

Property Overview



Address	n/a
Size	33.09 acres
Account ID	1402272156
Map	0025
Grid	0022
Parcels	25143
Zoning	R-ED
Asking Price	\$2,500,000



500 ft

Topography



Topography



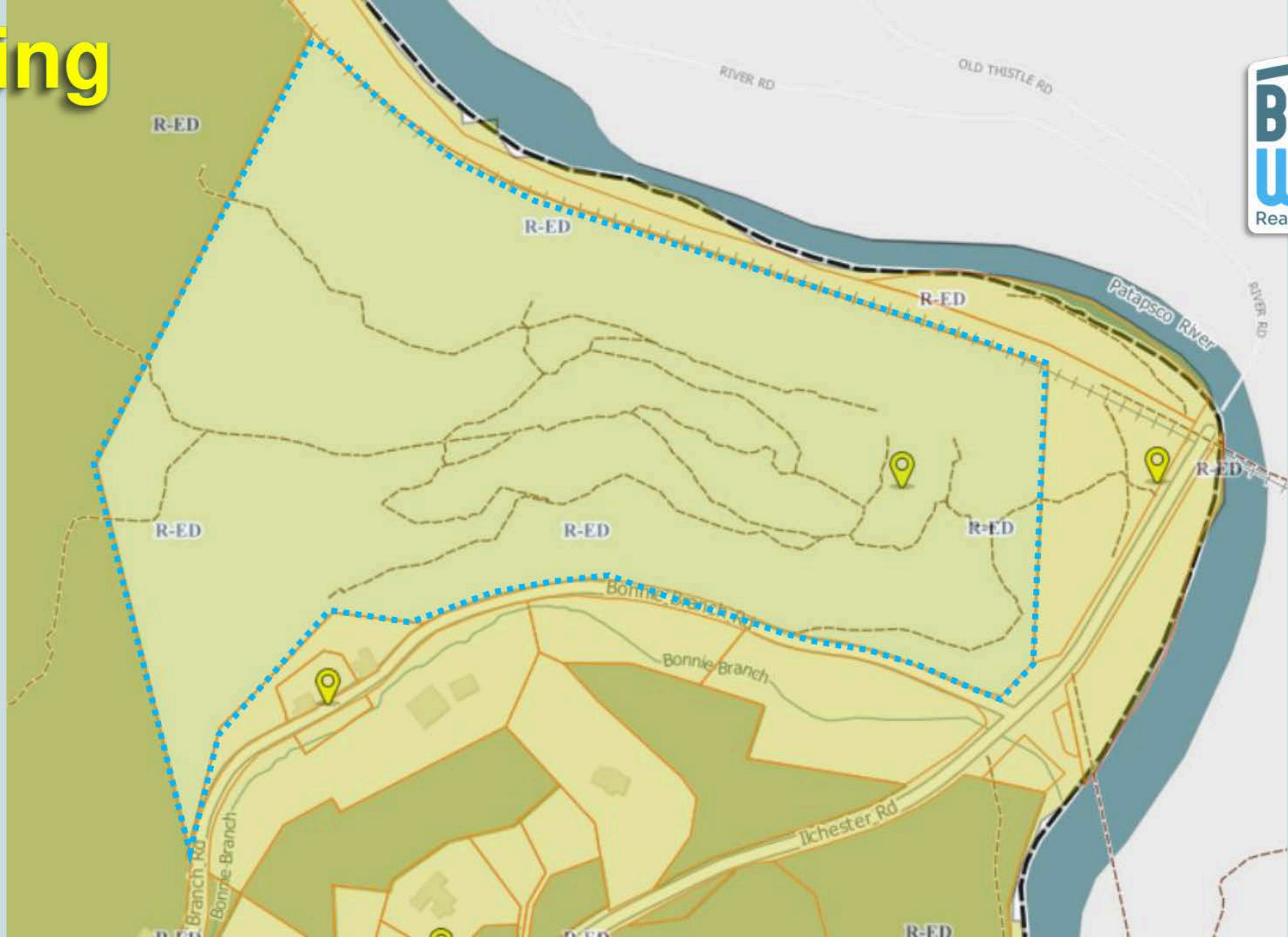
Steep Slopes & Development Considerations

