

INDUSTRIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY

42 & 48 LOVETON CIRCLE

SPARKS, MARYLAND 21152

FOR SALE



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THE OFFERING

42 & 48 Loveton Circle

Comprising +/-19.22 acres in the Loveton Center, 42 & 48 Loveton Circle presents a great opportunity to purchase and develop unimproved ML zoned parcels in an active Baltimore County business park.

Ideally located just north of Hunt Valley Towne Centre, the properties are surrounded by upscale corporate and residential neighbors, as well as convenience retail amenities. The properties have been laid out for +/-50,000 sf and +/-125,000 sf of office respectively by a well known local engineer. Loveton Circle is served by public water and sewer and the existing road network of the Loveton center. Plat is recorded, seller is motivated and ML Zoning allows for a wide variety of industrial & commercial uses. Each parcel is also available for individual sale.

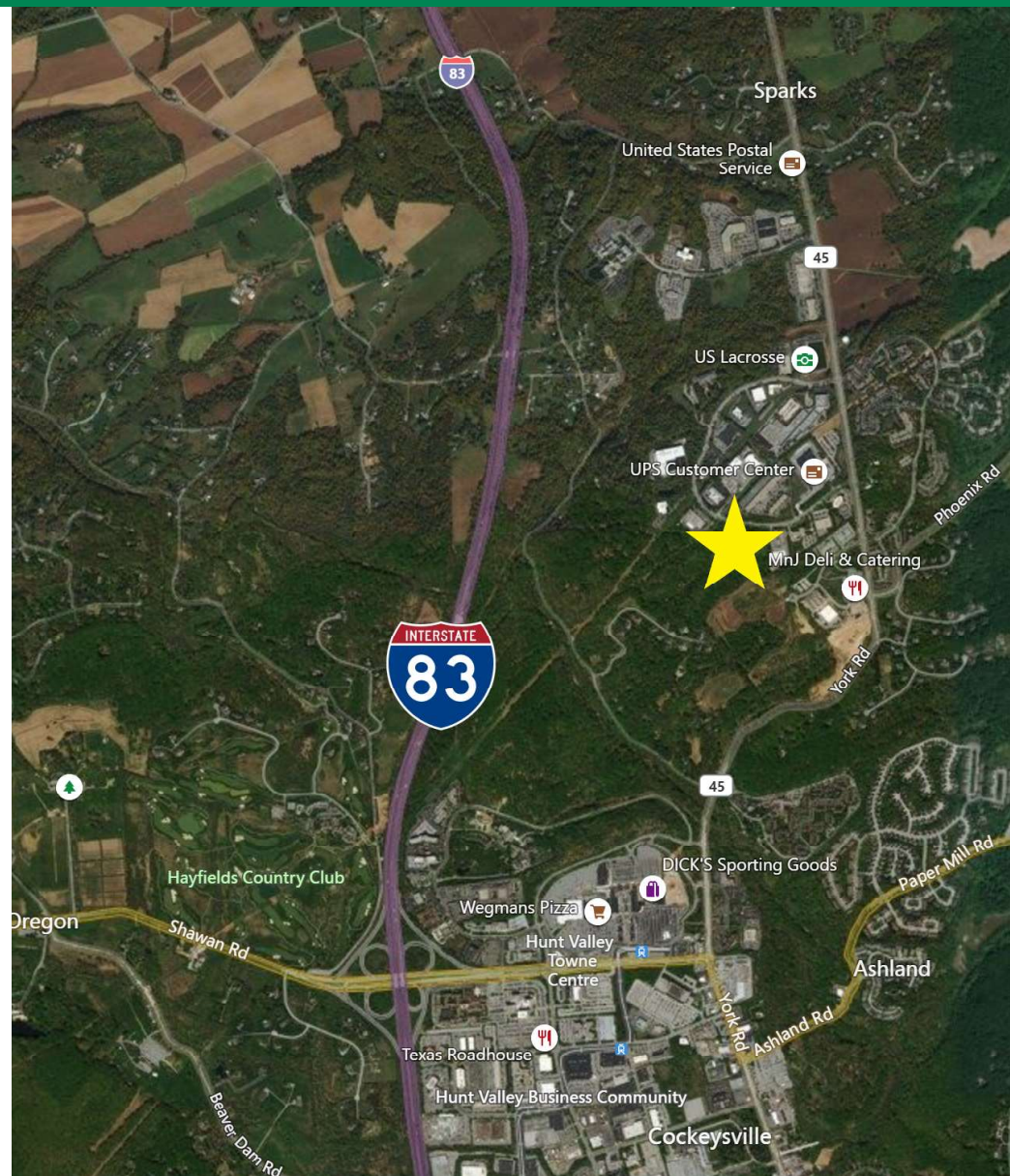
For additional information, contact:

