

**UPDATED
DEVELOPMENT
TERMS**

CORRIDOR CENTER

CONTEE ROAD, LAUREL, MARYLAND 20707

A 28 ACRE MIXED-USE RESIDENTIAL DEVELOPMENT OPPORTUNITY



NAI KLNB

Commercial Real Estate Services, Worldwide.
A division of KLNB, founded in 1968.

Global Solutions. Local Expertise.

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OFFERING PACKAGE DISCLOSURES

KLNB LAND is the exclusive agent for the sale of Corridor Center, located at the intersection of Interstate 95 and MD Route 198 in the City of Laurel.

All inquiries should be addressed to:

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The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the Corridor Center described herein and is not to be used for any other purpose or made available without the expressed written consent of Stephen J. Ferrandi and NAI/KLNB.

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EXECUTIVE SUMMARY

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KLNB LAND is pleased to present for your consideration Corridor Center, an exceptionally well-located mixed-use community of 469 density units, conveniently positioned in the southeast corner of I-95 and Rte 198 in Laurel, Maryland.

As the enclosed aerial photographs demonstrate, the property is located at the border to Konterra, a 2200-acre master planned community, and will be accessible from the InterCounty Connector (ICC), in addition to the current I-95 and Rte 198 interchange. As part of the ICC-related infrastructure upgrade, Contee Road and Van Dusen Road will be improved, providing easy additional access to the property.

The Seller successfully annexed this 28-acre assemblage into the City of Laurel in order to have the property developed to its maximum capacity. Once the property was annexed, the Seller obtained a PUD Mixed-Use Overlay designation to allow for the current density.

Today, the Seller has the flexibility to develop the property with a wide variety of “For Sale” and “Rental” product types on behalf of the contract purchaser. The zoning does limit any rental component to 250 units. It is expected that the property will yield approximately 200 town house lots in addition to any other mix of product.

It is the goal of the Seller to work collaboratively with the Buyer to design a stellar community, featuring a mix of residential unit types. The zoning overlay allows (but does not mandate) that the property can be developed with the following product types: single family homes, town homes, villas, apartments, and/or condominiums.

The Seller is making the assemblage available for purchase in its entirety or in two parcels (allowing for the possibility of two buyers). The parcels will most likely be developed in two phases.

Parcel 1 – 24 acres, slated for a maximum of 219 town homes.

Parcel 2 – 4 acres, slated for a maximum of 250 apartment units.

Once a Buyer has been secured, the Seller will work to create an approved site development plan featuring the mix in terms of both quantity and product type of housing units that is acceptable to both the Buyer and Seller.

The Seller is prepared to deliver the Corridor Center project under the following options.

1. Bulk sale “As-Is.”
2. Bulk sale at record ready – the Seller can obtain all approvals. Prior to the issuance of record plat and posting of bonds, the Seller will settle with the Buyer on the Property.
3. The Seller will develop the Property on behalf of the Buyer and deliver lots under a mutually agreed-upon takedown schedule.
4. The Seller will allow the Buyer or mutually agreed-upon developer to finish the lots on behalf of the Buyer and settle on the Property under a phased take down schedule by section.



OFFERING TERMS AND CONDITIONS

EXECUTIVE SUMMARY

- PRICE:** At the Seller's direction, this property is being marketed to a limited number of potential buyers without a price. Please submit your offer on the property based on what you are prepared to pay per lot by product type. Please indicate whether you want the Seller to deliver the property to you under a bulk takedown or phased takedown schedule. Give as much detail as possible to assist the Seller in comparing offers.
- TERMS:** The Seller is open to a wide variety of settlement options. Please elaborate on what you require.
- DEPOSIT:** The Buyer will release to the Seller a Deposit in the amount of 7% of the contract purchase price at the completion of the due diligence period. In some scenarios, the deposit can be used by seller to achieve some of the purchase options, as referred to in points 2, 3, and 4 above.
- DUE DILIGENCE PERIOD:** The buyer will have a 45-day study period from a fully executed contract of sale.
- SETTLEMENT:** The Seller is open to a wide variety of settlement options. Please elaborate on what you require.
- BROKERAGE COMMISSION:** KLNb is being compensated directly by the Seller. If you are represented by a real estate brokerage, you are requested to compensate them directly.



AREA GROWTH IMPACT

THE IMPACT OF BRAC ON FORT MEADE AND THE SURROUNDING COMMUNITIES

The Fort Meade area is bracing for astounding growth with the advent of two key programs: the Pentagon's base realignment and closure program (known as BRAC) and the establishment of the National Security Agency's U.S. Cyber Command headquarters (CYBERCOM).

BRAC

BRAC is bringing significant changes to the area surrounding the Fort George G. Meade military base in Maryland (located between Washington, DC, and Baltimore). Personnel from multiple federal agencies in New Jersey and Virginia are being relocated to Fort Meade as part of a streamlining program. To accommodate the massive influx of employees, the government has redeveloped a substantial portion of the military base into a secure business park.

As the Pentagon continues to relocate operations from Northern Virginia to Fort Meade, the impact on the area in terms of jobs and new housing will be tremendous. According to David Bullock, a representative of the Defense Information System Agency (DISA), "We're moving roughly 4,400 people that are either military, civilian, or contractors for whom we provide space. There's another 4,000 to 5,000 contractors who directly support our headquarters' operation."

It is expected that many of those transferred to Maryland from Virginia will initially commute to Fort Meade; however, experts believe that commuters will eventually purchase homes in the area. As DISA's David Bullock explained at a recent press conference, "We expect this to be a commuting event initially, but we expect that over five years, the 75%-Virginia / 25%-Maryland demographics we started with -- we expect that to flip." He further stated that contractors tend to move closer to the agencies they support.

DISA's move began in January of this year and will continue through the end of the summer. Some 150 to 200 DISA employees will be moved every weekend, adding up to a total of 4,372 new arrivals. Over the next few years, DISA will move 75% of its total workforce to Fort Meade.

By September 30, 2011, it is estimated that BRAC will have brought the number of people working at Fort Meade to 48,000.

In addition to DISA, thousands of additional workers from the Defense Media Activity and the co-location of the Defense Adjudication Program will be in place by this fall, resulting in a total of 5,695 jobs at Fort Meade this year. By September 30, 2011, BRAC will have brought the number of people working at Fort Meade to 48,000. Early estimates suggested that BRAC may provide jobs for as many as 60,000 military and civilian contractors.

NSA AND CYBERCOM

Apart from the other entities relocating under BRAC, the National Security Agency (NSA) is also located at Fort Meade. The scale of operations at the NSA is difficult to determine from unclassified data. Even the number of employees at the agency is considered a state secret. The best available jobs-indicator is the roughly 18,000 parking spaces visible in aerial photos of the site. It is expected that the NSA will continue to grow rapidly as the US fights the global war on terrorism, thus defining the agency an increasing provider of jobs in the area.

CYBERCOM is also expected to be a significant player in the local job market. The Pentagon reported that about 1,000 people will work at Cyber Command, most shifting over from existing task forces. Rounding out the statement on the number of military personnel working at CYBERCOM, Gov. Martin O'Malley (D) said that the total command is expected to exceed 21,000 employees. "With the establishment of this Command in Maryland, we continue to strengthen our position as a global hub for cyber security," O'Malley said. "This emerging industry not only helps protect our national security, but it provides for endless economic opportunity and job creation."

