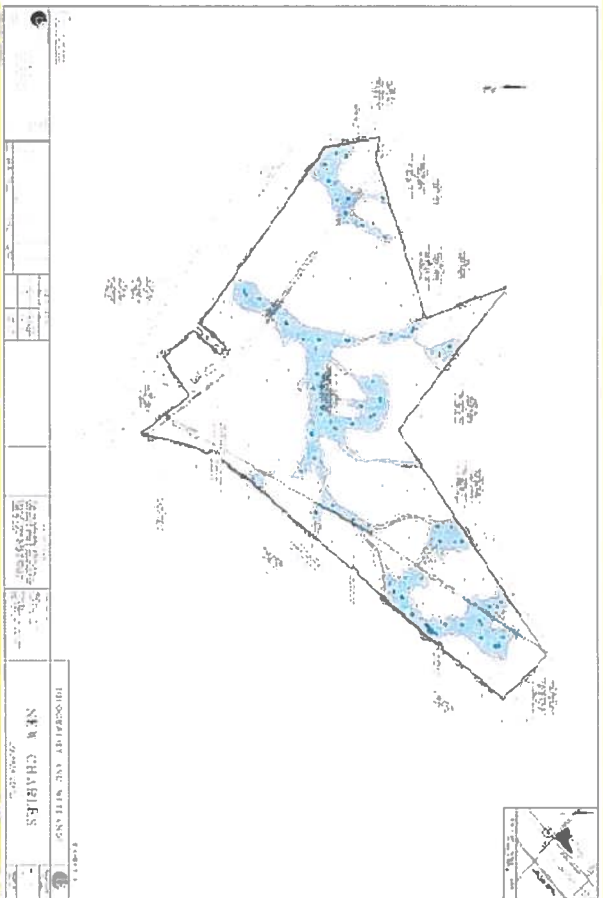
**Conveniently located off of Waldorf RT 301-S
also for Sale or Ground Lease**

