

10800 & 10802 RED RUN BLVD

RESIDENTIAL REDEVELOPMENT OPPORTUNITY

OWINGS MILLS, BALTIMORE COUNTY, MARYLAND 21117



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THE OFFERING

Recent legislation has created an opportunity to redevelop the +/-13.58 acre 10800 & 10802 Red Run land for residential uses in a fantastic Owings Mills location. The property is conveniently located near all the retail and entertainment amenities of Owings Mills including the transit oriented, mixed-use Metro Centre. The existing corporate office campus yields a ~12.24 acre development envelope.

The Baltimore County housing market is significantly undersupplied, with a recent Housing Needs Analysis citing a deficit of nearly 20,000 units. The Red Run properties have existing infrastructure, accessibility, and visibility within the core Owings Mills corridor which sets the stage to deliver in-demand residential units at a great location!

For more information contact:

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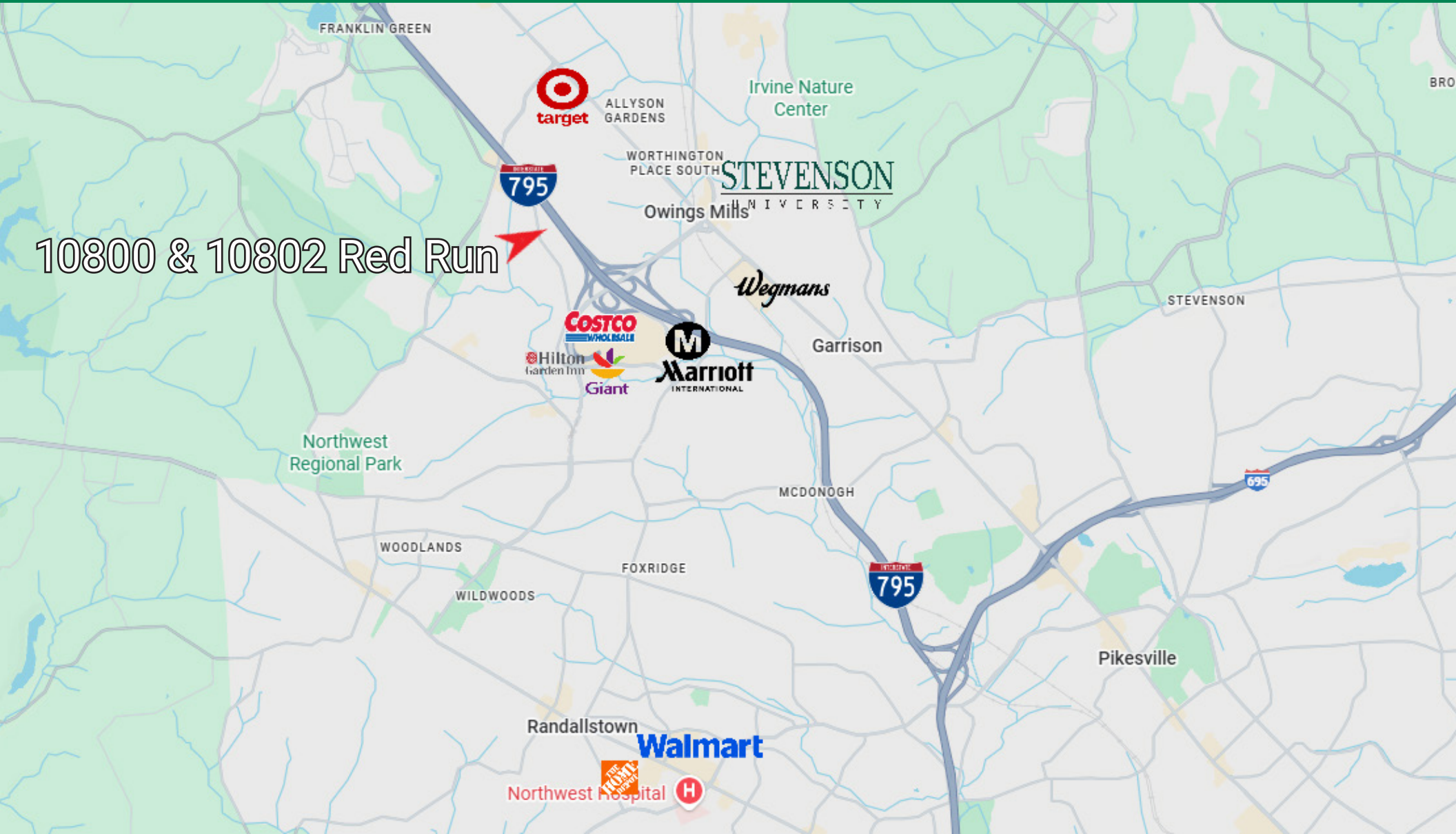
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PROPERTY LOCATION

