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## Jim Lighthizer and Rick Williamson Tout Business Advantages of Baltimore County at Bisnow Seminar

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**Jim Lighthizer**, Principal, Managing Partner of **Chesapeake Real Estate Group** and **Richard Williamson**, Senior Vice President, Leasing for **St. John Properties**, were among the panelists at the recent “Future of Baltimore County” event sponsored by Bisnow. More than 250 professionals attended the morning seminar, which featured keynote remarks by **Baltimore County Councilwoman Vicki Almond** and **Will Anderson**, Director, **Economic and Workforce Development for Baltimore County**.

Topics that were discussed included the advantages of doing business and developing commercial real estate projects in Baltimore County. “St. John Properties conducts business in many Maryland jurisdictions and we find the fee structure for water and sewer connections in Baltimore County to be more reasonable,” said Williamson. “The county works hard at remaining business-friendly. When it’s easier to work in a particular county, you naturally want to develop more projects there.”

Williamson provided an update on the Greenleigh component of Baltimore Crossroads which will include more than 1500 residential units, including 1,000 single-family homes and townhomes and 500 multi-family product. “Baltimore County Executive Kevin Kamenetz challenged us to create a design similar to the standards found in Maple Lawn in Howard County,” Williamson added. “Our partner, Elm Street Development, intends to initiate construction on the first phase this fall.”

**Chesapeake Real Estate Group** also has a strong investment in Baltimore Crossroads, with nine buildings existing and/or under construction totaling nearly 1.5 million square feet. American Tire Distributors plans to occupy nearly 140,000 square feet of within 11503 Pocomoke Court this fall, and Carpet Consultants, a provider of residential and commercial flooring products, has leased approximately 18,000 in 11501 Pocomoke Court.

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“When you drive down MD Route 43 towards Baltimore Crossroads, you see a beautiful road with extensive landscaping, sidewalks and biking trails as you enter this high-end corporate campus,” **Jim Lighthizer** said. “It is just a dramatic entry. Chesapeake Real Estate Group believes the industrial sector remains strong in Baltimore County due to three specific reasons. This includes the improvements recently made to Interstate 95 which facilitates transportation, the addition of the deep channel berths at the Port which enables larger ships to enter, and the fact that finished land opportunities still remain in the County. The sites are ready-to-go, and in real estate, timing is everything.”