

# 3+ ACRE COMMERCIAL LOT FOR SALE

## ANNE ARUNDEL COUNTY, MARYLAND

7860 TELEGRAPH ROAD

SEVERN, MARYLAND 21144

FOR SALE



PROPERTY BOUNDARIES ARE  
APPROXIMATE



BROKERAGE • CONSULTING • INVESTMENT • DEVELOPMENT

HOGANCOMPANIES.COM

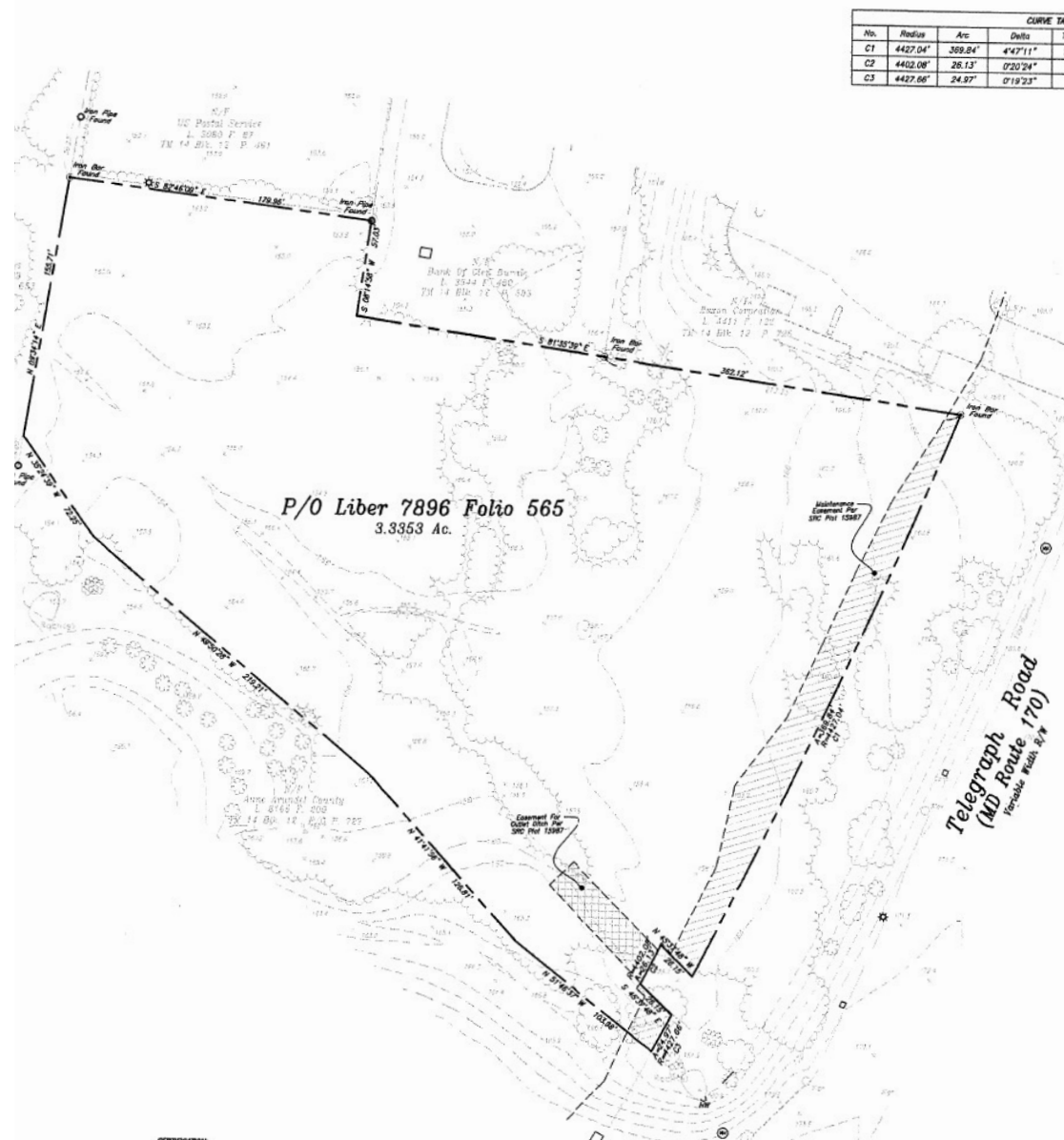


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# THE OFFERING

## 7860 Telegraph Road

HOGAN is pleased to offer for sale this prime +/- 3.35-acre parcel conveniently located along Telegraph Road ("Property") in Severn, Maryland. Located just off of a signalized intersection, the Property is split zoned C-3 (General Commercial) and OS (Open Space), however C-3 covers 90% of the acreage.

