



RELATIONSHIP
DRIVEN
REAL ESTATE

PATUXENT FWY

32

FORT
GEORGE G.
MEADE

ANNAPOLIS ROAD

TOWN CENTER BLVD

ODENTON
MARC
STATION



EXCLUSIVE OFFERING FROM CPG

1412-1420 HALE STREET | ODENTON, MD

Hale Street Assemblage

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CPG Realty, LLC (“CPG”), as exclusive representative, is pleased to offer for sale the 100% fee simple interest in the Hale Street Assemblage (the “Property”), 4.37 acres of land in Odenton, Anne Arundel County, Maryland. The assemblage consists of four parcels of land owned by two separate ownership groups. Interested parties will need to submit separate offers to each ownership group for their properties as described on the following page.

The Hale Street Assemblage is conveniently located one block north of Annapolis Road (MD-175) within walking distance to the Odenton MARC Station on the Penn Line and in close proximity to Fort George G. Meade that has over 50,000 employees on-site.

Located within the recently adopted Odenton Town Center Master Plan, the Hale Street Assemblage offers a maximum developable FAR of 4.0 and a 100’ height limit. The property allows for a variety of by-right uses as well including townhomes, stacked townhomes, multifamily for-sale, multifamily rental, commercial, retail, assisted living, hotel, and several other uses. Conceptual plans for 2 Over 2’s and fee simple townhomes can be found on pages 7 and 8 of this Offering Memorandum. Additionally, the property is exempt from school and traffic APF testing because it resides within the Odenton Town Center Master Plan.

The property is unplanned and can be designed to fit a buyer’s uses and specifications. It is anticipated that it will take between 16 - 24 months to achieve approvals for a shovel ready new development.

Residential development has been very difficult in Anne Arundel County and the Hale Street Assemblage is located within the Odenton Town Center Master Plan which creates an opportunity for new residential development in one of the select few areas that Anne Arundel County is seeking growth.



DEMOGRAPHICS (3 MILE RADIUS)



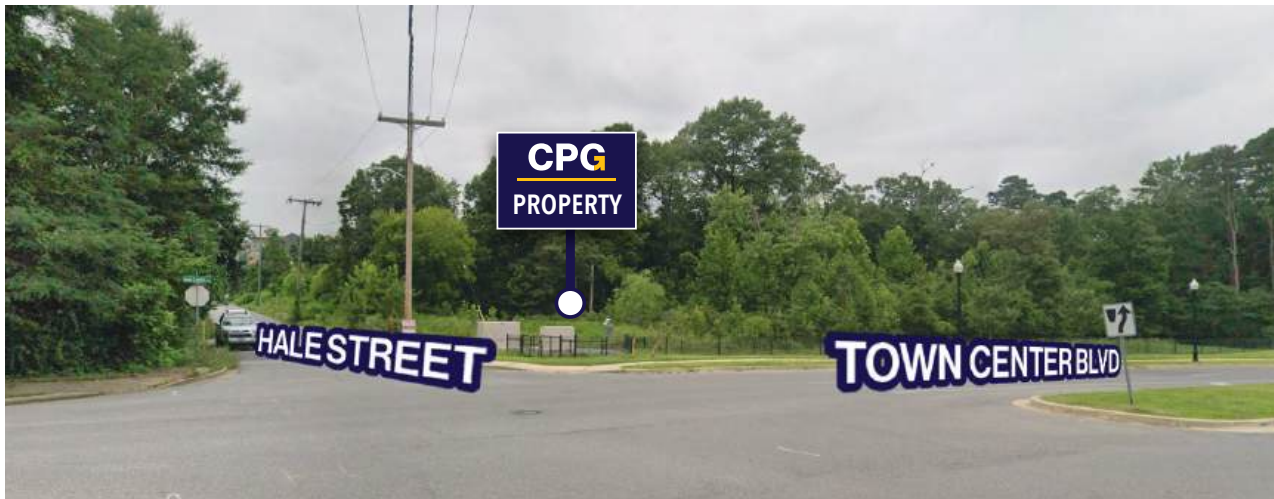
67,554
POPULATION



\$130,265
AVERAGE
HOUSEHOLD INCOME



12,304
DAYTIME
EMPLOYEES



PROPERTY ADDRESS:

1412, 1418, & 1420 Hale Street, Odenton, MD 21113

GCI ODENTON, LLC PARCELS:

Anne Arundel County Tax Map 21, Parcels 141, 151 and 152 (3.07 acres)

HALE STREET LAND, LLC PARCEL:

Anne Arundel County Tax Map 21, Parcel 32 (1.30 acres)

UTILITIES:

Property is Served by Public Sewer, Public Water, and Gas

VISIBILITY & ACCESS:

Property resides on the corner of Hale Street and Town Center Boulevard providing quick access to Annapolis Road (MD-175), Patuxent Freeway (MD-32), and the Odenton MARC Station.

EXISTING CONDITIONS:

Property is vacant land that is lightly wooded.

ENTITLEMENT STATUS:

There are no current submittals or approvals for the property.

DEVELOPMENT FEES & TAXES:

Development fees and taxes vary according to use, product type, and size. Click [HERE](#) to access the current Anne Arundel County fees and taxes.

SCHOOLS:

- Elementary School: Odenton
- Middle School: Arundel
- High School: Arundel

AFFORDABLE HOUSING REQUIREMENT:

10% of the For-sale housing must be Moderately Priced Dwelling Units (MPDUs).



MARC TRAIN AT ODENTON STATION

The following Land Use Summary was provided by David A Katz from Katz Day, LLC:

The parcels are located in the Odenton Town Center Core (OTC-C) and Odenton Town Center Transition (OTC-T) – see pages 26-29 of the Odenton Town Center Master Plan and land use map on the following page. OTC-C and OTC-T are the specific zoning designations for land uses and development regulations, urban design, etc.

There is no requirement for a mix of uses because the site is less than 5 acres. The buyer can propose uses that are exclusively residential, industrial, office, retail, or a combination of each. The Odenton Town Center Master Plan allows for a maximum FAR of 4.0 for OTC-C and 2.0 for OTC-T with a height limit of 100' for both zoning designations. The list of permitted land uses can be found in the Anne Arundel County Zoning Ordinance, Article 18 – Zoning, Title 9 – Other Zoning Districts, Subtitle 1 – Odenton Town Center Districts. All other applicable Land Use requirements based on the targeted use can be found in the Odenton Town Center Master Plan.