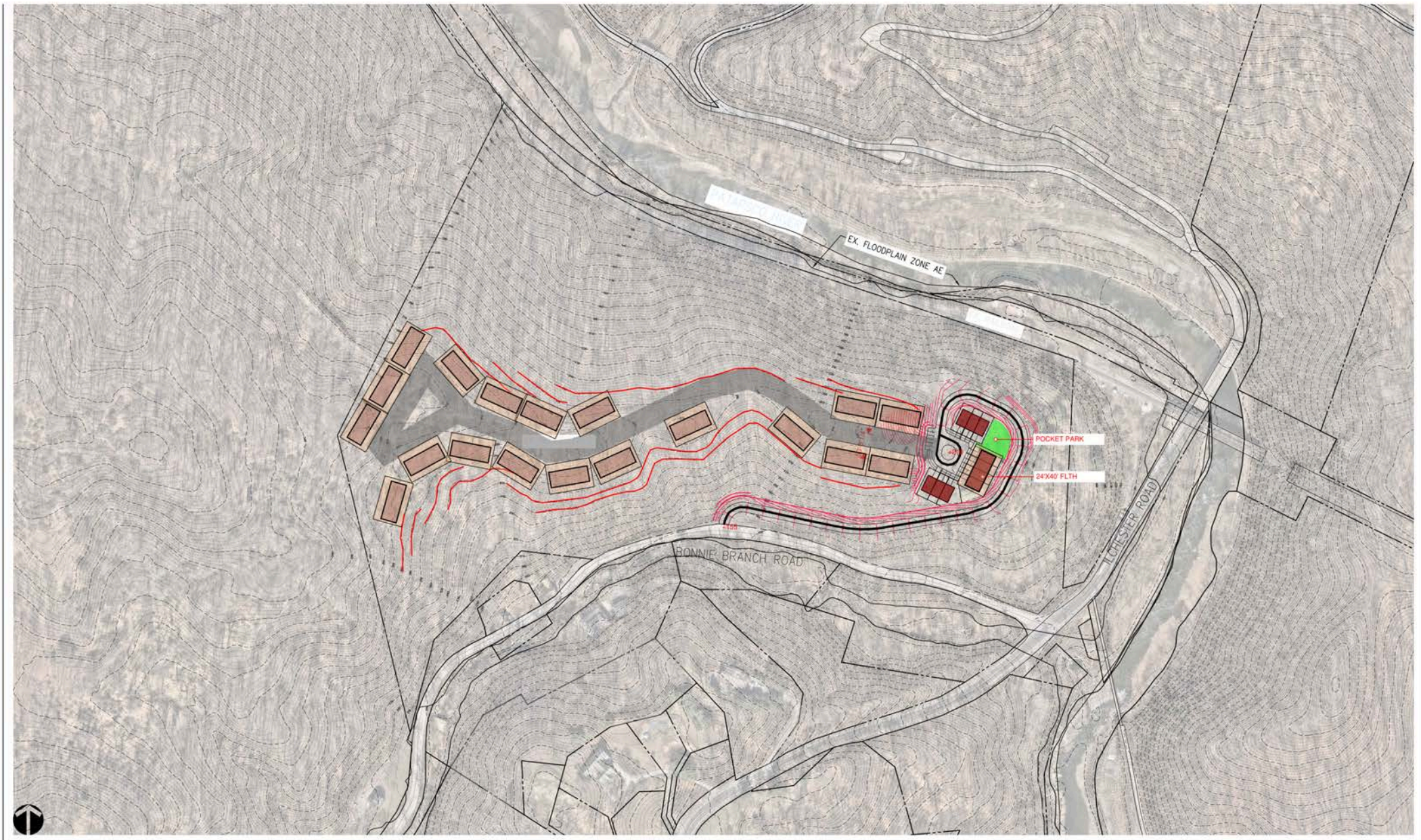
Howard County treats slopes over 25% as environmentally sensitive areas. While disturbance of these areas is not strictly prohibited, it is heavily regulated and subject to heightened Planning Board scrutiny. In practice—particularly within the R-ED (Residential-Environmental Development) zoning—development is typically directed to the least sensitive portions of a site, with slopes exceeding 25% generally preserved and excluded from buildable acreage.

Market & Design Validation (Anecdotal)

Anecdotally, BridgeWater previously had the Property under contract in an off-market transaction with an experienced land development group working in coordination with a national homebuilder. Preliminary, non-entitlement design concepts focused on placing approximately 20–30 luxury townhomes on the site's existing plateau areas, while avoiding steep slopes and environmentally sensitive terrain. These concepts were never submitted for County review and are not available for distribution; they are provided solely as an example of how prior developers evaluated the site's topography and potential yield.

