

The Claremont Group

58M CLAREMONT AIRPORT
DEVELOPMENT



166 RAINTREE LN, ELKTON, MD 21921, UNITED STATES

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About Us

Airport Dev.

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About Us

The Claremont Group brings over 35 years of global experience in real estate, development, and operations, with a proven track record of \$150million+ in capital gains across the U.S., Europe, and Asia. Our portfolio spans luxury hotels, residential properties, commercial warehousing, airports, sports venues, yachts, and tech ventures.

Claremont Airport (58M) in Elkton, Maryland, is a key asset in our aviation strategy—combining prime location, infrastructure potential, and long-term value. Our deep ties to the global sports and entertainment world—through partnerships with top athletes and high-profile figures—further position the airport as a platform for exclusive, high-visibility investments and elite access.



58M Claremont Airport Development

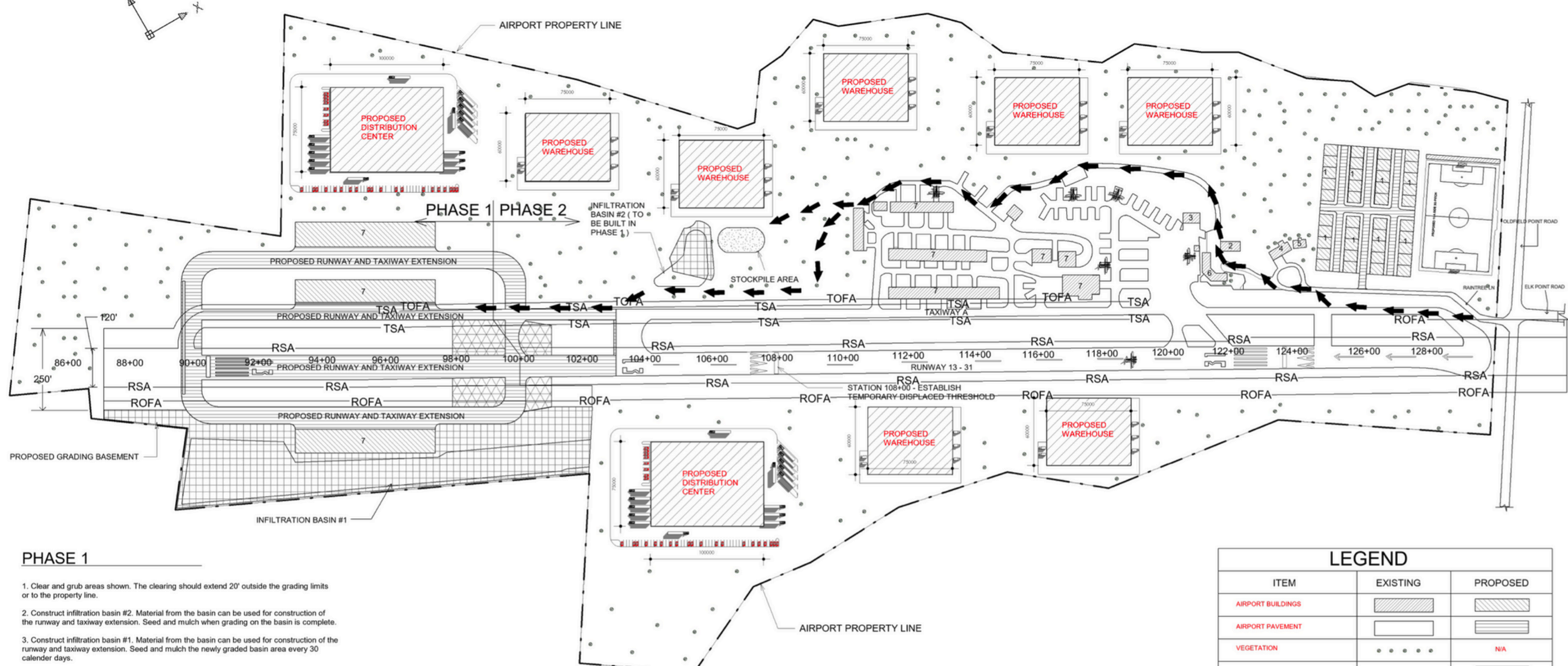
In 2012, Perry, sole owner of The Claremont Group, acquired what was formerly Cecil County Airport—now Claremont Airport—located at 166 Raintree Lane, Elkton, Maryland. Ideally positioned between Philadelphia, Baltimore, and New York City, and just minutes from the I-95 corridor, the airport offers direct access to some of the East Coast's most dynamic economic regions.