Additionally, the property is exempt from Adequate Public Facilities testing for schools and roads because it resides within the Odenton Town Center Master Plan.

It is currently anticipated that development approvals will take 16-24 months.

LAND USE CONSULTANT:

David A Katz
Katz Day, LLC
dkatz@katzday.com
(410) 266-5100

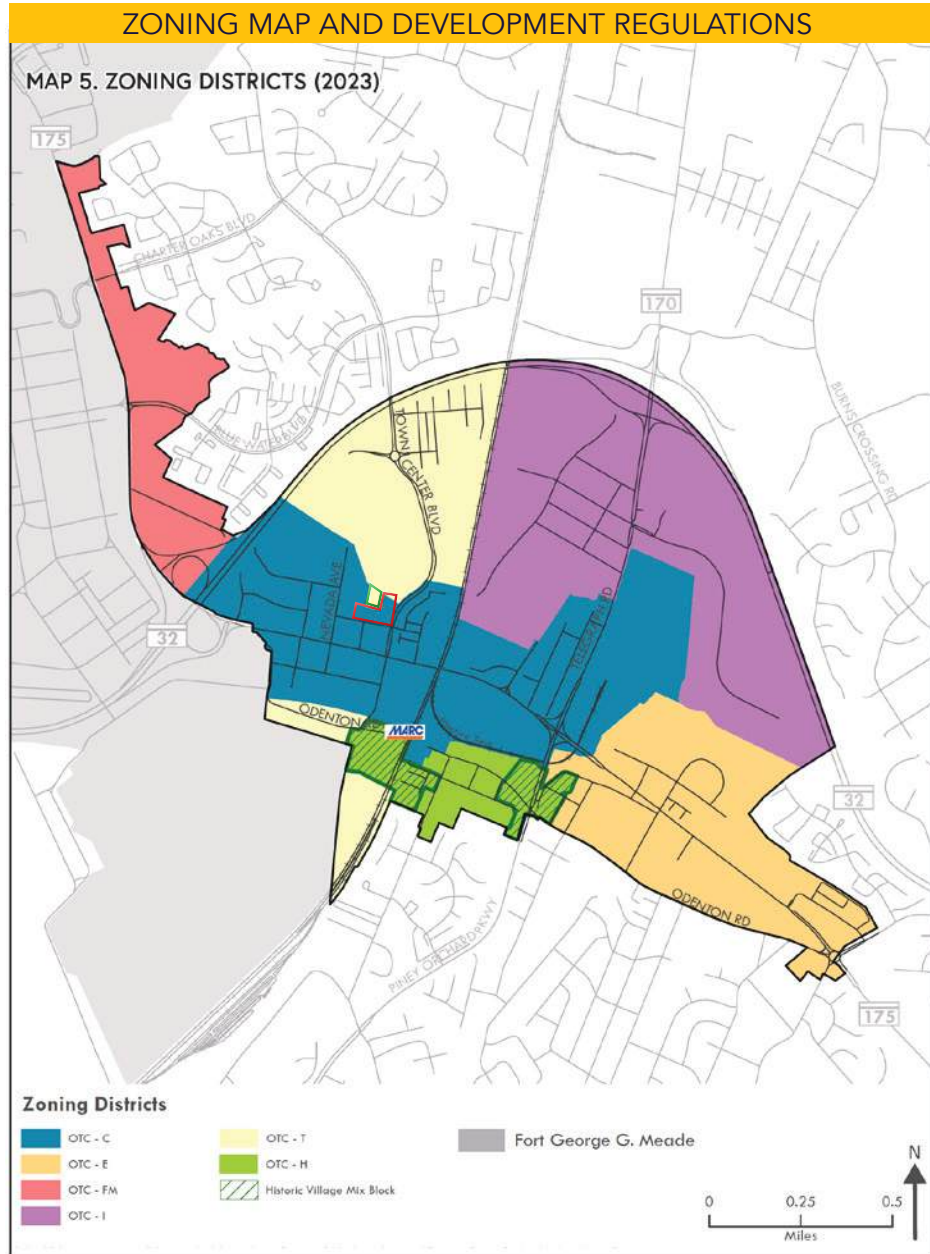
RESOURCES:

Click [HERE](#) for Odenton Town Center Master Plan

LAND USE MAPS:

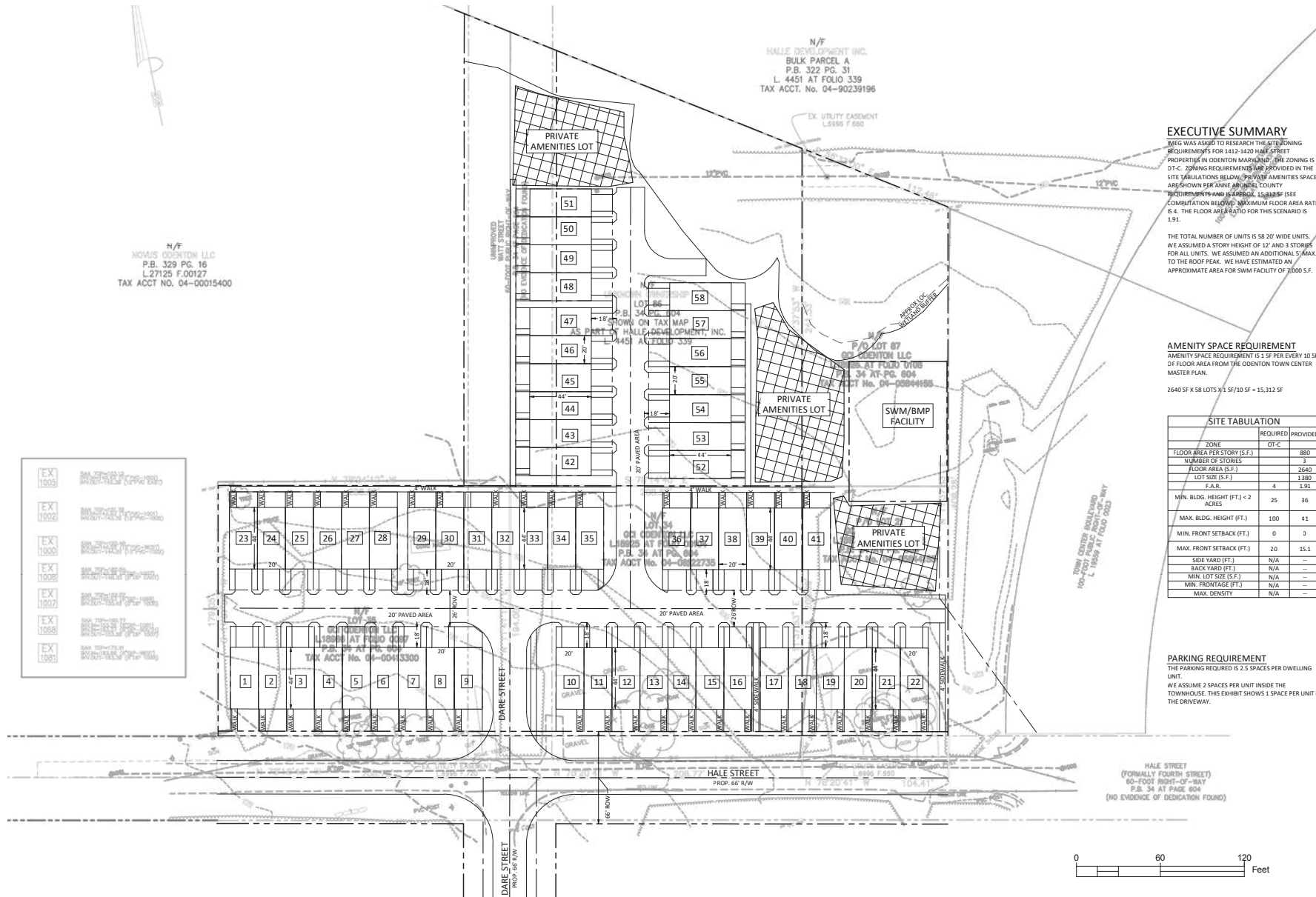
See following page





DEVELOPMENT PROJECTS ON SITES LESS THAN 5 ACRES ARE EXEMPT FROM THE MIXED USE REQUIREMENTS.

2016 Master Plan Zoning District	2016 Master Plan Regulatory Block(s)	2023 Master Plan Zoning District	Recommended Comprehensive Zoning Changes
O-COR (Core)	1, 1A, 2, 3, 4, 5, 6, 7	OTC-C (Core)	OTC-WC (West Core), OTC-EC (East Core), OTC-T (Transition)
O-EOD (East Odenton)	15	OTC-E (East Odenton Village Mix)	OTC-E (East Odenton Village Mix)
O-HIS (Historic)	8, 9, 100	TC-H (Historic), Historic Village Mix Overlay Block	OTC-H (Historic), OTC-HVM (Historic Village Mix)
O-IND (Industrial)	16	OTC- I (Industrial)	OTC- I (Industrial)
O-NOD (North Odenton)	14	OTC-FM (Fort Meade Business Mix)	OTC-FM (Fort Meade Business Mix)
O-TRA (Transition)	11, 12, 130	TC-T (Transition)	



TOWNHOME CONCEPT PLAN:

Lot Yield: 58 Townhome Units
Size: 20'w x 44'h

EXECUTIVE SUMMARY
 IMEG WAS ASKED TO RESEARCH THE SITING REQUIREMENTS FOR 1412-1420 HALE STREET PROPERTIES IN ODENTON MARYLAND. FIRE ZONING IS DT-C. ZONING REQUIREMENTS ARE PROVIDED IN THE SITE TABULATIONS BELOW. PRIVATE AMENITIES SPACES ARE SHOWN PER ANNE ARUNDEL COUNTY REQUIREMENTS AND 15,000 SF SEE COMPUTATION BELOW. MAXIMUM FLOOR AREA RATIO IS 4. THE FLOOR AREA RATIO FOR THIS SCENARIO IS 1.91.
 THE TOTAL NUMBER OF UNITS IS 58 20' WIDE UNITS. WE ASSUMED A STORY HEIGHT OF 12' AND 3 STORIES FOR ALL UNITS. WE ASSUMED AN ADDITIONAL 5' MAX. TO THE ROOF PEAK. WE HAVE ESTIMATED AN APPROXIMATE AREA FOR SWM FACILITY OF 7,000 S.F.

AMENITY SPACE REQUIREMENT
 AMENITY SPACE REQUIREMENT IS 1 SF PER EVERY 10 SF OF FLOOR AREA FROM THE ODENTON TOWN CENTER MASTER PLAN.
 2640 SF X 58 LOTS X 1 SF/10 SF = 15,312 SF

SITE TABULATION		
ZONE	REQUIRED	PROVIDED
FLOOR AREA PER STORY (S.F.)	DT-C	880
NUMBER OF STORIES		3
FLOOR AREA (S.F.)		2640
LOT SIZE (S.F.)		1,380
F.A.R.		1.91
MIN. BLDG. HEIGHT (FT.) < 2 ACRES	25	36
MAX. BLDG. HEIGHT (FT.)	100	41
MIN. FRONT SETBACK (FT.)	0	0
MAX. FRONT SETBACK (FT.)	20	15.1
SIDE YARD (FT.)	N/A	--
BACK YARD (FT.)	N/A	--
MIN. LOT SIZE (S.F.)	N/A	--
MIN. FRONTAGE (FT.)	N/A	--
MAX. DENSITY	N/A	--

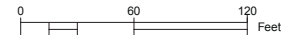
PARKING REQUIREMENT
 THE PARKING REQUIRED IS 2.5 SPACES PER DWELLING UNIT. WE ASSUME 2 SPACES PER UNIT INSIDE THE TOWNHOUSE. THIS EXHIBIT SHOWS 1 SPACE PER UNIT IN THE DRIVEWAY.