Zoning R-ED





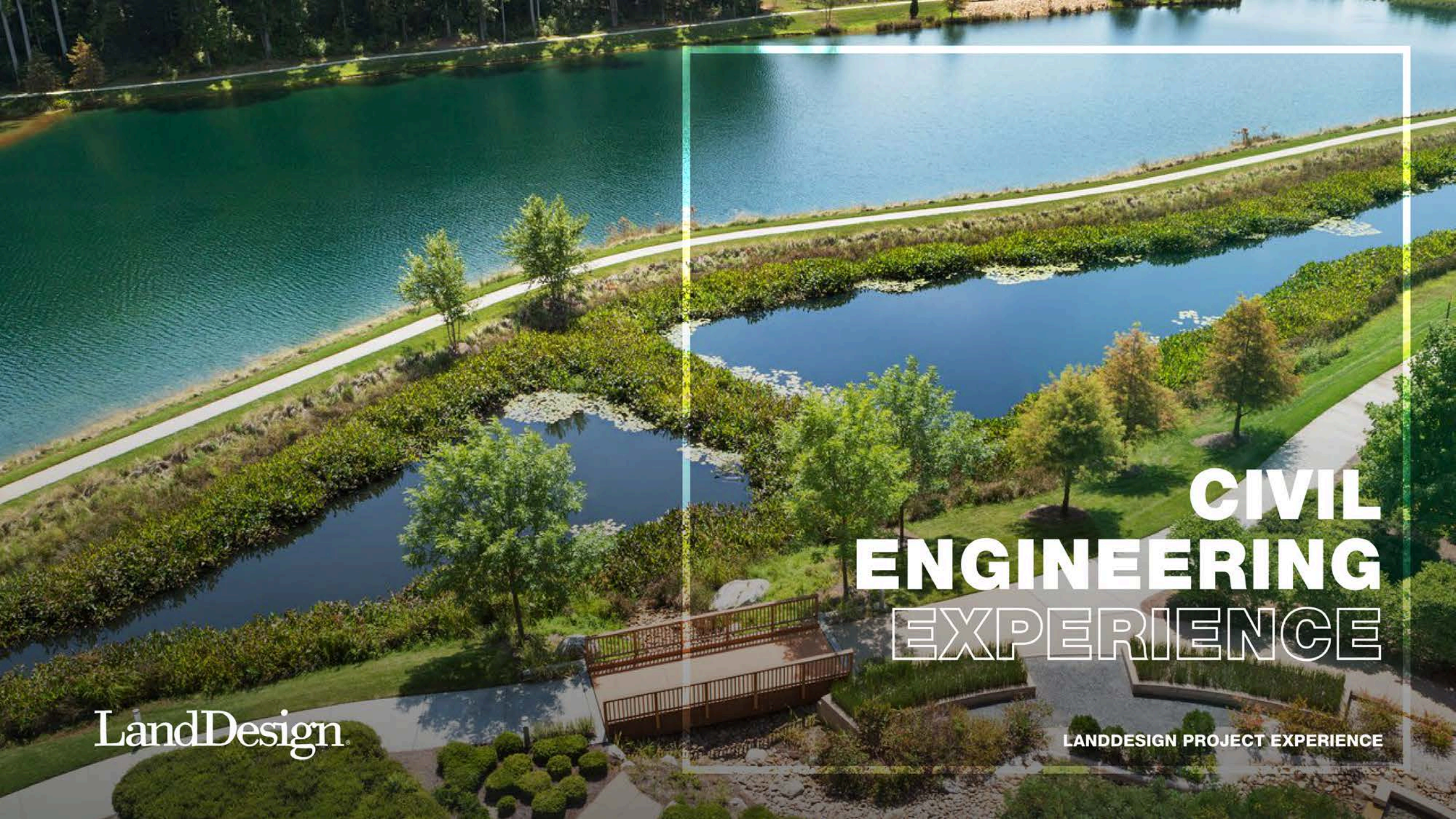
4432 BONNIE BRANCH ROAD • HOWARD COUNTY, MARYLAND
PN:2026049 | 02.17.2026

JACK SCANLON, PE | Director | Washington DC
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100' 50' 0' 100'
SCALE: 1"=100'

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*This exhibit has been scaled for presentation purposes. Full-resolution plans are available in the Broker's Buyer Folder.