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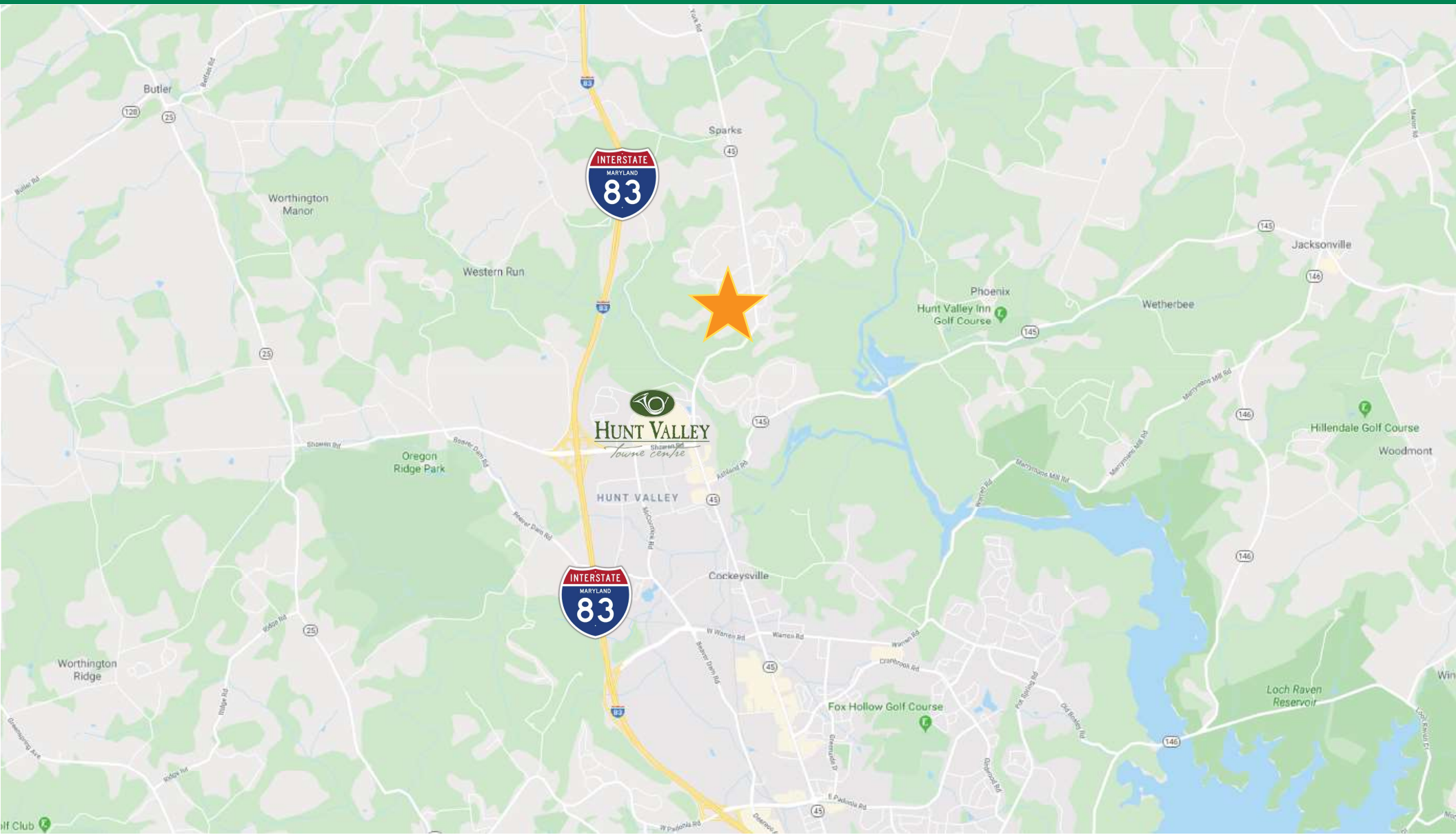
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PROPERTY LOCATION