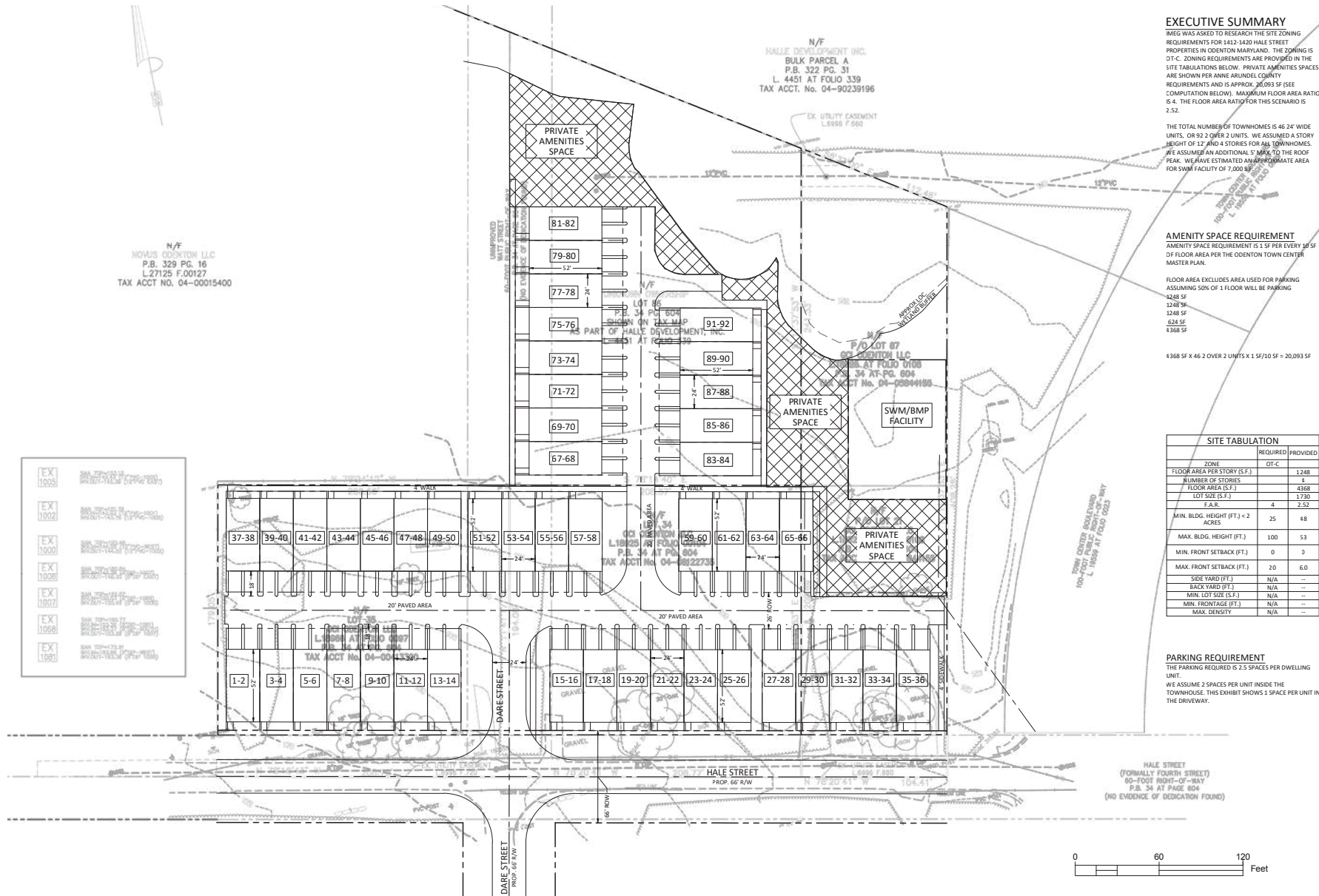
CONCEPTUAL PLAN INFORMATION:

Conceptual Plans were created by IMEG Consulting and are subject to change.

For questions contact:

John Helms
 john.l.helms@imegcorp.com
 (703) 766-0011





EXECUTIVE SUMMARY
 IMEG WAS ASKED TO RESEARCH THE SITE ZONING REQUIREMENTS FOR 1412-1420 HALE STREET PROPERTIES IN ODENTON MARYLAND. THE ZONING IS D.T.-C. ZONING REQUIREMENTS ARE PROVIDED IN THE SITE TABULATIONS BELOW. PRIVATE AMENITIES SPACES ARE SHOWN PER ANNE ARUNDEL COUNTY REQUIREMENTS AND IS APPROX. 20,093 SF (SEE COMPUTATION BELOW). MAXIMUM FLOOR AREA RATIO IS 4. THE FLOOR AREA RATIO FOR THIS SCENARIO IS 2.52.

THE TOTAL NUMBER OF TOWNHOMES IS 46 24' WIDE UNITS, OR 92 2 OVER 2 UNITS. WE ASSUMED A STORY HEIGHT OF 12 AND 4 STORIES FOR ALL TOWNHOMES. WE ASSUMED AN ADDITIONAL 5' MAX TO THE ROOF PEAK. WE HAVE ESTIMATED AN APPROXIMATE AREA FOR SWM FACILITY OF 7,000 SF.

AMENITY SPACE REQUIREMENT
 AMENITY SPACE REQUIREMENT IS 1 SF PER EVERY 30 SF OF FLOOR AREA PER THE ODENTON TOWN CENTER MASTER PLAN.
 FLOOR AREA EXCLUDES AREA USED FOR PARKING ASSUMING 50% OF 1 FLOOR WILL BE PARKING
 1248 SF
 1248 SF
 624 SF
 6368 SF

4368 SF X 46 2 OVER 2 UNITS X 1 SF/10 SF = 20,093 SF

SITE TABULATION		REQUIRED	PROVIDED
ZONE	DT-C		
FLOOR AREA PER STORY (S.F.)		1248	1248
NUMBER OF STORIES		4	4
FLOOR AREA (S.F.)		4368	4368
LOT SIZE (S.F.)		1730	1730
F.A.R.		4	2.52
MIN. BLDG. HEIGHT (FT.) < 2	25	48	
MAX. BLDG. HEIGHT (FT.)	100	53	
MIN. FRONT SETBACK (FT.)	0	3	
MAX. FRONT SETBACK (FT.)	20	6.0	
SIDE YARD (FT.)	N/A	--	
BACK YARD (FT.)	N/A	--	
MIN. LOT SIZE (S.F.)	N/A	--	
MIN. FRONTAGE (FT.)	N/A	--	
MAX. DENSITY	N/A	--	

PARKING REQUIREMENT
 THE PARKING REQUIRED IS 2.5 SPACES PER DWELLING UNIT.
 WE ASSUME 2 SPACES PER UNIT INSIDE THE TOWNHOUSE. THIS EXHIBIT SHOWS 1 SPACE PER UNIT IN THE DRIVEWAY.

TOWNHOME CONCEPT PLAN:

Lot Yield: 92 - 2 over 2 Townhome Units
Size: 24'w x 52'h



CONCEPTUAL PLAN INFORMATION:

Conceptual Plans were created by IMEG Consulting and are subject to change.

For questions contact:

John Helms
 john.l.helms@imegcorp.com
 (703) 766-0011

NEW HOME PROJECTS

The two closest comparable for-sale new home projects are Watershed and the Willows. Both projects are outside of the Odenton Town Center Master Plan.