CIVIL ENGINEERING EXPERIENCE

LandDesign

LANDESIGN PROJECT EXPERIENCE

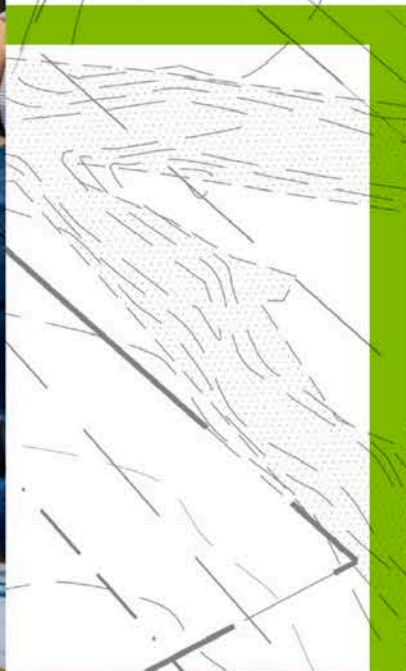


01 FIRM INTRODUCTION

LandDesign's civil engineers shape the systems that bring a place to life, combining technical expertise with design vision from the ground up.

Our engineers don't just design for code. We design for context, working closely with clients, municipalities, and design partners to deliver infrastructure that supports development, adapts to future needs, and elevates the user experience.

The art of engineering lays the groundwork for a successful story—combining practicality and creativity to deliver an infrastructure framework that supports the project vision. We anticipate challenges, identify opportunities, test feasibility, and design engineered solutions that service the short- and long-term needs of a place.



OUR CORE SERVICES

GENERAL CIVIL SERVICES

- Preliminary Site Analysis
- Site and Material Layout
- Site Grading and Drainage Design
- Sanitary Sewer Design
- Water Distribution System Design
- Erosion and Sediment Control
- Private Utility Coordination and Duct Bank Design
- Earthwork Optimization
- Construction Documents
- Specifications
- Permitting Approvals
- Lift Station Design
- Cost Estimating

TRANSPORTATION

- Roadway Design
- Greenway and Trail Design
- Multi-Modal Improvements
- PROWAG Improvements
- Traffic Control

LAND PLANNING + ENTITLEMENTS

- Due Diligence Reports
- Rezoning
- Infrastructure Master Planning
- Master Planning
- Scheduling
- Fee Estimating

LAND SURVEYING

- Land Records Research
- Boundary Surveys
- Plat Preparation
- Control Surveys
- Topographic Surveys
- Location Surveys
- Construction Stakeout
- As-Built Surveys

STORMWATER

- Storm Drainage Design
- Hydraulics and Hydrology
- Flood Studies and FEMA Mapping
- Improvement and/or Rehabilitation of Existing Systems
- Low Impact Development
- Water Quality and Detention
- Dam Design and Permitting

CONSTRUCTION PHASE SERVICES

- Contract Administration
- Construction Observation and Reporting
- Utility Coordination
- Stormwater Inspections
- Pipe Video Assessments (CCTV)
- Pay Application and Change Order Review



THE VALUE OF OUR ENGINEERING

A Trusted Partner Through Development

LandDesign has nearly five decades of interdisciplinary knowledge and experience coordinating projects from the permitting process to final design and construction phase services. Our commitment to understanding goals and anticipating needs keeps projects on schedule and within scope and budget.

Experts in Entitlement and Rezoning

We bring strategy to the conversation, expertly navigating regulatory environments and leveraging constraints as opportunities. We work with clients to develop and deliver engineering solutions that are feasible and actionable, and that add value to their project and the community.

Permitting Proficiency to Expedite Project Schedules

We recognize the importance of timing and efficiency in development. We focus on understanding the critical path of projects to strategically navigate complex permitting processes, ensuring decisions are made and expectations met for ultimate success.

On-Call: An Extension of Your Team

Our system for inspection, analysis, recommendation, and repair allows us to effectively process large and small-scale maintenance and improvement projects while maintaining flexibility to respond to critical incidents without delay.



CREATING PLACES THAT MATTER

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ZONING Section 107.0 R-ED (Residential-Environmental Development) District

Zoning



A. Purpose

The R-ED District is established to accommodate residential development at a density of two dwelling units per net acre in areas with a high proportion of sensitive environmental and/or historic resources. Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance and directing development to the most appropriate areas of a site, away from sensitive resources. To accomplish this, the regulations allow site planning flexibility and require that development proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures.

B. Uses Permitted as a Matter of Right

1. One single-family detached dwelling unit per lot.
2. One zero lot line dwelling unit per lot.
3. Single-family attached dwelling units.
4. Farming provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
5. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
6. Private recreational facilities, such as parks, athletic fields, swimming pools, basketball courts and tennis courts, reserved for use by residents of a community and their guests. Such facilities shall be located within condominium developments or within communities with recorded covenants and liens which govern and provide financial support for operation of the facilities.
7. Convents and monasteries used for residential purposes.
8. Government structures, facilities and uses, including public schools and colleges.
9. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
10. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
11. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
12. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
13. Volunteer fire departments.
14. Rooftop solar collectors.