10800 & 10802 Red Run



PROPERTY DETAILS

Existing Lots 1 and 2, currently improved as corporate office campus

Address: 10800 & 10802 Red Run Boulevard, Owings Mills, MD 21117

Acreage: Approximately 13.58 acres (12.24 +/- acres developable)

Lot 1 - 8.57 acres (10802 Red Run)

Lot 2 - 5.01 acres (10800 Red Run)

Zoning: ML, Owings Mills Growth Area overlay

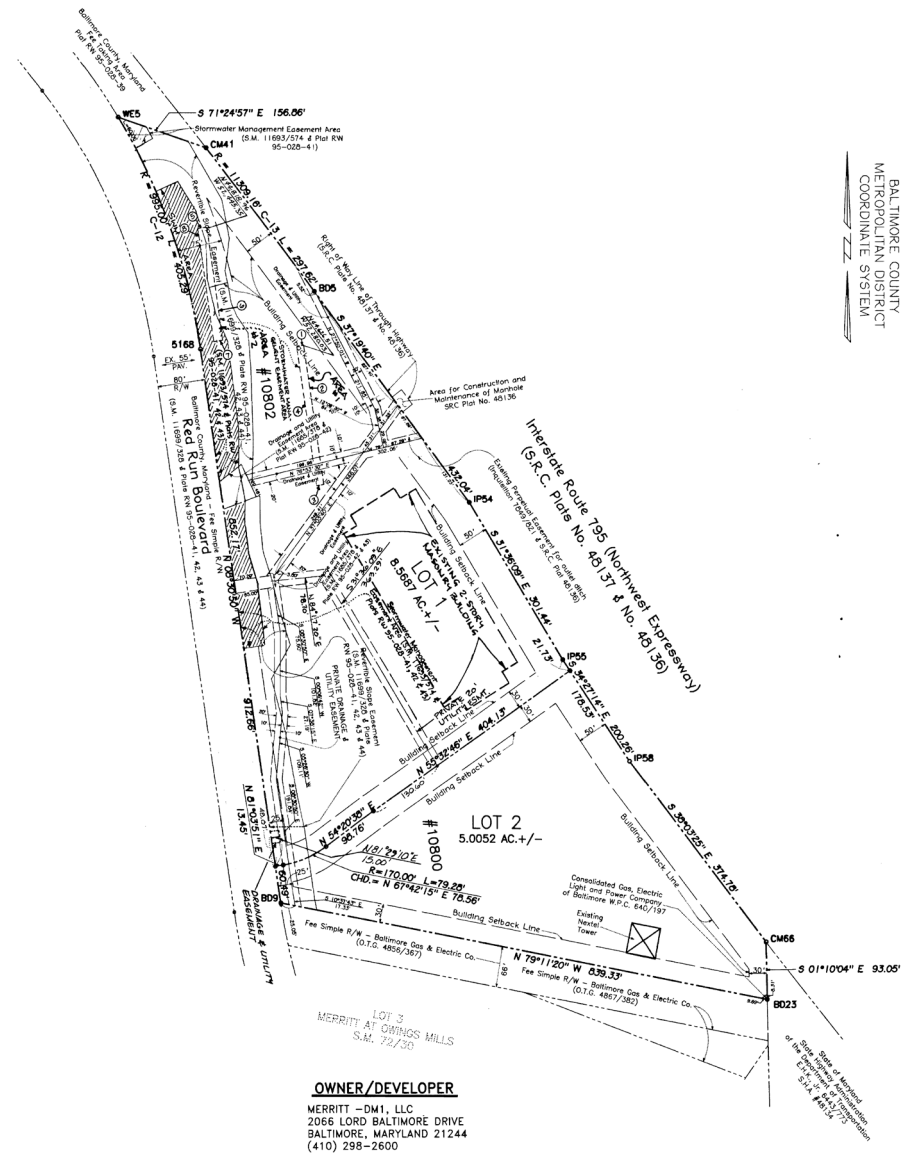
Per Bill 17-26, residential and senior housing uses are allowed by-right. Residential product allowed includes townhomes, two over twos and multifamily apartments. Senior housing uses include independent, assisted living, CCRC and nursing homes. Max density is limited by a 65' height limit, FAR of 4.0 and 20' building setbacks.

