CPG | RELATIONSHIP DRIVEN REAL ESTATE

MEADOWS WAY

LEXINGTON PARK, MD

162 SITE PLAN APPROVED TOWNHOME LOTS



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BUSINESS TERMS

OFFERS DUE DATE	FRIDAY, DECEMBER 4
SALES PRICE	CONTACT CPG FOR GUIDANCE
STUDY PERIOD	60 DAYS
TERMS	CASH AT SETTLEMENT
DEPOSIT	5% OF PURCHASE PRICE
TRANSFERABLE	
DEVELOPMENT RIGHTS	TO BE PAID BY BUYER
SETTLEMENT	RECORD PLAT READY – Q1 2027

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EXECUTIVE SUMMARY

#51

IN HOUSEHOLD INCOME OUT OF 3,142 COUNTIES

CPG, as exclusive representative to the Seller, is pleased to present an opportunity to purchase Meadows Way a 32.44 acre property that is Site Plan approved for 162 townhome lots in Lexington Park, MD (the "Property"). The Property is located near the Patuxent Naval Air Station, the largest employer in St. Mary's County, and the Three Notch Road retail corridor providing quick and convenient access for future residents to the surrounding area.

The greenfield property is approved for 162 townhome lots comprising of a mixture of 20' wide and 22' wide 3-story townhome products. The Seller is taking the Property through the remaining engineering and entitlements and it will be sold in Record Plat ready condition which is anticipated to occur in February of 2027.

Meadows Way presents an opportunity to purchase a new home community of significant size and scope in a supply constrained market. Lexington Park and St. Mary's County has excellent demographics with over 37% of the local population having college and graduate degrees with a median household income of $126,141. New townhomes at Meadows Way will sell with base prices from the low to mid $400,000s which is an attainable price point that is increasingly hard to provide in the current market.

Contact CPG for additional information or to answer any questions you may have.

DEMOGRAPHICS (SOURCED FROM ST. MARY'S ECONOMIC DEVELOPMENT)

117,196
POPULATION

$126,141
AVG INCOME

8,923
HOUSEHOLDS

2,543
BUSINESSES

37.42%
EDUCATION
(BACHELOR'S & GRADUATE DEGREE)

2.3%
UNEMPLOYMENT RATE

PROPERTY OVERVIEW

ADDRESS:
46800, 46810, 46815 and 46820 Meadows Way, Lexington Park, MD 20653

TAX IDS:
190841924, 1908151660, 1908151679, 1908151687

LAND AREA:
Total site area 32.44 acres, total development area 20.44 acres, total undisturbed/ green area 12.0 acres

ZONING:
RL (Residential, Low-Density)

MASTER PLAN:
Lexington Park Development District

APPROVED DENSITY:
162 TH lots comprised of 94 20' x 40' THs and 68 22' x 40' THs

SCHOOLS:
Park Hall Elementary, Spring Ridge Middle, Great Mills High

UTILITIES:
Public Water and Sewer. Gas is nearby and can be brought to the site at Buyer's expense.

TOPOGRAPHY:
The high point of the property is an elevation of 90' where it fronts Willows Road. The property moderately slopes down from east to west.

ENVIRONMENTAL CONDITIONS:
Approximately 1.08 acres of the property have been identified for lightly impacted soils and a County approved Interim Removal Measures (IRM) Work Plan. It is estimated that the remediation will cost approximately $88,000. A copy of the IRM is in the Due Diligence Sharefolder.

TRANSFERABLE DEVELOPMENT RIGHTS (TDRS):
130 TDRs must be purchased by Buyer prior to Plat recordation. The St. Mary's County current "fee-in-lieu" price is $5,280 per TDR.

ENTITLEMENT STATUS:
Property is Site Plan approved with Seller funding remaining engineering and entitlements up to Plat recordation. It is currently anticipated that Plat will be ready for Recordation in February of 2027.

LAND DEVELOPMENT COST:
A land development estimate has been prepared at a cost of $8,000,000 or $49,382 per lot. The estimate does not include a Pump Station that is required for site development. Pump station pricing in process, will be added to Due Diligence Folder as soon as it is received.

