

8321 LEISHEAR ROAD

101.5+ ACRE INDUSTRIAL REDEVELOPMENT OPPORTUNITY WITH MIXED USE OVERLAY

Laurel, Howard County, Maryland 20723



CONTENTS

The Offering	3
General Property Details	4
Utility Infrastructure	5
Zoning	6
Aerial Overview	7
Location Highlights	8
Transaction Details	9

Victor White
Broker and Chief Operating Officer
(443) 468-6442
Vwhite@hogancompanies.com

Kevin Setzer
Senior Vice President
(301) 980-8041
ksetzer@hogancompanies.com

HOGAN
2077 Somerville Road
Suite 206
Annapolis, MD 21401
(410) 266-5100



THE OFFERING

On behalf of the sellers, Hogan Companies (the “Broker”) is pleased to announce the rare offering to purchase 101+ acres of industrial and residentially zoned land with a mixed use overlay in highly desirable Howard County, Maryland (the “Property”). The Property is located at the intersection of Leishear Road and Route 216 (Scaggsville Road). Currently operating as a milk processing plant, the Property is improved with several buildings; the main plant is approximately 125,789 SF and the on-site wastewater treatment plant is 4,063 SF. Both improvements were constructed in 1967 and renovated in 2007.

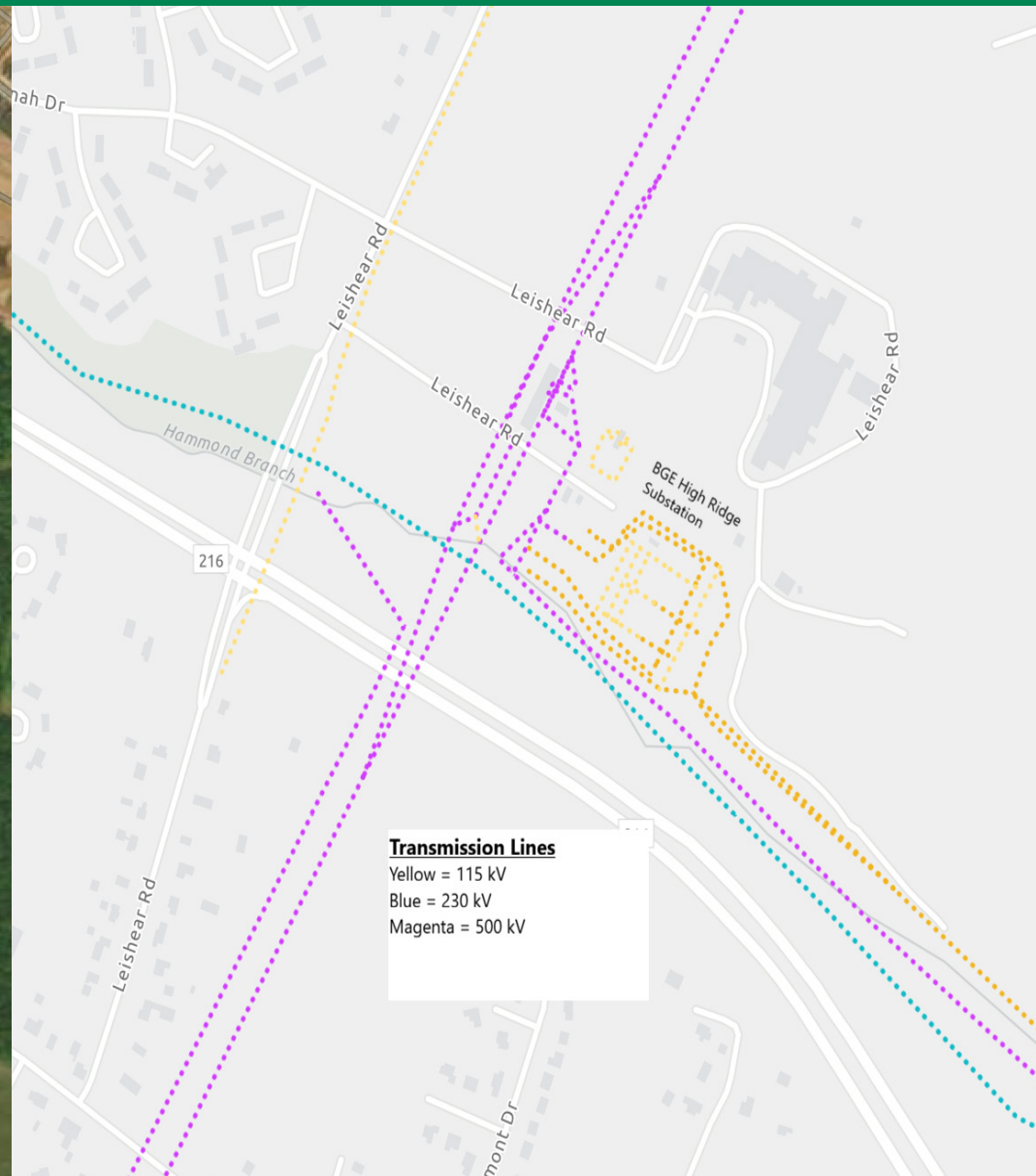
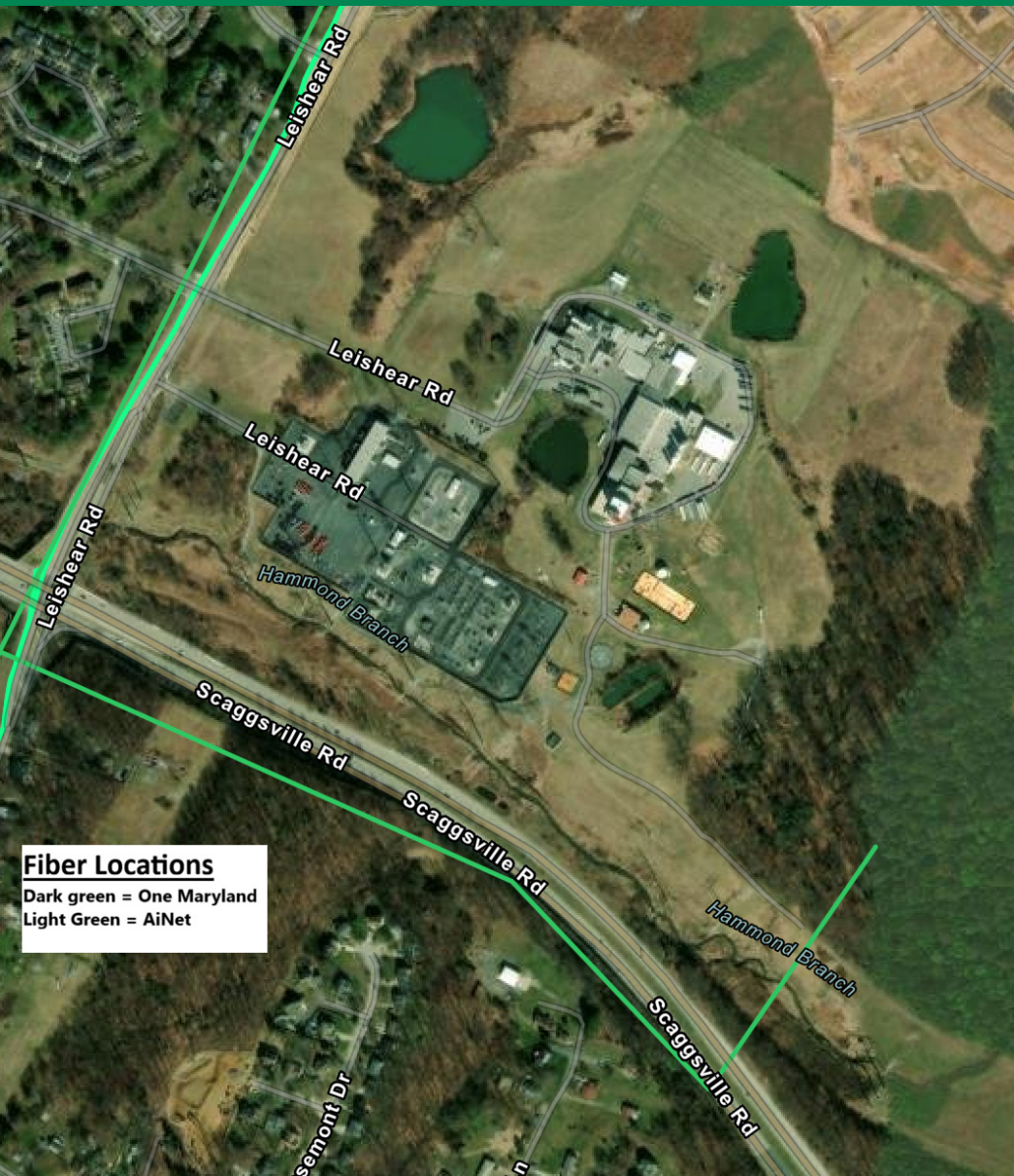
The Property is approximately 1 mile west of the Interstate 95 interchange, providing convenient access to Washington, D.C. and Baltimore as well as points east and west. Voted as one of America’s “Best Places to Live,” Howard County offers many attractions and employment opportunities, as well as great schools and community activities. The Property is also 2 miles from the entrance to Maple Lawn, a master planned mixed use community which provides tremendous shopping, entertainment, office, and recreational amenities.