With proximity to Fort Meade, new townhouse development, and surrounding retail amenities along the Telegraph Road/Reece Road corridor, the property is ripe for development and will ultimately serve the end user well.

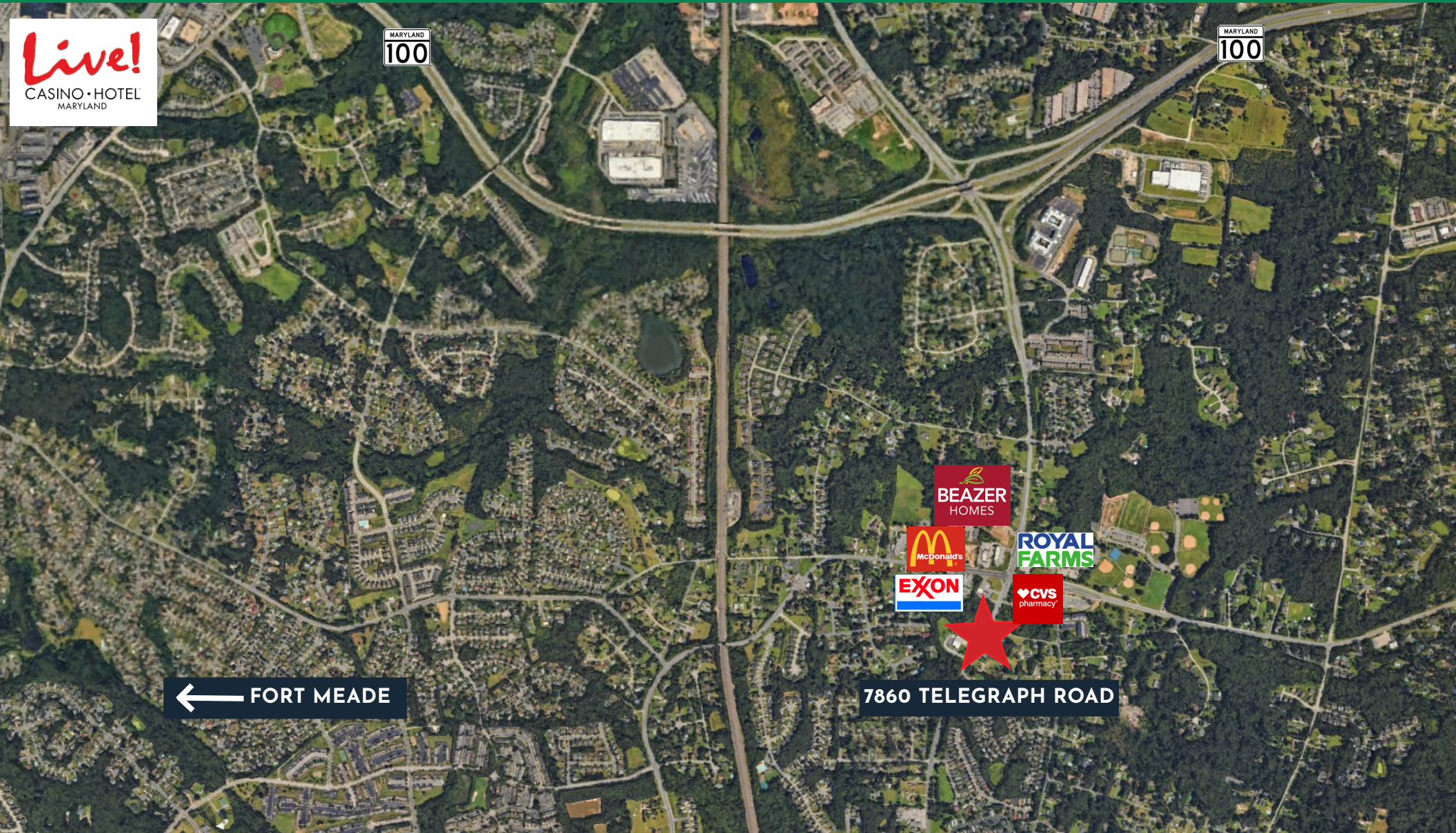
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# AERIAL OVERVIEW



**Live!**  
CASINO • HOTEL  
MARYLAND

MARYLAND  
100

MARYLAND  
100

**BEAZER**  
HOMES

**McDonald's**

**ROYAL**  
FARMS

**EXXON**

**CVS**  
pharmacy

← FORT MEADE

7860 TELEGRAPH ROAD



# PROPERTY DETAILS

**Address:** 7860 Telegraph Road

Severn, Maryland 21144

County	Tax Account Number	Tax Map	Grid	Parcel	Acreage
Anne Arundel	04-000-90100590	0014	0012	0727	3.35

