

FOR SALE

\$450,000

3900 Block Green Valley Road, Ijamsville, MD 21754



Commercially Zoned Land Green Valley, Maryland

This 2.84 acre vacant lot with General Commercial zoning has great potential. The property features 350' of frontage on Green Valley Road (MD Rt. 75) and is located less than 1/4 mile from Fingerboard Road (MD Rt 80).

General Commercial zoning allows a wide variety of retail, business, personal service, automobile and animal care uses including: garden center and plant nursery; landscape contractor; electrical, plumbing and HVAC contractors; professional offices; self storage and/or warehouses; automobile sales, repair and service; liquor stores etc.

Property Details

Address: Green Valley Road, Ijamsville, MD 21754

Legal: Liber 1656 Folio 1137
Frederick County Tax Map 97, Parcel 221

Zoning: Frederick County: 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.

Lot Size: 2.8417 Acres

Road Frontage: Approximately 350 feet on Maryland Route 75, Green Valley Road. Access provided by an existing common entrance with the adjoining SunTrust BB&T Bank Property. Right of Way and Easement recorded in the Land Records of Frederick County in Liber 1656, Folio 1133

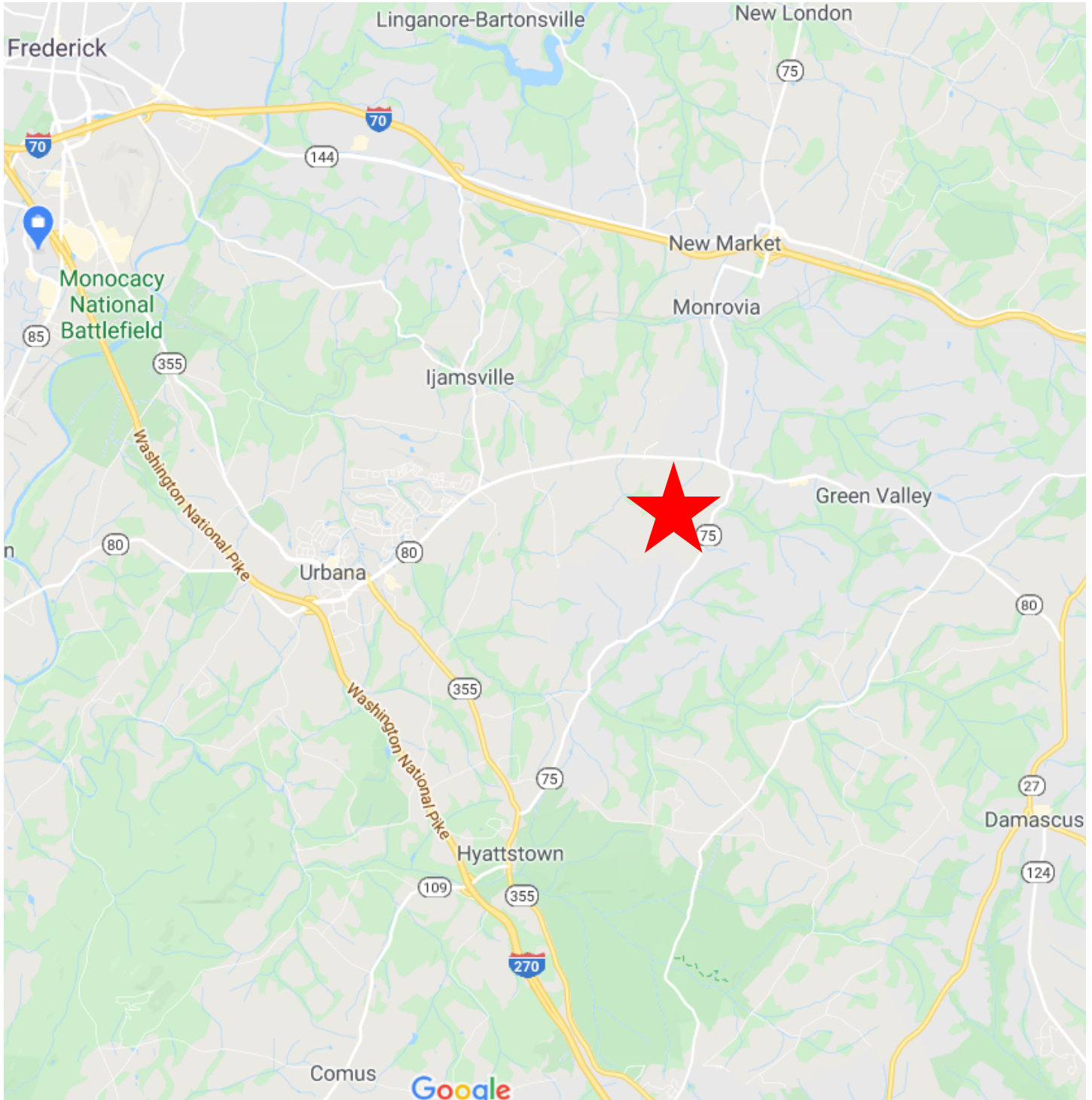
Utilities: Conventional septic area with capacity for 2,397 gallons per day
Existing well