PROPERTY DETAILS

Acreage: +/-19.22 ac Zoned ML

Existing Conditions: Wooded acreage, varied topography

Plat Recorded Baltimore County Plat Book # 47, Page 29

Utilities: Public Water and Sewer

Project Engineer:

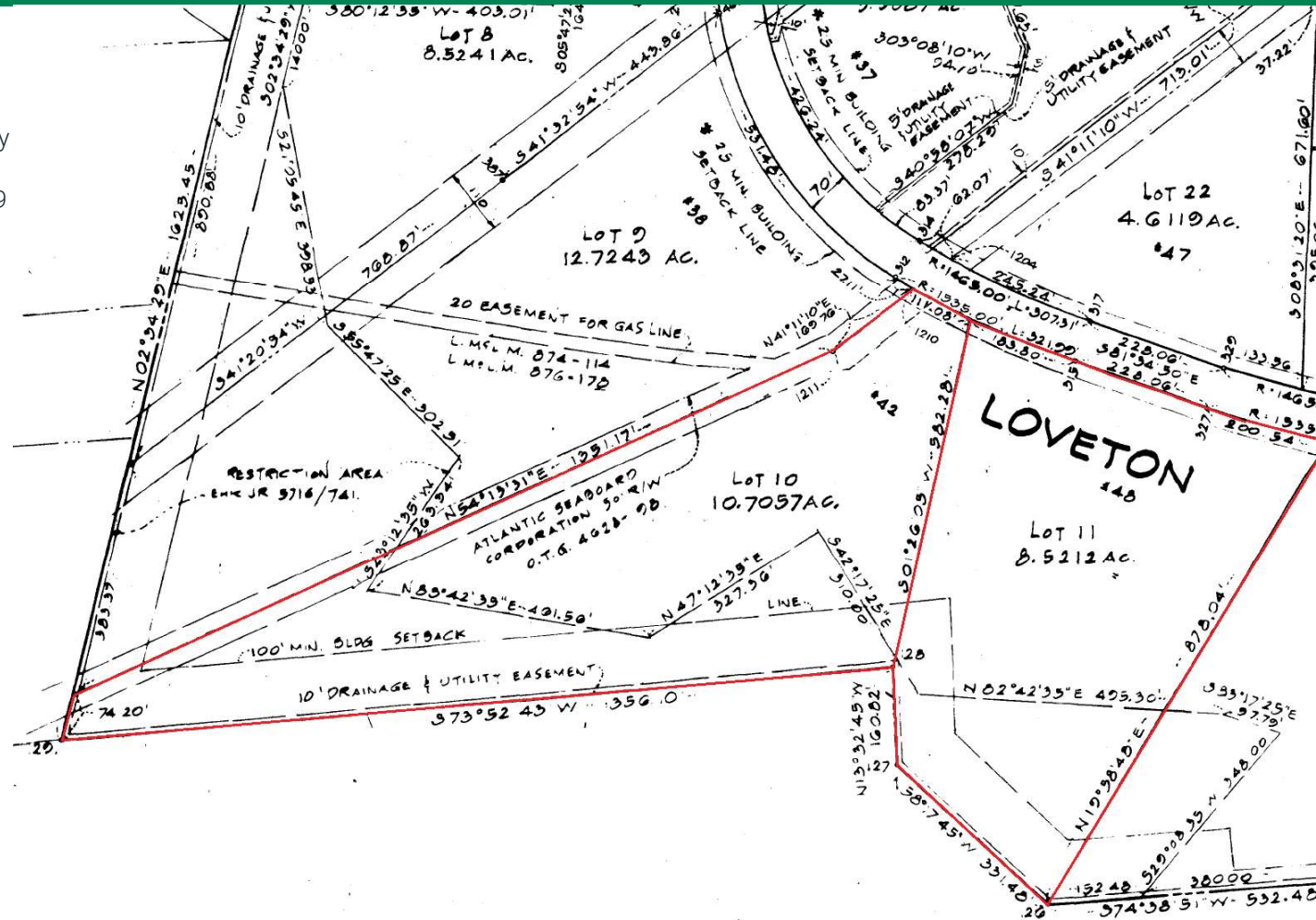
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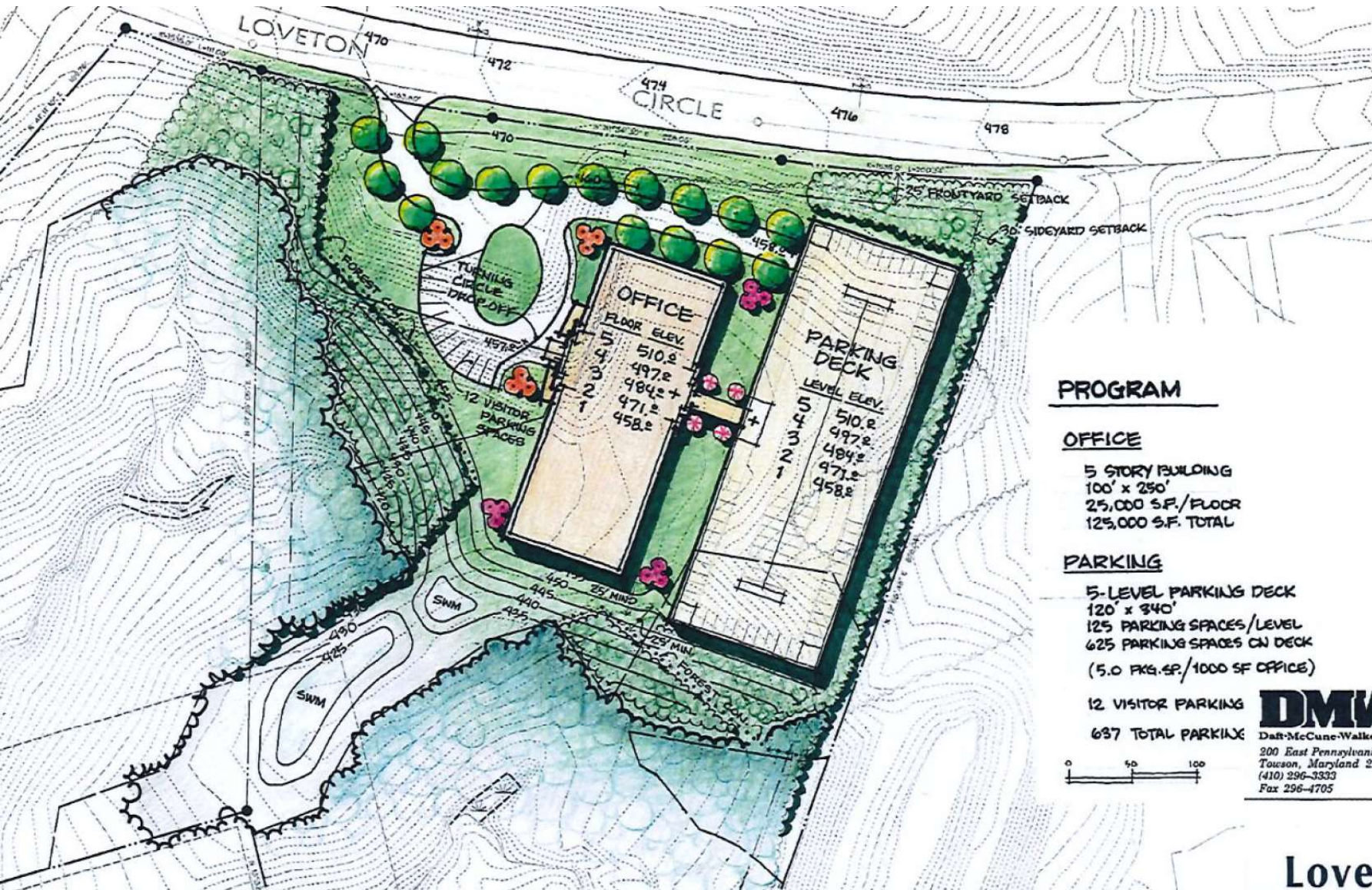
CONCEPT PLAN 42 LOVETON CIRCLE