The properties are approximately 17 miles southwest from Baltimore Washington International (BWI) Airport, the second fastest growing major airport in the United States. Annually, BWI handles over 20 million passengers and approximately 40 percent of the region’s air cargo. Cargo facilities include 395,000 square feet of warehouse, a 17-acre ramp capable of handling any aircraft and five-minute access to I-95 and the Baltimore Beltway. In addition, Dulles International and Washington National Airports are within an hour’s drive via the area’s expressway network.

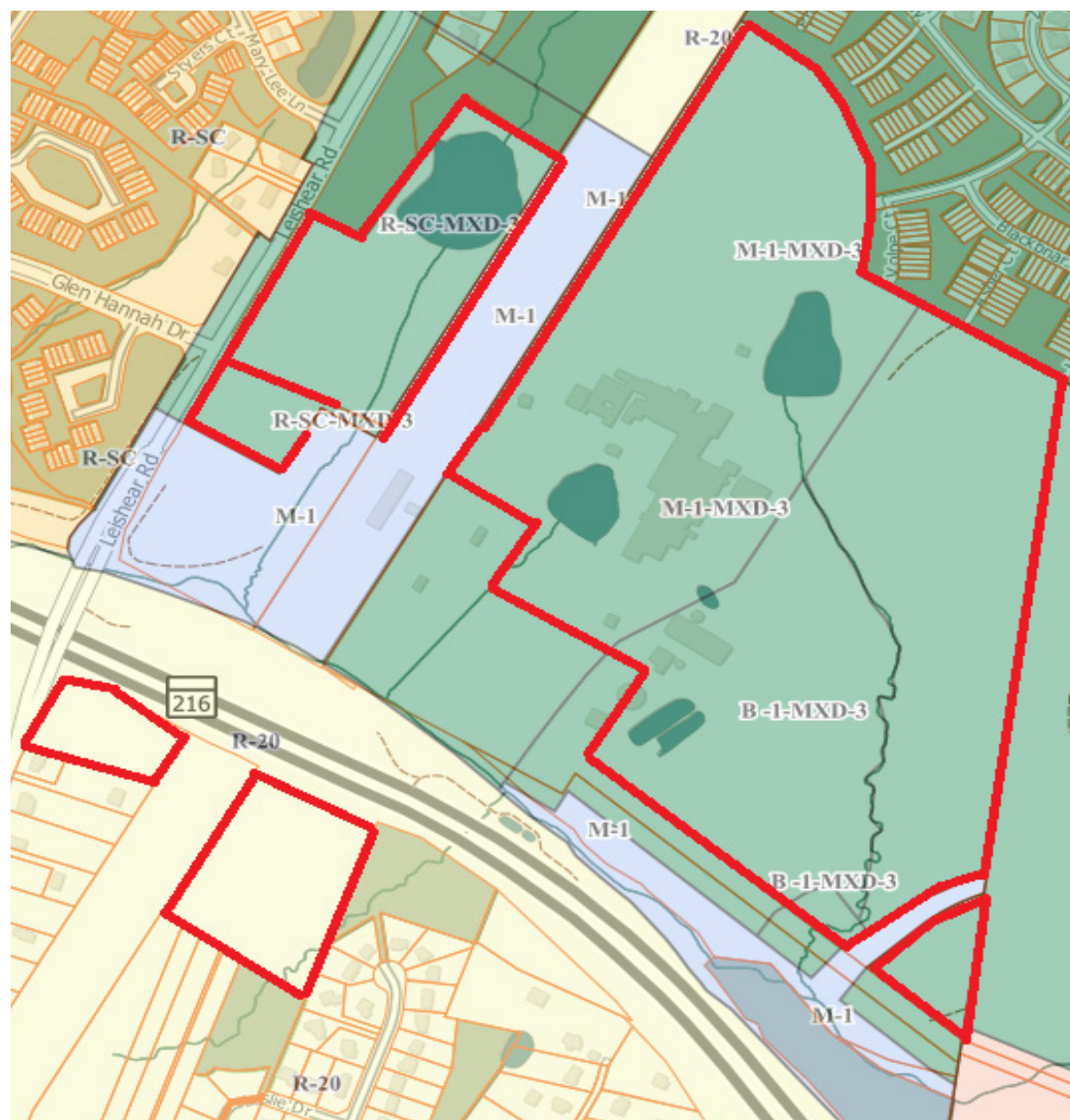


4

UTILITY INFRASTRUCTURE



ZONING SUMMARY



M-1 (Manufacturing Light)

Permits a mix of manufacturing, warehousing and business uses with provisions for limited retail sales.

B-1 (Business: Local) / B-2 (Business: General)

Provides areas of local business that can directly serve the general public with retail sales and services.

PEC (Planned Employment Center)

Provides for comprehensively planned employment centers combining research and development, office, light manufacturing and assembly, limited commercial and other enumerated uses.

R- SC (Residential: Single Cluster) / R-20 (Residential: Single)

- Maximum density - 4 dwelling units per net acre (R-SC) / 2 per acre (R-20)
- Minimum lot size - 6,000 SF with attached and detached product allowed (R-SC) / 20,000 SF with detached only (R-20)