(Bill No. 17-2021(ZRA-197), § 1, 5-6-2021)

(https://library.municode.com/md/howard_county/codes/zoning?nodeId=HOCOZORE_S107.0REENDEDI)

C. Accessory Uses

The following are permitted accessory uses in the R-ED District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.

1. Any use normally and customarily incidental to any use permitted as a matter of right in this District. Accessory Structures are subject to the requirements of Section 128.0.A.
2. Accessory apartments, subject to the requirements of Section 128.0.A., provided that:
 - a. The area of the lot is at least 12,000 square feet;
 - b. Except for an exterior entrance and necessary parking area, there shall be no external evidence of the accessory apartment; and,
 - c. The accessory apartment shall have no more than two bedrooms.
3. Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and further provided that one unit shall be allowed for each 50 acres of that parcel.
4. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
5. Home occupations, subject to the requirements of Section 128.0.C.
6. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.

7. Parking:

- a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
 - b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.
8. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller, such storage shall be limited to the following:
 - a. One recreational vehicle with a length of 30 feet or less; and
 - b. One boat with a length of 20 feet or less.
 9. Farm stand, subject to the requirements of Section 128.0.I.
 10. Snowball stands, subject to the requirements of Section 128.0.D.
 11. Home-based contractors on lots larger than two acres, subject to the requirements of Section 128.0.C.2.
 12. Small Wind Energy System, building mounted, on single-family detached dwellings and non-residential structures only, subject to the requirements of Section 128.0.L.
 13. Residential Chicken Keeping, subject to the requirements of Section 128.0.D.
 14. Accessory ground-mount solar collectors.
 15. Livestock on residential lots or parcels, subject to the requirements of Section 128.0.D.
 16. Community Supported Agriculture, subject to the requirements of Section 128.0.I.
 17. Accessory storage buildings and shipping container, as accessory storage structures, subject to the requirements in Section 128.0.D.

D. Bulk Regulations

(Also see Section 128.0.A, Supplementary Bulk Regulations, and 128.0.G., Alternative Regulations for Traditional Residential Neighborhoods.)

1. The following maximum limitations shall apply:

a. Height

(1) Principal structure34 feet

However, the maximum height for single-family attached

Dwellings with gable, hip or gambrel roofs shall be40 feet

(2) Accessory structure15 feet

b. Lot coverage for structures within single-family attached projects developed with one dwelling unit per lot60%

c. Density: 2 dwelling units per net acre

d. Maximum units per structure—single-family attached.....8 units per structure

2. Minimum lot size requirements

a. Single-family detached dwellings6,000 sq. ft.

b. Except zero lot line dwellings4,000 sq. ft.

c. Single-family semi-detached dwellings4,000 sf

3. Minimum lot width at building restriction line

a. Single-family detached dwellings50 feet

b. Except zero lot line dwellings40 feet

c. Single-family semi-detached dwellings40 feet

4. Minimum setback requirements

a. From external public street right-of-way—all structures and uses75 feet

b. From internal public street right-of-way—all structures and uses

(1) Front or side20 feet

(2) Rear

(a) Accessory structures on single-family detached lots10 feet

(b) Other20 feet

(3) Uses (other than structures), excluding uses in single-family detached development projects and parking for single-family attached dwellings20 feet

c. From project boundaries—

(1) Structures and uses in single-family attached development projects50 feet

except adjoining single-family detached developments75 feet

(2) Structures in single-family detached developments30 feet

(3) Other structures and uses50 feet

d. From lot lines—structures and uses in all development projects except single-family attached:

(1) Principal structures

(a) Front20 feet

(b) Side7.5 feet

Except zero lot line dwellings0 feet

A minimum of 15 feet must be provided between structures

(c) Rear25 feet

(2) Detached accessory garages or sheds

(a) Front20 feet

(b) Side0 feet

(c) Rear0 feet

(3) Other accessory structures

(a) Front20 feet

(b) Side7.5 feet

(c) Rear5 feet

(4) Uses (other than structures) in all development projects except single-family detached or attached20 feet

5. Minimum distances between single-family attached buildings, or between single-family attached buildings and single-family detached dwellings:

a. Face to face30 feet

b. Face to side/Rear to side30 feet

c. Side to side15 feet

d. Rear to rear60 feet

e. Rear to face100 feet



E. Moderate Income Housing Units

At least 10% of the dwellings in each R-ED development shall be Moderate Income Housing Units. Multi-plex units that are comparable in size to surround dwellings are permitted on a single-family detached lot.