After operating self-sufficiently for over a decade, Claremont Airport is now a central focus of The Claremont Group's development strategy. Zoned for aviation, commercial, and residential use, the property presents a rare opportunity for multi-sector expansion.

Plans include extending the runway to accommodate light jets, building modern hangars, developing temperature-controlled warehouses for medical logistics, and expanding the existing residential footprint.

With its strategic tri-state location, flexible zoning, and bold vision for growth, Claremont Airport is set to become a premier hub for private aviation, high-value distribution, and elevated living.



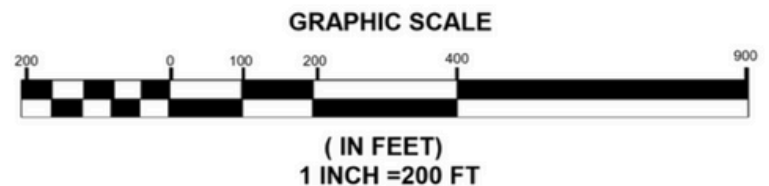


PHASE 1

1. Clear and grub areas shown. The clearing should extend 20' outside the grading limits or to the property line.
2. Construct infiltration basin #2. Material from the basin can be used for construction of the runway and taxiway extension. Seed and mulch when grading on the basin is complete.
3. Construct infiltration basin #1. Material from the basin can be used for construction of the runway and taxiway extension. Seed and mulch the newly graded basin area every 30 calendar days.
4. Start placing fill for the runway and taxiway extension at the west and (station 86+75 +/-) and work toward the east. All fill slopes should be seeded, mulched and covered with erosion control mulch blanket as they are completed.
5. All work can be completed during day light hours with the airport remaining open except that which is within the Runway 13 approach surface. Work in this area must be done at night with the airport closed.
6. Place fill on the runway and taxiway up to rough subgrade level. Do not place seed and mulch on the runway and taxiway extension.

PHASE 2

1. Establish the temporary displaced threshold at the location shown
2. Remove existing runway pavement from Station 99+98.60 to station 103+00 by milling the pavement only. Allow the subbase to remain.
3. Clear and grub all areas shown. The clearing should extend 20' outside the grading limits.
4. Remove material from the borrow area and finish the grading for the runway and taxiway extension.



PHASE LEGEND

- PHASE 1 CLEARING AREA
- PHASE 2 CLEARING AREA
- RUNWAY 13 APPROACH AREA

LEGEND

ITEM	EXISTING	PROPOSED
AIRPORT BUILDINGS		
AIRPORT PAVEMENT		
VEGETATION		N/A
INFILTRATION BASIN	N/A	
PROPERTY LINE		N/A
CONSTRUCTION ACCESS	N/A	
RUNWAY SAFETY AREA	RSA	RSA
TAXIWAY SAFETY AREA	TSA	TSA
RUNWAY SAFETY OBJECT FREE AREA	ROFA	ROFA
TAXIWAY OBJECT FREE AREA	TOFA	TOFA
RESIDENTIAL BLOCKS	1	1
WORKSHOP	2	2
FUEL STATION	3	3
THREE APARTMENTS	4	4
FIVE BED HOUSE	5	5
TERMINAL BUILDING	6	6
HANGARS	7	7

Runway Extension

Claremont Airport currently features a 2,989 x 70 ft. (911 x 21 m) asphalt runway. To meet growing demand and expand operational capacity, The Claremont Group plans to extend the runway to 3,719 x 70 ft., enabling the airport to support light jet traffic.

This pivotal upgrade will open the door to the private aviation sector—positioning Claremont Airport as a preferred destination for athletes, celebrities, and high-net-worth individuals seeking exclusive, convenient air travel.

Pending planning approval (hearing scheduled for April 28, 2025), construction is expected to begin in May 2025, marking the first phase of a bold transformation into a modern private aviation hub.



