



REAL ESTATE | DEVELOPMENT | CONSTRUCTION

2001 PARK AVENUE



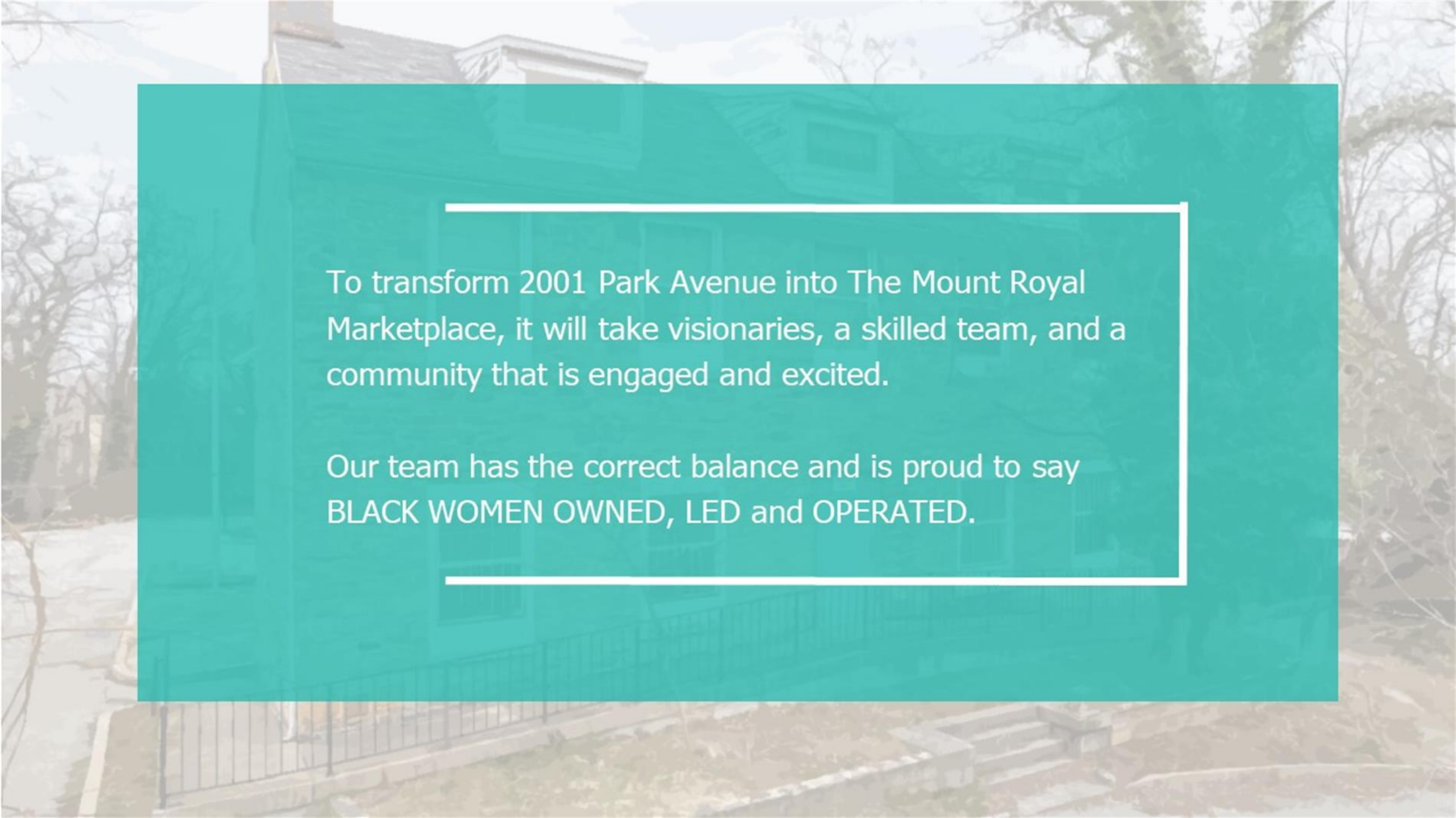
The future home of
The Mount Royal Marketplace



The Mount Royal Marketplace is a concept that was developed as a result of the needs of the community being heard. The current building has been reimagined to be a central meeting spot where food, retail, craft makers, indoor and out-door events connect. The marketplace is a concept that combines a food-hall with a maker space. We curated a project that brings excitement and inclusivity to residents and visitors by using food as an anchor. At the Mount Royal Marketplace, there is something to do for everyone.



PROJECT
LEADERSHIP



To transform 2001 Park Avenue into The Mount Royal Marketplace, it will take visionaries, a skilled team, and a community that is engaged and excited.