FORT MEADE JOB GROWTH MEANS HOUSING FOR ITS EMPLOYEES

With the ramping up of BRAC, the NSA, and CYBERCOM, we are undoubtedly positioned to see extraordinary growth and market conditions, particularly for the housing industry. According to predictions, the area housing market will be characterized by two important factors: 1) a shortage of housing, and 2) an atypically prosperous local workforce. According to a BRAC study by Sage Policy Group, "there will not be enough available housing inventory to accommodate all those who would be expected to seek housing." This predicted housing shortage will create an isolated and competitive local real estate market – one which will be made even more remarkable by the slanted demographics of the new buyers. Consider this point: although the education levels of Fort Meade job seekers will range from high school to Ph.D., the *BRAC Higher Education Study* indicates that the workforce will be characterized by a higher-than-average education. To understand what a higher-than-average level might mean, look to a survey by DISA, which indicates that more than 50% of its employees have a bachelor's degree, and 32% have a master's degree. Assuming that other local agencies also have 80+% of their employees holding post-secondary degrees, Fort Meade could be arguably one of the most educated places on earth -- making for an interesting and distinct homebuyer group.

FULFILLING THE HOUSING NEEDS OF A NARROWLY-DEFINED CONSUMER GROUP

If, as the saying goes, an educated consumer is also a discerning consumer, then, when it comes to housing, the new Fort Meade workforce is going to want to live in an exceptional residential community when they relocate. Because they enjoy an income level that allows them to live close to where they work, Fort Meade employees will shop within a

tight radius. And with the absence of significant competition, Corridor Center will be the neighborhood of choice: the exceptional community with the ideal commute. When you examine all the factors, Corridor Center is the perfect fit for the new Fort Meade workforce.



PROPERTY DESCRIPTION

Maryland Department of Assessments and Taxation
Real Property Data Search (vww3.1)
PRINCE GEORGE'S COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 10 Account Number - 0993329

Owner Information

Owner Name: MATOVCIK, RONALD A ETAL **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 357 EDGEWATER RD **Deed Reference:** 1) / 6310/ 360
PASADENA MD 21122-5623 2)

Location & Structure Information

Premises Address **Legal Description**
6902 CONTEE RD S CEN 160 FT LOT
LAUREL 20707 11 EQ 1.056 AC

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-
5	E2			4250				2	Plat Ref:	8640

Special Tax Areas **Town** LAUREL
Ad Valorem
Tax Class 02

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1964	1,421 SF	1.05 AC	001

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	81,000	81,000		
Improvements:	298,760	166,300		
Total:	379,760	247,300	379,760	247,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: AHLQUIST, WILLIAM	Date: 04/17/1986	Price: \$150,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6310/ 360	Deed2:
Seller:	Date: 03/18/1964	Price: \$0
Type: UNKNOWN	Deed1: / 2953/ 143	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
PRINCE GEORGE'S COUNTY

[Go Back](#)
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[New Search](#)

Account Identifier: District - 10 Account Number - 0993345

Owner Information

Owner Name: CORRIDOR CENTER LLC **Use:** COMMERCIAL
Mailing Address: C/O SUITE 200 **Principal Residence:** NO
14401 SWEITZER LN **Deed Reference:** 1) /10215/ 167
LAUREL MD 20707-2925 2)

Location & Structure Information

Premises Address **Legal Description**
6920 CONTEE RD PARCEL A
LAUREL 20707 EQ-E9215

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:	121071
5	E2			1920				2		

Special Tax Areas **Town Ad Valorem Tax Class**
LAUREL 02

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		11.40 AC	005

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	1,266,200	1,266,200		
Improvements:	0	0		
Total:	1,266,200	1,266,200	1,266,200	1,266,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: FIRST AMERICAN BANK OF MD	Date: 06/28/1995	Price: \$325,000
Type: NOT ARMS-LENGTH	Deed1: /10215/ 167	Deed2:
Seller: W J B PARTNERSHIP	Date: 04/21/1992	Price: \$600,790
Type: UNKNOWN	Deed1: / 9284/ 210	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
PRINCE GEORGE'S COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 10 Account Number - 0993337

Owner Information

Owner Name: 6900 RAF LLC **Use:** COMMERCIAL
Mailing Address: 357 EDGEWATER RD **Principal Residence:** NO
PASADENA MD 21122-5623 **Deed Reference:** 1) /14259/ 456
2)

Location & Structure Information

Premises Address **Legal Description**
6900 CONTEE RD PT LT 11 EQ
LAUREL 20707 3.0122 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-
5	E2			4250				2	Plat Ref:	8640

Special Tax Areas **Town** LAUREL
Ad Valorem Tax Class 02

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1968	3,200 SF	3.01 AC	005

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	595,700	595,700		
Improvements:	113,600	118,100		
Total:	709,300	713,800	709,300	710,800
Preferential Land:	0	0	0	0

Transfer Information

Seller: MATOVCIK, RONALD A ETAL	Date: 12/18/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14259/ 456	Deed2:
Seller: AHLQUIST, WILLIAM T	Date: 08/07/1987	Price: \$150,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6733/ 845	Deed2:
Seller:	Date: 03/04/1980	Price: \$20,000
Type: UNKNOWN	Deed1: / 5233/ 535	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011

Account Identifier: District - 10 Account Number - 1004316

Owner Information

Owner Name:	FRD PROPERTIES LLC	Use:	RESIDENTIAL
Mailing Address:	F A VAN WAGENBERG 7807 EXETER RD BETHESDA MD 20814-2422	Principal Residence:	NO
		Deed Reference:	1) /10162/ 44 2)

Location & Structure Information

Premises Address	Legal Description
6820 CONTEE RD	PT LT 7,PT LT 13 TRS DT OF 5/26/95 S/B L1 0162 F1044(LAC 99-00MCF

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-
5	E2			4250				2		8640
									Plat Ref:	

Special Tax Areas	Town	LAUREL
	Ad Valorem	
	Tax Class	06

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		10.14 AC	001

Stories	Basement	Type	Exterior
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Value Information

	Base Value	Value	Phase-in Assessments	
			As Of	As Of
			01/01/2011	07/01/2010
				As Of
				07/01/2011
Land	192,280	192,200		
Improvements:	0	0		
Total:	192,280	192,200	192,280	192,200
Preferential Land:	0	0	0	0

Transfer Information

Seller:	PRINCE GEORGES COUNTY	Date:	05/26/1995	Price:	\$103,000
Type:	NOT ARMS-LENGTH	Deed1:	/10162/ 44	Deed2:	
Seller:	BOARD OF EDUCATION	Date:	04/01/1980	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 5244/ 158	Deed2:	
Seller:		Date:	12/13/1958	Price:	\$0
Type:	UNKNOWN	Deed1:	/ 2282/ 519	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0

Account Identifier: District - 10 Account Number - 0993303

Owner Information

Owner Name: CORRIDOR RESIDENTIAL LLC **Use:** RESIDENTIAL
Mailing Address: STE 400 **Principal Residence:** NO
7850 WALKER DR **Deed Reference:** 1)
GREENBELT MD 20770-3234 2)

Location & Structure Information

Premises Address **Legal Description**
15203 PIRATE LN PT LOT 12A & PT
LAUREL 20707 ABND
(LAC & PT ABDN 07-08)

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-
5	E2			4250				2	Plat Ref:	8640

Special Tax Areas **Town** LAUREL
Ad Valorem
Tax Class 02

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,728 SF	2.68 AC	001

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	105,440	105,400		
Improvements:	301,130	175,600		
Total:	406,570	281,000	406,570	281,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: AHLQUIST,JOHN R & PATRICIA A	Date: 10/04/2006	Price: \$708,701
Type: NOT ARMS-LENGTH	Deed1:	Deed2:
Seller: AHLQUIST,JOHN R	Date: 01/17/1992	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8179/ 953	Deed2:
Seller:	Date: 11/19/1985	Price: \$40,000
Type: UNKNOWN	Deed1: / 6218/ 366	Deed2:

Exemption Information

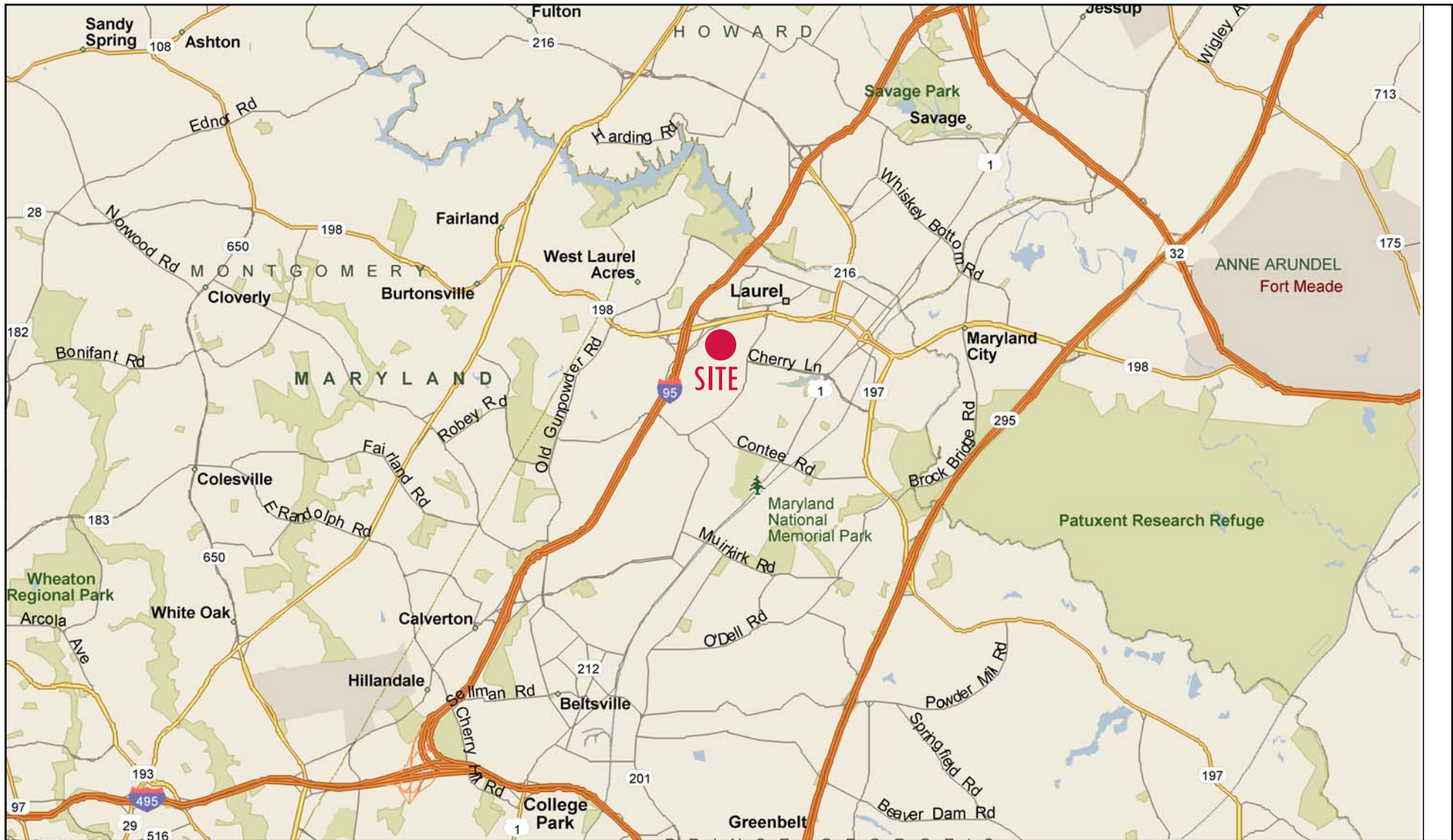
Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0