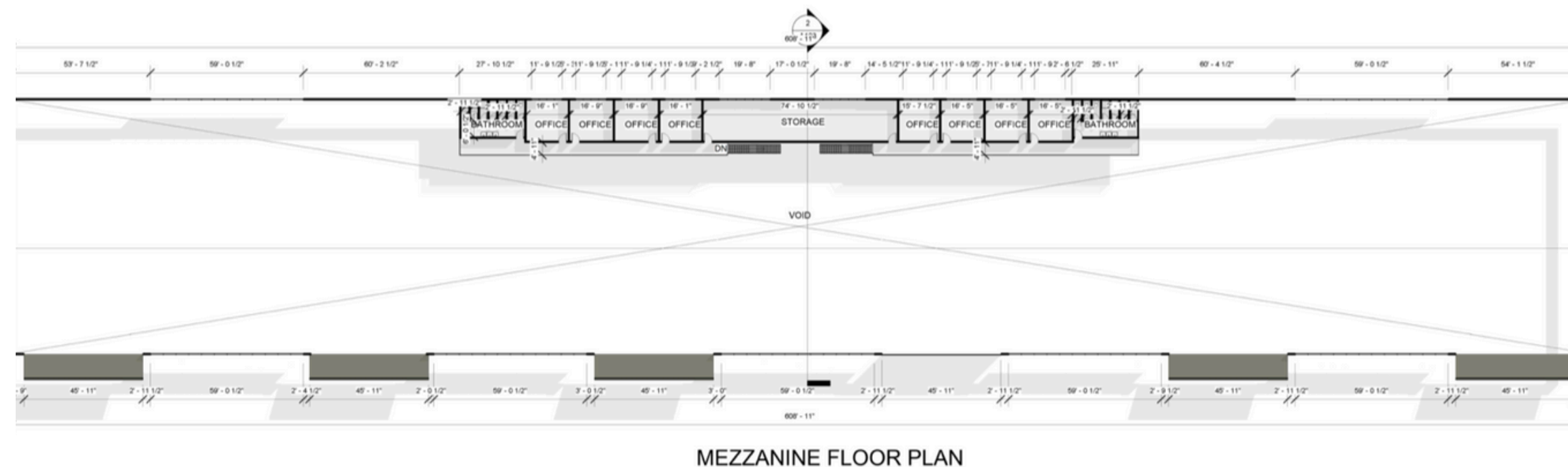
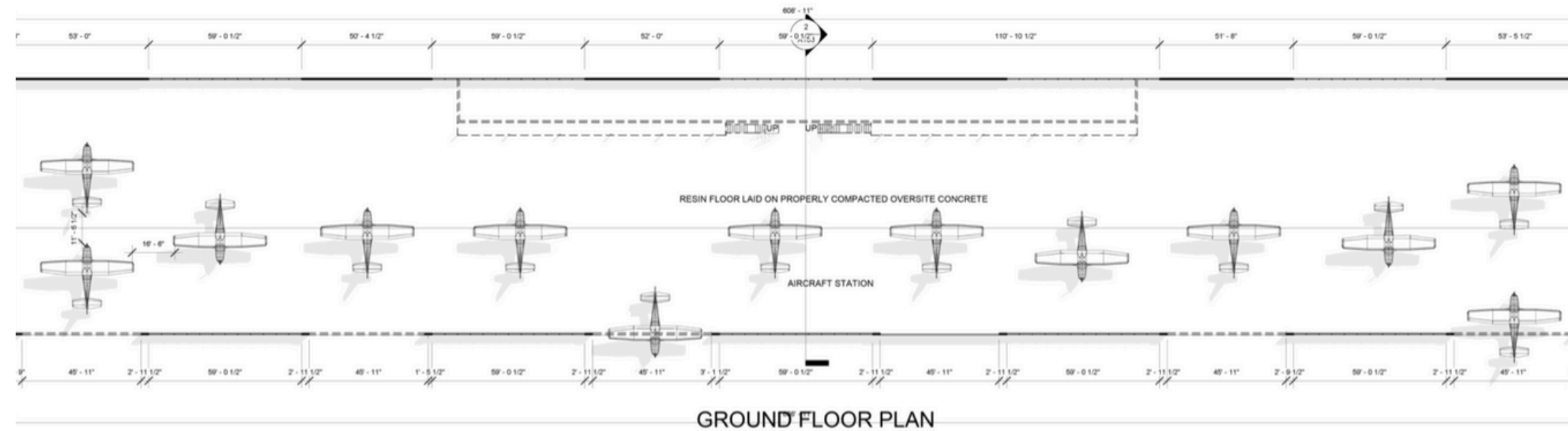
Hangars

Claremont Airport is set to develop 7 modern, state-of-the-art aircraft hangars, spanning up to 60,000 sq. ft., designed to meet the evolving needs of private and commercial aviation.

With an estimated cost of \$1m, value of \$9m, and projected annual revenue of \$300,000 to \$500,000 per unit, the hangar development presents a strong return on investment.

As global demand for aviation infrastructure rises—the aircraft hangar market is projected to grow from \$1.04 billion in 2022 to \$1.62 billion by 2029—Claremont is well-positioned to capitalize on this upward trend.