Our team has the correct balance and is proud to say
BLACK WOMEN OWNED, LED and OPERATED.

WOMAN OWNED

MINORITY BUSINESS CERTIFIED

15 YEARS IN OPERATION

70 PROJECTS COMPLETED

100,000

SQUARE FEET RENOVATED





WHAT WE STAND FOR

Every company should have a mission that guides its operations. The Mount Royal Marketplace will bring our intrinsic values to this project. We seek to:

- Revitalize and strengthen communities
- Develop stable, vibrant, and healthy neighborhoods
- Create affordable, desirable, and safe spaces for all
- Bring creative ideas that promotes excitement
- Ensure our mission is shared by all



MEET THE TEAM



ROBYN MARBRAY
PRINCIPAL + CO-DEVELOPER

DALE GREENWOOD
ARCHITECT



**COMMERCIAL
CONSTRUCTION**
GENERAL CONTRACTOR



**MONJIA
BELIZAIRE**
DEVELOPMENT MANAGER/

**APRIL
RICHARDSON**
ATTORNEY + CO-DEVELOPER





OUR EXPERIENCE

Our team has a diverse background that includes design, build, acquisitions, food halls, renovations, consulting, and ownership of various projects. We are a talented group of professionals in construction, legal, and accounting. A few of our projects are below:

Historic Upton



- Restoration and rehabilitation
- Location: Baltimore, MD
- Development Costs: \$7M
- PM: Dale Greenwood

Savor Food Hall



- 8,700 sq ft food hall
- Location: Brentwood, MD
- Development Costs: \$2M
- Co-Developer/Owner/Attorney: April N. Richardson Esq.
- Delivery Date: August 2019

The Mill on North Food Hall



- 8,300 sq ft food hall
- Location: Baltimore, MD
- Development Costs: \$2.5M
- Consultant, Attorney, Owner's Rep: April N. Richardson Esq.
- Delivery Date: December 2022

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Southway



- Restoration of a 2,000 sq ft residence in Guilford
- Location: Baltimore, MD
- Development Cost: \$500,000
- PM, CPA: Robyn Marbray Robyn@marbray.com



PROJECT VISION

MOUNT ROYAL MARKETPLACE

the culinary and social fabric of Reservoir Hill

MOUNT ROYAL MARKETPLAC

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- Up to 7 mini-restaurants whose foods will range from Mexican, Italian, ice-cream, coffee to soul and seafood.
- Up to 3 retail crafters that make handmade items from soaps, lotions, blankets, candles, clothing etc.
- Co-working space equipped with desks, Wi-Fi and printing capabilities to support local entrepreneurs that live in and around the marketplace.
- A mini-grocery store that carries locally sourced fruits, veggies and toiletries.
- A craft cocktail bar that compliments the mini-restaurants.
- A coffee and bakery.
- Outdoor and indoor seating.
- Weekend craft classes and culinary art classes.
- Outdoor activities such as face painting, movies on the lawn, games, Zumba and yoga!
- Farmer's market.



INSPIRATION

The Baltimore region is home to many exciting food halls and craft-maker concepts that have provided excitement to communities, jobs, and fostered the growth of entrepreneurship. Look at some of our favorites....

R House | Baltimore, MD



Union District Market | Washington, DC



OPEN WORKS | Greenbelt, MD









COMMUNITY
BENEFITS

COMMUNITY BENEFITS

- Job creation
- Community space
- Support locally-owned businesses
- Create food diversity
- Family friendly activities
- A place to be proud of





SCHEDULE

SCHEDULE

Phase	Milestone	Duration
	Proposal Submission Due	April 22, 2022
Site Control	Award from the Office of the Comptroller and Closing	August 2022
Due Diligence	Conduct site survey, environmental site assessment, appraisal, and market study.	3 months
Design/Permitting	Preliminary drawings completed, site plan approval, schematic design, construction documents, building permit application and issuance, final plans and specs, final construction pricing	6-12 months
Financing	Close financial commitments and commence construction	6-12 months
Occupancy	Complete Construction	24 months

WHY CHOOSE US?

- We have roots on the Westside of Baltimore.
- Not too often that real estate development projects are led by black women.
- We will ensure that the community is proud of the project.
- Programming and activities will be exciting.



- The current historic aspects of the project will remain in-tact and renovations will enhance the current building.
- Our team has the experience to not only build the project, but to operate it.
- We will have a hands-on approach as Managers and Operators to ensure that our vision is realized.





CONTACT

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President + Co-Developer

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ROBYN MARBRAY
PRINCIPAL + CO-DEVELOPER



THANK YOU



MARBRAY