**Plat Reference:** 00F1/0098

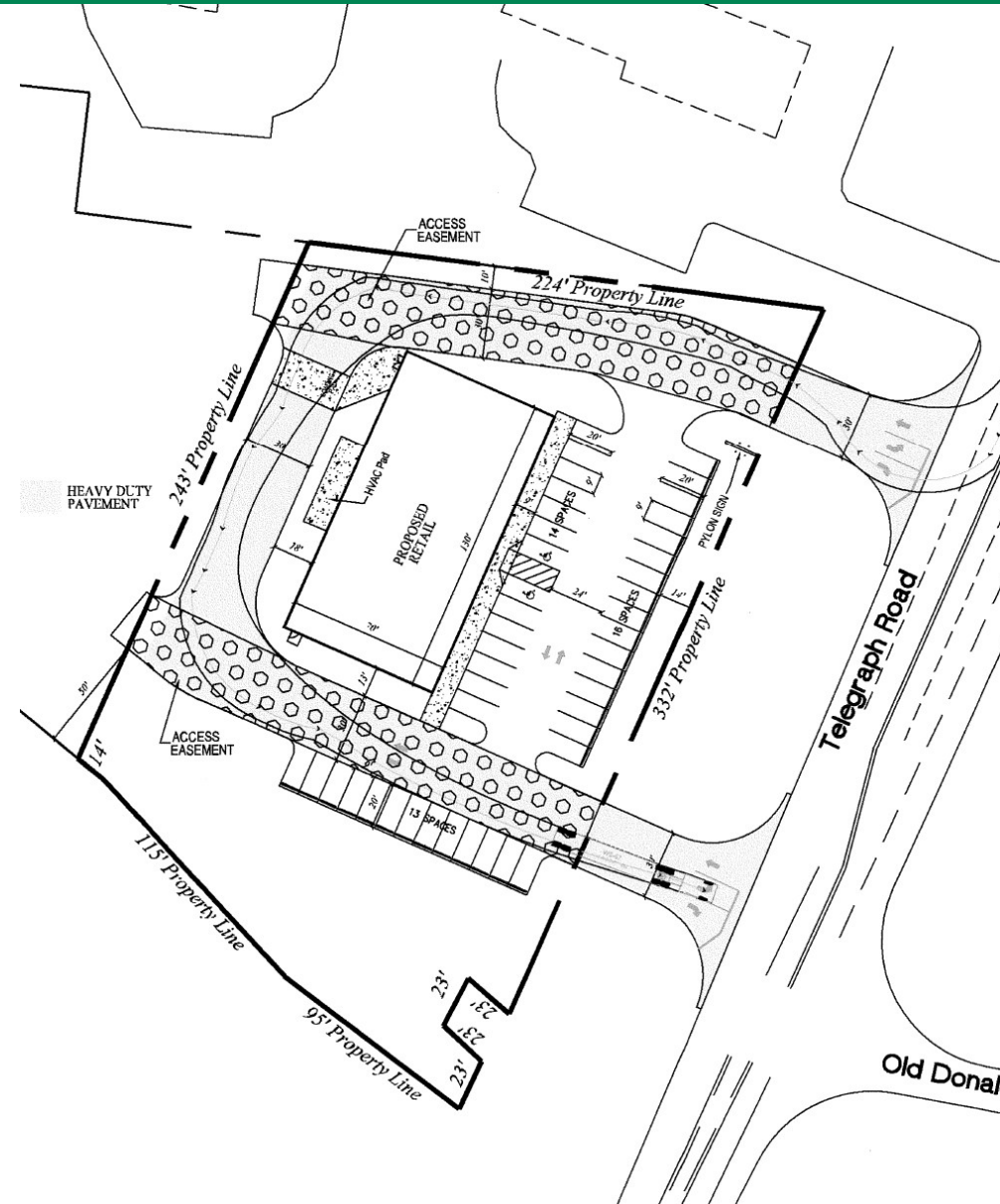
**Zoning:** C-3 (Commercial) / OS (Open Space)

**Utilities:** Public within +/- 90 ft of site on Telegraph Road

**Existing Condition:** Wooded acreage

**Special Tax Recapture:** None

**Location Highlights:** Ease of access to I-97 and Rt. 100  
 Near signalized intersection  
 Direct access to high traffic counts  
 Adjacent to new residential townhouse development  
 +/- 400' of frontage along Telegraph Road  
 Neighboring retailers include CVS, Exxon, Royal Farms,  
 Advanced Auto Parts  
 Proximity to BWI Airport, Fort Meade, and Arundel Mills  
 Mall & LIVE Casino



# ZONING SUMMARY

## General Commercial District

### C-3

Generally intended for larger arterial strip commercial development and shopping centers that offer a wide range of commercial uses that serve the broad market area. These commercial uses typically have larger space and land requirements, and are located along major roadways.