PROPERTY LOCATION

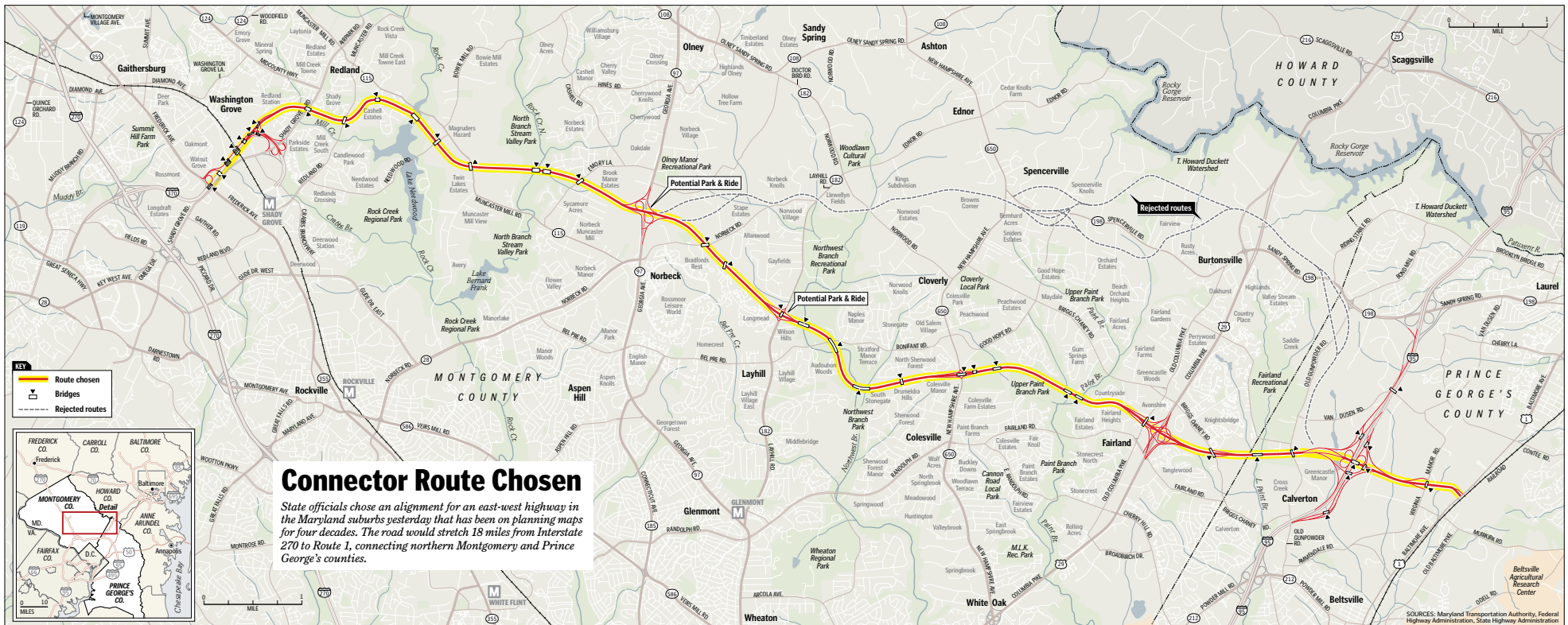
PROPERTY LOCATION

AREA MAP



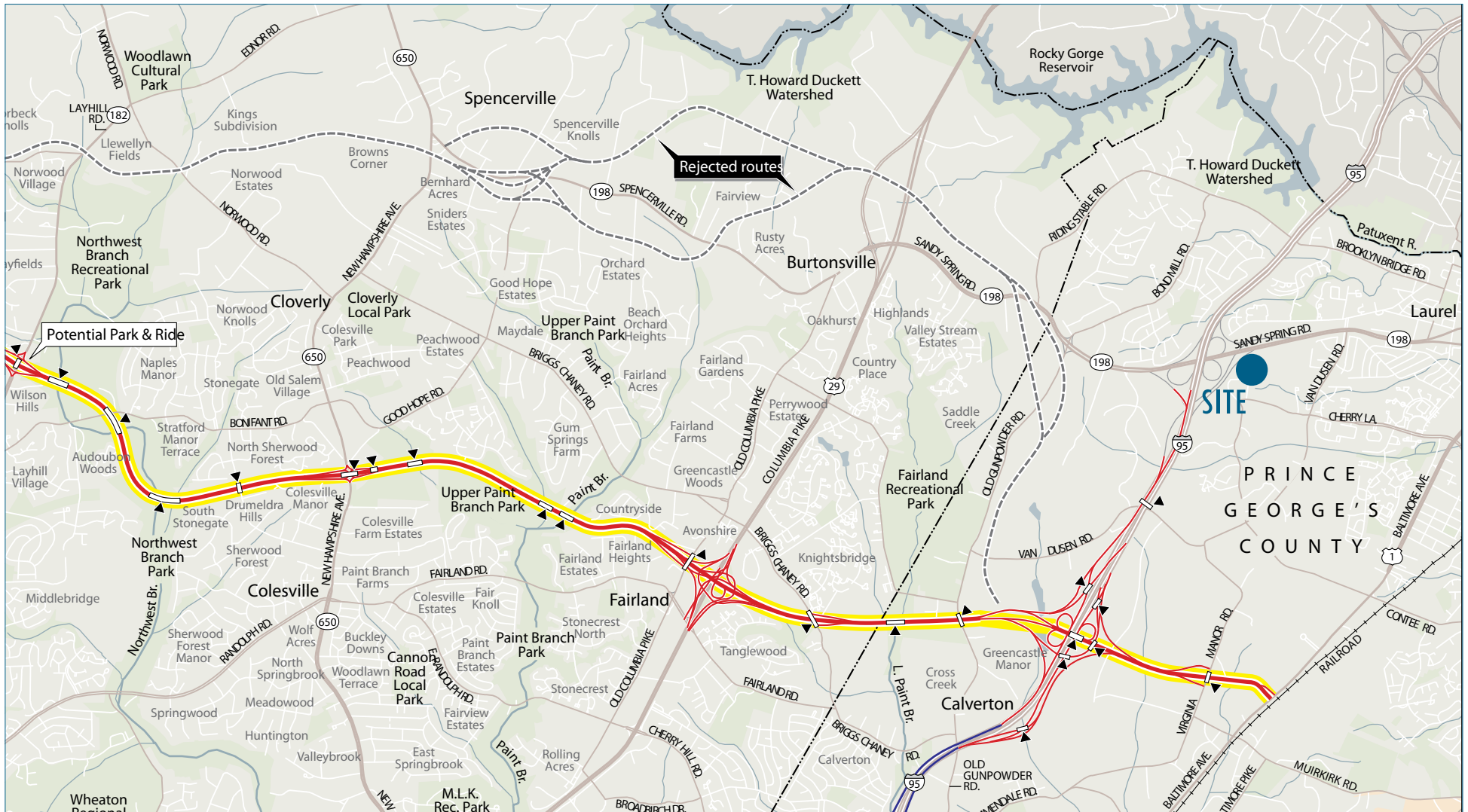
PROPERTY LOCATION

Final Intercounty Connector Route



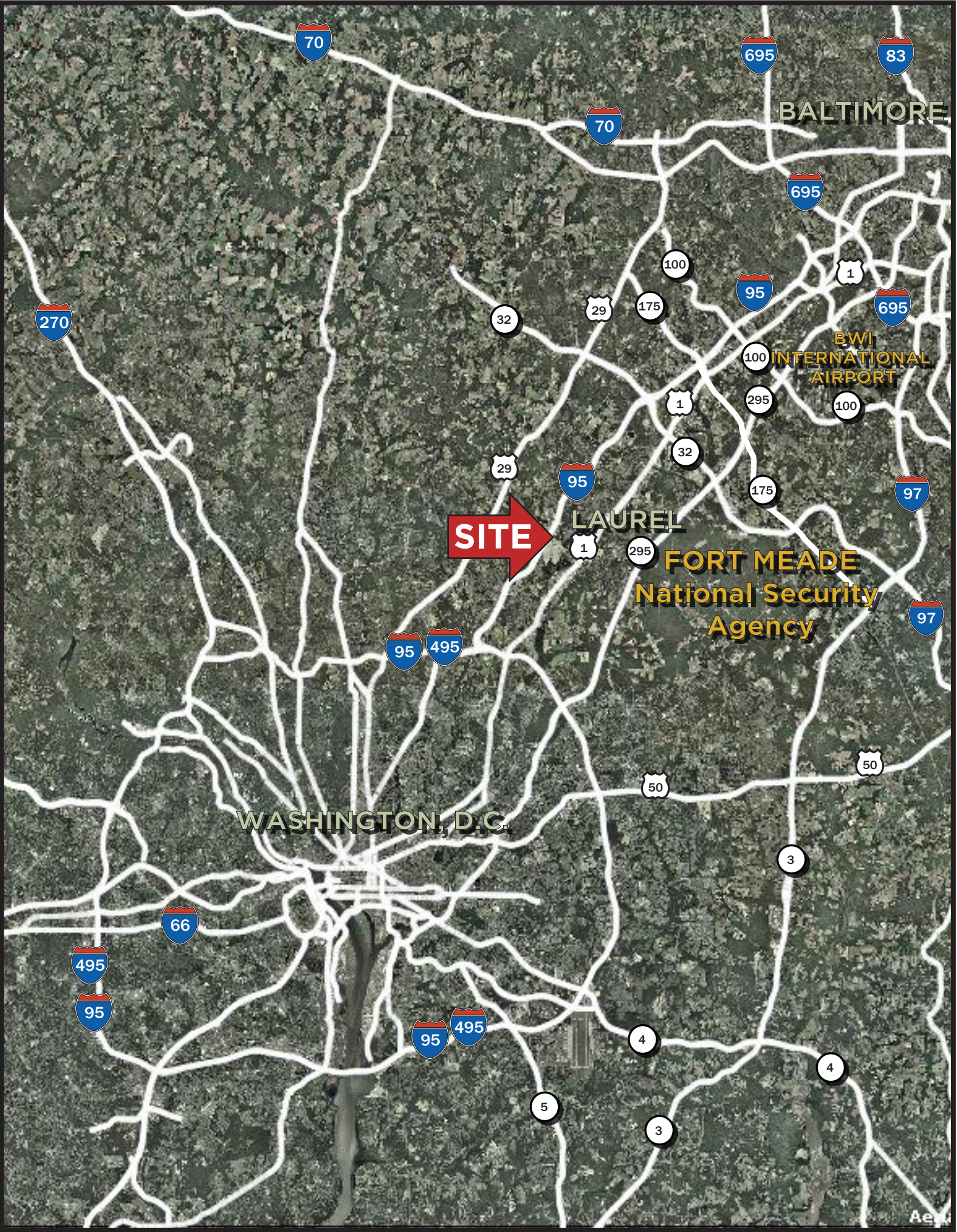
PROPERTY LOCATION

ICC DETAIL





AERIAL PHOTOS



BALTIMORE

BWI
INTERNATIONAL
AIRPORT

SITE

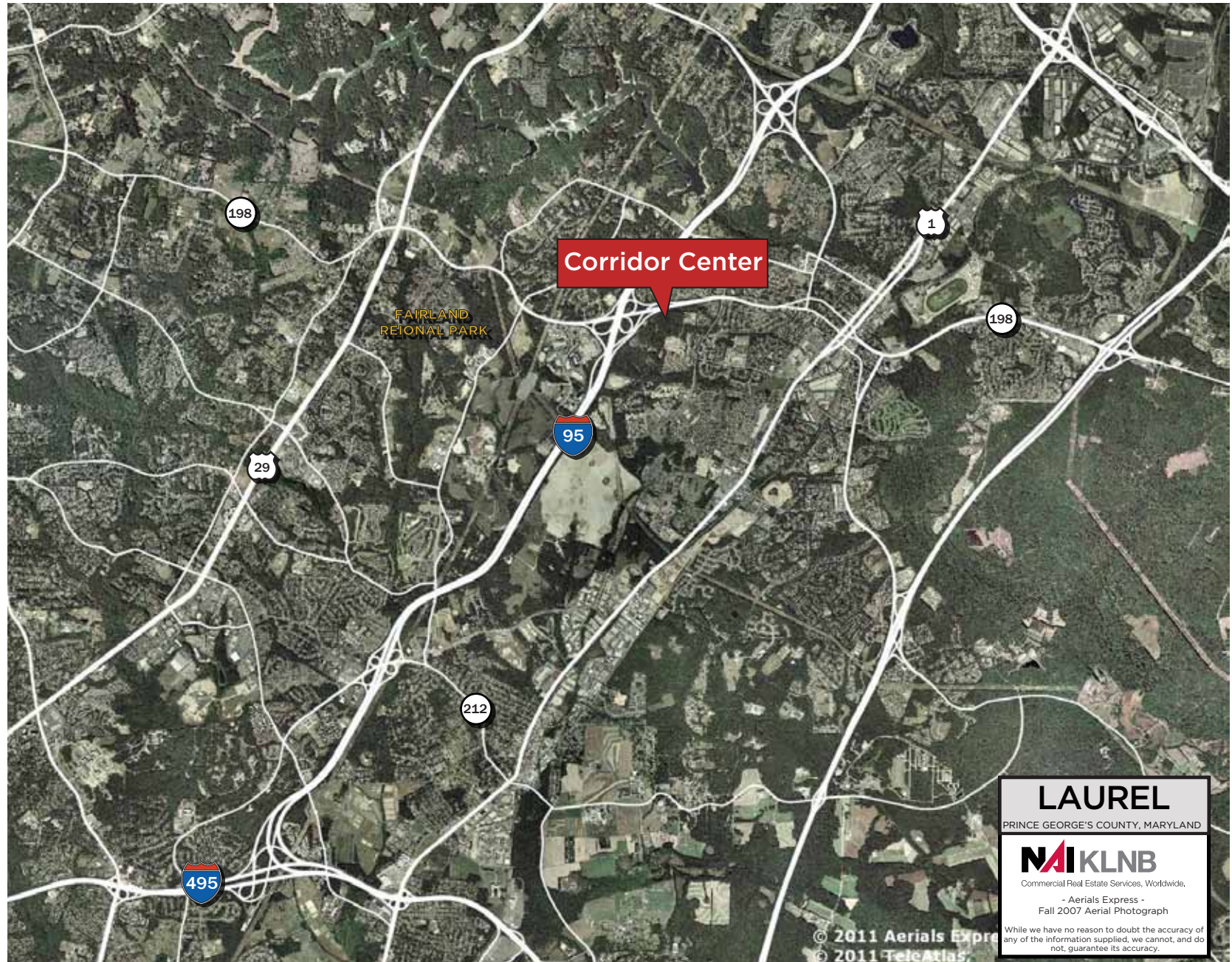
LAUREL

FORT MEADE
National Security
Agency

WASHINGTON, D.C.

AERIAL PHOTOS

REGIONAL AERIAL



CLOSE-UP AERIAL



AERIAL PHOTOS



AERIAL PHOTOS