Planning submission is targeted for Q3 2025, with construction anticipated to begin in Q4 2025.

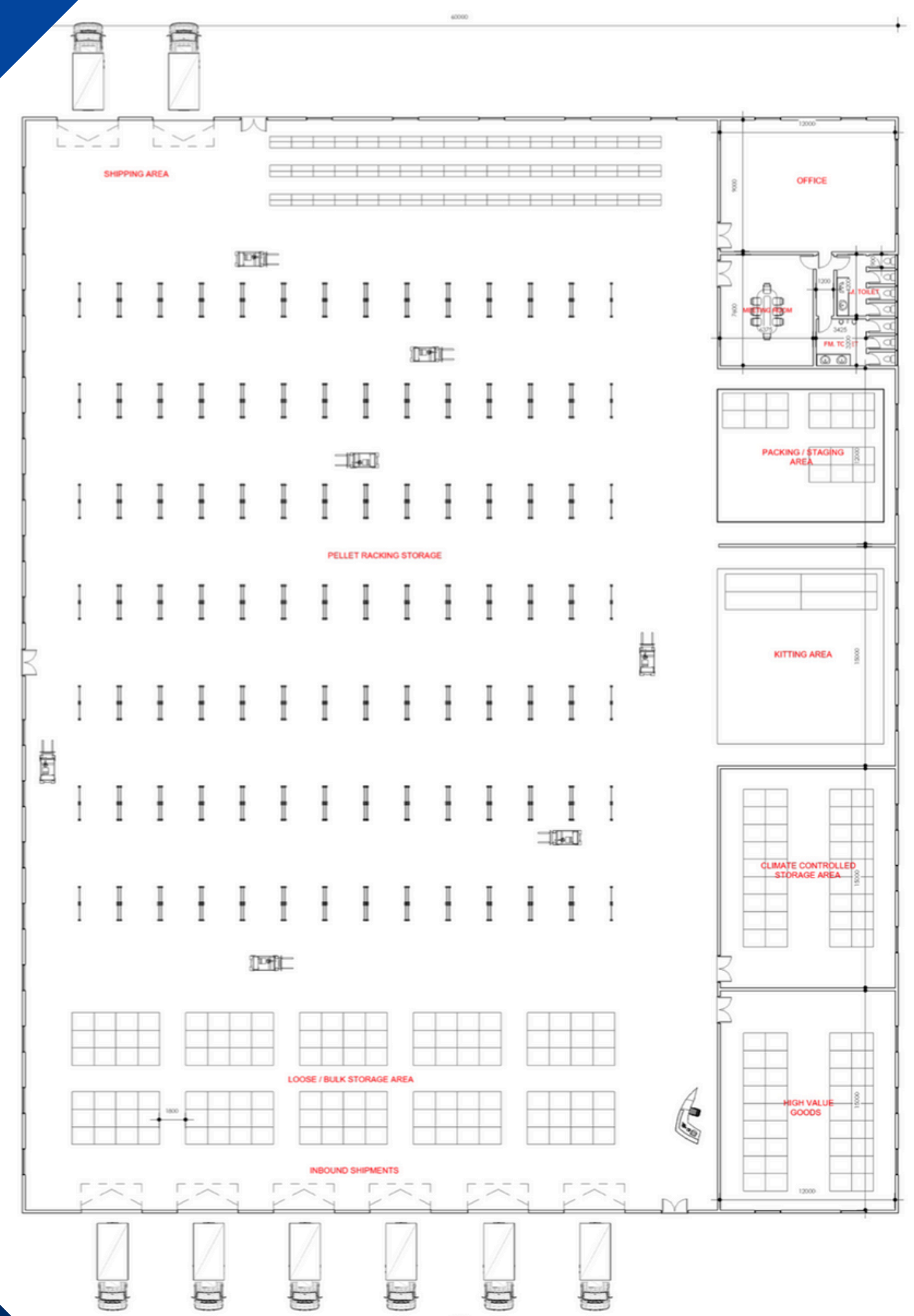


Commercial

Claremont Airport is set to become a key player in medical logistics with the development of temperature-controlled warehouses to support cold chain distribution of pharmaceuticals, vaccines, and critical supplies. Strategic partnerships with industry leaders such as UPS Healthcare, Air Methods, and McKesson are in focus to anchor operations.

The site offers up to 2.8 million sq. ft. of buildable space, including two 85,000 sq. ft. distribution centers and seven 48,000 sq. ft. warehouses. Estimated build costs range from \$6.5M to \$9.6M, with potential sale values up to \$14.8M and projected annual returns of 8–9%. Revenue potential is estimated at \$30–\$60 per sq. ft.

