

REECE ROAD ASSEMBLAGE

5 PARCELS FOR SALE

REECE ROAD

SEVERN, MARYLAND 20711

FOR SALE



CONTENTS

The Offering	3
Aerial Overview	4
Property Details	5
Transaction Details	6

Jake Ermer, Executive Vice President
(410) 266 - 5100 ext 132
jermer@hogancompanies.com

Matthew Dorsey, Assistant Vice President
(410) 266 - 5100 ext 142
mdorsey@hogancompanies.com

HOGAN
2077 Somerville Road
Suite 206
Annapolis, Maryland 21401



THE OFFERING

Reece Road

HOGAN is pleased to offer for sale an assemblage totaling +/- 4.25-acres of land on Reece Road ("Property") in Severn, Maryland. The Property consists of 5 parcels served by multiple points of access.

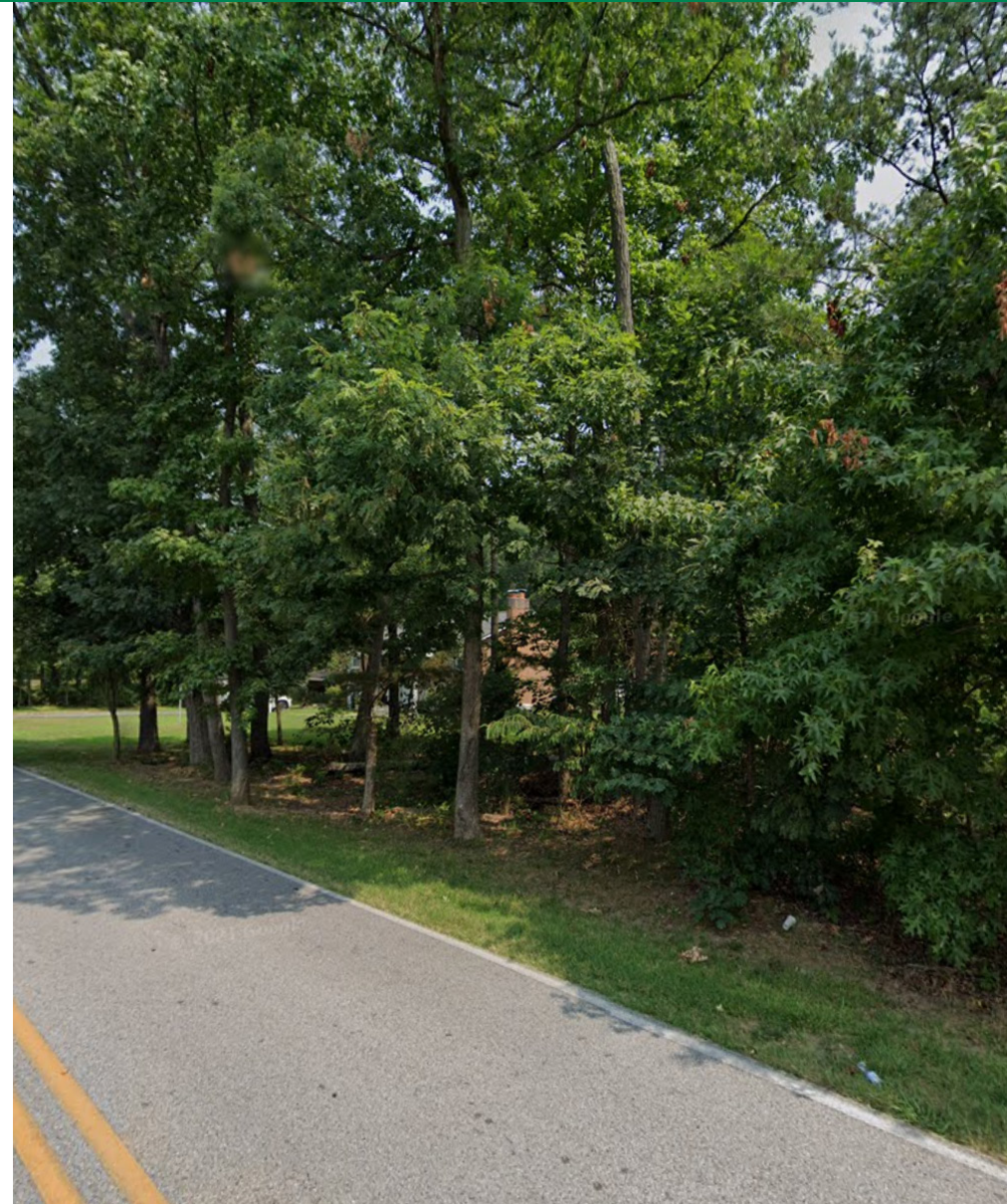
Centrally located within close proximity to the major employment center, Fort Meade, the site permits low to medium-density residential development under the current R-5/R-15 split zoning. Additionally, Churches, senior housing, and schools are all permitted by-right.