CORRIDOR
CENTER

AERIAL PHOTOS



CORRIDOR
CENTER

AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS





SITE PHOTOS

A PANORAMIC VIEW OF THE SUBJECT PROPERTY



A PANORAMIC VIEW OF THE SUBJECT PROPERTY



A PANORAMIC VIEW OF THE SUBJECT PROPERTY



VIEW OF I-95 EXIT RAMP BACKING TO THE SUBJECT PROPERTY



A PANORAMIC VIEW OF THE SUBJECT PROPERTY

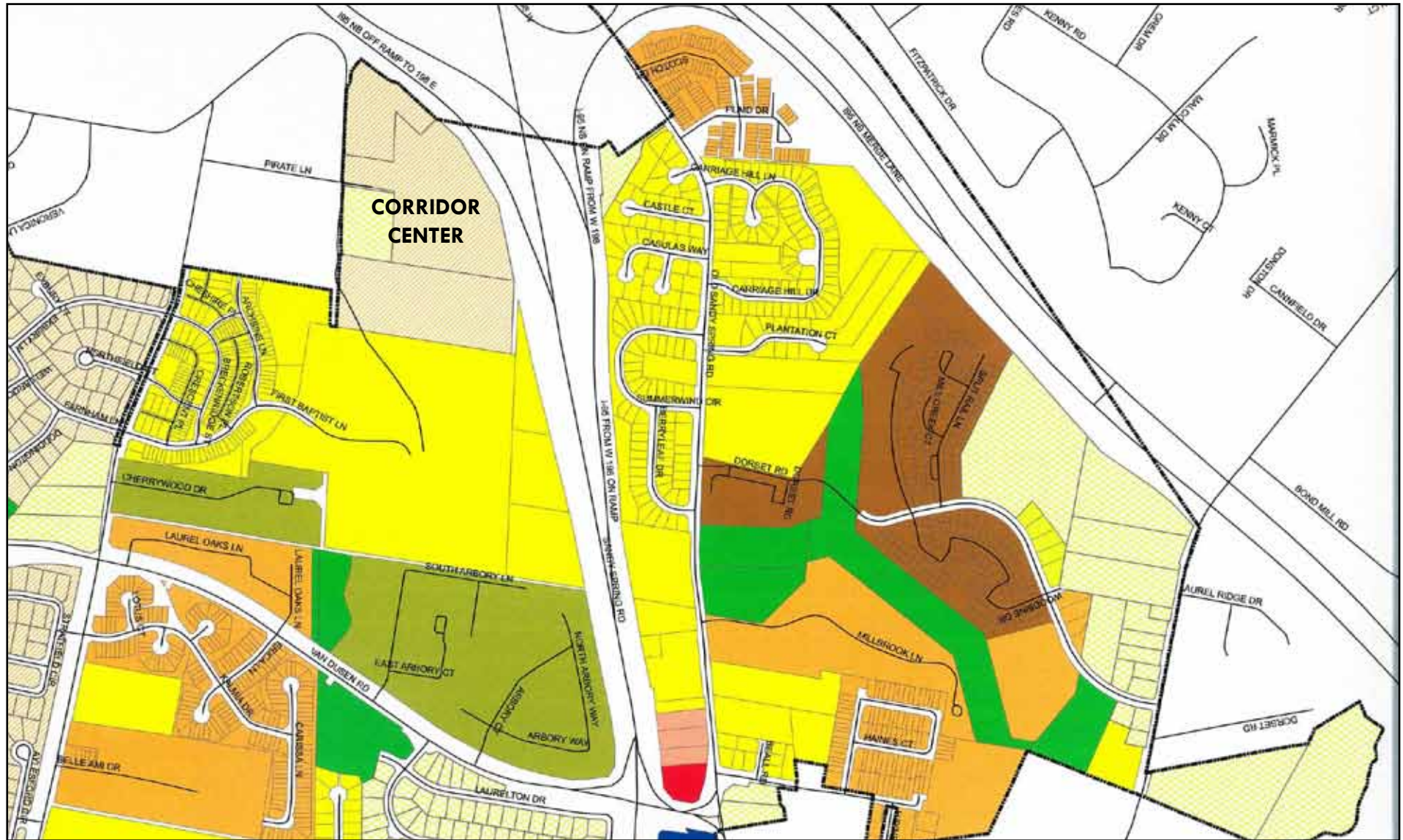




ZONING MAP AND TEXT

ZONING MAP AND TEXT

ZONING MAP



Planned Unit Development – Existing

| Sec. 20-30.01. - Intent.