Existing Conditions: Vacant +/- 170,000 sf office improvements with surface parking lots and all utilities. Site is highly visible from Red Run Boulevard and I-795.

Plat Records: Book # 75, Page 61

Utilities: Site is served by public water and sewer, gas is also available.

Schools: New Town Elementary, Deer Park Middle, New Town High



OWINGS MILLS MARKET

Owings Mills is one of the most dynamic suburban submarkets in the Baltimore metropolitan region, characterized by sustained population growth, strong household incomes, major infrastructure investments, and an ongoing transition toward mixed-use, transit-oriented development. Located approximately 20 minutes northwest of downtown Baltimore and easily accessible via I-795, and the Baltimore Metro, Owings Mills has evolved from a traditional suburban employment center into a vibrant, transit-oriented, amenity-rich community with increasing appeal to residents, employers, and institutional investors.

Owings Mills has experienced a meaningful rise in residential demand over the past decade, driven by its connectivity, quality schools, and competitive cost of living compared to urban Baltimore and Washington, D.C. The submarket is home to significant employment drivers - including healthcare, professional services, finance, and logistics. Extensive retail and entertainment offerings - including Metro Centre, Mill Station and Foundry Row - enhance the area's lifestyle appeal and support higher-density residential development.

The area's population is characterized by steady growth, a deep working-age cohort, and median household incomes well above state and national averages. These fundamentals translate into a broad and resilient consumer pool, making residential redevelopment attractive for both for-sale and rental product types.