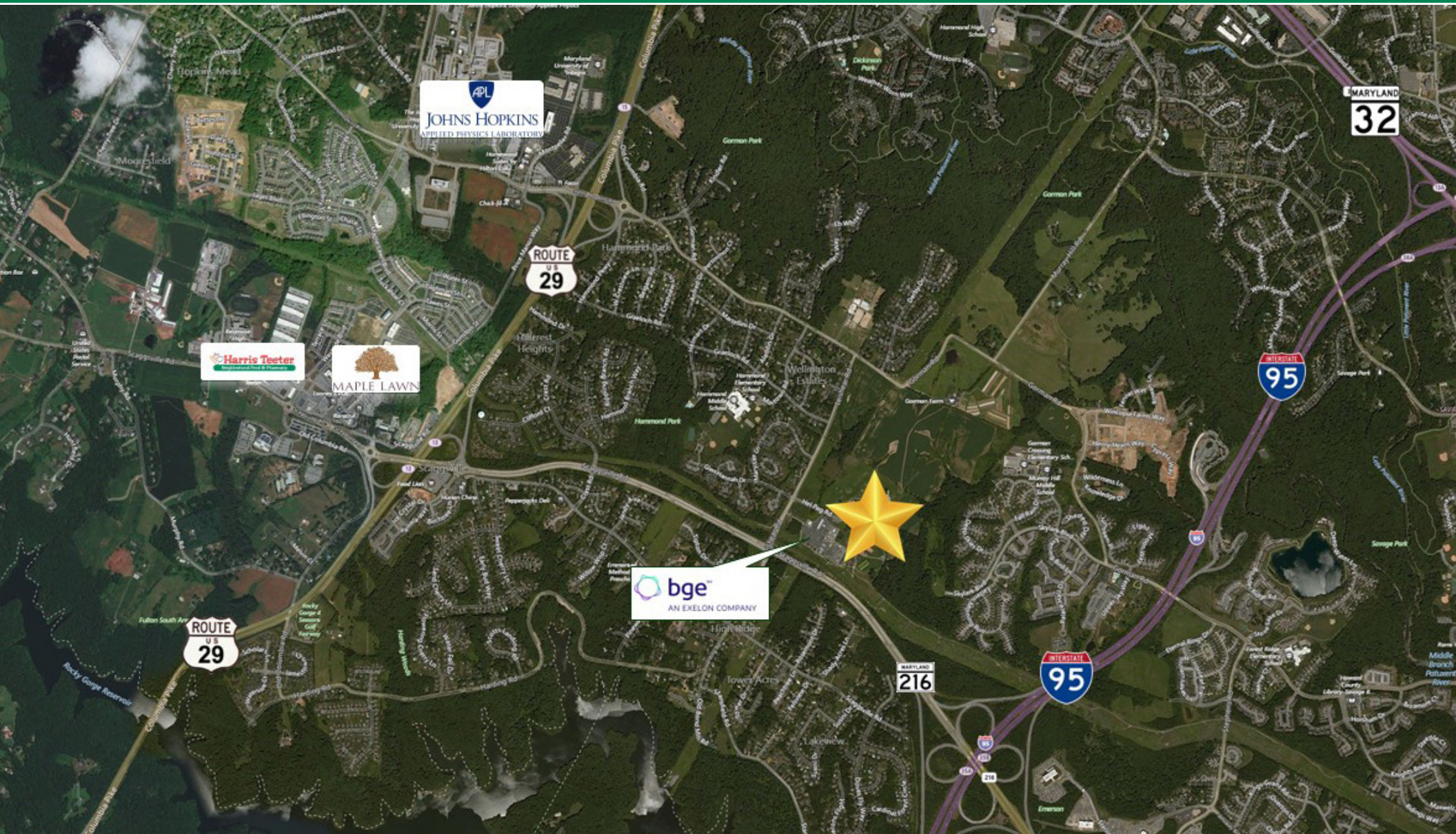
MXD-3 (Mixed Use District) Overlay

"Established to permit flexible and efficient use of large parcels at key Locations by combining housing, employment, local commercial, and open space uses in accordance with a unified design. Locations for MXD Districts are characterized by availability of public utilities, good access to collector or arterial highways, and potential access to public transit facilities."