DEVELOPMENT IMPACT FEES:
$6,697 per EDU

WATER AND SEWER CAPITAL CONTRIBUTION CHARGES:
New Sewer Service Location Charge: $10,919.03 per EDU, New Water Service Location Charge: $10,955.87 per EDU

PROJECT AMENITIES: Community playground, open space, dog parks, woods, lots of land, walking trails

LOCAL AMENITIES: Walking trails at John G Lancaster Park, Myrtle Point Park, St Mary's River State Park, Patuxent River Naval Air Museum, Chancellors Run Activity Center, and many high-quality shopping and dining options in the Three Notch Road retail corridor.

DUE DILIGENCE LINK:
Click **HERE** to access additional information including approved plans, cost estimates, property survey, etc.



CONCEPT PLAN



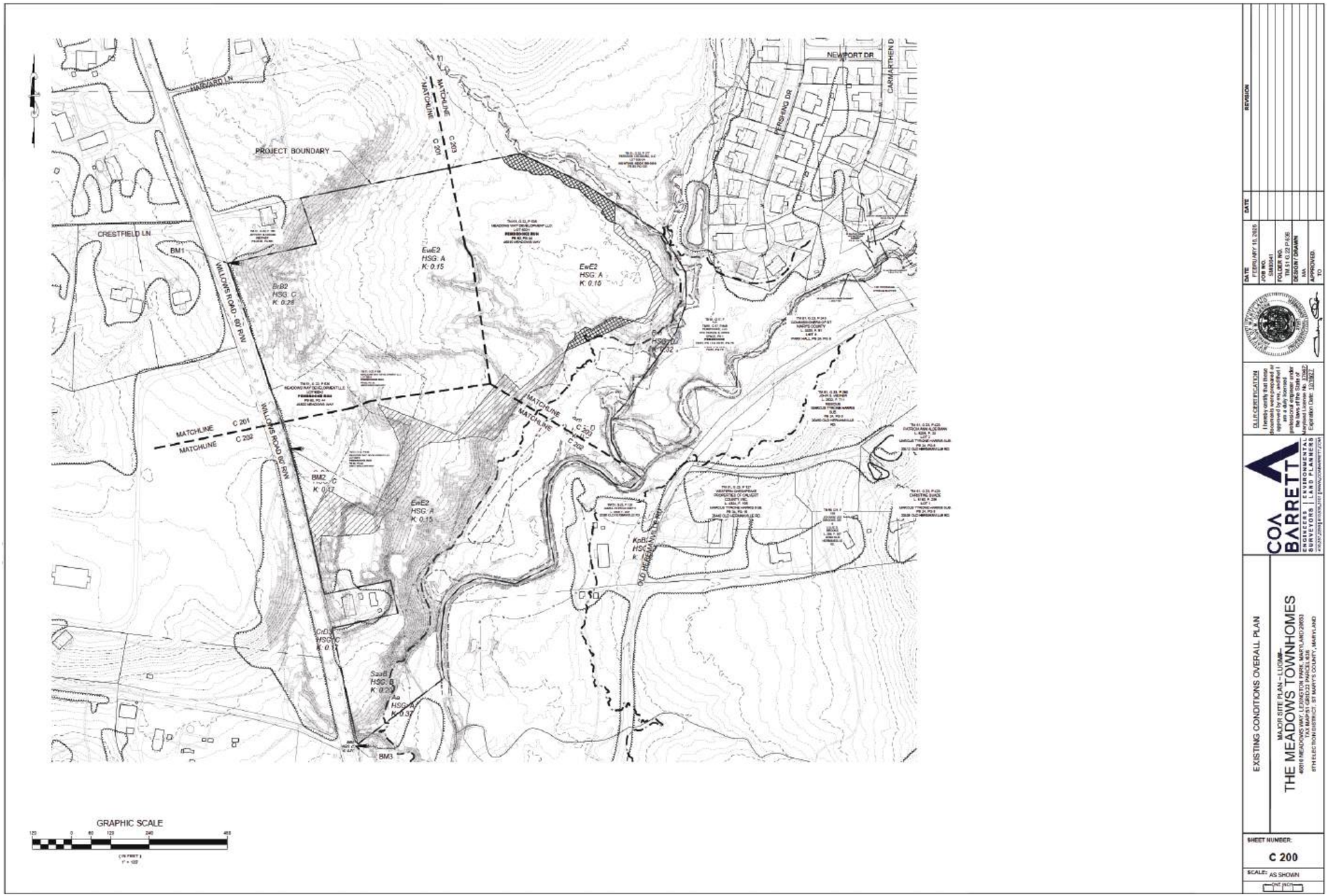
TOTAL DENSITY: 162 lots
20' x 40' THs: 94 lots
22' x 40' THs: 68 lots
PARKING: 368 spaces