#### Permitted Uses:

- Adult day care centers
- Automobile truck detailing shops & service facilities
- Carwashes
- Child care centers
- Convenience stores
- Dry-cleaning operations and laundry establishments
- Parking garages or lots
- Personal fitness studios
- Religious facilities
- Restaurants

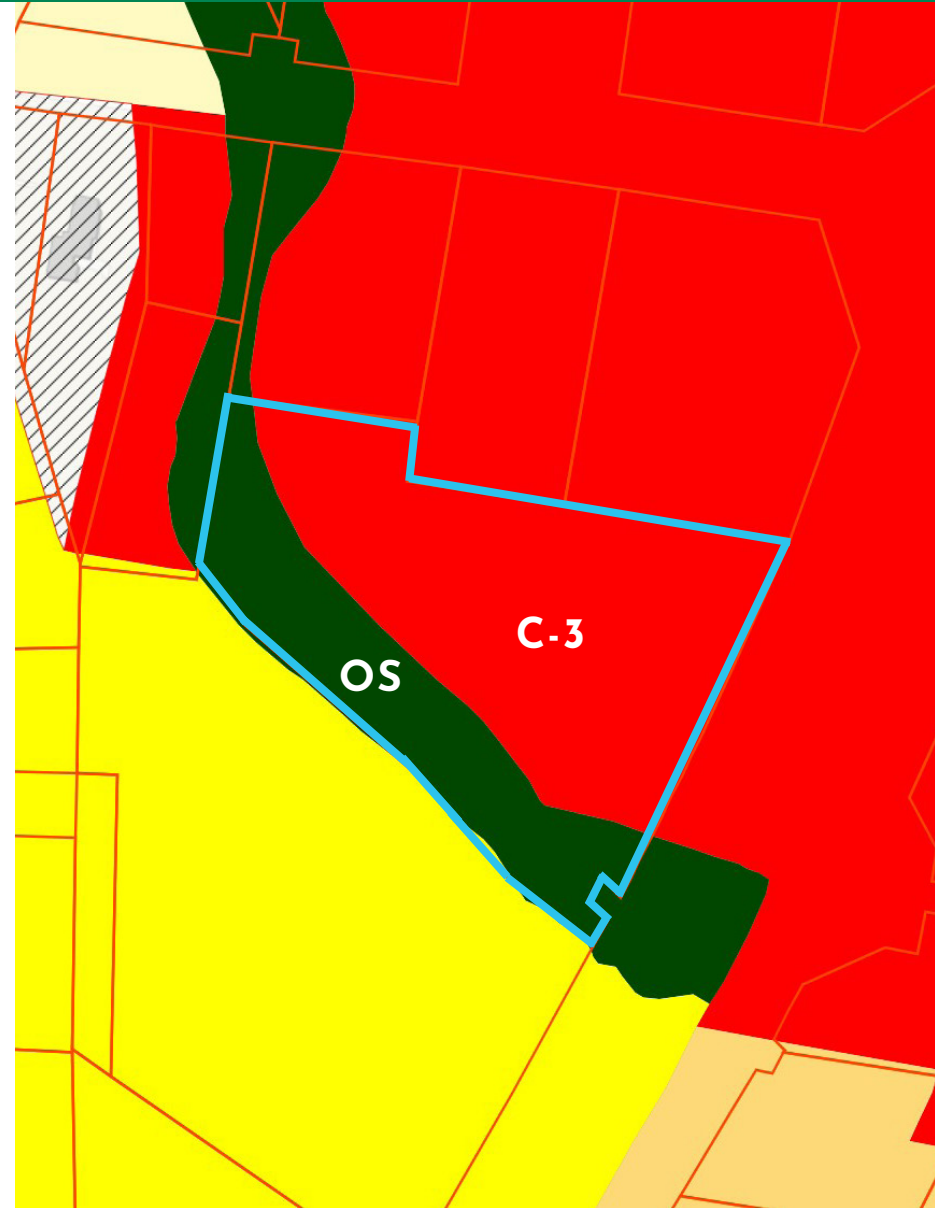
## Open Space

### OS

Designed to protect and preserve those open land areas of the County used for recreation (e.g. parks) and natural areas.

#### Permitted Uses:

- Recreational uses, passive
- Camps, nonprofit, including dormitories, cabins, and structures for administrative, maintenance, and custodial activities





# TRANSACTION DETAILS

## Due Diligence Items in Document Vault

- Boundary survey
- Zoning information
- Concept Plans
- Deed Records

## Letters of Intent format preferred for initial offer

- Price: \$878, 300
- Terms: Closing subject to buyer inspections
- Deposit: 5% of the purchase price. Non-refundable subject to study period
- Feasibility Period: No longer than 60 days
- Condition: As-is, Where-is



## 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.