- a. To provide for certain uses and structures that are a part of a preliminary development plan or final development plan approved by the mayor and city council to continue as uses permitted by right. Expansion of either uses or structures is to be prohibited, except those uses shown on an approved preliminary site plan or existing at the time of the amendment of this section shall be permitted by right to ensure the development and continued use of the structures and to protect adjacent structures from a change in character of the neighborhood.

(Ord. No. 1652, 11-9-2009)

| Sec. 20-30.02. - Permitted buildings and uses.

Buildings and land shall be used, and buildings shall be erected, occupied, altered, moved or maintained in a planned unit development approved or existing area only in accordance with the following uses:

- a. *Main buildings and uses.*
- (1) All types of residential dwellings which were approved or existed on February 1, 2010.
 - (2) Retail business and office uses which were approved or existed on February 1, 2010.
 - (3) Public recreational uses, and private parks and playgrounds which were approved or existed on February 1, 2010.
 - (4) Approved special exception uses which were approved or existed on February 1, 2010.
 - (5) Family day care facilities as defined herein are permitted.
- b. *Accessory buildings and uses.*
- (1) Private garage attached to or located in a one-family dwelling; parking area for the use of guests of the occupants of one-family dwelling units.
 - (2) Storage garages accessory to a multifamily building or to groups of townhouses and plexes; parking areas for the use of guests of the occupants of multifamily dwelling units.
 - (3) Gardens, fences, walls, pools and other recreation facilities on private or common land.
 - (4) Accessory buildings and uses to retail business uses enumerated and as regulated in other sections of this ordinance when such main use is part of a planned unit development approved or existing area.

(Ord. No. 1652, 11-9-2009)

| Sec. 20-30.03. - Land planning for one-family and multifamily dwellings.

Yard regulations for all dwellings within planned unit developments may use the provisions of section 20-26.14 as a reference in the planning and design of the development.

| Sec. 20-30.05. - Parking and garage facilities.

Private and storage garages and open off-street parking areas shall be permitted in PUD-E areas if accessory to a dwelling or group of dwellings in accordance with the standards and regulations set forth in article VI.

(Ord. No. 1652, 11-9-2009)

| Sec. 20-30.06. - Regulations for residential districts applicable.

Since the uses of land authorized in the standard residential zones are also authorized in PUD-E areas, the regulations established in this ordinance to control the planning, development and use of land in residential zones are hereby declared applicable to the planning, development and use of land in PUD-E areas except to the extent that they may be inconsistent with the criteria for the planning, development and use of land established in this section. In the event of any inconsistency, the provisions of this section shall prevail.



DEMOGRAPHICS

EXPANDED PROFILE

1990 - 2000 Census, 2009 Estimates with 2014 Projections
Calculated using Proportional Block Groups

Lat/Lon: 39.07765/-76.86929

Corridor Center						
	1 Mile		3 Miles		5 Miles	
Laurel, MD						
Population (2009)						
Estimated Population	11,305		65,518		154,274	
Census Population (1990)	9,556		56,861		122,588	
Census Population (2000)	9,939		62,570		143,214	
Projected Population (2014)	12,436		63,851		149,046	
Forecasted Population (2019)	13,822		64,546		152,251	
Historical Annual Growth (1990 to 2000)	383	0.40%	5,709	1.00%	20,627	1.68%
Historical Annual Growth (2000 to 2009)	1,365	1.53%	2,948	0.52%	11,060	0.86%
Projected Annual Growth (2009 to 2014)	1,132	2.00%	-1,667	-0.51%	-5,229	-0.68%
Estimated Population Density	3,601	psm	2,318	psm	1,965	psm
Trade Area Size	3.14	sq mil	28.26	sq mil	78.49	sq mil
Households (2009)						
Estimated Households	4,957		26,695		60,216	
Census Households (1990)	4,068		22,803		47,788	
Census Households (2000)	4,267		25,125		55,753	
Projected Households (2014)	5,600		26,702		59,295	
Forecasted Households (2019)	8,709		41,517		92,196	
Households with Children	1,380	27.84%	8,332	31.21%	20,682	34.35%
Average Household Size	2.22		2.42		2.53	
Average Household Income (2009)						
Est. Average Household Income	\$85,700		\$85,395		\$90,965	
Proj. Average Household Income (2014)	\$91,860		\$89,045		\$96,447	
Average Family Income	\$102,020		\$100,684		\$105,473	
Median Household Income (2009)						
Est. Median Household Income	\$70,903		\$72,190		\$78,298	
Proj. Median Household Income (2014)	\$79,013		\$78,775		\$84,751	
Median Family Income	\$81,765		\$85,377		\$90,842	
Per Capita Income (2009)						
Est. Per Capita Income	\$39,226		\$35,447		\$36,069	
Proj. Per Capita Income (2014)	\$42,931		\$37,938		\$38,977	
Per Capita Income Est. 5 year change	\$3,705	9.44%	\$2,492	7.03%	\$2,908	8.06%
Other Income (2009)						
Est. Median Disposable Income	\$57,605		\$58,205		\$62,536	
Proj. Median Disposable Income (2014)	\$63,004		\$62,820		\$67,030	
Disposable Income Est. 5 year change	\$5,399	9.37%	\$4,615	7.93%	\$4,494	7.19%
Est. Average Household Net Worth	\$529,226		\$569,590		\$623,472	
Daytime Demos (2009)						
Total Number of Businesses	578		2,876		5,640	
Total Number of Employees	9,145		38,603		91,632	
Company Headqtrs: Businesses	1	0.18%	15	0.51%	40	0.71%
Company Headqtrs: Employees	168	1.84%	1,672	4.33%	3,649	3.98%
Unemployment Rate	2.39%		3.65%		4.35%	
Employee Population per Business	15.8 to 1		13.4 to 1		16.2 to 1	
Residential Population per Business	19.6 to 1		22.8 to 1		27.4 to 1	

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EXPANDED PROFILE

1990 - 2000 Census, 2009 Estimates with 2014 Projections
Calculated using Proportional Block Groups

Lat/Lon: 39.07765/-76.86929

Corridor Center

Laurel, MD

Race & Ethnicity (2009)