COA BARRETT

CONTACT:

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Coabarrett.com

SITE SURVEY



EXISTING CONDITIONS OVERALL PLAN

MAJOR SITE PLAN – LUSH

THE MEADOWS TOWNHOMES

40016 MEADOWS WAY, LEXINGTON PARK, MARYLAND 20653

TAX MAP 41, GRID 17, PARCEL 1, LOT 1

8TH ELECTION DISTRICT, ST MARY'S COUNTY, MARYLAND

COA BARRETT

ENGINEERS | ENVIRONMENTAL SURVEYORS | LAND PLANNERS

41007 Josephine Boulevard, Suite 101 | Lexington Park, Maryland 20653

OLE CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 21967, Expiration Date: 12/19/21

REVISION	DATE

DATE: FEBRUARY 10, 2020

JOB NO: SB20041

FOLDER NO: TBD

FILE NO: TBD

DESIGN / DRAWN: MA

APPROVED: TO

SHEET NUMBER: C 200

SCALE: AS SHOWN

ONE INCH

RENDERINGS



RENDERINGS



MARKET COMPARABLES

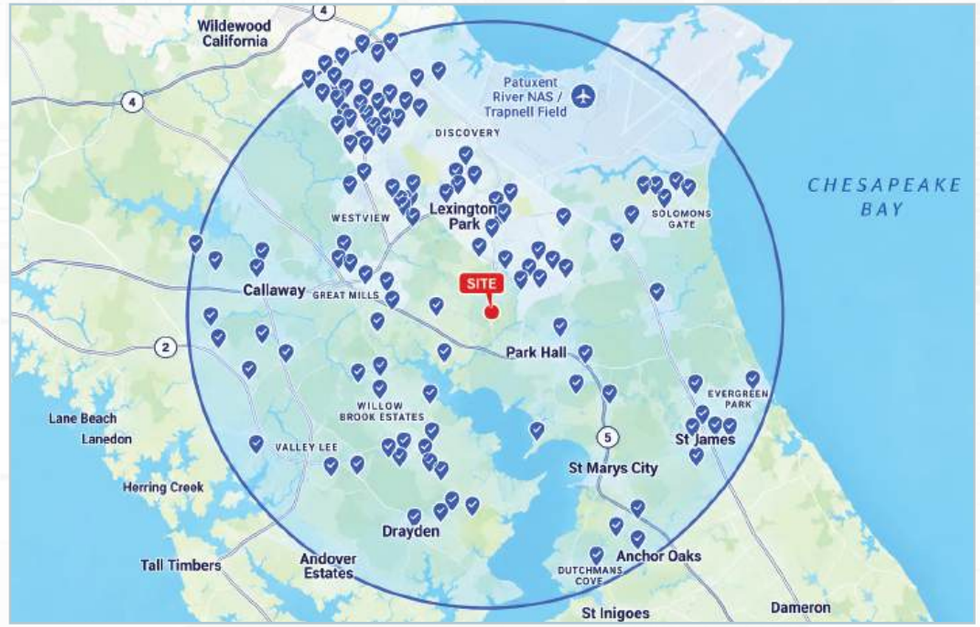
St. Mary's County is an extremely supply constrained market for new home sales. There are no active new home projects in close proximity to Meadows Way. The most recent new home project was The Woods at Myrtle Point by Lennar which was a 132 lot project that closed out with townhomes selling from the low to mid $400,000s.