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

Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

COMMERCIAL LAND FOR SALE
GREEN VALLEY ROAD



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Photos

COMMERCIAL LAND FOR SALE
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MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



VIEW OF PROPERTY
LOOKING SOUTH



EXISTING COMMON
ENTRANCE FROM
GREEN VALLEY RD

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DEMOGRAPHICS

COMMERCIAL LAND FOR SALE
GREEN VALLEY ROAD

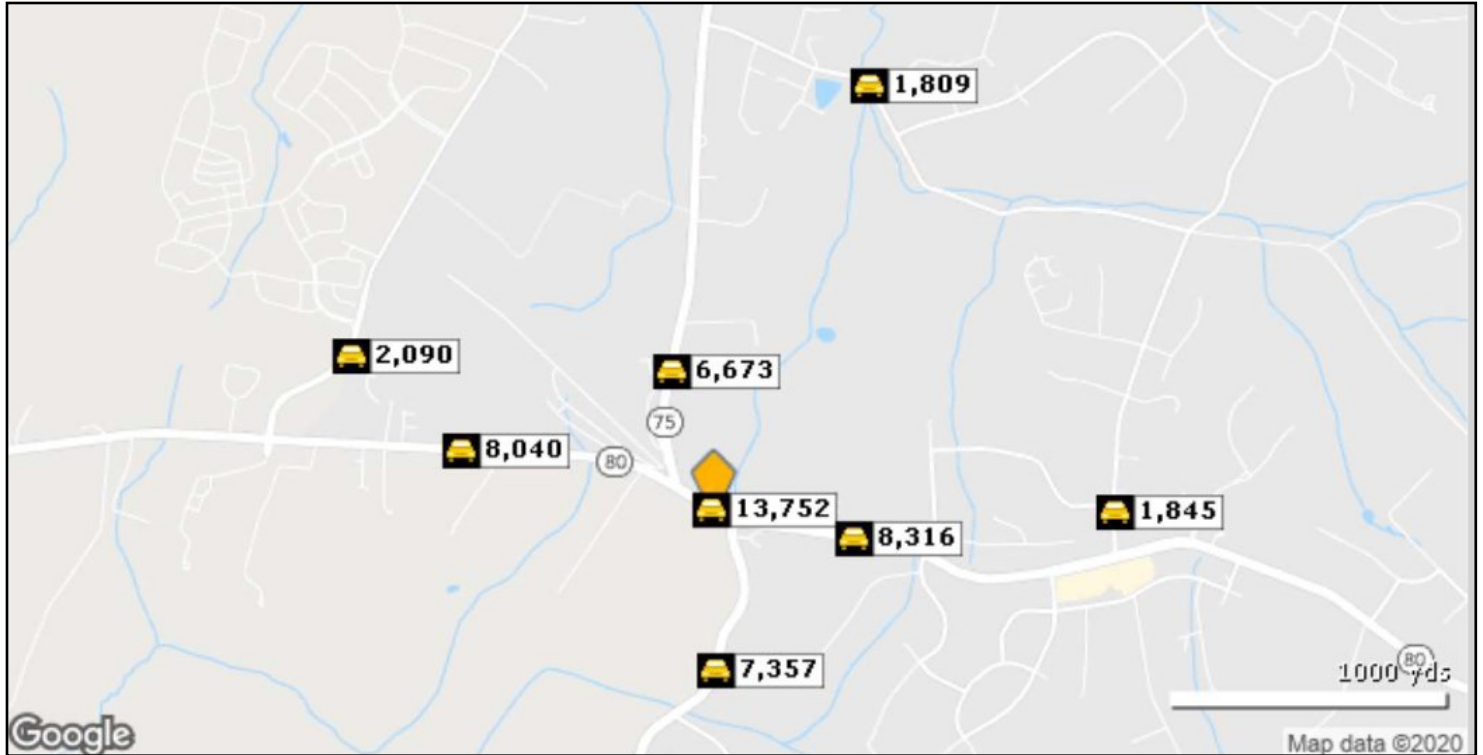


| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|-----------|--------|-----------|--------|-----------|--------|
| Population | | | | | | |
| 2025 Projection | 1,613 | | 15,227 | | 45,423 | |
| 2020 Estimate | 1,511 | | 14,257 | | 42,478 | |
| 2010 Census | 1,289 | | 12,059 | | 35,251 | |
| Growth 2020 - 2025 | 6.75% | | 6.80% | | 6.93% | |
| Growth 2010 - 2020 | 17.22% | | 18.23% | | 20.50% | |
| 2020 Population by Hispanic Origin | 100 | | 798 | | 3,622 | |
| 2020 Population | 1,511 | | 14,257 | | 42,478 | |
| White | 1,431 | 94.71% | 13,192 | 92.53% | 35,611 | 83.83% |
| Black | 23 | 1.52% | 312 | 2.19% | 2,256 | 5.31% |
| Am. Indian & Alaskan | 3 | 0.20% | 42 | 0.29% | 130 | 0.31% |
| Asian | 22 | 1.46% | 357 | 2.50% | 3,218 | 7.58% |