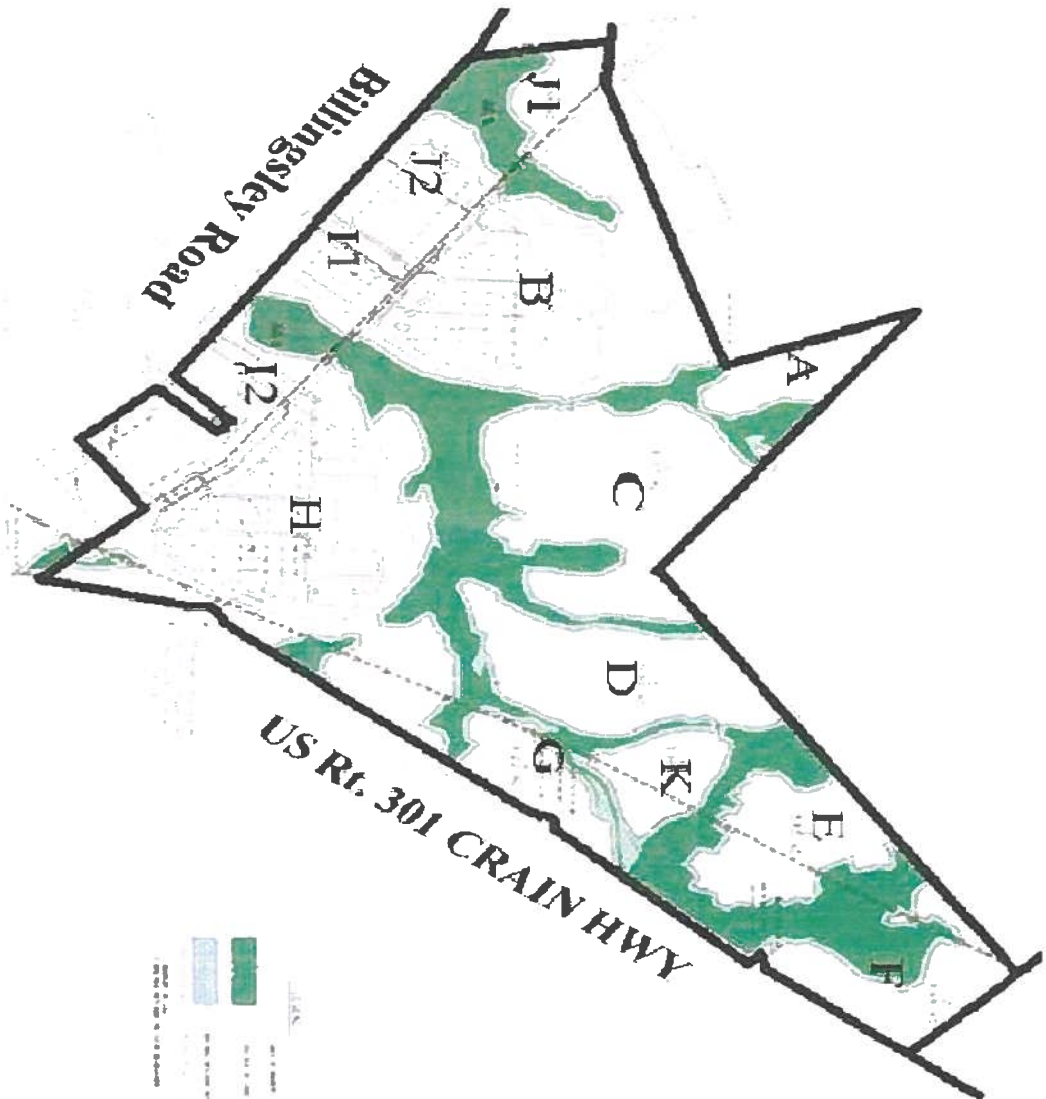




Charles County, Maryland Zoning Maps in Regard to the 180 +/- Acre Parcel

Joe Wustner
 Cell: 301-752-5550
 Email: joewustner@verizon.net





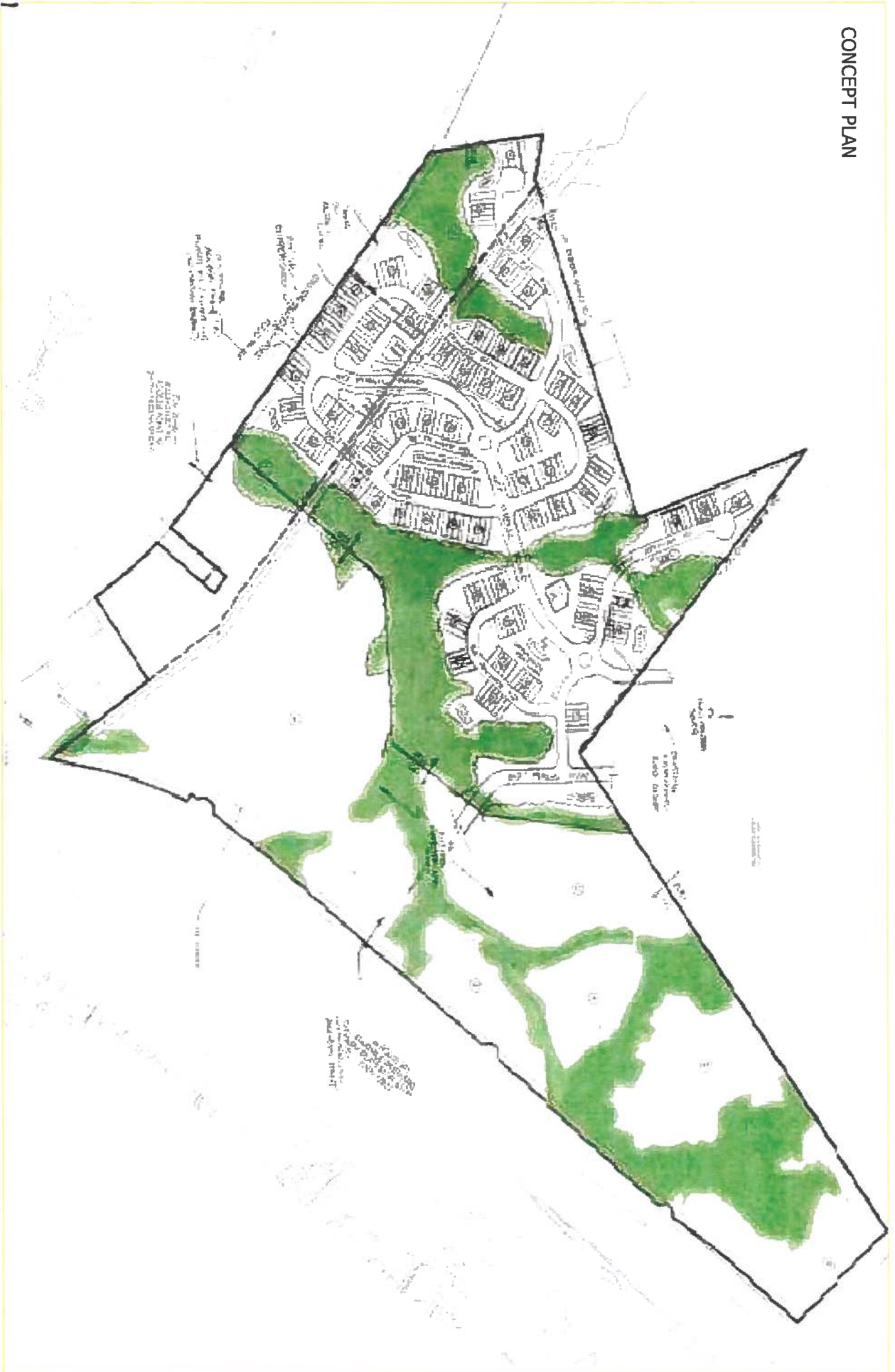
180 +/- ACRES

MASTER COMMERCIAL DEVELOPMENT

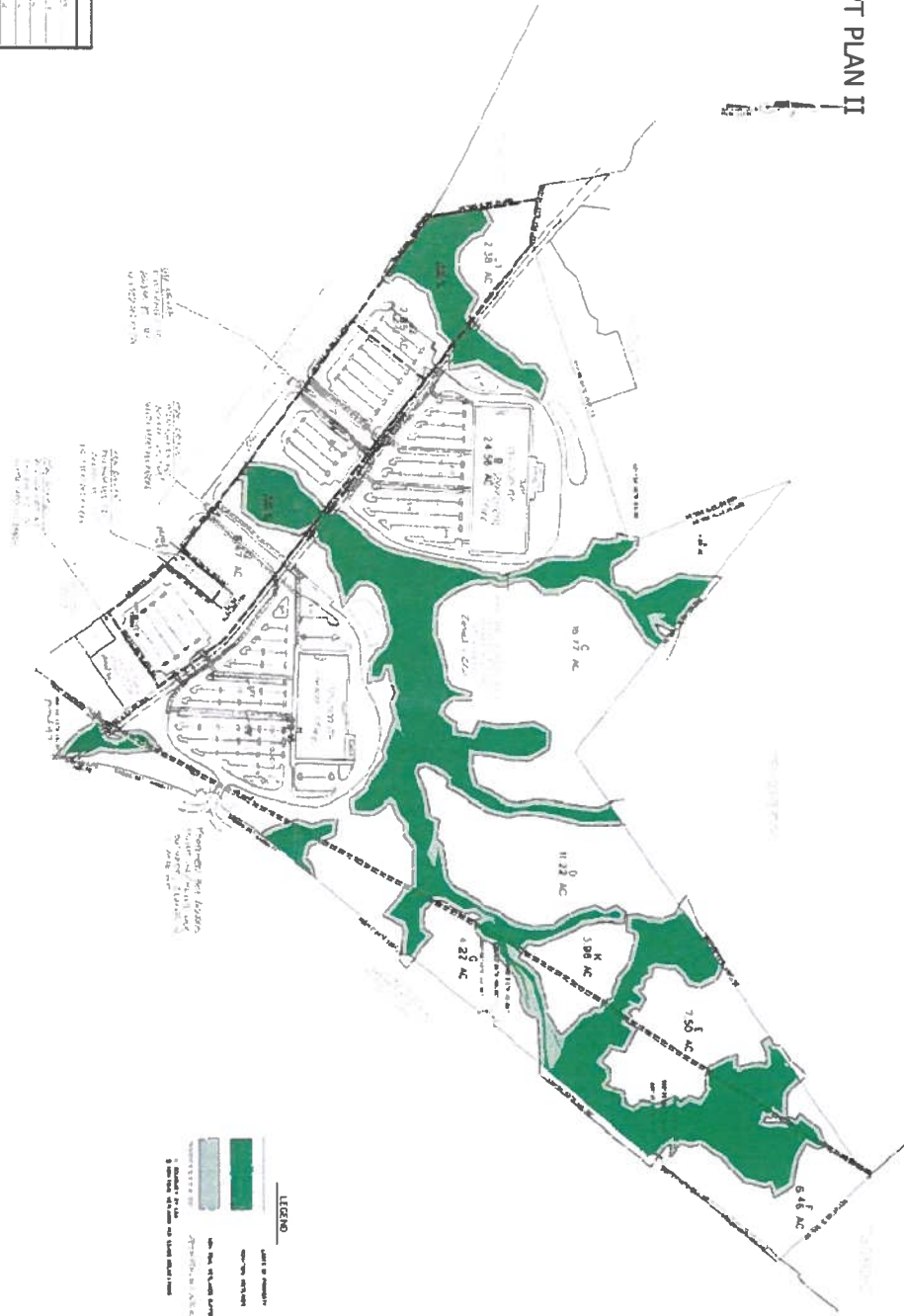
| | |
|------------------|-------------|
| PARCELA | 4.00 AC |
| PARCEL B | 25 AC |
| PARCEL C | 17 AC |
| PARCEL D | 11.2 AC |
| PARCELE | 7.5 AC |
| PARCEL F | 6.5 AC |
| PARCEL G | 4 AC |
| PARCEL H | 29 AC |
| PARCEL I 1 & I 2 | 8 AC & 9 AC |
| PARCEL J 1 & J 2 | 2 AC & 3 AC |
| PARCEL K | 4 AC |

BIG BOX RETAIL SITES AVAILABLE: RETAIL, FLEX, HOTEL, RESTAURANTS, ETC.

CONCEPT PLAN



CONCEPT PLAN II



1. ALL AREAS TO BE MAINTAINED AS OPEN SPACE OR PLANTING TO BE PLANTED BY THE DEVELOPER.

2. ALL AREAS TO BE MAINTAINED AS OPEN SPACE OR PLANTING TO BE PLANTED BY THE DEVELOPER.