Located 32 miles away from Meadow's Way, Magnolia Ridge in Prince Frederick is the closest active new home project. Ryan Homes is selling attached villas with 1,775 SF from $459,990 and 3-story townhomes with 1,689 – 2,006 SF from $349,990 to $444,990.

The area surrounding Meadow's Way has not seen a new townhome project for almost 10 years. A 5.0 mile radius survey of MLS sales with closings from the past 180 days yielded the results in the summary table below. The summary table below shows a limited supply of townhomes for sale with an average year built of 1999 with smaller average amounts of finished SF than newer product. A deeper dive into the closed townhomes shows that 12 townhomes closed for more than $300,000 and 4 of those closings were $350,000 or higher. The townhomes that sold were on the market for an average of 25 days (DOM). This information supports that new townhomes with modern floor plans will sell from the low to mid $400,000s at a healthy absorption rate.

10.2026 MLS 5.0 MILE RADIUS SALES COMPS W/ CLOSINGS FROM THE PAST 180 DAYS

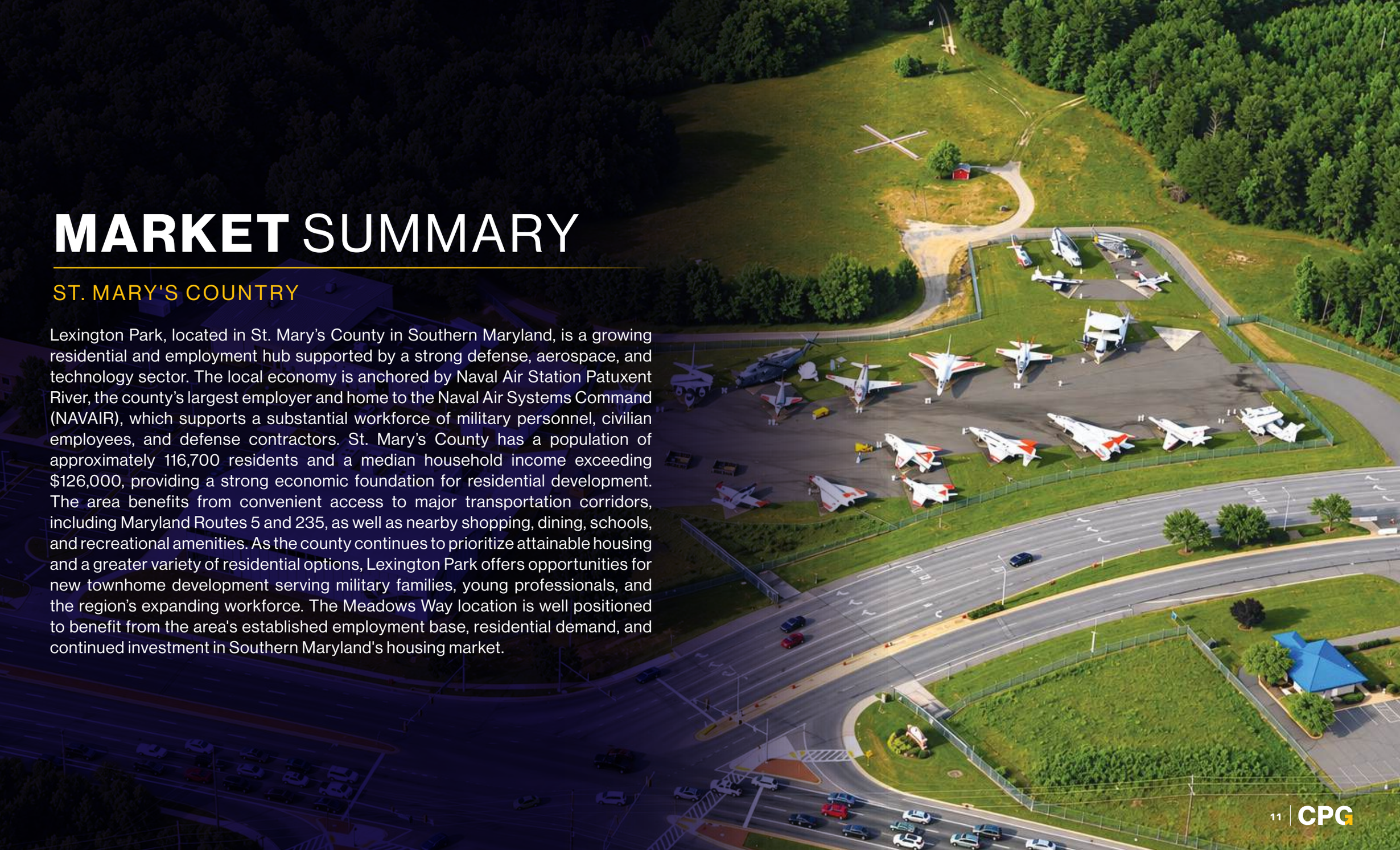
PROPERTY TYPE / STATUS	LISTING COUNT	AVG YEAR BUILT	AVG FIN. SQ. FT.	AVG LIST PRICE	AVG CLOSE PRICE	AVG DOM
Condo	**10**	**2001**	**1,088**	**$206,630**	**$210,800**	**62**
Closed	8	1999	1,115	$210,800	$210,800	41
Under Contract	2	2007	977	$189,950	—	147
Single-Family Detached	**249**	**1978**	**1,986**	**$455,854**	**$441,212**	**36**
Active	65	1963	2,058	$499,456	—	81
Closed	156	1994	1,963	$441,212	$441,212	20
Coming Soon	7	1990	1,684	$435,529	—	0
Under Contract	21	1897	2,035	$436,438	—	31
Townhome	**54**	**1999**	**1,435**	**$281,766**	**$282,266**	**40**
Active	19	1999	1,449	$285,416	—	65
Closed	**31**	**1999**	**1,439**	**$282,266**	**$282,266**	**25**
Coming Soon	2	1996	1,372	$249,950	—	0
Under Contract	2	2002	1,294	$271,150	—	71
GRAND TOTAL	**313**	**1982**	**1,862**	**$417,857**	**$406,491**	**38**