| Hawaiian & Pacific Island | 0 | 0.00% | 9 | 0.06% | 18 | 0.04% |
| Other | 32 | 2.12% | 344 | 2.41% | 1,244 | 2.93% |
| U.S. Armed Forces | 0 | | 23 | | 51 | |
| Households | | | | | | |
| 2025 Projection | 550 | | 5,225 | | 14,987 | |
| 2020 Estimate | 513 | | 4,882 | | 13,993 | |
| 2010 Census | 433 | | 4,095 | | 11,553 | |
| Growth 2020 - 2025 | 7.21% | | 7.03% | | 7.10% | |
| Growth 2010 - 2020 | 18.48% | | 19.22% | | 21.12% | |
| Owner Occupied | 490 | 95.52% | 4,625 | 94.74% | 13,019 | 93.04% |
| Renter Occupied | 23 | 4.48% | 258 | 5.28% | 974 | 6.96% |
| 2020 Households by HH Income | 511 | | 4,883 | | 13,992 | |
| Income: <\$25,000 | 14 | 2.74% | 133 | 2.72% | 555 | 3.97% |
| Income: \$25,000 - \$50,000 | 83 | 16.24% | 406 | 8.31% | 1,066 | 7.62% |
| Income: \$50,000 - \$75,000 | 60 | 11.74% | 482 | 9.87% | 1,195 | 8.54% |
| Income: \$75,000 - \$100,000 | 63 | 12.33% | 583 | 11.94% | 1,519 | 10.86% |
| Income: \$100,000 - \$125,000 | 78 | 15.26% | 712 | 14.58% | 1,984 | 14.18% |
| Income: \$125,000 - \$150,000 | 70 | 13.70% | 586 | 12.00% | 1,538 | 10.99% |
| Income: \$150,000 - \$200,000 | 92 | 18.00% | 1,073 | 21.97% | 2,993 | 21.39% |
| Income: \$200,000+ | 51 | 9.98% | 908 | 18.60% | 3,142 | 22.46% |
| 2020 Avg Household Income | \$123,371 | | \$149,244 | | \$156,506 | |
| 2020 Med Household Income | \$111,378 | | \$130,354 | | \$136,004 | |