F. Approval of the Preliminary Equivalent Sketch Plan by the Planning Board

1. For developments in the R-ED District requiring a Sketch Plan, a preliminary equivalent sketch plan must be approved by the Planning Board.
2. The Planning Board, before acting upon the preliminary equivalent sketch plan, shall receive comments from the Department of Planning and Zoning and the Subdivision Review Committee and shall hold a public hearing.
3. A preliminary equivalent sketch plan submitted for review shall include all of the information required by the Subdivision and Land Development Regulations of the Howard County Code as well as the following information:
 - a. The existing environmental and historic resources of the site, including: streams, wetlands and their buffers; extent and quality of existing vegetation, especially tree cover, steep slopes; historic structures and their landscape setting; and the scenic qualities of the site.
 - b. The location of proposed improvements in relation to the resources cited above.
 - c. The location and amount of sensitive areas which will be disturbed by structures, paved surfaces, and infrastructure, if any, and plans for minimizing such disturbances.
 - d. The location and amount of grading and clearing.
 - e. Plans for minimizing site disturbance and preserving the existing topography, vegetation and landscape character.
 - f. Documentation indicating how the proposed development will comply with the requirements of the Howard County Forest Conservation Program.
 - g. The proposed construction practices and post-construction site maintenance strategies to minimize development impacts on forest and other resources.
 - h. Proposed open space, easements, and other forms of permanent protection for sensitive areas, forest conservation areas, or other on-site resources such as historic structures and settings.
4. The Planning Board may approve, approve with modifications and/or conditions attached, or disapprove the preliminary equivalent sketch plan, stating the reasons for its action. The Planning Board's decision shall be based upon the criteria given in Subsection F.6 below.
5. The Planning Board may, at the time of approval of the preliminary equivalent sketch plan, require the subsequent approval by the Board of a Site Development Plan for all or a portion of the development.
6. The following criteria shall be used in evaluating preliminary equivalent sketch plans:
 - a. The proposed lay-out of lots and open space effectively protects environmental and historic resources.
 - b. Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.
 - c. Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.





G. Approval of the Site Development Plan by the Planning Board

1. Planning Board approval of a Site Development Plan is required if:

- a. A sketch plan is not required for the development; or
- b. The Board has reserved for itself the authority to approve the Site Development Plan; or
- c. The Site Development Plan is for the development of buildings on an open space lot; or
- d. The proposed development differs from the approved preliminary equivalent sketch plan in one of the following ways:
 - (1) The limits of clearing and grading are such that the development will impact a significantly larger area of the site than indicated on the sketch plan.
 - (2) The development will have a greater adverse impact on environmentally sensitive areas than indicated on the sketch plan.

2. The Planning Board may approve, approve with modifications and/or conditions attached, or disapprove the Site Development Plan, stating the reasons for its action. The Planning Board's decision shall be based upon the criteria listed in Section 107.0.F.6 above.

3. Minor additions and modifications to Site Development Plans approved by the Planning Board and meeting the criteria below shall not require Planning Board approval. Also, minor new projects which have been granted a waiver of the Site Development Plan requirement by the Director of Planning and Zoning do not require Planning Board approval. However, all changes of use which require exterior site alterations require Planning Board approval.

Minor projects not requiring Planning Board approval:

- a. Minor additions to structures, with a floor area no larger than 10% of the existing floor area of the structure, not to exceed 1,000 square feet.
- b. Minor new accessory structures if the location does not interfere with existing site layout (e.g. circulation, parking, loading, storm water management facilities, open space, landscaping or buffering.)
- c. Clearing or grading that does not exceed 2,000 square feet in area.
- d. House-type revisions to approved Site Development Plans for single-family detached developments and for no more than 25% of the total number of dwelling units on the Site Development Plans for single-family attached or apartment developments.
- e. Similar minor modifications as determined by the Department of Planning and Zoning.

H. Density Exchange for Neighborhood Preservation Parcels

1. Sending Parcel for the Neighborhood Preservation Density Exchange Option:

A parcel qualifying with the criteria for residential infill development as defined in Section 16.108(b) of the Subdivision and Land Development Regulations or parcels principally used for a Swimming Pool, Community, as defined in the Zoning Regulations may be sending parcels for the Neighborhood Preservation Density Exchange Option in accordance with the requirements of Section 128.0.K of the Zoning Regulations.

2. Receiving Parcel for the Neighborhood Preservation Density Exchange Option:

A parcel may be developed as a receiving parcel under the Neighborhood Preservation Density Exchange Option at a bonus of up to 10% more dwelling units than would be achievable based on net density in the R-ED District, in accordance with the requirements of Section 128.0. of the Zoning Regulations.