Planning submission is targeted for Q3 2025, with construction to begin in Q4 2025.



Residential

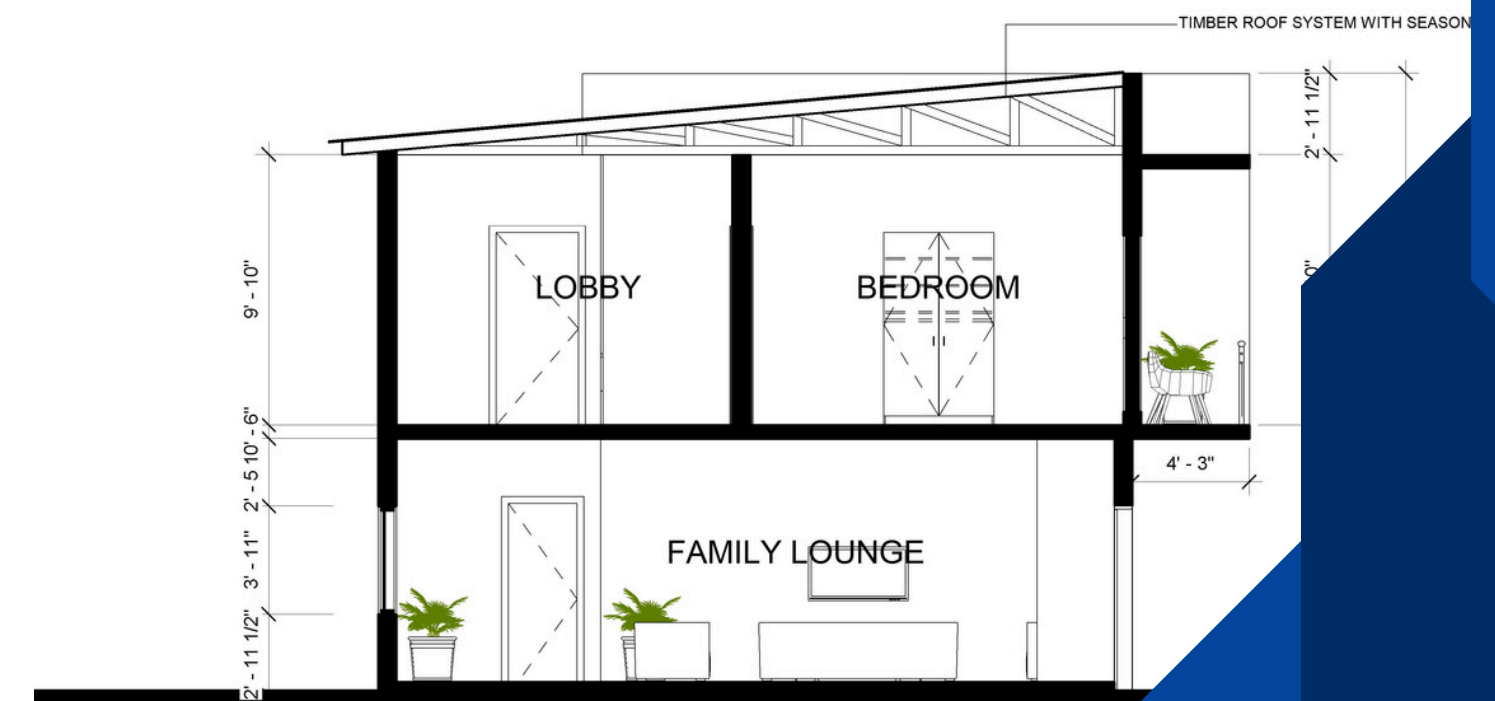
Claremont Airport already includes existing residential units, with plans to expand the offering with 40 new premium two- and three-bedroom apartments ranging from 800 to 1,200 sq. ft. Located just steps from airport operations, these units are designed for aviation professionals and high-end tenants seeking convenience and elevated living.

Estimated build cost totals \$10 million (\$250,000 per unit), with potential sale values ranging from \$350,000 to \$500,000, equating to a total projected sale value of \$14 million to \$20 million. Monthly rental income per unit is expected between \$2,300 and \$4,100, generating a total potential annual revenue of \$1.1 million to \$1.97 million.

Planning submission is scheduled for Q3 2025, with construction expected to commence in Q4 2025.



SECTION A - A



SECTION B - B

Contact Us

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