

Sterling Community Presentation

B.F. Saul Company's Proposed Guilford Station Development

Property Context



Property Overview



- 33 acres
- Corner of Rt. 28 and Church Rd
- Owned by B.F. Saul Company for 32 years
- Current Buildings: abandoned building and scuba store
- Not owned by B.F. Saul: Ruritan Club, IMI Furniture

Limiting Factors



- Access
- Infrastructure Costs
- Office Market
- Retail Market

Current Zoning Overview

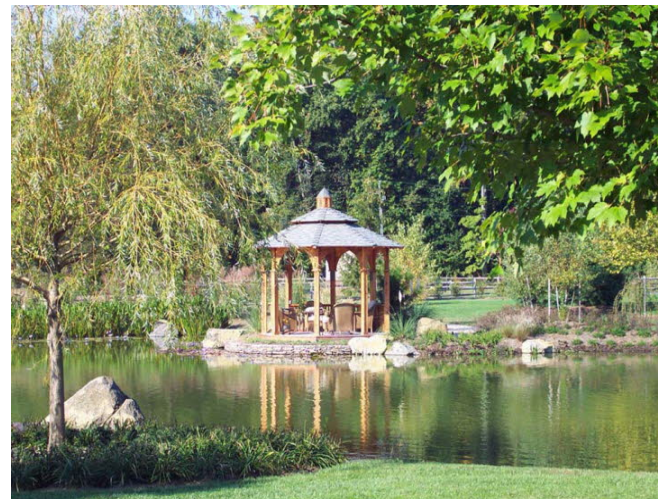


- Split Zoned Property
- 17 acres is C1 (1972)
 - Commercial
- 15.5 acres is PDGI (1972)
 - Office/Data Center
- 1 acre is PDIP (1993)
 - Industrial

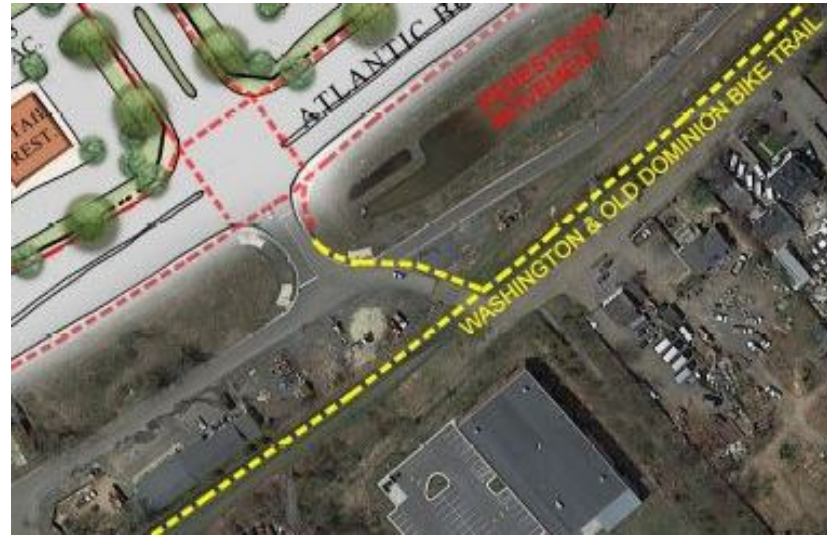
B.F. Saul Company's Interim Plan



Community Feature



Community Feature



• Q&A