Nearby retail amenities and ease of access to major highways/transportation make Reece Road an attractive offering to the ultimate end user.

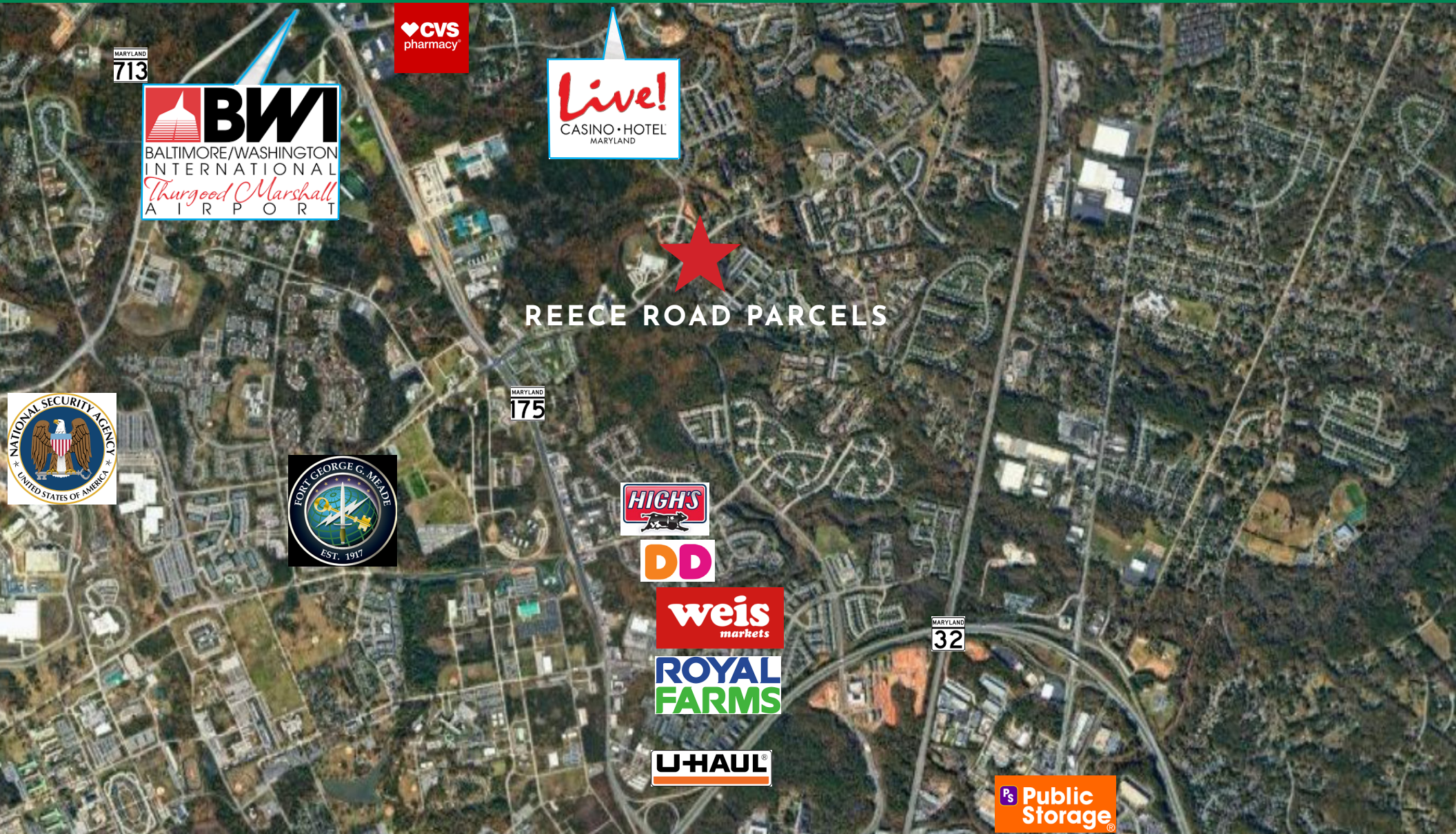
For more information, contact:

Jake Ermer, EVP
HOGAN
(410) 507-4061
jermer@hogancompanies.com

Matthew Dorsey, AVP
HOGAN
(301) 661-4006
mdorsey@hogancompanies.com



AERIAL OVERVIEW



PROPERTY DETAILS

Address: Reece Road & Jacobs Road

Severn, Maryland 21144

Tax Account Number	Tax Map	Grid	Parcel	Acreage	Zoning
04-000-90035140	0021	0003	0492	2.30	R-5/R-15
04-000-05940700	0021	0003	0495	0.43	R-5/R-15
04-000-90045135	0021	0003	0445	0.51	R-5/R-15
04-000-90045137	0021	0003	0272	0.51	R-5
04-000-05937100	0021	0003	0493	0.50	R-5

