FOR SALE

$750,000
Baltimore Road, Frederick, Maryland

MacRo LTD.
COMMERCIAL REAL ESTATE™

12 Acres of Developable Land

Rare development/subdivision opportunity consisting of 12 acres of raw land. Eleven acres are zoned R3 and one acre is zoned GC.

Located just east of the City of Frederick, on Baltimore Road/Rt 144 near Spring Ridge.

Potential uses include residential subdivision, place of worship, assisted living facility or private school.

PRESENTING—Bowers Property

Location: Baltimore Road and Bells Lane, Frederick, Maryland
Near Spring Ridge and Holly Hills and 3 miles from Historic City of Frederick

Legal: Tax Map 0078, Parcel 0528

Zoning: Frederick County General Commercial (GC) — The General Commercial District is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the Comprehensive Development Plan.

Frederick County Residential Density District 3 (R3) — The purpose of the Residential Density District 3 is to promote healthful and convenient distribution of population with sufficient densities to maintain a high standard of physical design and community service.

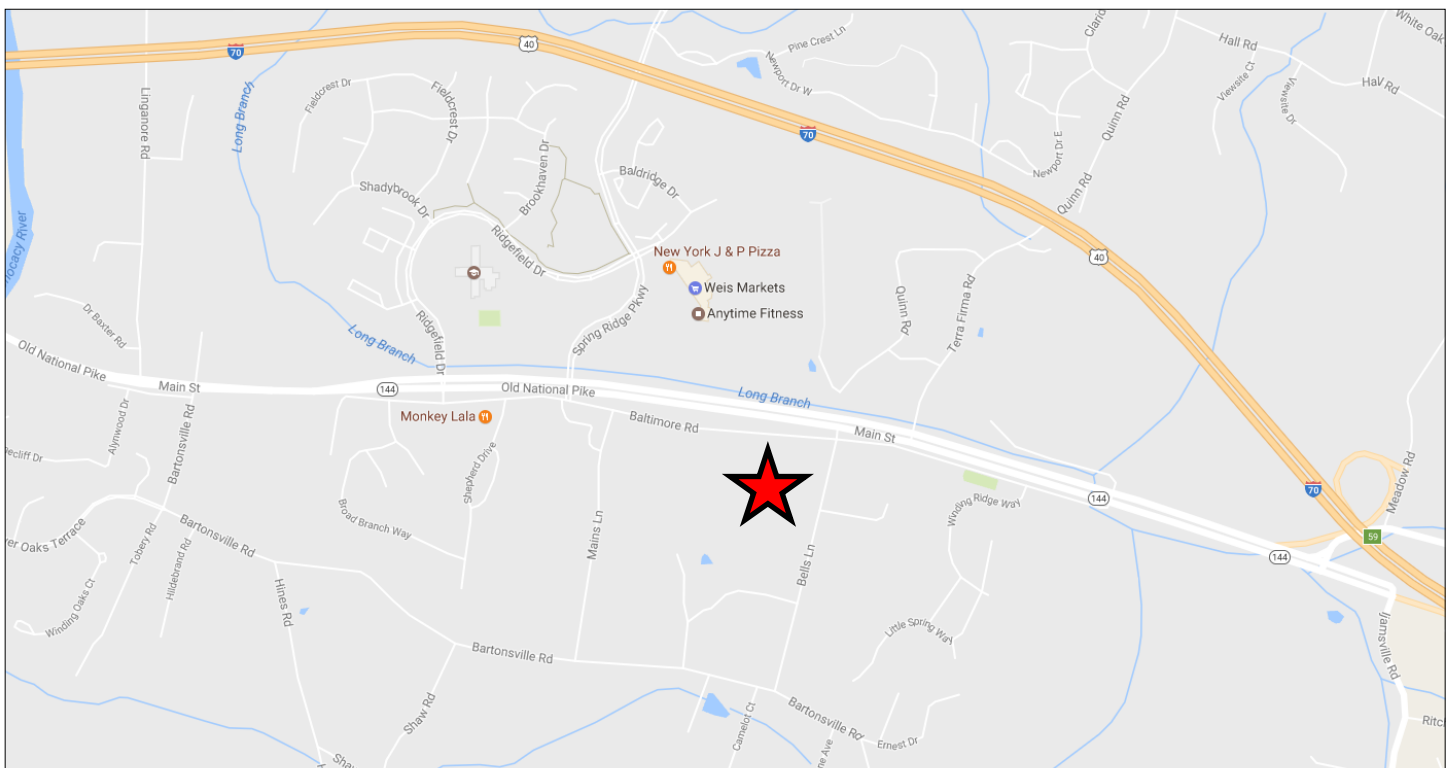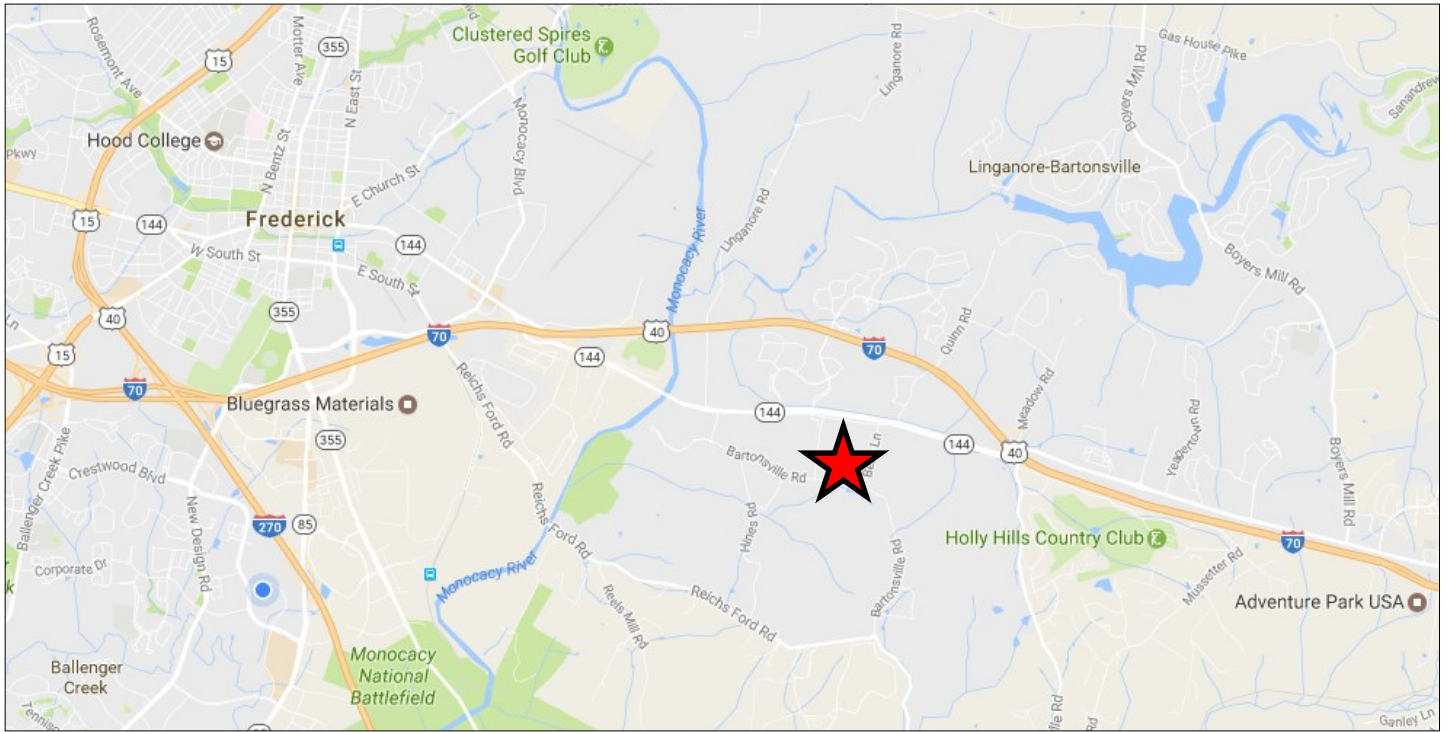**Utilities:** Municipal water and sewer lines along property

Contact: David Wilkinson
Office: 301-698-9696 ext. 203
Mobile: 301-748-5670
Email: dave@macroltd.com

VICINITY MAPS

FOR SALE Baltimore Road, Frederick, MD

R AND SEWER CLASSIFICATION:
W-5/S-3 (DEV.)
DED W-5/S-3

NOTE: THIS SITE IS WITHIN AN AREA PLANNED FOR PUBLIC WATER AND SEWER.