CORPORATE PARK SPECS

Red Run Corporate Park consists of two office buildings totaling 163,160 SF

10800 Red Run Blvd. 59,160 SF

10802 Red Run Blvd. 104,000 SF

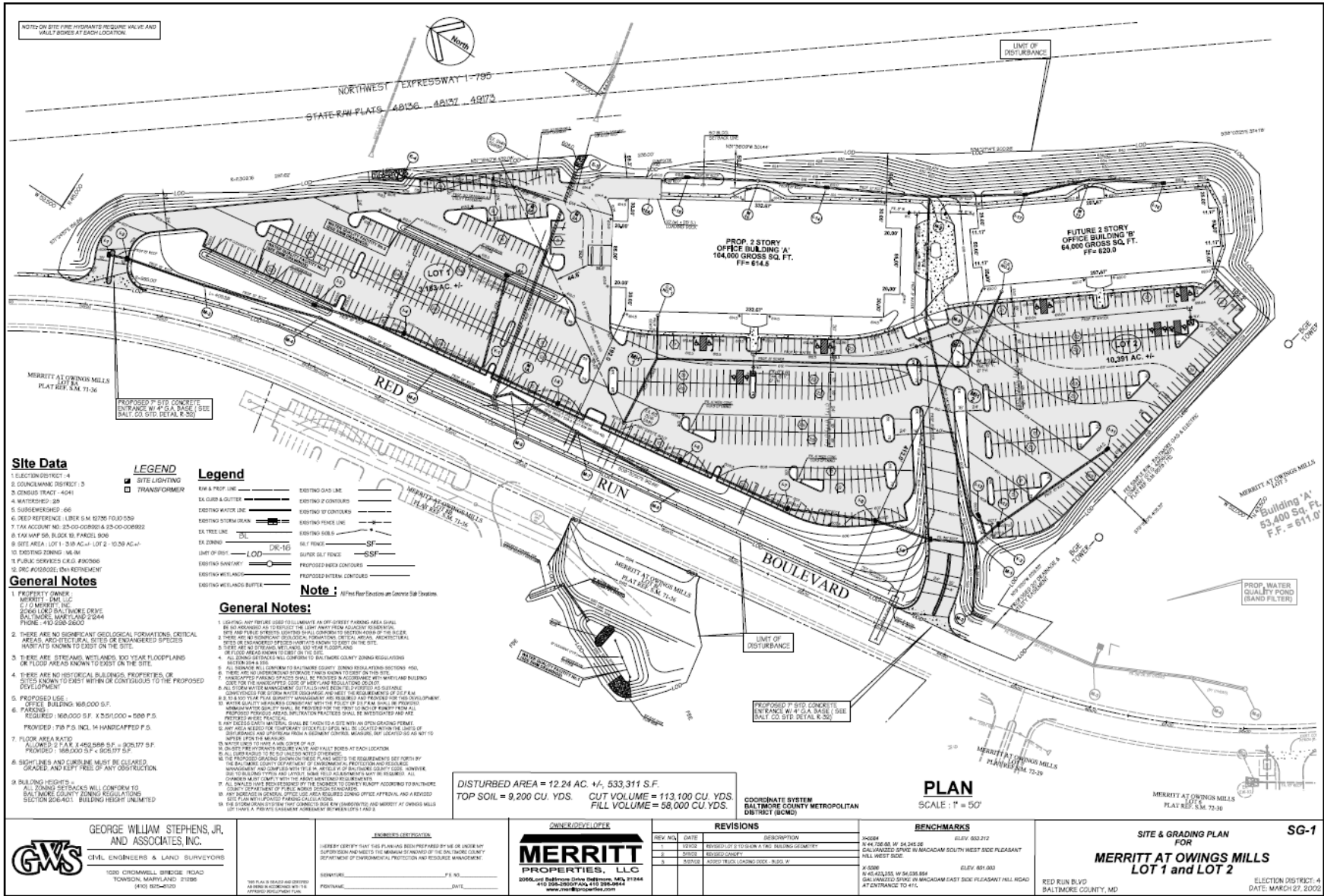
Both feature private offices and community workspaces, visible signage with Comcast and FiOS service available. The brick facade and continuous ribbon glass structures include fitness center and cafeteria amenities with outdoor seating within the park.

The property enjoys easy access from I-795 and is surface parked at a 4.5:1,000 ratio with a bus stop within walking distance. Shops at Metro Centre at Owings Mills and Mill Station are close by.

Red Run Corporate Park developed, continuously managed and maintained by Merritt Properties with a commitment to the highest quality real estate assets and service.



CURRENT SITEPLAN



NOTES ON SITE FIRE HYDRANTS REQUIRE VALVE AND WALK TIGHTS AT EACH LOCATION

- Site Data**
- ELECTION DISTRICT - 4
 - COUNCMANIC DISTRICT - 3
 - GENUS TRACT - 4041
 - MATERIALS - 209
 - SUBMERGED - 666
 - DEED REFERENCE - 1 BOOK 5 M 8700 F030 000
 - TAX ACCOUNT NO. 128-00-000801 & 128-00-000802
 - TAX MAP 06, BLOCK 10, PARCEL 900
 - SITE AREA - LOT 1 - 3.9 AC +/- LOT 2 - 10.39 AC +/-
 - EXISTING ZONING - M-10
 - PUBLIC SERVICES C&G #30086
 - DIC #08002; I&M RETIREMENT
 - DIC #08002; I&M RETIREMENT

- LEGEND**
- SITE LIGHTING
 - TRANSFORMER

- Legend**
- EXISTING DASH LINE
 - EXISTING CONTOUR
 - EXISTING OF CONTIGUOUS
 - EXISTING WATER LINE
 - EXISTING STORM DRAIN
 - EXISTING POWER LINE
 - EXISTING SOILS
 - EXISTING TREE LINE
 - EXISTING FENCE
 - EXISTING SANITARY
 - EXISTING WETLANDS
 - EXISTING WETLANDS BUFFER

Note: Affected Elevations are General Sub Elevations.