I. Other Provisions

1. Development Under R-20 Regulations

a. Land in the R-ED District may be developed pursuant to the R-20 District regulations in their entirety, if the property to be developed is either:

- (1) A lot or group of contiguous lots with a combined total lot area of less than 100,000 square feet; or
- (2) A lot of any size which has not been subdivided since October 18, 1993 and which is improved or proposed to be improved by a single-family detached dwelling.

b. Land developed pursuant to this Section is not subject to the R-ED District regulations, including the requirement for Planning Board review.

2. A zero lot line dwelling unit, detached garage or shed may be located on the property line provided that no part of the building shall protrude onto the adjoining lot, and provided that at the time of recordation of the Final Subdivision Plan, easements shall be recorded to permit access to the adjoining lot for purposes of maintenance to the side of any zero lot line dwelling, garage or shed which faces a side yard of less than seven and one-half feet. Further, a maintenance agreement shall be included in the deed where appropriate.

3. Conservation Easements

a. Conservation easements used to protect environmentally sensitive land in the R-ED District shall be approved by the Department of Planning and Zoning and shall be recorded at the time of recordation of the final plat. Easements shall run with the land, shall be in full force and effect in perpetuity, and shall describe and identify the following:

- (1) Location, size, and existing improvements on the parcel covered by the easement.
- (2) A prohibition on future use or development of the parcel for uses incompatible with the conservation easement.
- (3) A prohibition on future subdivision of the parcel.
- (4) Provisions for maintenance of the parcel.
- (5) Responsibility for enforcement of the easement agreement.
- (6) Provisions for succession in the event that one of the parties to an easement agreement ceases to exist.

b. At least one of the following entities shall be parties to the easement in addition to the property owner:

- (1) Howard County government;
- (2) Maryland Environmental Trust or Maryland Historical Trust;
- (3) A land conservation organization approved by the County Council.



J. Conditional Uses

Conditional Uses in the R-ED District are subject to the detailed requirements for Conditional Uses given in Section 131.0. For the list of permitted Conditional Uses, refer to the chart in Section 131.0.

K. Regulations for ALPP Purchased Easements

1. Uses on ALPP purchased easements shall be in accordance with Section 106.1.b through section 106.1.D, provided, however, for the allowable accessory uses listed in Section 106.1.C.1, only those uses which are eligible as potential farm uses in the R-ED District, as specified in section 128.0.I, are permitted, and for the allowable Conditional Uses listed in Section 106.1.d.1.A, only those uses which are eligible as Conditional Uses in the R-ED District, as specified in section 131.0.N, are permitted.

2. Bulk Requirements for ALPP Purchased Easements

On Howard County ALPP Purchased Easement properties, lots may be created pursuant to the applicable Howard County laws and regulations governing the easement, subject to the following requirements.

a. The following requirements shall apply instead of the requirements of Section 107.0.D.2:

Lot size:

Maximum1 acre

Minimum 40,000 square feet

b. For properties not served by public water and sewer the one acre maximum lot size required by this section may be increased up to a maximum of 1.2 acres provided that:

(1) The location of the proposed lot has been approved by the Howard County Agricultural Land Preservation Board; and

(2) The Department of Planning and Zoning determines that:

(a) The increase in lot size is necessary to accommodate the Health Department approved locations for the sewage disposal easement and well; and

(b) The proposed lot is a regularly shaped lot in accordance with Section 16.120 (b) of the Howard County Code.

(3) The increase in lot size shall be approved:

(a) By the Department of Planning and Zoning as an Administrative Adjustment pursuant to Section 100.0.F of the Zoning Regulations; or