3. ALL AREAS TO BE MAINTAINED AS OPEN SPACE OR PLANTING TO BE PLANTED BY THE DEVELOPER.

LEGEND

1. ALL AREAS TO BE MAINTAINED AS OPEN SPACE OR PLANTING TO BE PLANTED BY THE DEVELOPER.

2. ALL AREAS TO BE MAINTAINED AS OPEN SPACE OR PLANTING TO BE PLANTED BY THE DEVELOPER.

3. ALL AREAS TO BE MAINTAINED AS OPEN SPACE OR PLANTING TO BE PLANTED BY THE DEVELOPER.

| SITE INFORMATION | |
|------------------|--|
| Project Name | CONCEPT PLAN II |
| Client | MORELAND PROPERTY |
| Address | 12345 MAIN ST, SUITE 100, WASHINGTON, DC 20001 |
| Site Area | 100.00 AC |
| Building Area | 100,000 SQ FT |
| Parking Area | 10,000 SQ FT |
| Green Area | 10,000 SQ FT |
| Other | |

| DESIGN INFORMATION | |
|--------------------|------------|
| Scale | 1" = 100' |
| Date | 10/15/2024 |
| Author | J. SMITH |
| Checker | M. JONES |
| Appr. Engineer | |
| Appr. Surveyor | |

