

# FOR SALE

Lot 9 Westview, Frederick, MD 21703  
\$899,000

**MacRo**<sup>LTD.</sup>  
COMMERCIAL REAL ESTATE™



## Commercially Zoned Land Westview Business Campus

Rare opportunity to acquire developable land in Westview — Frederick County's premier location for office, laboratory R&D and retail uses.

This 1.77 acre lot is currently slated for office, medical or laboratory uses. Frederick County has begun an update of the comprehensive plan for this area ("South Frederick Corridor") which presents an opportunity to change the zoning and allowed uses on this property.

The property features over 500 linear feet of road frontage on Crestwood Boulevard which is an arterial road connecting to Maryland Route 85 (Buckeystown Pike). The Route 85 interchange at Interstate 270 is a one mile drive from the Property.

The property is located within a designated Opportunity Zone which provides potential tax benefits to investors.

### PRESENTING - LOT 9 WESTVIEW

**Location:** Northeast corner of the intersection of Crestwood Boulevard and Partner's Court

**Legal:** Lot 9, Westview; Plat Book 69, Page 111. Liber 13152, Folio 392

**Zoning:** MXD, Frederick County. Mixed Use Development is a floating zone established to provide for new development and redevelopment within identified growth areas that result in an integrate mixture of commercial, employment, residential, recreational, civic and/or cultural land uses as provided within the appropriate Frederick County Comprehensive, Community, or Corridor Plan. More information on zoning is provided herein.

**Lot Size:** 1.77 Acres

**Utilities:** Public water and sewer, natural gas, high speed internet

**Contact:** David Wilkinson, Vice President  
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# ZONING and OPPORTUNITY ZONE INFO

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**ZONING:** The Property is currently zoned MXD (Mixed Use Development). Mixed Use Development is a floating zone established to provide for new development and redevelopment within identified growth areas that result in an integrated mixture of commercial, employment, residential, recreational, civic and/or cultural land uses as provided within the appropriate Frederick County Comprehensive, Community, or Corridor Plan. These uses planned and developed as a unit are intended to:

- (A) Result in an efficient use of land and the efficient extension of public facilities;
- (B) Allow innovative design involving flexibility not permitted within Euclidean zoning districts; (
- (C) Promote continuity of new development with existing development through building and site design, including consideration of architectural elements, landscape design, building placement, and street network;
- (D) Promote building and site design that reduces dependence on vehicular movement through the provision of bicycle, pedestrian, and transit friendly elements which include transportation circulation networks linking internal and external residential, commercial, employment areas, and recreation, open spaces and public facilities;
- (E) Result in an integrated mixture of uses within the Mixed Use Development District and a mixture of housing types within the Planned Unit Development District;
- (F) Promote the protection, preservation, and integration of historic resources into the planned development through reuse, adaptive use, and rehabilitation;
- (G) Promote the evaluation, protection, and integration of natural features and sensitive environmental resources into building and site design;
- (H) Provide development flexibility to respond to market demands.

**SOUTH FREDERICK CORRIDORS PLAN:** The Frederick County Division of Permitting and Planning is currently evaluating the South Frederick Corridors Plan—a comprehensive plan for the area in which the Property is located. While zoning changes are not anticipated, the Plan is expected to propose land use designations that will allow uses in addition to office, employment and laboratory uses on the Property. Potential buyer's are encouraged to contact the Permitting and Planning Office for more detail.

**OPPORTUNITY ZONE:** The Property is located within an Opportunity Zone. Opportunity Zones offer tax benefits to investors who elect to temporarily defer tax on capital gains if they timely invest those gain amounts in a Qualified Opportunity Fund (QOF). Investors can defer tax on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF (an "inclusion event"), or December 31, 2026, whichever is earlier. The length of time the taxpayer holds the QOF investment determines the tax benefits they receive.

- If the investor holds the QOF investment for at least five years, the basis of the QOF investment increases to 10% of the deferred gain.
- If the investor holds the QOF investment for at least seven years, the basis of the QOF investment increases to 15% of the deferred gain.