	1 Mile		3 Miles		5 Miles	
White	3,245	28.71%	23,130	35.30%	61,501	39.86%
Black or African American	5,973	52.83%	30,321	46.28%	60,889	39.47%
American Indian & Alaska Native	29	0.26%	182	0.28%	354	0.23%
Asian	613	5.42%	3,890	5.94%	14,439	9.36%
Hawaiian & Pacific Islander	12	0.11%	95	0.14%	169	0.11%
Other Race	600	5.31%	3,265	4.98%	7,045	4.57%
Two or More Races	832	7.36%	4,635	7.07%	9,877	6.40%
Not Hispanic or Latino Population	9,980	88.28%	57,684	88.04%	137,995	89.45%
Hispanic or Latino Population	1,325	11.72%	7,834	11.96%	16,279	10.55%
Not of Hispanic Origin Population (1990)	9,198	96.25%	55,060	96.83%	118,334	96.53%
Hispanic Origin Population (1990)	358	3.75%	1,801	3.17%	4,253	3.47%
Not Hispanic or Latino Population (2000)	9,439	94.97%	59,083	94.43%	135,217	94.42%
Hispanic or Latino Population (2000)	500	5.03%	3,487	5.57%	7,997	5.58%
Not Hispanic or Latino Population (2014)	10,343	83.17%	53,249	83.40%	128,172	86.00%
Hispanic or Latino Population (2014)	2,094	16.83%	10,602	16.60%	20,874	14.00%
Hist. Hispanic Ann Growth (1990 to 2009)	967	14.22%	6,033	17.63%	12,026	14.88%
Proj. Hispanic Ann Growth (2014 to 2009)	769	11.61%	2,769	7.07%	4,595	5.65%

Age Distribution (2009)

0 to 4 yrs	894	7.90%	4,910	7.49%	11,315	7.33%
5 to 9 yrs	707	6.25%	4,312	6.58%	10,505	6.81%
10 to 14 yrs	544	4.81%	3,752	5.73%	9,466	6.14%
15 to 19 yrs	537	4.75%	3,812	5.82%	9,658	6.26%
20 to 24 yrs	803	7.10%	4,644	7.09%	11,422	7.40%
25 to 29 yrs	1,329	11.75%	5,868	8.96%	12,821	8.31%
30 to 34 yrs	1,158	10.24%	5,472	8.35%	11,801	7.65%
35 to 39 yrs	994	8.79%	5,288	8.07%	12,169	7.89%
40 to 44 yrs	905	8.01%	5,375	8.20%	12,947	8.39%
45 to 49 yrs	852	7.54%	4,948	7.55%	12,241	7.93%
50 to 54 yrs	724	6.40%	4,265	6.51%	10,205	6.61%
55 to 59 yrs	610	5.40%	3,736	5.70%	8,830	5.72%
60 to 64 yrs	430	3.80%	3,134	4.78%	7,341	4.76%
65 to 74 yrs	467	4.13%	3,653	5.58%	8,420	5.46%
75 to 84 yrs	237	2.09%	1,760	2.69%	3,795	2.46%
85 yrs plus	115	1.02%	589	0.90%	1,339	0.87%
Median Age	32.90	yrs	34.42	yrs	34.60	yrs

Gender Age Distribution (2009)

Female Population	6,022	53.27%	34,118	52.07%	80,271	52.03%
0 to 19 yrs	1,402	23.28%	8,412	24.66%	20,289	25.28%
20 to 64 yrs	4,101	68.11%	22,144	64.91%	52,153	64.97%
65 yrs plus	519	8.62%	3,561	10.44%	7,828	9.75%
Female Median Age	33	yrs	35	yrs	35	yrs
Male Population	5,283	46.73%	31,400	47.93%	74,004	47.97%
0 to 19 yrs	1,280	24.22%	8,374	26.67%	20,655	27.91%
20 to 64 yrs	3,703	70.10%	20,585	65.56%	47,624	64.35%
65 yrs plus	300	5.68%	2,441	7.77%	5,725	7.74%
Male Median Age	32.53	yrs	33.49	yrs	33.66	yrs

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EXPANDED PROFILE

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Lat/Lon: 39.07765/-76.86929

Corridor Center						
	1 Mile		3 Miles		5 Miles	
Laurel, MD						
Household Income Distribution (2009)						
\$200,000 or More	204	4.12%	1,222	4.58%	3,261	5.41%
\$150,000 to \$199,999	237	4.78%	1,564	5.86%	4,263	7.08%
\$100,000 to \$149,999	900	18.17%	5,031	18.85%	12,449	20.67%
\$75,000 to \$99,999	952	19.21%	4,615	17.29%	10,334	17.16%
\$50,000 to \$74,999	1,140	23.00%	5,811	21.77%	13,068	21.70%
\$35,000 to \$49,999	756	15.26%	3,718	13.93%	7,646	12.70%
\$25,000 to \$34,999	385	7.77%	2,134	7.99%	4,062	6.74%
\$15,000 to \$24,999	252	5.08%	1,457	5.46%	2,723	4.52%
\$0 to \$14,999	130	2.62%	1,143	4.28%	2,411	4.00%
\$35,000+	4,190	84.53%	21,961	82.27%	51,021	84.73%
\$75,000+	2,294	46.27%	12,432	46.57%	30,307	50.33%
Housing (2009)						
Total Housing Units	5,587		29,548		65,558	
Housing Units, Occupied	4,957	88.72%	26,695	90.34%	60,216	91.85%
<i>Housing Units, Owner-Occupied</i>	2,625	52.96%	15,427	57.79%	37,574	62.40%
<i>Housing Units, Renter-Occupied</i>	2,332	47.04%	11,269	42.21%	22,643	37.60%
Housing Units, Vacant	630	11.28%	2,853	9.66%	5,341	8.15%
Median Years in Residence	3	<i>yrs</i>	3	<i>yrs</i>	4	<i>yrs</i>
Marital Status (2009)						
Never Married	3,092	33.79%	16,568	31.54%	37,499	30.48%
Now Married	3,831	41.86%	24,298	46.25%	61,469	49.97%
Separated	836	9.14%	3,808	7.25%	7,571	6.15%
Widowed	277	3.03%	2,265	4.31%	4,701	3.82%
Divorced	1,116	12.20%	5,598	10.66%	11,770	9.57%
Household Type (2009)						
Population Family	7,922	70.07%	50,067	76.42%	122,971	79.71%
Population Non-Family	3,102	27.44%	14,589	22.27%	29,642	19.21%
Population Group Qtrs	281	2.49%	862	1.32%	1,661	1.08%
Family Households	2,452	49.48%	15,206	56.96%	37,088	61.59%
<i>Married Couple With Children</i>	765	19.97%	4,877	20.07%	13,280	21.60%
<i>Average Family Household Size</i>	3.2		3.3		3.3	
Non-Family Households	2,504	50.52%	11,490	43.04%	23,128	38.41%
Household Size (2009)						
1 Person Household	2,031	40.97%	9,309	34.87%	18,273	30.35%
2 Person Households	1,323	26.68%	7,160	26.82%	16,823	27.94%
3 Person Households	659	13.30%	3,987	14.94%	9,726	16.15%
4 Person Households	551	11.12%	3,626	13.58%	9,104	15.12%
5 Person Households	251	5.07%	1,641	6.15%	4,036	6.70%
6+ Person Households	142	2.87%	972	3.64%	2,254	3.74%
Household Vehicles (2009)						
Total Vehicles Available	8,650		48,889		114,325	
Household: 0 Vehicles Available	214	4.32%	1,569	5.88%	3,024	5.02%
Household: 1 Vehicles Available	2,263	45.66%	10,671	39.97%	21,572	35.82%
Household: 2+ Vehicles Available	2,480	50.02%	14,456	54.15%	35,621	59.16%
Average Vehicles Per Household	1.7		1.8		1.9	

