BERKSHIRE HATHAWAY

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EXECUTIVE SUMMARY:

Residential Development Opportunity Chesapeake Village 15.301 Acres - St. Augustine Road Historic City of Chesapeake, Maryland

➢ **Existing zoning is "TND" – Traditional Neighborhood Design**

➢ **Public water and sewer available – Municipal Sewer Plant has recently been improved and seeking additional users**

➢ **Adjacent to the Historic District of the City of Chesapeake – South Side – near restaurants, shops and marina**

➢ **Two access points on St. Augustine Road – possible pedestrian easement to Fourth Street and Bohemia Avenue**

➢ **PIP includes possible sketches which have not been formally submitted to the Town – Survey 1 shows the property Lot #1 – 15.301 acres – Survey#2 – shows Townhouse / Singles sketch – also included are Hybrid Active Adult and an Assisted Living sketches**

➢ **Property is adjacent to the valet parking area of The Chesapeake Inn (not owned by the Sellers) – which may allow future expansion of the proposed development plan however joining the two sites will be expensive due to a wetlands crossing if developed simultaneously**

➢ **Sellers will allow Builder to complete full development approvals before settlement – price to be determined based on product type and density – there is no existing debt**

➢ **For further information contact – Peter Davisson, SIOR – pd@jacksoncross.com – 302-792-1301 or Ed Ritti, SIOR – ed.ritti@foxroach.com – 610-306-3933**