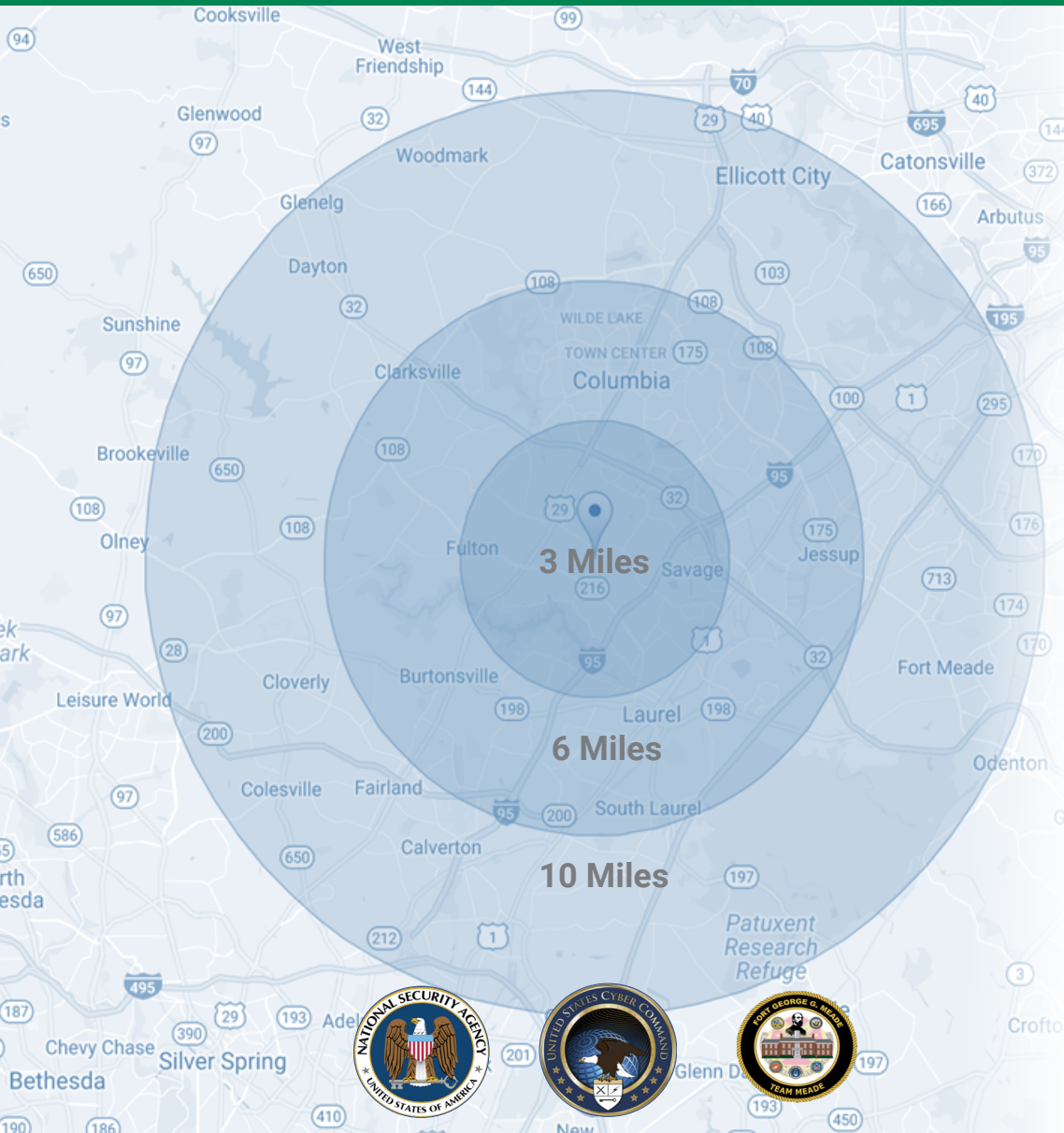
The MXD process involves a Preliminary Development Plan and Comprehensive Development Plan (public hearings at each for public comment/input) which will be subject to recommendations by the Planning Board and approval by the Zoning Board, each Mixed-Use Development requires a minimum of 35% open space, 20% residential, and 15% employment.