MARKET SUMMARY

ST. MARY'S COUNTRY

Lexington Park, located in St. Mary's County in Southern Maryland, is a growing residential and employment hub supported by a strong defense, aerospace, and technology sector. The local economy is anchored by Naval Air Station Patuxent River, the county's largest employer and home to the Naval Air Systems Command (NAVAIR), which supports a substantial workforce of military personnel, civilian employees, and defense contractors. St. Mary's County has a population of approximately 116,700 residents and a median household income exceeding $126,000, providing a strong economic foundation for residential development. The area benefits from convenient access to major transportation corridors, including Maryland Routes 5 and 235, as well as nearby shopping, dining, schools, and recreational amenities. As the county continues to prioritize attainable housing and a greater variety of residential options, Lexington Park offers opportunities for new townhome development serving military families, young professionals, and the region's expanding workforce. The Meadows Way location is well positioned to benefit from the area's established employment base, residential demand, and continued investment in Southern Maryland's housing market.




BOEING
GENERAL DYNAMICS
CALIFORNIA
PATUXENT RIVER
MEDSTAR ST. MARY'S HOSPITAL
12.8 miles from site
ST. MARY'S COLLEGE OF MARYLAND
3.8 miles from site
WALKING TRAILS
John G Lancaster, Myrtle Point Park, St Mary's River State Park
PATUXENT RIVER NAVAL AIR MUSEUM
Explore aviation history at one of the region's most popular attractions
CHANCELLORS RUN ACTIVITY CENTER
Indoor pool, fitness programs, gymnasium and year-round events
PLANNED COMMUNITY PLAYGROUND
Family-friendly playground within the community
LOWE'S
LONGHORN STEAKHOUSE
BJ's
Giant
petco
HOBBY LOBBY
TARGET
Harris Teeter
SAIC
DISCOVERY
NAVAL AIR SYSTEMS COMMAND (NAVAIR)
LOCKHEED MARTIN
WESTBURY
LEXINGTON
7-ELEVEN
DQ
Jersey Mike's SUBS
FAMILY DOLLAR
Popeyes
ALDI
ROYAL FARMS
Ashley HOMESTORE
BOOZ ALLEN HAMILTON
the Y
SHEETZ
Callaway
MILLS
Park Hall

CONTACT



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