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TRAFFIC COUNT

COMMERCIAL LAND FOR SALE
GREEN VALLEY ROAD



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---|-----------------|------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Fingerboard Rd | Green Valley Rd | 0.05 SE | 2018 | 13,752 | MPSI | .04 |
| 2 | Green Valley Rd | Lawson Rd | 0.13 SW | 2018 | 7,357 | MPSI | .30 |
| 3 | Fingerboard Rd | Green Valley Rd | 0.26 W | 2018 | 8,316 | MPSI | .30 |
| 4 | Green Valley Rd | Nevelts Pl | 0.10 N | 2018 | 6,673 | MPSI | .33 |
| 5 | Fingerboard Rd | Windy Hill Dr | 0.16 W | 2018 | 8,040 | MPSI | .55 |
| 6 | Ed McClain Rd | Fingerboard Rd | 0.21 SW | 2018 | 2,090 | MPSI | .83 |
| 7 | Lynn Burke Rd | Thomas Spring Rd | 0.02 N | 2018 | 1,845 | MPSI | .85 |
| 8 | Weller Rd | Weller Hill Dr | 0.12 SE | 2018 | 1,809 | MPSI | .98 |

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ZONING

COMMERCIAL LAND FOR SALE
GREEN VALLEY ROAD



Frederick County Zoning – General Commercial District (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.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Apiary
- Agritourism Enterprise
- Nursery Retail and/or Wholesale
- Limited/Commercial Roadside Stand
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Bed and Breakfast
- Motel, Hotel
- Antique, Artisan and Craft Shops
- Apparel Store
- Appliance Sales and Service
- Auction House
- Food Stores
- Boats, Sales and Service
- Book and Magazine
- Camera
- Convenience Stores
- Department Store or Variety Store
- Farm Equipment Sales or Service
- Florist
- Furniture Repair
- Shopping Center
- Gift/Souvenir
- Hardware/Garden Center
- Hobby Shop
- Horse Tack and Saddlery Shop
- Household Furnishing
- Jewelry
- Lumber Yard
- Mobile Home Sales
- Music and Record Shops
- Office Equipment
- Paint Store
- Pet Store
- Pet Training/Day Care/Grooming Facility
- Pharmacy
- Radio and TV Sales and Service
- Shoe Store
- Sporting Goods
- Stone Monument Sales/Processing
- Tobacco Store
- Toy Store
- Liquor Store
- Advertising Agency
- Bank or Savings and Loan
- Broadcasting Studio
- Communication Towers
- Barber and Beauty Shops
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool, Siding
- Commercial School or Education Program
- Dance or Music Studio
- Dry Cleaning and Laundromat
- Funeral Home
- (Continued Next Page)

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ZONING—CONTINUED

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- Landscape Contractor
- Medical Clinic
- Office Business
- Office Professional
- Pawn Shop
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Laboratory Research, Experimental or Testing
- Self-Storage Units
- Stone Monument Processing
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Animal Hospital or Veterinary Clinic
- Kennel
- Auction Sales – Animals
- Bowling Alley
- Race Tracks
- Health club, Fitness Center, Vocational Training Facility
- Tennis Club
- Skating Rink
- Swimming Pool, Commercial
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Zoo/Botanical Garden/Arboretum
- Museums / Gallery
- Night Club, Tavern, Lounge
- Outdoor Sports Recreation Facility
- Indoor Sports Recreation Facility
- Fairground
- Child Care Center/Nursery School
- Civic Community Center
- Civic Service Clubs
- Comprehensive Physical Rehabilitation Facility
- Hospital
- Assisted Living Facility
- Place of Worship
- Community Fire and Rescue Service
- Arena or Stadium
- College or University
- Nongovernmental Utility
- And more...

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