For Mixed Use Developments over 75 acres, apartments and other multifamily housing types are also permitted. A maximum density of 3.0 dwelling units per gross acre is permitted in MXD-3.

AERIAL OVERVIEW



LOCATION HIGHLIGHTS



Strategic Location with Convenient Commuter Access

With its central location in the Baltimore Washington Corridor, the Property provides direct access to Route 29 (Columbia Pike) and Interstate 95 as well as close proximity to major commuter arteries including MD 200 (Intercounty Connector), MD 32 (Patuxent Freeway), Route 100, MD 295 (Baltimore Washington Parkway) and US Route 50. This submarket located in the heart of Howard County has shown consistent and strong new home sales activity along with significant commercial investment and growth.

Cybersecurity and Defense Epicenter

This area is home to the most concentrated cybersecurity regions in the nation due to the presence of Fort George G. Meade and the National Security Agency (NSA) - it is the core of the intelligence, cyber, and information assurance industries. The Fort Meade Installation includes 5,400 Acres and incorporates all five branches of the military with more than 115 government agencies and organizations present. It represents Maryland's largest employer and has the third largest workforce of any Army installation in the continental United States. There are more than 56,000 military and civilians on the Installation.

Fort George G. Meade and the National Security Agency together generate a total of \$17.8 billion in economic activity in Maryland – or 49.4 percent of the total \$36 billion in economic impact from all of the military installations, according to Mission Maryland: Measuring Economic Impact of Maryland's Military Installations by the Maryland Department of Business and Economic Development. It's the largest level of employment, payrolls and purchases in Maryland. Fort Meade and the NSA create or support 125,729 jobs earning an estimated \$9.2 billion in employee compensation. The direct Fort Meade and NSA employment of 48,389 accounts for 1.4 percent of all employment in Maryland and when multiplier impacts are included, the 125,729 jobs in, created or supported by Fort Meade and the NSA account for 3.6 percent of all employment in Maryland.

TRANSACTIONAL DETAILS

Due Diligence Items in Document Vault (link provided upon request)

- ALTA Survey (2024)
- Phase 1 Environmental Site Assessment (May 2024)
- Plats (2008)
- Howard County Zoning Code Excerpts
- Demographic Reports
- Existing Oneline Power Distribution Diagram

Letters of Intent - All Offers due by October 15, 2026

Address offers to the following:

Maryland and Virginia Milk Producers Business Trust
c/o Hogan Companies, LLC
2077 Somerville Road, Suite 206
Annapolis, Maryland 21401

Deposit: Non-refundable and released to Seller at the expiration of feasibility period.

Feasibility Period: No longer than 60 days

Agricultural Transfer Tax: Paid by Buyer

Cooperating Brokerage: No cooperating brokerage fee is being offered. All buyer brokers must be paid by Buyer

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.