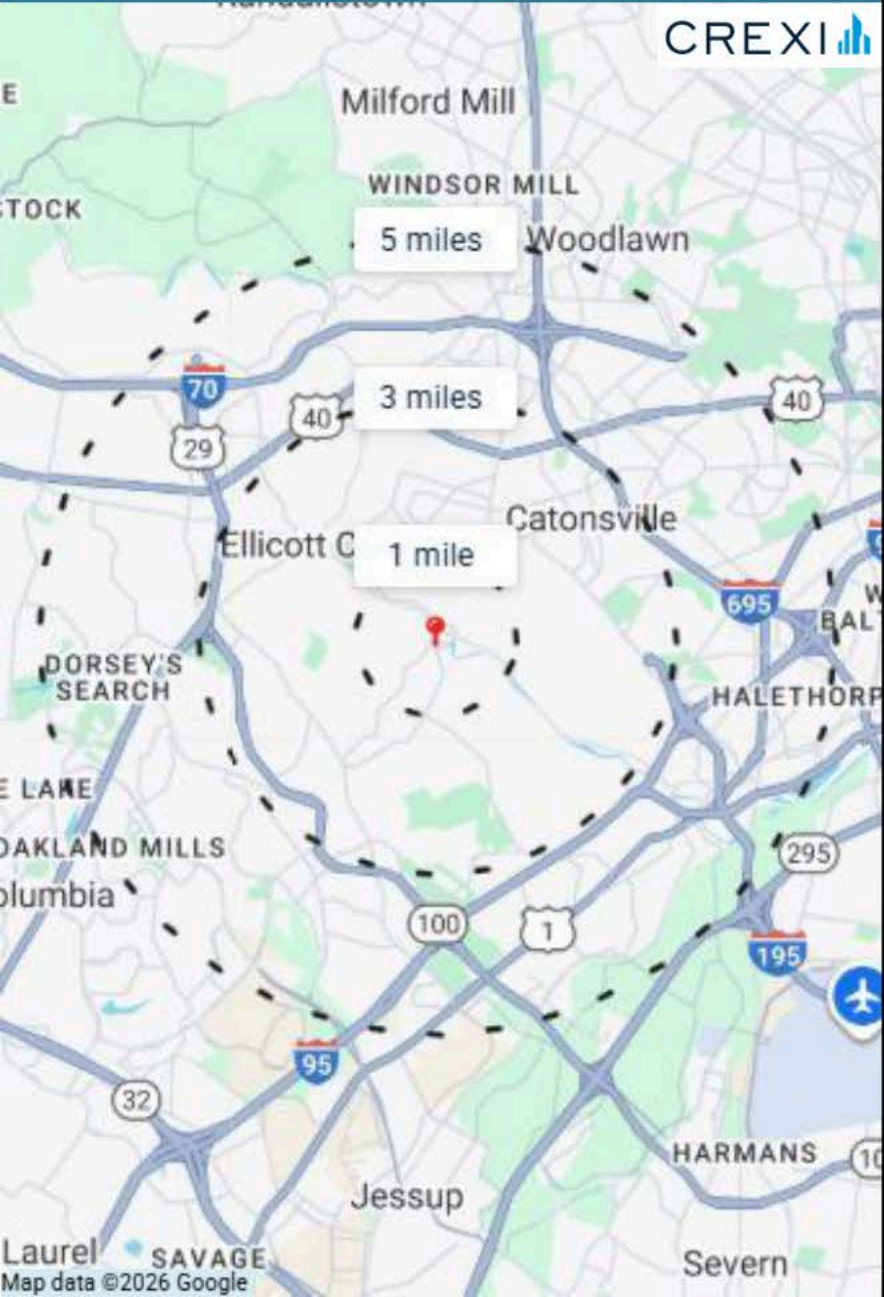
(b) By the Hearing Authority as a variance pursuant to Section 130.0.B of the Zoning Regulations.

3. Sections 107.0.E through 107.0.I are not applicable.

(Bill. No. 54-2014(ZRA-152), § 1, 4-6-2015)



Demographics



Category	Subcategory	1 Mile	3 Miles	5 Miles
Population	2023	16,232	132,235	344,756
Population	2022	17,030	133,443	345,124
Population	2021	16,879	132,978	341,605
Population	2020	16,335	130,213	336,419
Population	2019	17,984	135,227	333,180
Household Income	2023 Median Income	\$ 194,416	\$ 130,461	\$ 104,186
Household Income	Under \$25k	160	3,657	13,406
Household Income	\$25k - \$50k	314	4,632	16,983
Household Income	\$50k - \$100k	892	10,394	33,161
Household Income	\$100k - \$150k	712	8,399	24,575
Household Income	Above \$150k	3,629	20,570	43,244
Age	2023 Median Age	44	38.2	37.9
Age	Under 20	4,493	36,542	89,564
Age	20 - 25	714	7,918	19,556
Age	25 - 45	3,143	35,025	98,022
Age	45 - 65	5,027	33,244	84,336
Age	Over 65	2,354	16,294	43,814
Housing Occupancy	2023 Ratio	88:01:00	31:01:00	20:01
Housing Occupancy	Occupied	5,643	46,180	125,201
Housing Occupancy	Vacant	64	1,472	6,168
Renter To Homeowner	2023 Ratio	1:15	2:05	11:20
Renter To Homeowner	Renters	346	13,355	47,672
Renter To Homeowner	Homeowners	5,361	34,297	83,697

Catoonsville 635



Ellicott City



**SUBJECT
PROPERTY**

Contact Information

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