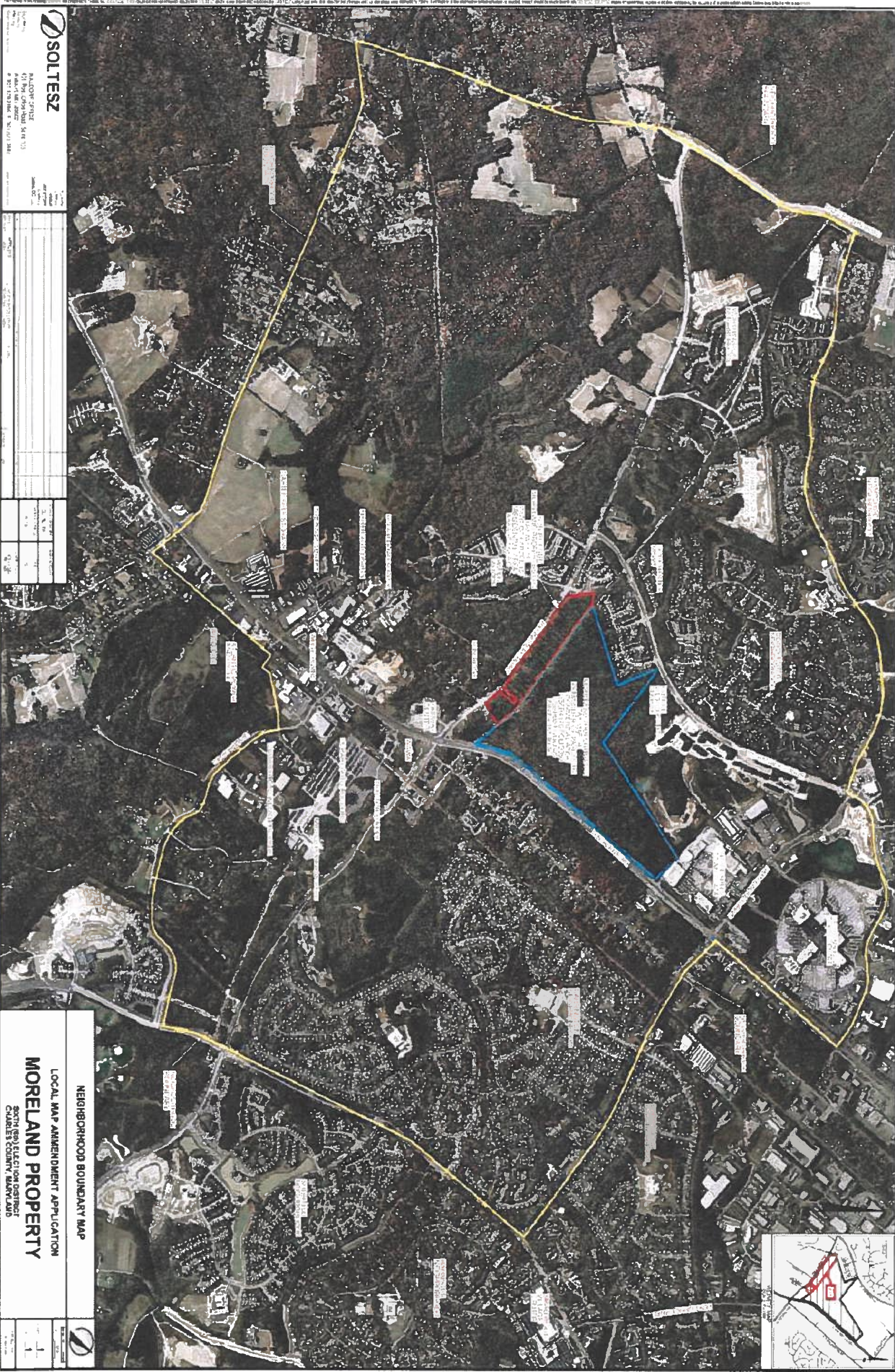
| PROJECT INFORMATION | |
|---------------------|--|
| Project No. | 2024-001 |
| Phase | CONCEPT PLAN II |
| Location | 12345 MAIN ST, SUITE 100, WASHINGTON, DC 20001 |
| Client | MORELAND PROPERTY |
| Architect | ABC ARCHITECTS |
| Engineer | XYZ ENGINEERS |
| Surveyor | DEF SURVEYORS |

| GENERAL NOTES | |
|---------------|--|
| 1. | ALL AREAS TO BE MAINTAINED AS OPEN SPACE OR PLANTING TO BE PLANTED BY THE DEVELOPER. |
| 2. | ALL AREAS TO BE MAINTAINED AS OPEN SPACE OR PLANTING TO BE PLANTED BY THE DEVELOPER. |
| 3. | ALL AREAS TO BE MAINTAINED AS OPEN SPACE OR PLANTING TO BE PLANTED BY THE DEVELOPER. |

MORELAND PROPERTY

12345 MAIN ST, SUITE 100
WASHINGTON, DC 20001
PH: (202) 555-1234
WWW.MORELANDPROPERTY.COM

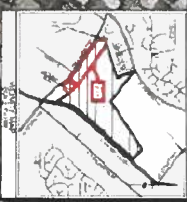




SOLTESZ
 15400 SPYGLASS
 4712 NORTH STATE STREET
 CHARLES COUNTY, VIRGINIA 22025
 P 703.733.2800 F 703.733.2801

| | |
|-----------------------|--|
| Project Name | |
| Project Number | |
| Project Date | |
| Project Status | |
| Project Location | |
| Project Description | |
| Project Contact | |
| Project Phone | |
| Project Email | |
| Project Website | |
| Project Address | |
| Project City | |
| Project State | |
| Project Zip | |
| Project County | |
| Project District | |
| Project Sub-District | |
| Project Parcel Number | |
| Project Parcel Area | |
| Project Parcel Zoning | |
| Project Parcel Use | |
| Project Parcel Status | |
| Project Parcel Notes | |