1. WATERSHED

Address: 318 Ibis Court, Laurel, MD

Builder: Pulte Homes

Pricing & Product Information:

Model	SF	Beds	Baths	Garage	Pricing
Frankton	1,948	3	2.5	2 Car	from \$534,990
Halston	2,142	3	2.5	2 Car	from \$559,990
Jayton	2,378	3	2.5	2 Car	from \$589,990
Isleton	2,354	3	2.5	2 Car	from \$609,990

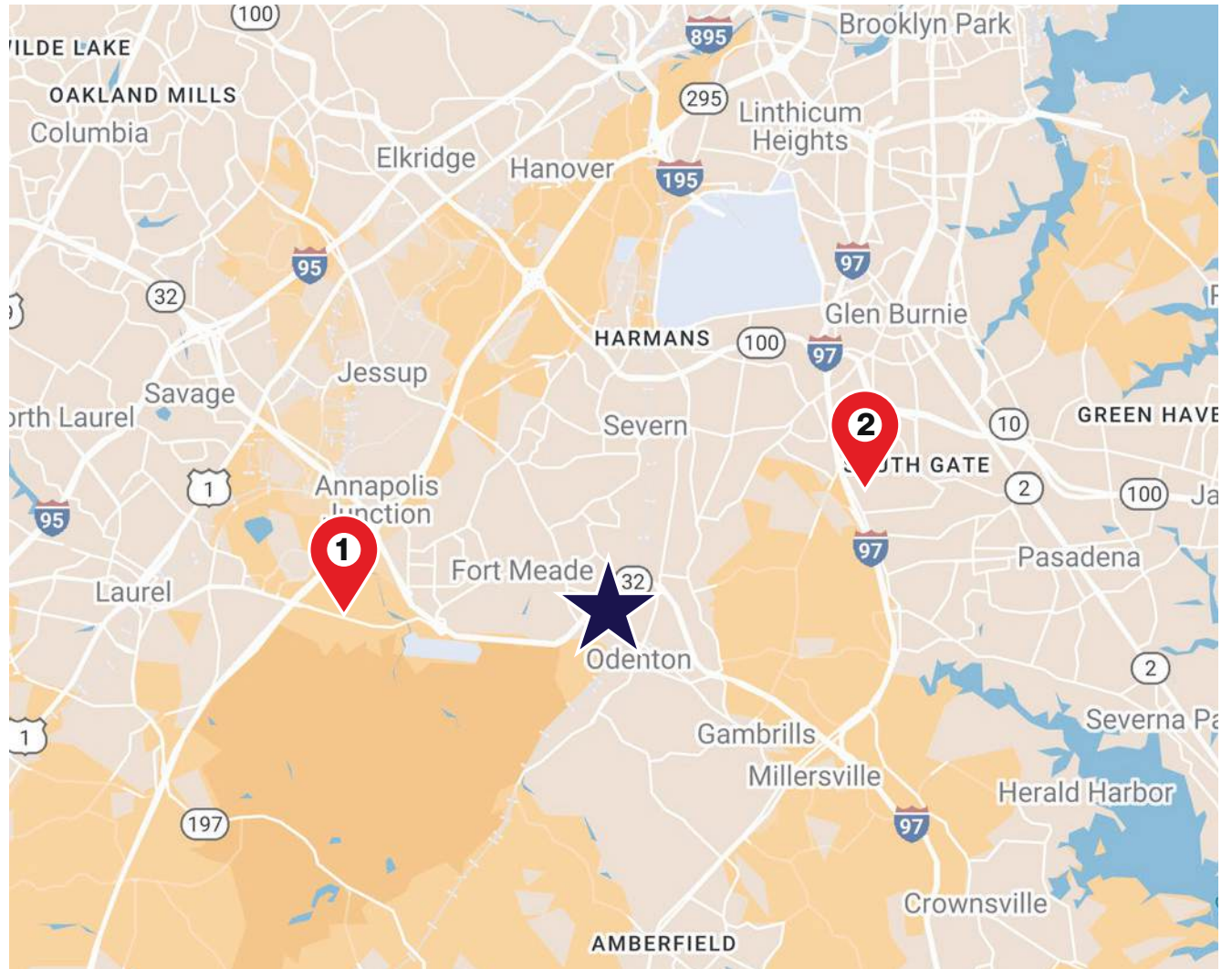
2. THE WILLOWS

Address: 625 Winding Willow Way, Millersville, MD

Builder: Beazer Homes

Pricing & Product Information:

Model	SF	Beds	Baths	Garage	Pricing
Potomac	2,122	3	2.5	1 Car	\$472,000
Easton	2,201	3	2.5	1 Car	\$529,990



MULTIFAMILY RENTAL

According to CoStar market data, West Anne Arundel County has approximately 6,500 units rated 4 & 5 Star, 11,000 units rated 3 Star, and 1,300 units rated 1 & 2 Star. Rents have increased by 2.7% year over year in West Anne Arundel County, matching the broader market average.

There are 4 multifamily apartment rental properties in close proximity to 1412-1420 Hale Street. The key information for each can be found below:

1. ECHELON AT ODENTON - Built in 2015

- 244 Units on 6.33 Acres
- Average Unit Sq Ft: 1,047
- Average Effective Rent per Sq Ft: \$2.35
- Sold in August 2017 for \$73,000,000 (\$299, 180/Unit)