BALTIMORE ROAD
(MD. RTE. NO. 144)
60' R/W

CONTRACT #135-NW (SHT. 1 OF 15)
EX. 15" SEWER

SRC PLATS No. 1160 E 1170

21" ASPH PAVING

EX 24" WATER

N 58°45'57"E 95
152.47

N 58°45'57"E 135

VALVE

338.95

168.84

EXSEPTIC NOT INCLUDED IN THIS PLAT
EX. WELL
120.00

109.44

126.00 EX. PRTE.

170.85

EXSEPTIC PROP. CONN.

174.47

230.00

137

GC

SEPTIC AREA

LOT 1A
45870 S or
1.0530 AC.

PARCEL F
39295 S or 0.9021 AC.

LOT 2
40129 S or
0.9212 AC.

MaD3

100' (TYP)

102 S 58°45'57" W

109.44

170.85
148.85

S 58°45'57" W

148.85

133 174.47 134

544.75

LoD3

MaB2

5 21°41'07"E

COORDINATE DATA:

POINT	NORTHING	EASTING
92	19,921.82	19,869.09
95	20,000.88	19,999.46
102	19,889.72	20,066.87
103	19,951.95	20,169.48
127	19,866.44	20,221.33
134	20,148.92	20,687.13
137	20,345.58	20,567.86
91	20,433.13	20,712.23
90	19,907.23	20,921.35
72	19,844.53	20,761.30
52	19,651.35	20,840.37
89	19,713.29	20,998.47
88	19,417.08	21,116.26
68	19,426.75	20,936.21
69	19,465.10	20,557.03
59	19,587.18	20,062.57
136	20,255.11	20,418.68
133	20,058.45	20,537.95

REMAINDER
538,806 S.F.
OR
12.3693 AC.

R-3

J.R. III J.R. JR. RAMSBURG
1509/863

WdB

N 76°07'52" W

OF THE COURT:
COMPLIES WITH ARTICLE II, SECTION
FREDERICK COUNTY SUBDIVISION RULES

50' R/W
L. 2059 F 411
171.00

D.R. BELFORD - GREMAR
2059/411

S 68°36'20"W 196.00

M.M. GROUSE
019/518

N 68°36'20"E 194.30
160.80

BELLS FERRY LANE

21' WIDE ASPH PAVING

LoD3

N 84°13'32" W

D. & B. LEIBY 1552/051

R-3

N 20°55'30" W

SURVEYOR'S CERTIFICATION

BY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A
OF PART OF THE LANDS DESCRIBED IN A CONVEYANCE FROM MARION R.
HELEN I. COLEMAN UNTO MELVIN H. BOWERS, JR. AND VIRGIE L. BOWERS
MAY 10,1978 AND RECORDED IN LIBER 1049 AT FOLIO 242 AMONG THE
OF FREDERICK COUNTY, MARYLAND; AND THAT THE REQUIREMENTS OF THE
DE OF MARYLAND REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION
EDITION; AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE SECTION
DITION; AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE
IS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAS BEEN COMPLIED

DAVID L. HALLER
PROPERTY LINE SURVEYOR
MARYLAND REG. NO. 240

BK Dell 3/25/99

D. & C. LEIBY
1552/051

BUILDING RESTRI

	R-3
FRONT	30FT.
SIDE	10FT.
REAR	30FT.

**ER ASSOCIATES**
• ENGINEERING • PLANNING
522 TRAIL AVENUE

FOREST RESOURCE ORDINANCE EXEMPTION

"THIS LOT IS EXEMPT FROM THE FOREST RESOURCE ORDINANCE (FRO)
BEING CREATED FOR REAL ESTATE TRANSFERS UNDER THE CONDITION THAT
THE LAND USE IS NOT SIGNIFICANTLY CHANGED AND/OR INTENSIFIES FOR
AT LEAST FIVE YEARS FOLLOWING THE DATE OF PLAT RECORDATION, AND