NEIGHBORHOOD BOUNDARY MAP
 LOCAL MAP AMENDMENT APPLICATION
MORELAND PROPERTY
 SOUTH (RD) ELECTION DISTRICT
 CHARLES COUNTY, VIRGINIA



| | |
|--------------|--------------------------|
| DATE | 11/11/2011 |
| BY | DAVID L. SOLTESZ |
| PROJECT | WALDORF COMMUNITY CENTER |
| CLIENT | WALDORF COMMUNITY CENTER |
| SCALE | AS SHOWN |
| PROJECT NO. | 11-001 |
| DATE PLOTTED | 11/11/2011 |

| | |
|--------------|------------|
| PROJECT NO. | 11-001 |
| DATE PLOTTED | 11/11/2011 |

PROJECT NO. 11-001
DATE PLOTTED 11/11/2011

| | |
|--------------|------------|
| PROJECT NO. | 11-001 |
| DATE PLOTTED | 11/11/2011 |

| | |
|--------------|------------|
| PROJECT NO. | 11-001 |
| DATE PLOTTED | 11/11/2011 |

| | |
|--------------|------------|
| PROJECT NO. | 11-001 |
| DATE PLOTTED | 11/11/2011 |

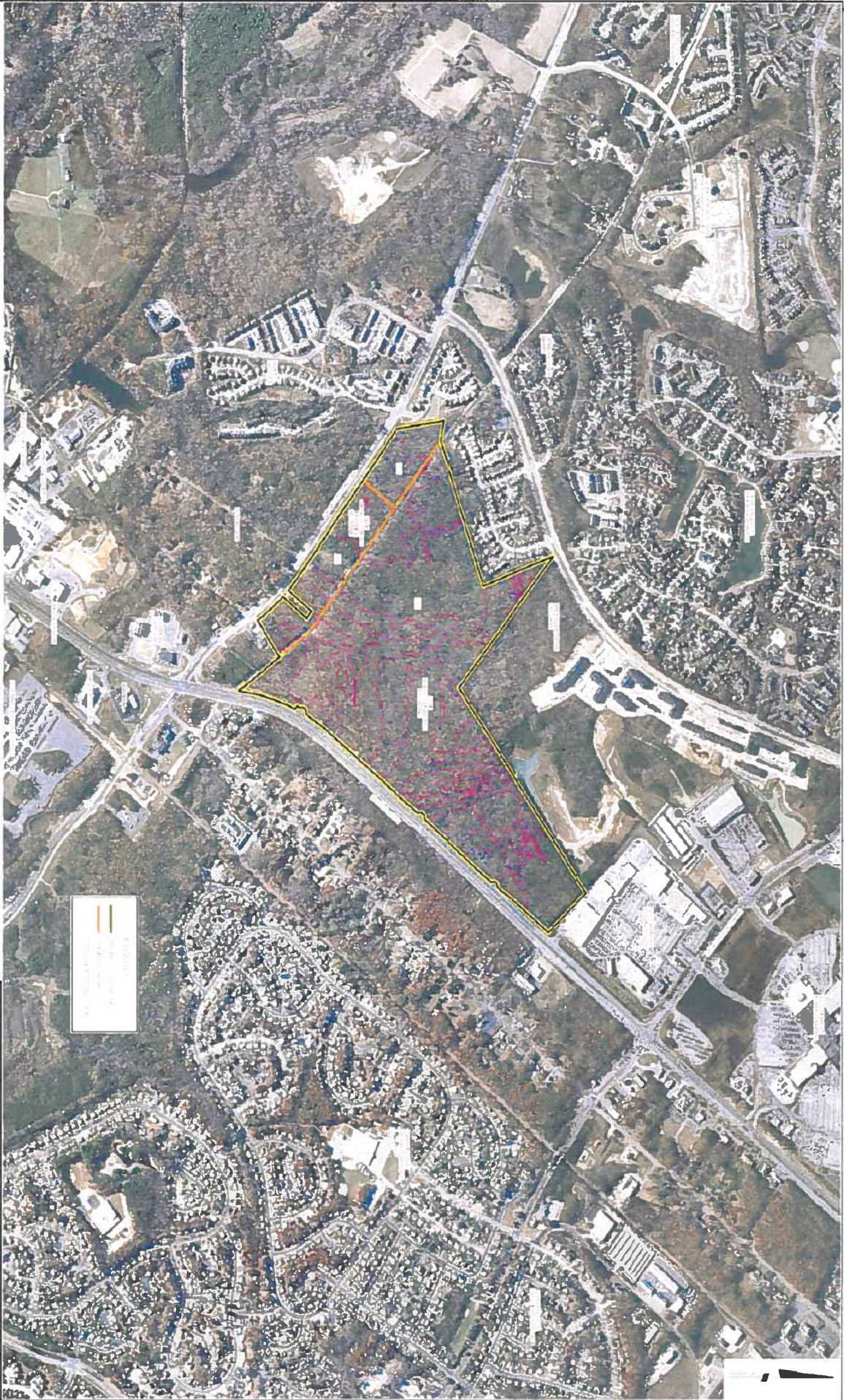
| | |
|--------------|------------|
| PROJECT NO. | 11-001 |
| DATE PLOTTED | 11/11/2011 |