2. 322 BALDWIN - Built in 2016

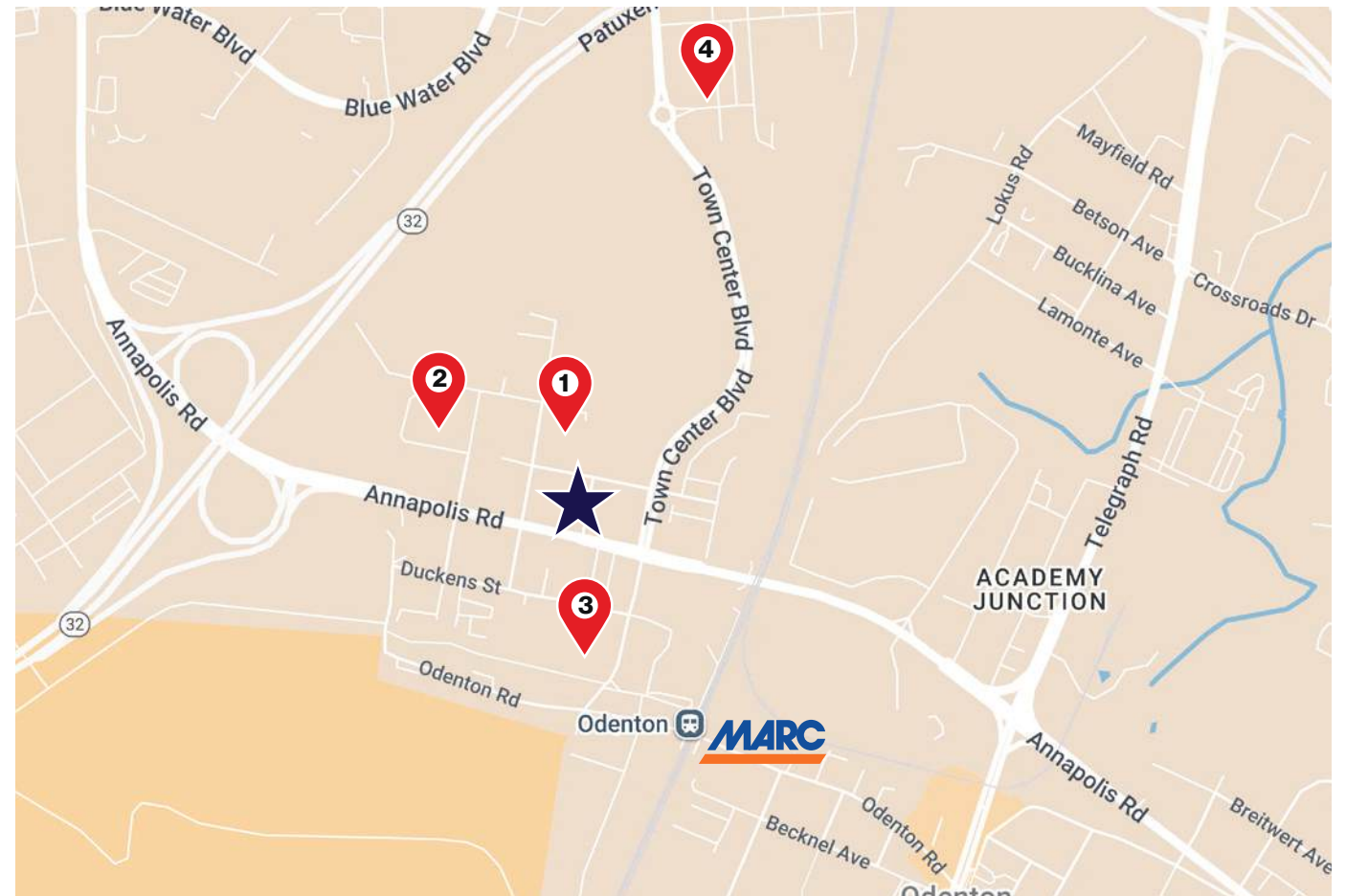
- 212 Units on 4.28 Acres
- Average Unit Sq Ft: 831
- Average Effective Rent per Sq Ft: \$2.44
- Sold in October 2019 for \$62,100,000 (\$292, 925/ Unit)

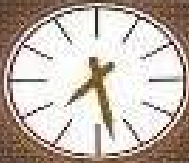
3. THE VILLAGE AT ODENTON STATION - Built in 2012

- 235 Units on 8.52 Acres
- Average Unit Sq Ft: 1,093
- Average Effective Rent per Sq Ft: \$2.06

4. THE SHIRLEY - Built in 2021

- 270 Units on 3.43 Acres
- Average Unit Sq Ft: 925
- Average Effective Rent per Sq Ft: \$2.67