OWNERS:
MELVIN H. BOWERS,
9217 BALTIMORE RO
FREDERICK, MARYL
(301) 663-4930
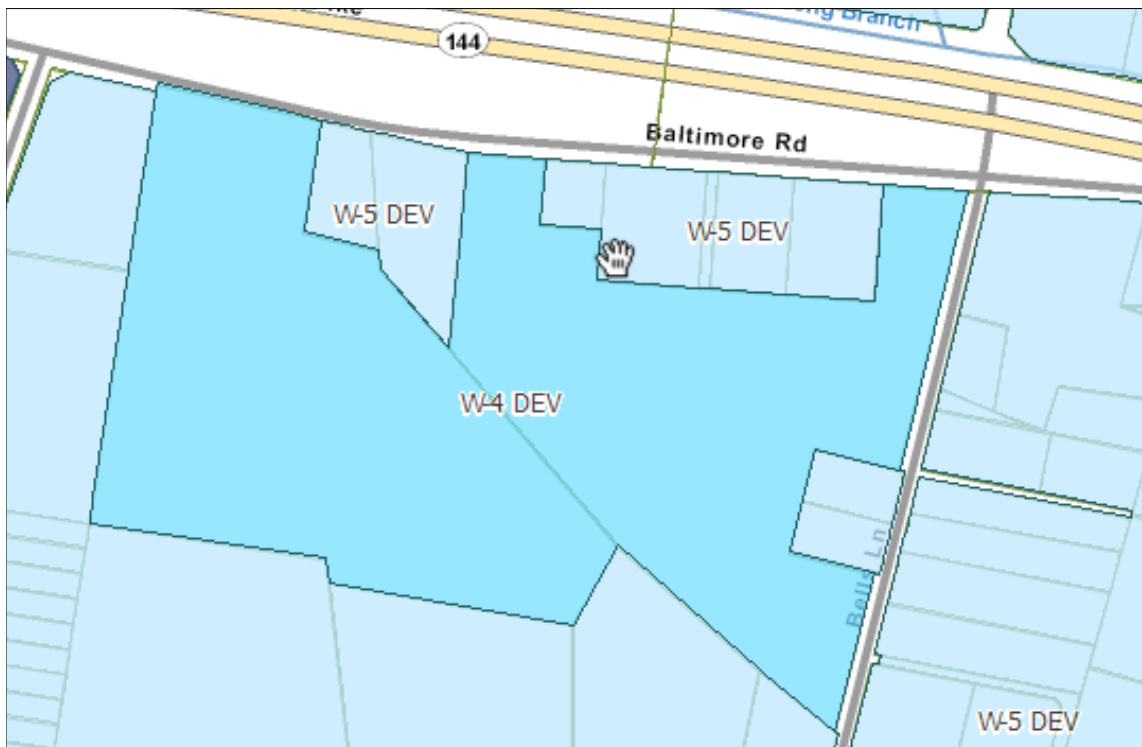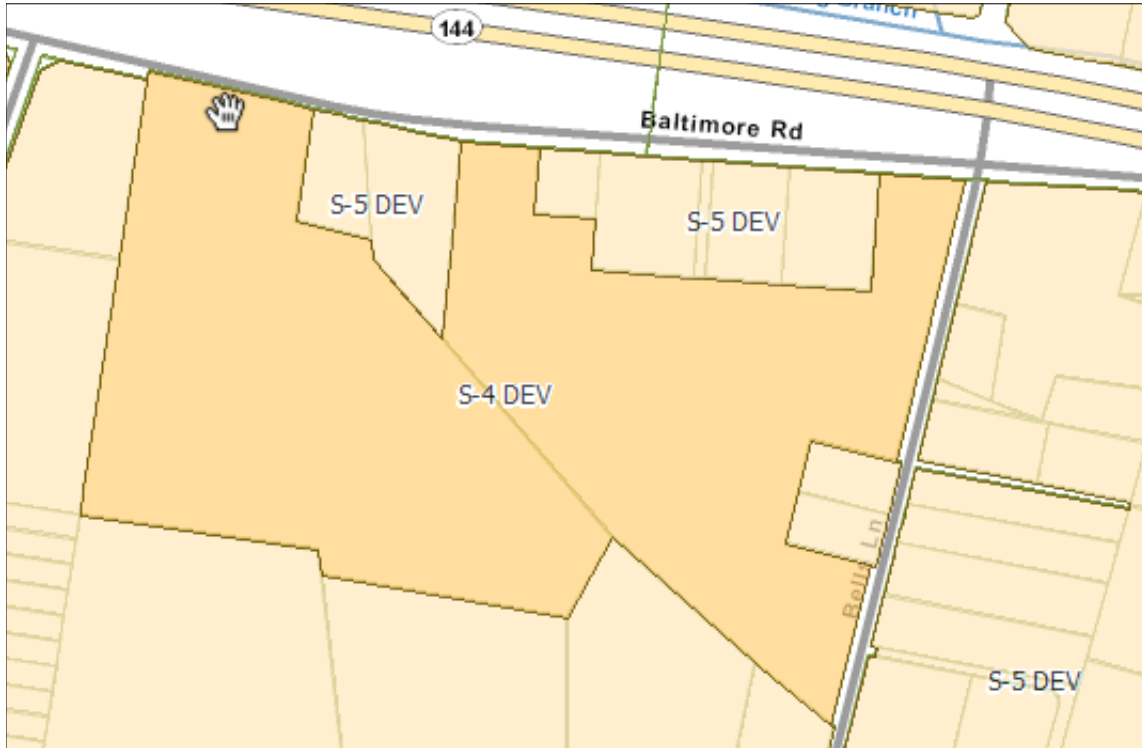
Radius	1 Mile		2 Mile		3 Mile	
Population						
2027 Projection	6,851		15,133		25,577	
2022 Estimate	6,075		13,227		22,425	
2010 Census	5,021		9,639		16,817	
Growth 2022 - 2027	12.77%		14.41%		14.06%	
Growth 2010 - 2022	20.99%		37.22%		33.35%	
2022 Population by Hispanic Origin	403		888		1,581	
2022 Population	6,075		13,227		22,425	
White	5,147	84.72%	11,260	85.13%	19,311	86.11%
Black	443	7.29%	910	6.88%	1,436	6.40%
Am. Indian & Alaskan	23	0.38%	44	0.33%	92	0.41%
Asian	298	4.91%	630	4.76%	902	4.02%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	1	0.00%
Other	164	2.70%	383	2.90%	682	3.04%
U.S. Armed Forces	6		28		64	
Households						
2027 Projection	2,554		5,356		9,044	
2022 Estimate	2,261		4,678		7,923	
2010 Census	1,861		3,419		5,958	
Growth 2022 - 2027	12.96%		14.49%		14.15%	
Growth 2010 - 2022	21.49%		36.82%		32.98%	
Owner Occupied	1,903	84.17%	3,996	85.42%	6,663	84.10%
Renter Occupied	358	15.83%	682	14.58%	1,260	15.90%
2022 Households by HH Income	2,261		4,676		7,925	
Income: <$25,000	166	7.34%	339	7.25%	487	6.15%
Income: $25,000 - $50,000	190	8.40%	401	8.58%	673	8.49%
Income: $50,000 - $75,000	203	8.98%	382	8.17%	747	9.43%
Income: $75,000 - $100,000	374	16.54%	585	12.51%	967	12.20%
Income: $100,000 - $125,000	291	12.87%	499	10.67%	810	10.22%
Income: $125,000 - $150,000	208	9.20%	476	10.18%	861	10.86%
Income: $150,000 - $200,000	439	19.42%	1,013	21.66%	1,710	21.58%
Income: $200,000+	390	17.25%	981	20.98%	1,670	21.07%
2022 Avg Household Income	$138,860		$149,230		$150,103	
2022 Med Household Income	$116,967		$131,932		$133,086	