| | |
|--------------|------------|
| PROJECT NO. | 11-001 |
| DATE PLOTTED | 11/11/2011 |

| | |
|--------------|------------|
| PROJECT NO. | 11-001 |
| DATE PLOTTED | 11/11/2011 |

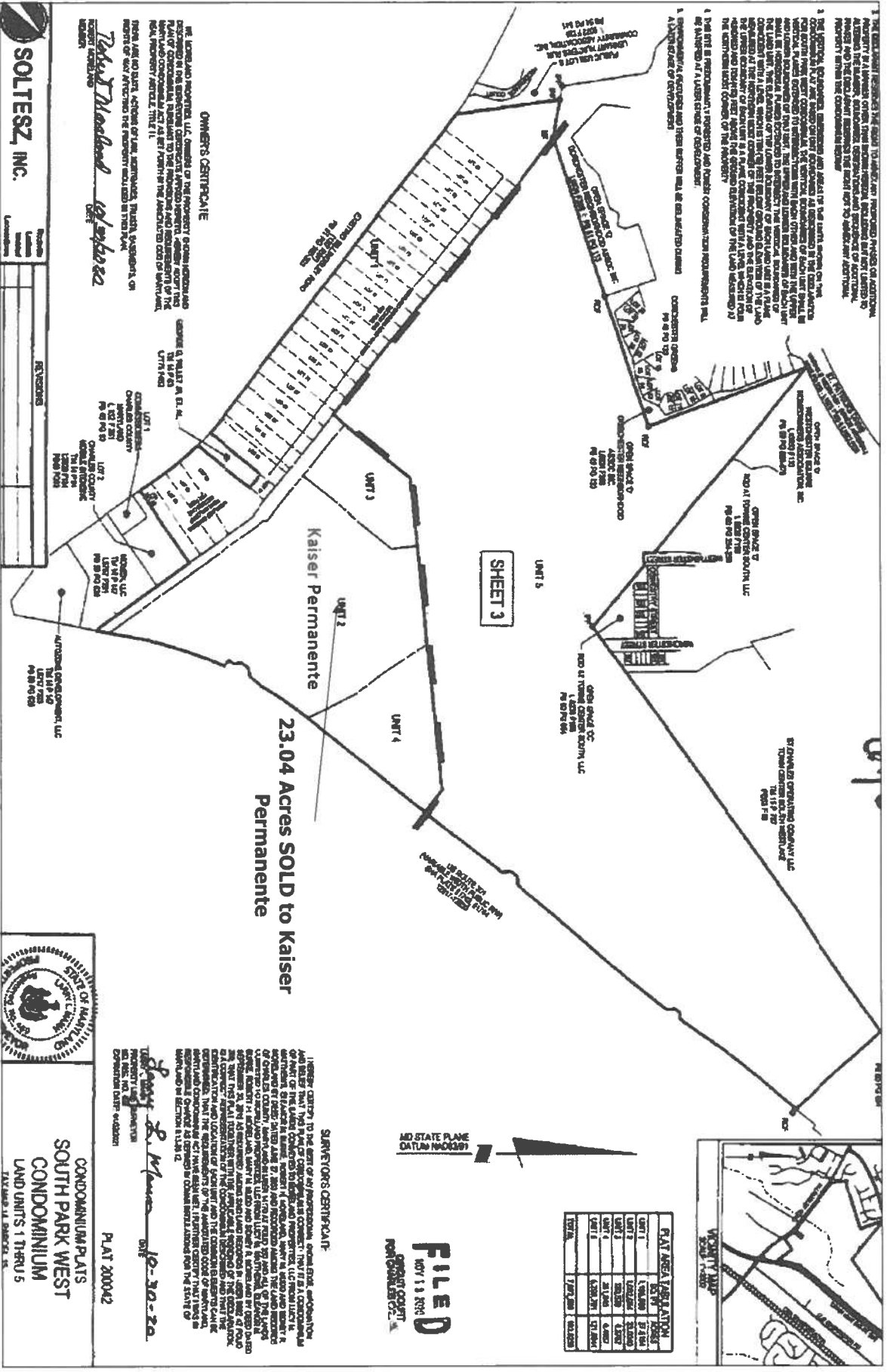
MORELAND PROPERTY
13A MAP 11 PARCEL 19
WALDORF, MARYLAND

| | |
|--------------|------------|
| PROJECT NO. | 11-001 |
| DATE PLOTTED | 11/11/2011 |



LEGEND

-  PROPERTY BOUNDARY
-  EXISTING IMPROVEMENTS



1. THE UNDERSIGNED HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AND IS NOT SUBJECT TO ANY OTHER INTEREST, ENCUMBRANCE, EASEMENT, OR OTHER RIGHT IN THE PROPERTY, AND THAT THE UNDERSIGNED HAS THE RIGHT TO CONVEY THE PROPERTY TO THE BUYER.

2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES THAT MAY APPLY TO THE PROPERTY.

3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES THAT MAY APPLY TO THE PROPERTY.

4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES THAT MAY APPLY TO THE PROPERTY.

OWNER'S CERTIFICATE

WE, KAISSER PERMANENTE, LLC, CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE UNDERSIGNED AND IS NOT SUBJECT TO ANY OTHER INTEREST, ENCUMBRANCE, EASEMENT, OR OTHER RIGHT IN THE PROPERTY, AND THAT THE UNDERSIGNED HAS THE RIGHT TO CONVEY THE PROPERTY TO THE BUYER.

Robert M. Madsen
of *Esposito*
 ATTORNEY AT LAW

SOLTESZ, INC.