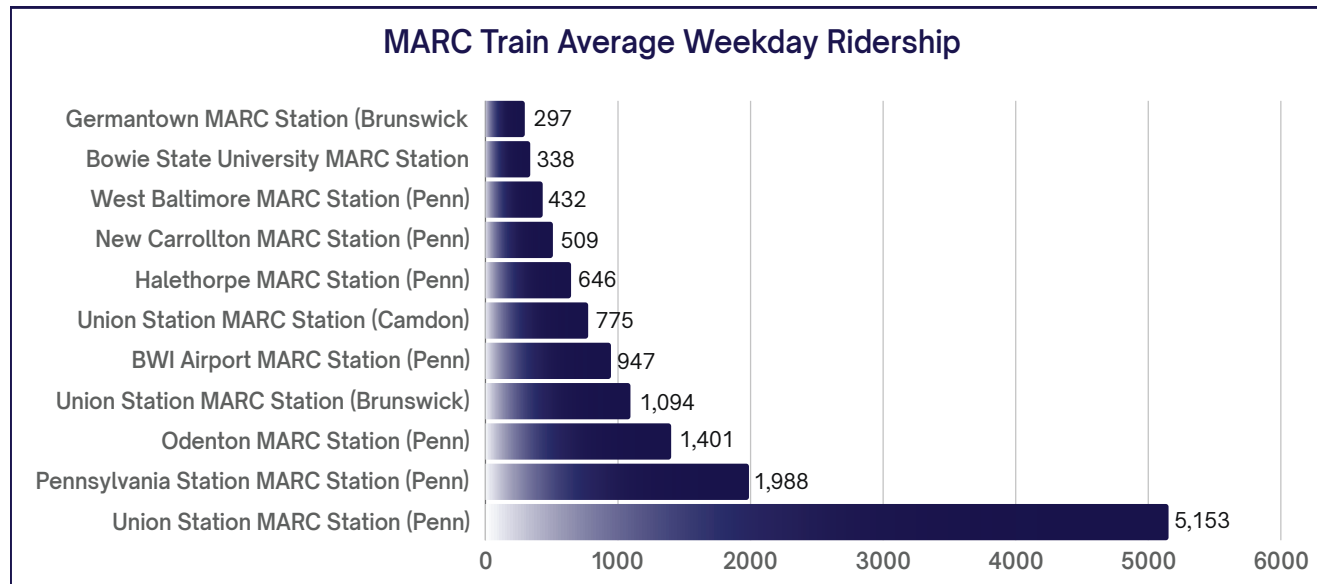
THE VILLAGE
AT ODENTON STATION

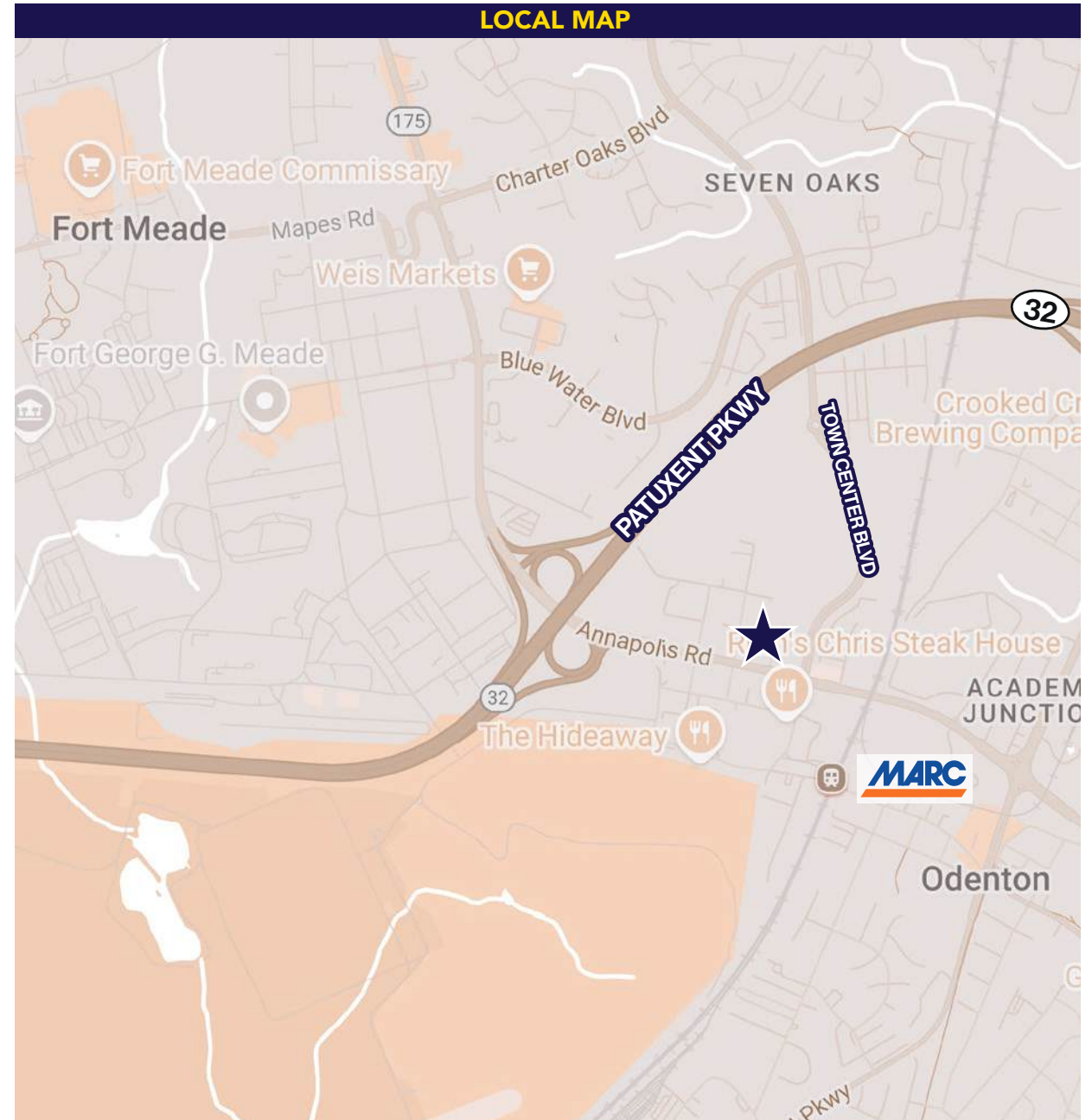
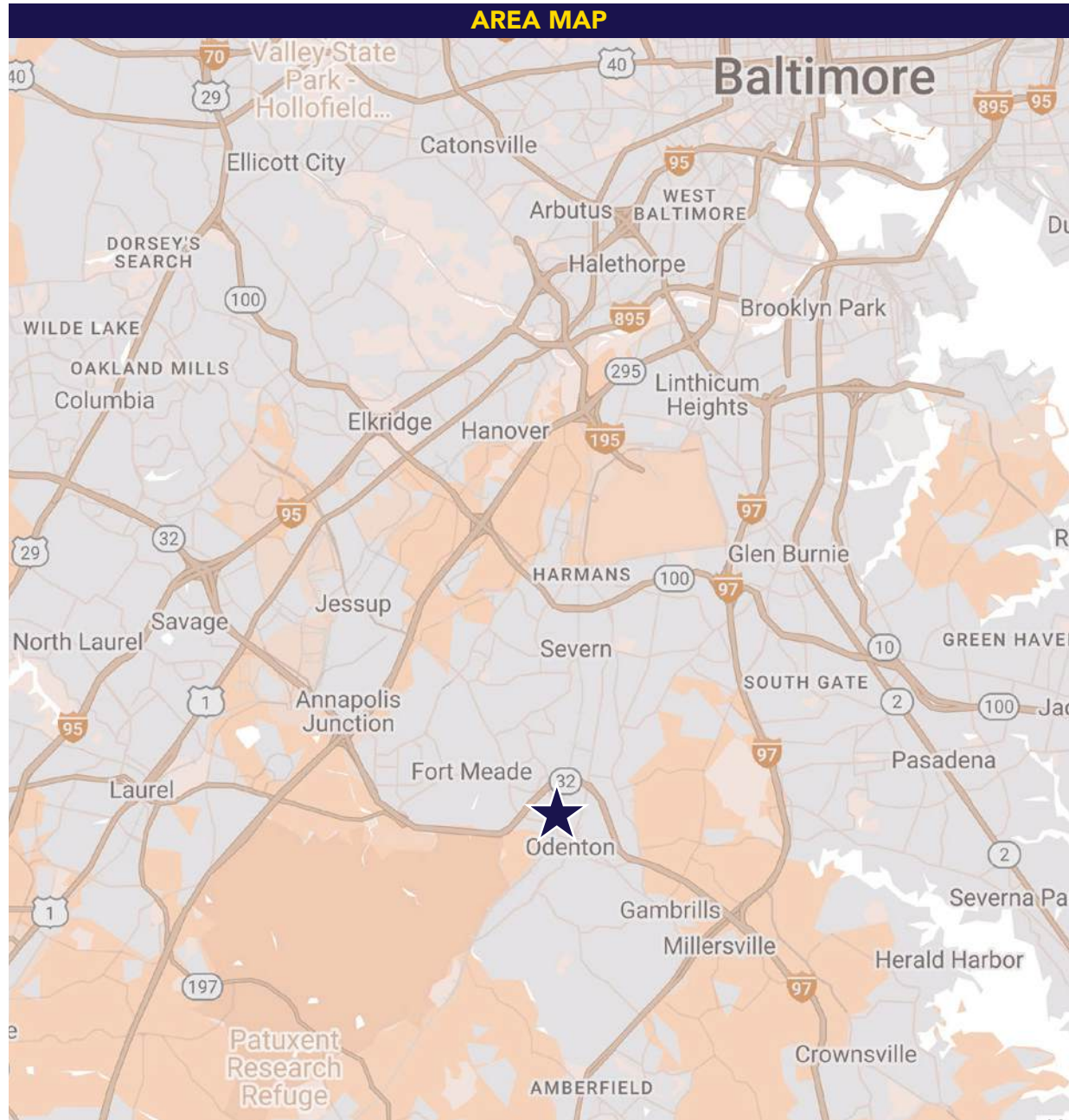
1118