If the investor holds the investment in the QOF for at least 10 years, the investor is eligible to elect to adjust the basis of the QOF investment to its fair market value on the date that the QOF investment is sold or exchanged.

The above information was provided on the IRS website regarding Opportunity Zones: <https://www.irs.gov/newsroom/opportunity-zones>. Potential buyer's should consult with their tax advisor regarding their individual circumstances to determine the benefits of investing in an Opportunity Zone.

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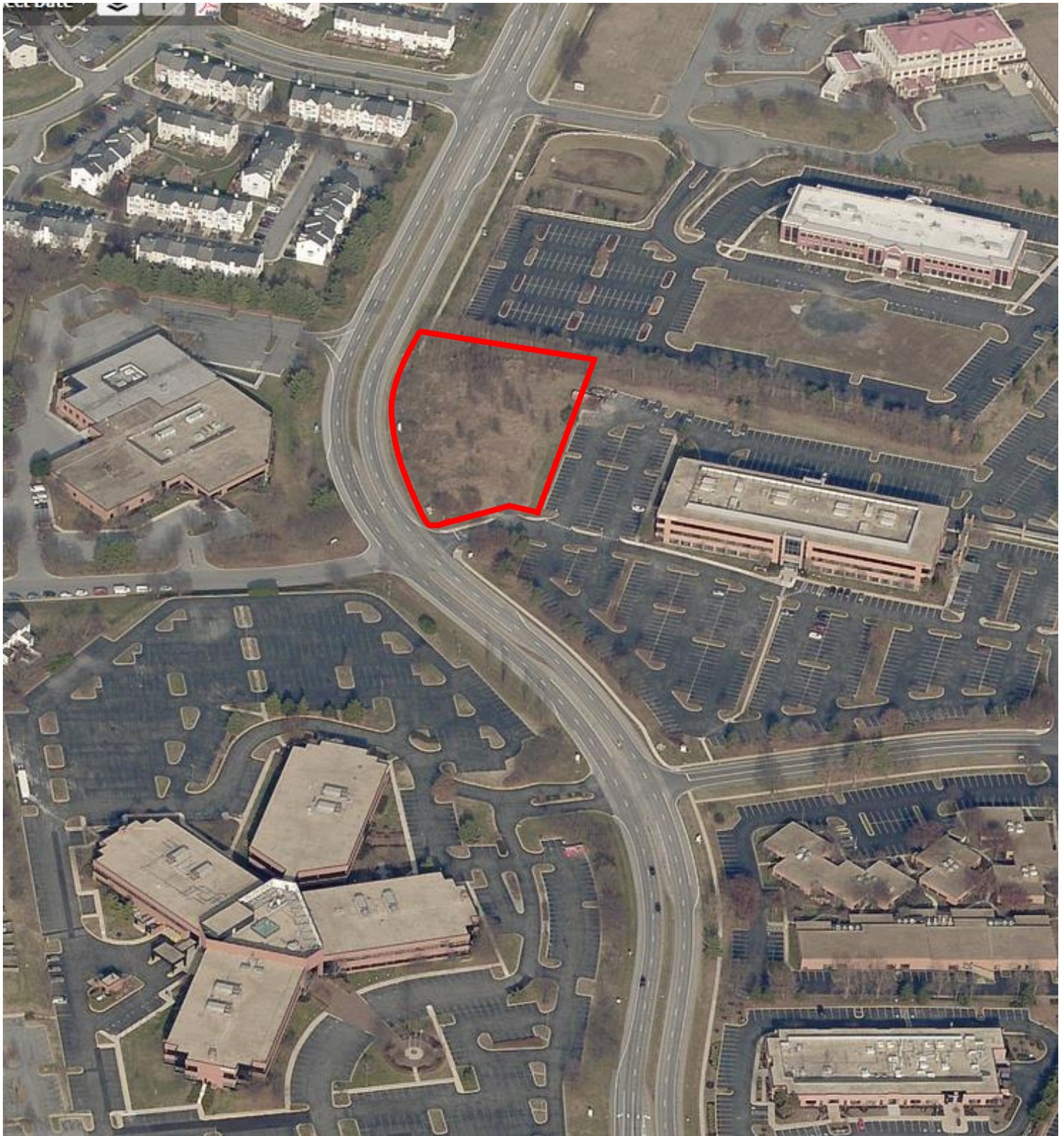