TRAFFIC COUNT

FOR SALE Baltimore Road, Frederick, MD
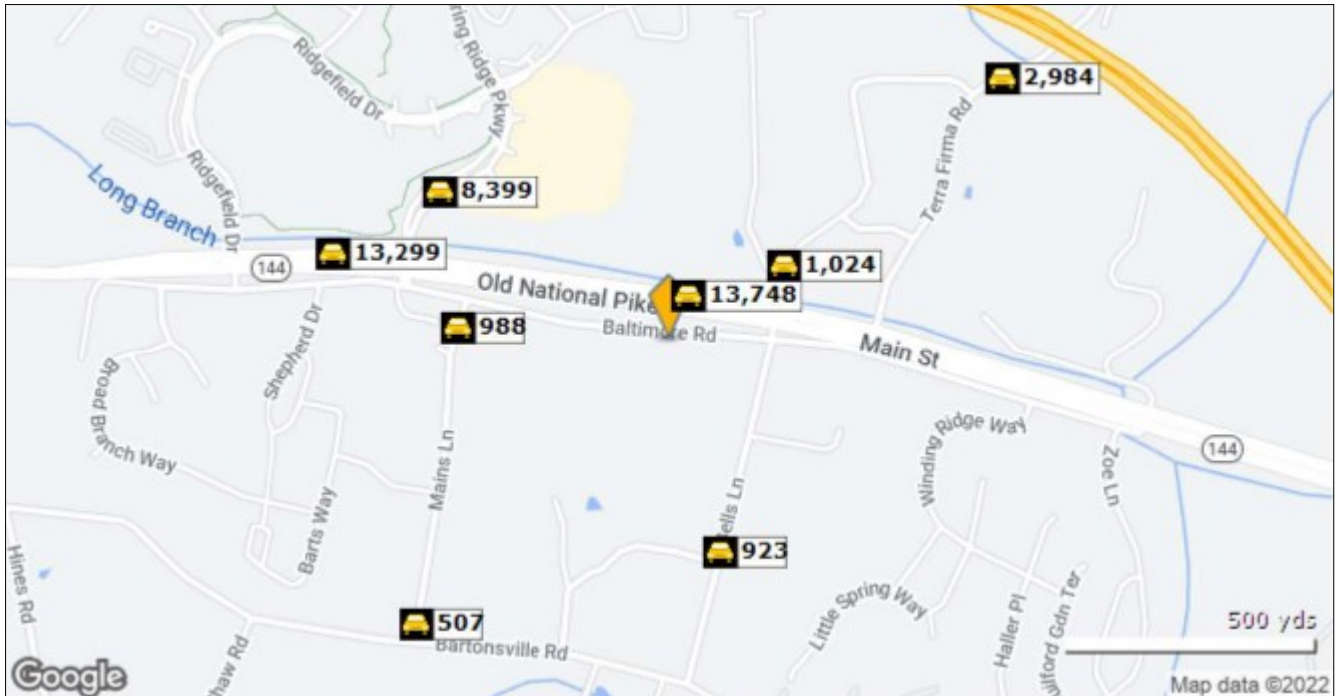
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Old National Pike	Main St	0.10 E	2022	13,666	MPSI	.06
2	Old National Pike	Main St	0.10 E	2021	13,748	MPSI	.06
3	Quinn Rd	Main St	0.05 S	2018	1,024	MPSI	.16
4	Mains Ln	Baltimore Rd	0.03 N	2018	988	MPSI	.24
5	Bells Ln	Bartonsville Rd	0.16 S	2018	923	MPSI	.25
6	Spring Ridge Parkway	Spring Ridge Pkwy	0.08 SW	2020	8,440	MPSI	.31
7	Spring Ridge Parkway	Spring Ridge Pkwy	0.08 SW	2022	8,399	MPSI	.31
8	Main St	Spring Ridge Pkwy	0.08 E	2022	13,299	MPSI	.40
9	Mains Ln	Bartonsville Rd	0.02 S	2018	507	MPSI	.43
10	Quinn Road	Terra Firma Rd	0.04 SW	2020	2,984	MPSI	.49

Frederick County Zoning – Residential Density District 3 (R3)

The purpose of the Residential Density District 3 (R3) is to promote healthful and convenient distribution of population with sufficient densities to maintain a high standard of physical design and community service.

Possible usage under R3 zoning includes, but is not limited to:

- Agricultural Activities
- Agritourism Enterprise
- Forestry
- Townhouse
- Accessory Apartment
- Bed and Breakfast
- Child Care Center/Nursery School
- Group Homes
- Assisted Living Facility
- Nursing Home
- Place of Worship
- Private School
- Nongovernmental Utility
- And more...

Frederick County Zoning – General Commercial District (GC)

The General Commercial District (GC) is intended to provide general retail commercial and business services.

Possible usage under GC zoning includes, but is not limited to:

- Nursery (retail or wholesale)
- Food store, Convenience Store
- Pet training/day care/grooming facility
- Tobacco or Liquor Store
- Barber or Beauty Shop
- Contractor
- Carpentry/Electrical/Plumbing/Welding
- Landscape Contractor
- Office Business and Office Professional
- Restaurant
- Automobile Repair or Service Shop
- Animal Hospital or Veterinary Clinic
- Child Care Center/Nursery School
- Assisted Living Facility
- Place of Worship
- And more...