THE VILLAGE AT ODENTON STATION

The Odenton submarket of Anne Arundel County has a lot to offer. The submarket is supported by Fort George G. Meade-the third largest Army base in the United States with an estimated 57,327 employees (source: Anne Arundel Economic Development Corporation). Fort Meade is America's largest information technology, cyber security and signals intelligence center. Located at Fort Meade are several of the nation's premier defense agencies such as the National Security Agency, Defense Information Systems Agency, and US Cyber Command.

Odenton enjoys a prime location in the Baltimore-Washington corridor at the junction of Maryland Routes 32, 170 and 175 with close connections to the Baltimore Washington Parkway and Interstate 97. Odenton is situated on the MARC train's busiest line, the Penn Line, providing direct access to Union Station in Washington, DC, BWI Airport, the City of Baltimore, and points farther north.





ONE MILE



9,915
POPULATION



\$107,598
AVERAGE
HOUSEHOLD INCOME



3,813
DAYTIME
EMPLOYEES

THREE MILES



67,554
POPULATION



\$130,265
AVERAGE
HOUSEHOLD INCOME



12,304
DAYTIME
EMPLOYEES

FIVE MILES



146,777
POPULATION

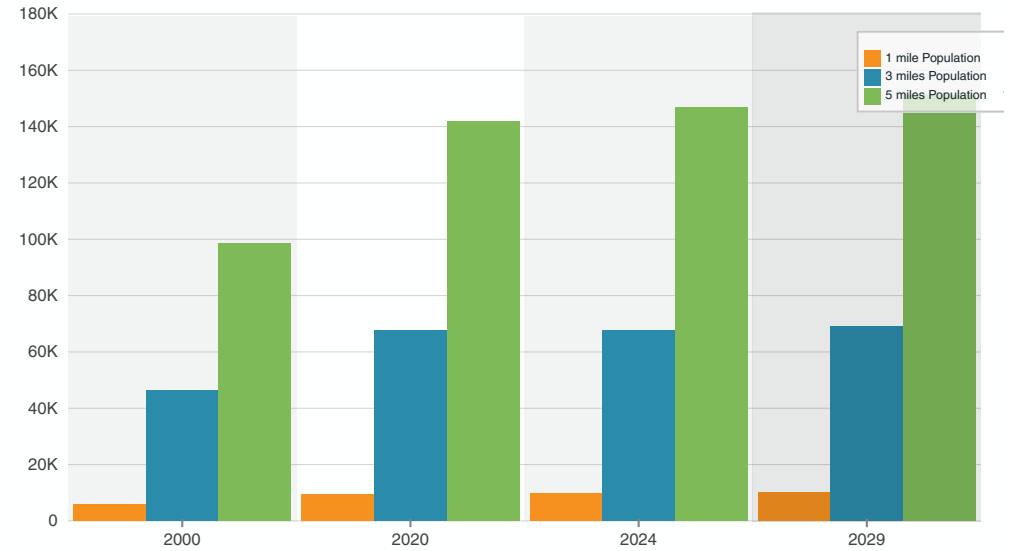


\$134,181
AVERAGE
HOUSEHOLD INCOME

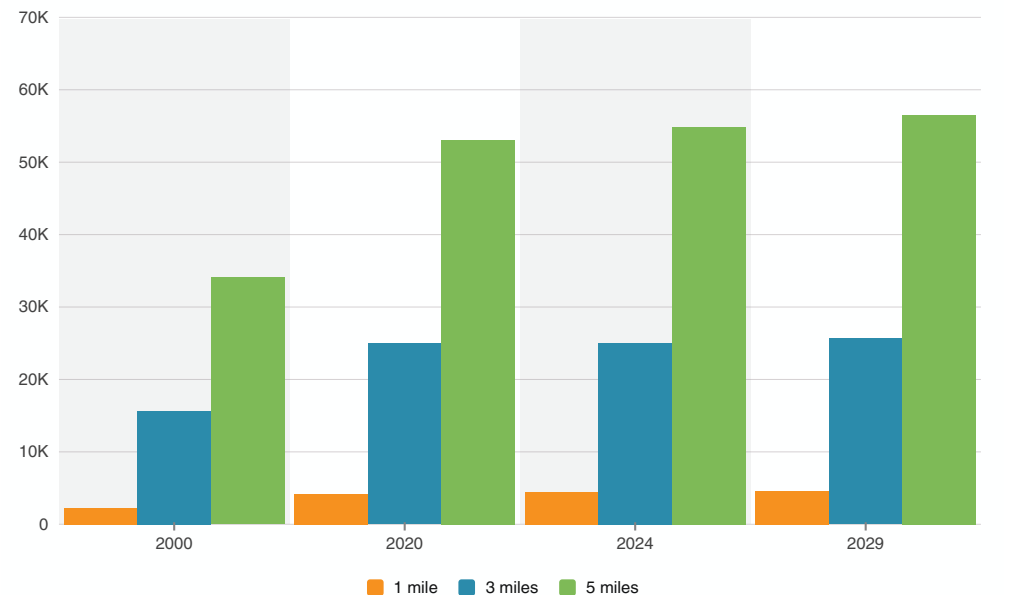


47,843
DAYTIME
EMPLOYEES

POPULATION



HOUSEHOLDS



CPG
PROPERTY

ANNAPOLIS ROAD

TOWN CENTER BLVD

**ODENTON
MARC
STATION**



LOCAL RETAIL

CONTACT



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