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Corridor Center						
	1 Mile		3 Miles		5 Miles	
Laurel, MD						
Labor Force (2009)						
Est. Labor: Population Age 16+	9,017		51,734		121,046	
Est. Civilian Employed	7,078	78.49%	38,305	74.04%	87,804	72.54%
Est. Civilian Unemployed	215	2.39%	1,888	3.65%	5,271	4.35%
Est. in Armed Forces	66	0.73%	316	0.61%	679	0.56%
Est. not in Labor Force	1,658	18.38%	11,225	21.70%	27,292	22.55%
Occupation (2000)						
Occupation: Population Age 16+	5,909		35,403		81,114	
Mgmt, Business, & Financial Operations	1,069	18.10%	5,773	16.31%	14,134	17.42%
Professional and Related	1,789	30.28%	9,374	26.48%	24,796	30.57%
Service	513	8.68%	4,215	11.90%	9,224	11.37%
Sales and Office	1,581	26.76%	10,069	28.44%	21,335	26.30%
Farming, Fishing, and Forestry	-	-	39	0.11%	97	0.12%
Construct, Extraction, & Maintenance	520	8.80%	2,824	7.98%	5,574	6.87%
Production, Transp. & Material Moving	436	7.38%	3,110	8.78%	5,955	7.34%
Percent White Collar Workers		75.14%		71.22%		74.30%
Percent Blue Collar Workers		24.86%		28.78%		25.70%
Consumer Expenditure (2009)						
Total Household Expenditure	\$313 M		\$1.68 B		\$3.97 B	
Total Non-Retail Expenditures	\$181 M	57.79%	\$973 M	57.78%	\$2.30 B	57.86%
Total Retail Expenditures	\$132 M	42.21%	\$711 M	42.22%	\$1.67 B	42.14%
Apparel	\$15.0 M	4.78%	\$80.7 M	4.79%	\$191 M	4.80%
Contributions	\$11.8 M	3.78%	\$64.8 M	3.85%	\$156 M	3.94%
Education	\$7.83 M	2.50%	\$42.9 M	2.55%	\$104 M	2.61%
Entertainment	\$17.6 M	5.62%	\$94.7 M	5.63%	\$224 M	5.64%
Food And Beverages	\$47.2 M	15.08%	\$253 M	15.05%	\$594 M	14.96%
Furnishings And Equipment	\$14.2 M	4.53%	\$76.3 M	4.53%	\$181 M	4.56%
Gifts	\$8.49 M	2.71%	\$46.2 M	2.75%	\$111 M	2.79%
Health Care	\$18.6 M	5.93%	\$99.4 M	5.90%	\$231 M	5.82%
Household Operations	\$11.5 M	3.68%	\$62.5 M	3.71%	\$150 M	3.78%
Miscellaneous Expenses	\$5.22 M	1.67%	\$27.9 M	1.66%	\$65.2 M	1.64%
Personal Care	\$4.54 M	1.45%	\$24.4 M	1.45%	\$57.3 M	1.44%
Personal Insurance	\$3.27 M	1.04%	\$17.8 M	1.06%	\$42.8 M	1.08%
Reading	\$1.04 M	0.33%	\$5.56 M	0.33%	\$13.1 M	0.33%
Shelter	\$60.3 M	19.26%	\$325 M	19.33%	\$770 M	19.38%
Tobacco	\$1.91 M	0.61%	\$10.1 M	0.60%	\$23.1 M	0.58%
Transportation	\$63.1 M	20.15%	\$337 M	20.02%	\$792 M	19.94%
Utilities	\$21.5 M	6.86%	\$115 M	6.80%	\$266 M	6.71%
Educational Attainment (2009)						
Adult Population (25 Years or Older)	7,820		44,087		101,909	
Elementary (0 to 8)	258	3.30%	1,953	4.43%	3,655	3.59%
Some High School (9 to 11)	371	4.74%	2,523	5.72%	4,819	4.73%
High School Graduate (12)	1,772	22.66%	11,086	25.14%	23,108	22.68%
Some College (13 to 16)	1,418	18.13%	8,427	19.11%	18,625	18.28%
Associate Degree Only	553	7.07%	2,934	6.66%	6,491	6.37%
Bachelor Degree Only	1,952	24.96%	9,961	22.59%	25,346	24.87%
Graduate Degree	1,497	19.15%	7,204	16.34%	19,865	19.49%

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Corridor Center						
	1 Mile		3 Miles		5 Miles	
Laurel, MD						
Units In Structure (2000)						
1 Detached Unit	917	20.15%	8,502	32.27%	20,381	35.18%
1 Attached Unit	1,001	22.00%	6,168	23.41%	14,435	24.92%
2 to 4 Units	104	2.28%	1,000	3.80%	1,537	2.65%
5 to 9 Units	864	18.99%	3,304	12.54%	5,186	8.95%
10 to 19 Units	1,515	33.30%	5,168	19.62%	11,881	20.51%
20 to 49 Units	77	1.70%	310	1.18%	1,154	1.99%
50 or more Units	72	1.58%	1,578	5.99%	2,695	4.65%
Mobile Home or Trailer	-	-	313	1.19%	664	1.15%
Other Structure	-	-	-	-	-	-
Homes Built By Year						
1999 to 2000	21	0.46%	317	1.20%	798	1.38%
1995 to 1998	72	1.58%	1,224	4.65%	3,903	6.74%
1990 to 1994	593	13.02%	2,376	9.02%	6,313	10.90%
1980 to 1989	1,624	35.69%	6,938	26.34%	17,687	30.53%
1970 to 1979	1,250	27.46%	6,337	24.06%	11,056	19.08%
1960 to 1969	781	17.17%	5,713	21.69%	11,024	19.03%
1950 to 1959	162	3.57%	1,998	7.58%	3,955	6.83%
Built Before 1949	48	1.06%	1,439	5.46%	3,197	5.52%
Home Values (2000)						
\$1,000,000 or More	-	-	28	0.24%	65	0.22%
\$500,000 to \$999,999	-	-	4	0.04%	100	0.35%
\$400,000 to \$499,999	1	0.04%	18	0.16%	139	0.48%
\$300,000 to \$399,999	3	0.20%	149	1.27%	904	3.13%
\$200,000 to \$299,999	47	3.08%	1,285	10.97%	4,744	16.45%
\$150,000 to \$199,999	535	35.26%	4,009	34.21%	9,793	33.96%
\$100,000 to \$149,999	812	53.55%	5,347	45.63%	10,899	37.80%
\$70,000 to \$99,999	88	5.81%	711	6.07%	1,348	4.68%
\$50,000 to \$69,999	14	0.91%	89	0.76%	368	1.28%
\$25,000 to \$49,999	10	0.65%	40	0.34%	365	1.27%
\$0 to \$24,999	8	0.50%	37	0.32%	110	0.38%
Owner Occupied Median Home Value	\$139,060		\$149,116		\$161,074	
Renter Occupied Median Rent	\$747		\$733		\$778	
Transportation To Work (2000)						
Drive to Work Alone	4,822	79.83%	26,926	74.74%	62,029	75.37%
Drive to Work in Carpool	688	11.38%	5,076	14.09%	11,071	13.45%
Travel to Work - Public Transportation	301	4.98%	2,198	6.10%	5,303	6.44%
Drive to Work on Motorcycle	-	-	14	0.04%	40	0.05%
Walk or Bicycle to Work	72	1.19%	820	2.28%	1,487	1.81%
Other Means	-	-	158	0.44%	341	0.41%
Work at Home	158	2.62%	834	2.31%	2,024	2.46%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	841	14.30%	5,866	16.67%	12,633	15.74%
Travel to Work in 14 to 29 Minutes	1,636	27.82%	10,921	31.04%	24,181	30.12%
Travel to Work in 30 to 59 Minutes	2,467	41.94%	13,038	37.05%	31,109	38.76%
Travel to Work in 60 Minutes or More	938	15.94%	5,365	15.25%	12,346	15.38%
Average Travel Time to Work	34.4	mins	32.3	mins	32.4	mins

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