Zoning: R-5 / R-15

Utilities: Public within +/- 60 ft of site on Black Harrier Lane

Existing Condition: Wooded acreage

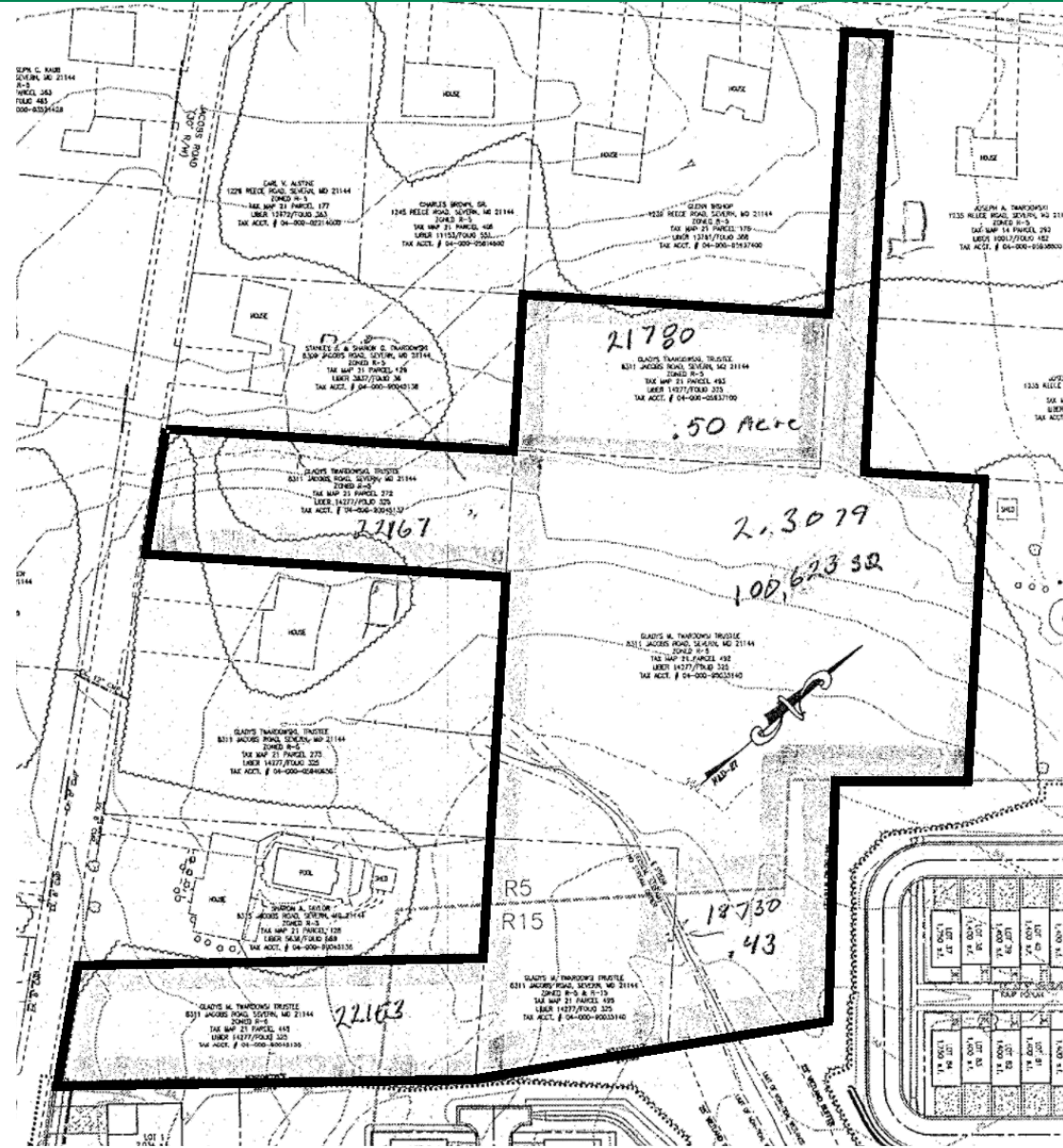
Schools: Meade Heights ES, MacArthur MS, Meade HS

Location Highlights: Ease of access to Rt. 175 and Rt. 32

Proximity to Fort Meade

Priority Funding Area

Community of Opportunity



TRANSACTION DETAILS

Due Diligence Items in Document Vault

- Site Plan
- Deed Records

Letters of Intent

- Price: \$2,100,000
- Terms: Closing subject to approvals of various levels of entitlement
- Deposit: 5% of purchase price
- Feasibility Period: No longer than 60 days



Surrounding Views

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.