- General Notes:**
1. LIGHTING: ANY FIXTURE USED TO ILLUMINATE AN ON-STREET PARKING AREA SHALL BE AS HIGH AS POSSIBLE TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS AND TO PROVIDE SUFFICIENT ILLUMINATION TO DETECT AND PREVENT THEFTS OR OTHER UNDESIRABLE ACTS. THE LOCATION, HEIGHT, AND SPACING OF LIGHT FIXTURES SHALL BE APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS, STREET LIGHTING DIVISION.
 2. THERE ARE NO SIGNIFICANT GEOLOGICAL FORMATIONS, CRITICAL AREAS, AND/OR HISTORICAL SITES OR ENDANGERED SPECIES IDENTIFIED KNOWN TO EXIST ON THE SITE.
 3. THERE ARE STREAMS, WETLANDS, 100 YEAR FLOODPLAINS OR FLOOD HAZARD AREAS KNOWN TO EXIST ON THE SITE.
 4. THERE ARE NO HISTORICAL BUILDINGS, REMAINS, OR STRUCTURES KNOWN TO EXIST WITHIN OR CONTIGUOUS TO THE PROPOSED DEVELOPMENT.
 5. PROPOSED USE: OFFICE BUILDING, 168,000 S.F.
 6. PARKING: REQUIRED - 168,000 S.F. X .5% = 84,000 S.F. PROVIDED - 710 P.S. INCL. 14 HANDICAPPED P.S.
 7. FLOOR AREA RATIO: ALLOWED - 7.7 X 1.452 = 11.177 S.F. PROVIDED - 168,000 S.F. X .68 = 113,736 S.F.
 8. RIGHT LINES AND CURBLINE MUST BE RELOCATED, GRADED, AND LEFT FREE OF ANY OBSTRUCTION.
 9. BUILDING HEIGHTS: ALL ZONING SETBACKS WILL CONFORM TO BALTIMORE COUNTY ZONING REGULATIONS SECTION 206-401. BUILDING HEIGHT UNLIMITED.
 10. ANY UTILITIES OR STRUCTURES TO BE REMOVED SHALL BE REMOVED AND THE SITE RESTORED TO ORIGINAL OR BETTER CONDITION.
 11. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL AND REVISIONS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS, STREET LIGHTING DIVISION.
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DISTURBED AREA = 12.24 AC +/-, 533,311 S.F.
 TOP SOIL = 9,200 CU. YDS. CUT VOLUME = 113,100 CU. YDS.
 FILL VOLUME = 58,000 CU. YDS.

COORDINATE SYSTEM: BALTIMORE COUNTY METROPOLITAN DISTRICT (BCMD)

PLAN
 SCALE: 1" = 50'

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1020 CHAMWELL EMBROIDER ROAD
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MERRITT PROPERTIES, LLC
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 410-388-2007 FAX 410-388-8644
 www.merrittproperties.com

REV. NO.	DATE	DESCRIPTION
1	10/15/2010	REVISION OF 2 TO SHOW A TWO PARCEL GEOMETRY
2	10/15/2010	REVISED CONCEPT
3	10/15/2010	REVISED TRUCK LANDING DOCK, AUGUS W

BENCHMARK	ELEV.
4+0004	ELEV. 603.212
4+40.788 81 W 24.245 25	
CALVARAZED SPINE W MACADAM SOUTH WEST SIDE PLEASANT HILL WEST SIDE	
4+0006	ELEV. 601.003
N 40+42.555 W 56.038 854	
ON UNPAVED DRIVE W MACADAM EAST SIDE PLEASANT HILL ROAD AT ENTRANCE TO #4C	

SITE & GRADING PLAN
MERRITT AT OWINGS MILLS
LOT 1 and LOT 2
 RED RUN BLVD
 BALTIMORE COUNTY, MD
 ELECTION DISTRICT - 4
 DATE: MARCH 27, 2002

CONTACT DETAILS

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Existing Site Conditions - ready for redevelopment!



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither HOGAN nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.