Concept Plan for 3 +/-17,000 sf Office Buildings



CONCEPT PLAN 48 LOVETON CIRCLE

Concept Plan for 125,000 sf Office Building



Loveton Center

TRANSACTION DETAILS

Due Diligence Items in Document Vault

- Concept Plan
- Recorded Plat
- Zoning regulations and allowed uses
- Deed records

Letters of Intent

Price: One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000)

Deposit: Posted at effective date, non-refundable at expiration of feasibility period

Feasibility Period: 60 days

Terms: Bulk sale, cash at closing following completion of study period

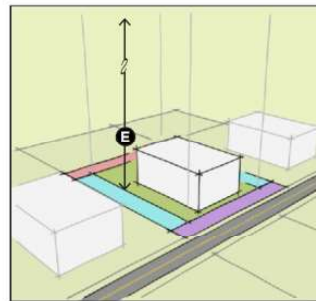
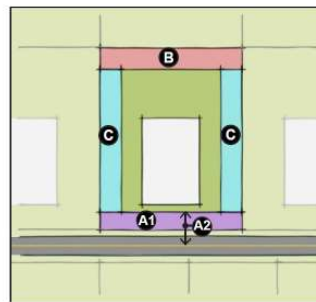
ML Manufacturing, Light

Height and Area Requirements ¹		
A1	Minimum front setback	25 feet ²
A2	Minimum front setback to centerline of street	50 feet
B	Minimum rear setback	30 feet
C	Minimum side setback	30 feet
E	Max. building height	Unlimited ³

¹When within 150 feet of an interstate highway or expressway, or any residential zone or street right-of-way abutting a residential zone, the setbacks of the IMR zone apply. In addition, only passenger car parking, uses permitted in the MR zone and mineral aggregate extraction are permitted

²50 feet if located on a dual highway

³Except when abutting a residence or business zone, any part of a building which is within 100 feet cannot exceed 3 stories or 40 feet



Intent: To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging or processing of goods or services.

Typical Uses Permitted by Right:

Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, laboratory, office, medical clinic, excavation not involving explosives, equipment and material storage yard, brewery.

Typical Uses Permitted by Special Exception:

Excavation using explosives, landfill, truck stop and trucking facility.

Notes:

- Various retail or service uses may be permitted by right when the ML zone is part of a planned industrial park at least 25 acres in net area or in an IM district.
- Various automotive uses may be permitted by special exception when the ML zone is part of a planned industrial park at least 25 acres in net area or in an IM district.
- Interim uses may be permitted under special conditions.

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.