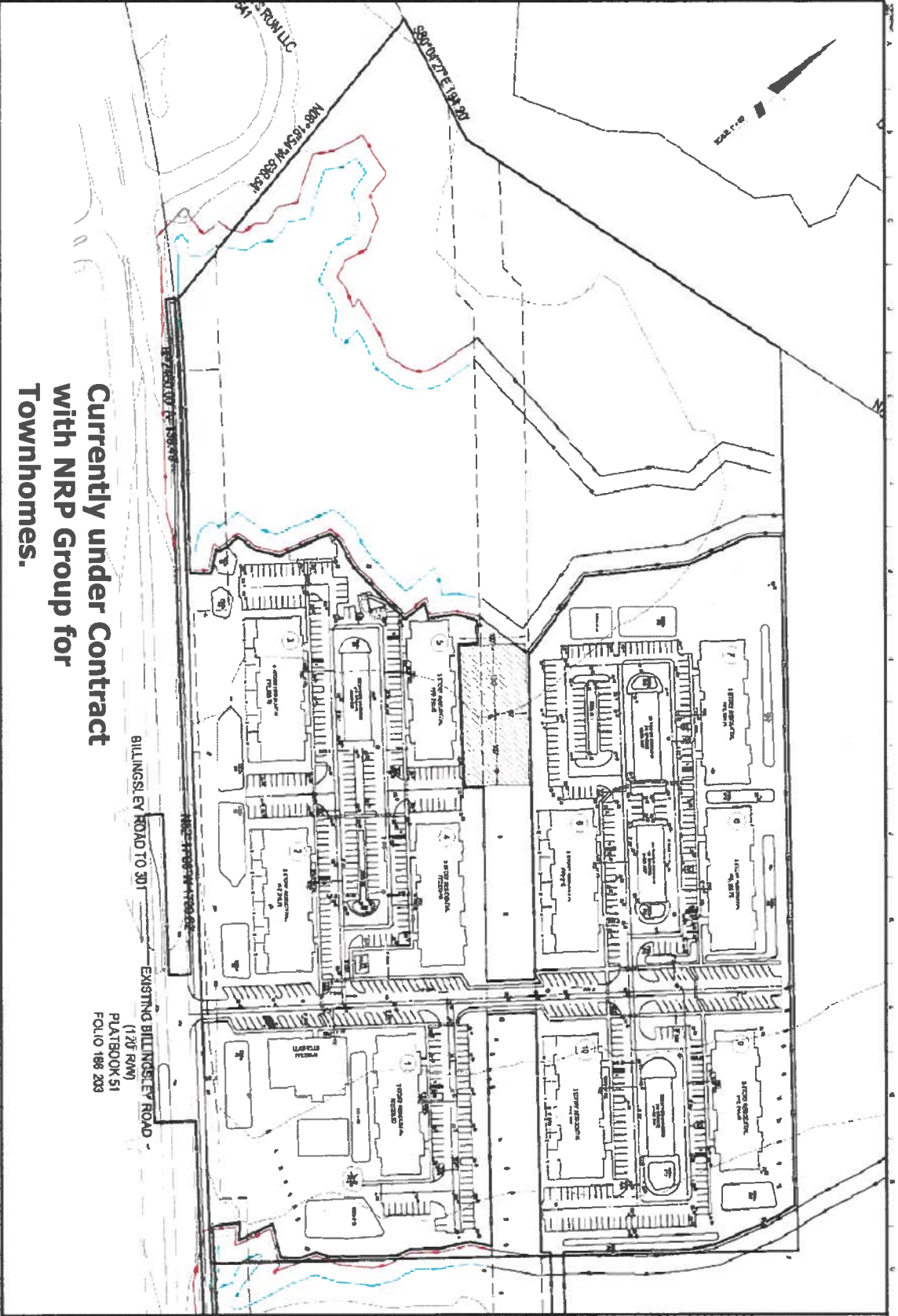
CONDOMINIUM PLATS
 SOUTH PARK WEST
 CONDOMINIUM
 LAND UNITS 1 THRU 5
 PLAT 200042
 DATE 10-30-2004
 FILED NOV 13 2004
 CIRCUIT COURT
 PRINCE GEORGES COUNTY, MD

SURVEYOR'S CERTIFICATE

I, *David J. Williams*, Surveyor, do hereby certify that the above described property is the property of the undersigned and is not subject to any other interest, encumbrance, easement, or other right in the property, and that the undersigned has the right to convey the property to the buyer.