# AERIAL MAP

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# AREA MAP

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# DEMOGRAPHICS

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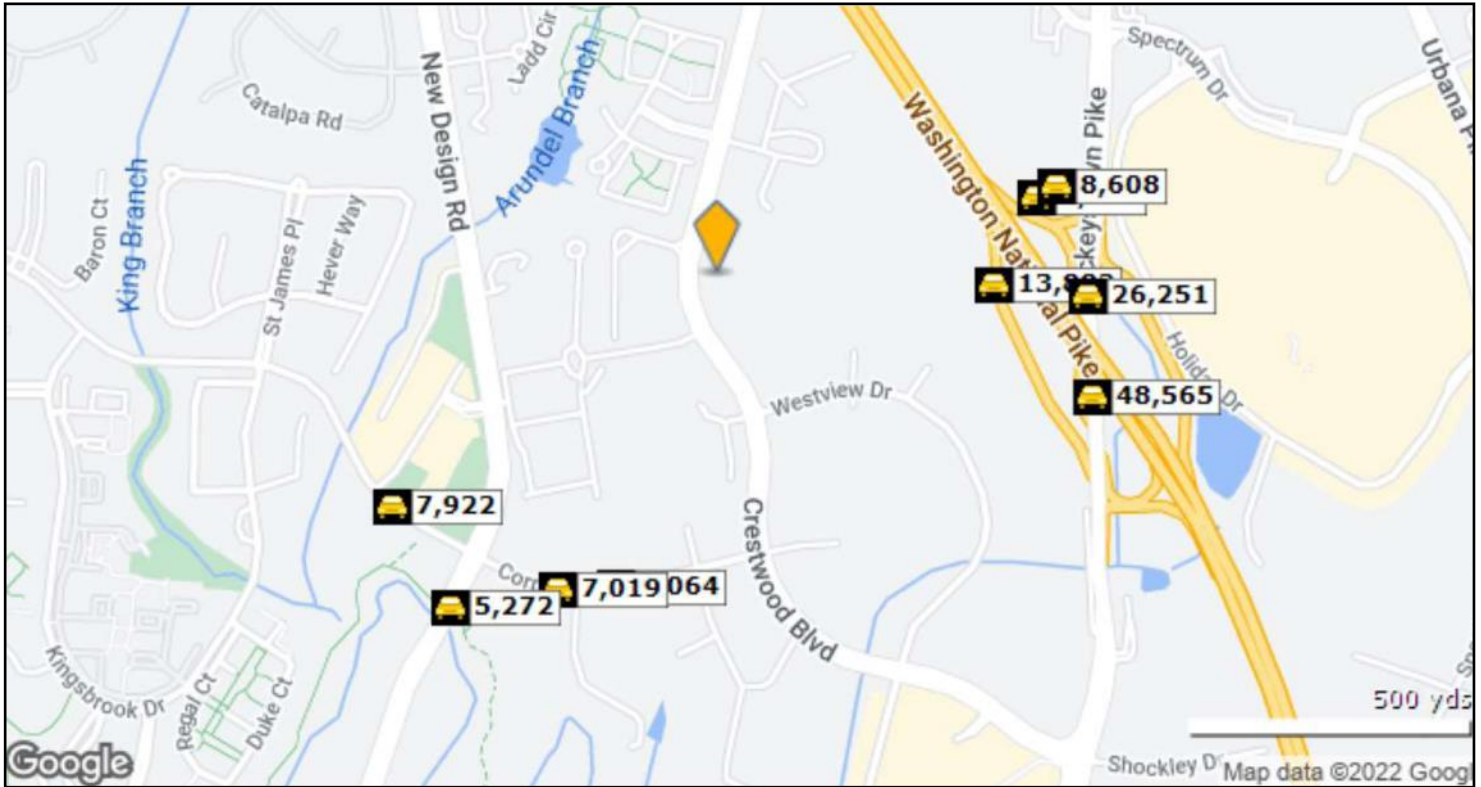


Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	10,295		63,338		126,248	
2022 Estimate	9,138		55,884		111,909	
2010 Census	7,620		44,304		92,195	
Growth 2022 - 2027	12.66%		13.34%		12.81%	
Growth 2010 - 2022	19.92%		26.14%		21.38%	
<b>2022 Population by Hispanic Origin</b>	1,301		9,288		18,993	
<b>2022 Population</b>	9,138		55,884		111,909	
White	5,963	65.25%	37,842	67.72%	76,860	68.68%
Black	1,898	20.77%	10,998	19.68%	21,009	18.77%
Am. Indian & Alaskan	42	0.46%	533	0.95%	898	0.80%
Asian	798	8.73%	4,095	7.33%	8,446	7.55%
Hawaiian & Pacific Island	10	0.11%	75	0.13%	178	0.16%
Other	427	4.67%	2,340	4.19%	4,516	4.04%
U.S. Armed Forces	26		148		332	
<b>Households</b>						
2027 Projection	3,993		24,560		47,957	
2022 Estimate	3,537		21,685		42,496	
2010 Census	2,927		17,483		35,277	
Growth 2022 - 2027	12.89%		13.26%		12.85%	
Growth 2010 - 2022	20.84%		24.03%		20.46%	
Owner Occupied	2,248	63.56%	13,267	61.18%	26,901	63.30%
Renter Occupied	1,289	36.44%	8,418	38.82%	15,594	36.70%
<b>2022 Households by HH Income</b>	3,539		21,685		42,498	
Income: <\$25,000	404	11.42%	2,084	9.61%	3,862	9.09%
Income: \$25,000 - \$50,000	470	13.28%	3,493	16.11%	7,210	16.97%
Income: \$50,000 - \$75,000	568	16.05%	3,951	18.22%	6,928	16.30%
Income: \$75,000 - \$100,000	460	13.00%	2,965	13.67%	5,617	13.22%
Income: \$100,000 - \$125,000	591	16.70%	3,034	13.99%	5,672	13.35%
Income: \$125,000 - \$150,000	448	12.66%	2,522	11.63%	4,487	10.56%
Income: \$150,000 - \$200,000	365	10.31%	2,104	9.70%	4,654	10.95%
Income: \$200,000+	233	6.58%	1,532	7.06%	4,068	9.57%
<b>2022 Avg Household Income</b>	\$102,454		\$101,453		\$107,792	
<b>2022 Med Household Income</b>	\$92,798		\$86,083		\$89,460	

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# TRAFFIC COUNT

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I- 270	Buckeystown Pike	0.11 SE	2020	13,882	MPSI	.29
2 Corporate Drive		0.00	2022	7,064	MPSI	.33
3 Buckeystown Pike	I- 270	0.15 SE	2020	5,290	MPSI	.34
4 Corporate Drive	Chairmans Ct	0.02 E	2022	7,019	MPSI	.36
5 Buckeystown Pike	I- 270	0.15 S	2021	8,634	MPSI	.36
6 Buckeystown Pike	I- 270	0.15 S	2022	8,608	MPSI	.36
7 Buckeystown Pike		0.00	2022	26,251	MPSI	.38
8 Corporate Drive	New Design Rd	0.09 SE	2022	7,922	MPSI	.41
9 Buckeystown Pike		0.00	2022	48,565	MPSI	.41
10 New Design Rd	Corporate Dr	0.06 NE	2018	5,272	MPSI	.43

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