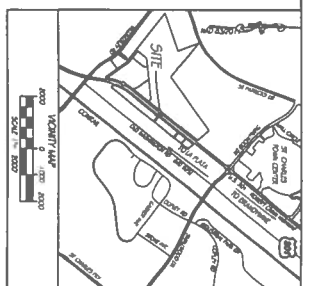
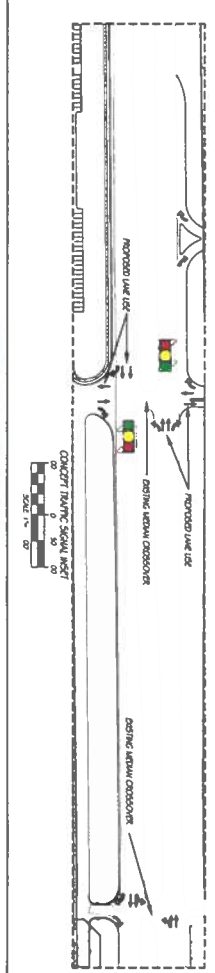
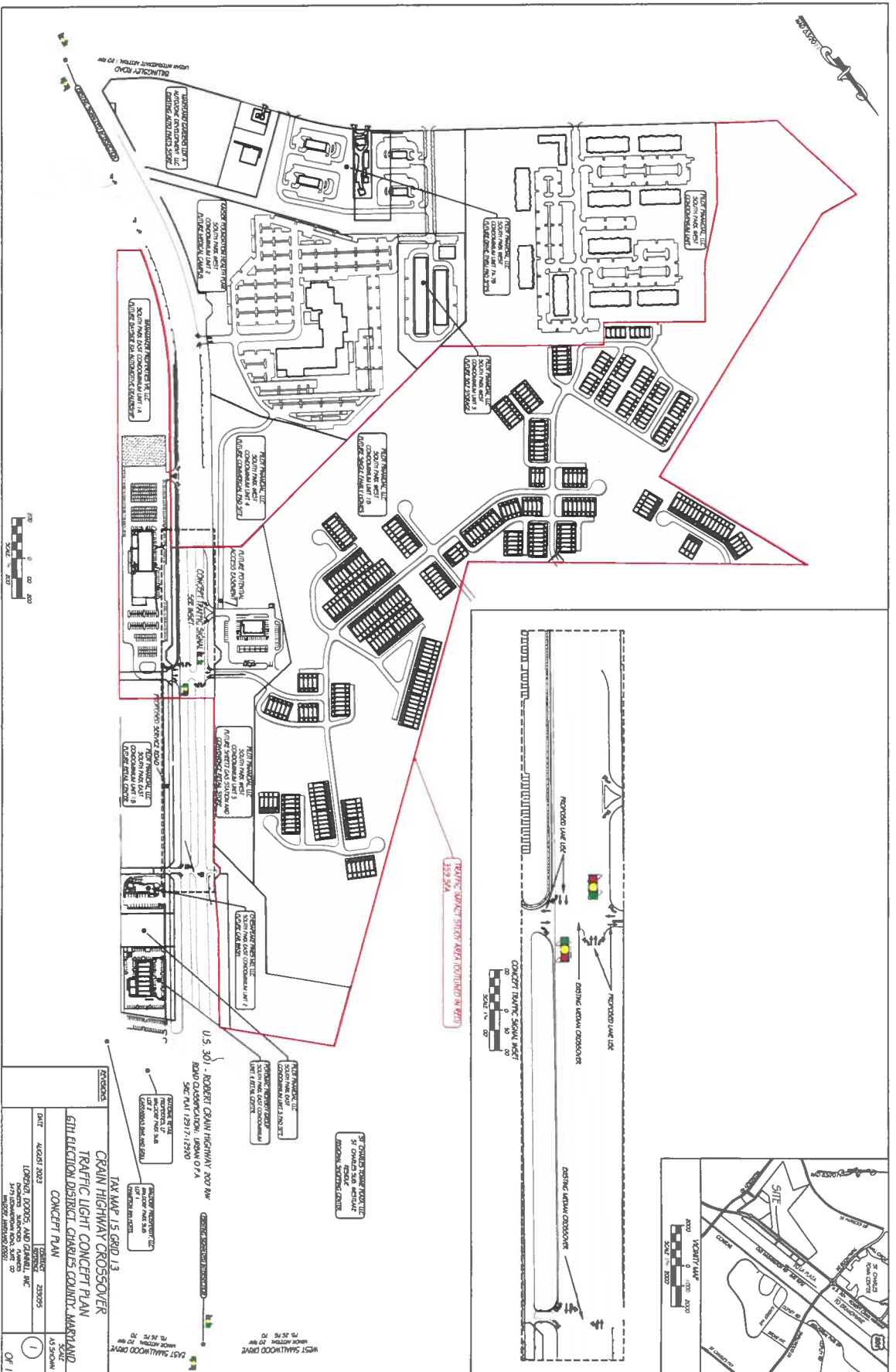
DATE 10-30-2004

The original of this drawing was prepared by Soltesz, Inc. 2025.02.25. This drawing is a revision to the original drawing. All dimensions are in feet and inches. All dimensions are to the center of lines unless otherwise noted. All dimensions are to the center of lines unless otherwise noted. All dimensions are to the center of lines unless otherwise noted. All dimensions are to the center of lines unless otherwise noted.



**Currently under Contract
with NRP Group for
Townhomes.**

| | | | |
|--|--|--|--|
| <p>SOLTESZ, INC. 501 DORSEY DRIVE 401 First Street, Suite 100 Billings, MT 59102 P 406.233.7288 F 406.233.7289 www.soltesz.com</p> | | <p>CONCEPT BASE 17 OVERALL</p> <p>EXHIBIT MORELAND PROPERTY FEASIBILITY</p> <p>60388 NATION ST. CHAS. MONTGOMERY, MONTGOMERY</p> | <p>DATE: 2/25/25 SCALE: AS SHOWN PROJECT: MORELAND PROPERTY CLIENT: NRP GROUP</p> |
|--|--|--|--|



CRAN HIGHWAY CROSSOVER
TRAFFIC LIGHT CONCEPT PLAN
5TH ELECTION DISTRICT, CHARLES COUNTY, MARYLAND
CONCEPT PLAN

DATE: AUGUST 2023
 PREPARED BY: LONGUI, DOBOS, AND GARNETT, INC.
 5475 LITTLEWOOD ROAD, SUITE 200
 BELTSVILLE, MARYLAND 20705

PROJECT NO: 282955
 SHEET NO: 1
 OF 1

