

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE
Commercial Buildings & Developable Land
\$4,000,000
101, 102, 103, 104, 105, & 106 Frederick Road
Thurmont, Maryland 21788



ROCKY MACKINTOSH | OWNER / BROKER

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Frederick, Maryland 21703
Email: rocky@macroltd.com

Mobile: 301-748-5655
Phone: 301-698-9696 ext. 202
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Land & Commercial Real Estate Services | www.macroltd.com

PRESENTING

LOCATION: SW & NW Corners of Intersection of Frederick and Moser Roads
NE Corner of Frederick Road and Thurmont Boulevard
Thurmont, Maryland

LEGAL: Tax Map 0754, Parcels 2496, 2498, 2501, 2497, 2500, 2495

**TOTAL LAND
AREA:** 9.17 ACS +/-

ZONING: Town of Thurmont General Business (GB) -
Detailed list attached

BLDG SF: Approximately 45,000 of improvements

LEASE INFO: Available to qualified prospects

**UNDEVELOPED
LAND AREA:** 2.30 ACS +/- in rear with Moser Road frontage
0.25 ACS +/- along Frederick Road between Units 102 & 104
0.48 +/- NE corner of Frederick Road and Thurmont Blvd

UTILITIES: Public Water & Sewer

PRICE: \$4,000,000

CONTACT:

Rocky Mackintosh, Broker	Kathy Krach, Agent
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Office: 301-698-9696 ext. 202	Office: 301-698-9696 ext. 205
Email: rocky@macroltd.com	Email: kathy@macroltd.com

OWNERSHIP IS WILLING TO CONSIDER SELLING SOME PARCELS SEPARATELY

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AERIAL



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.

101 Frederick Road

LOCATION: NW Corner of
Intersection of Frederick & Moser Roads

LEGAL: Tax Map 0754, Parcel 2495

TOTAL LAND

AREA: .450 ACS +/-

ZONING:

Town of Thurmont General Business (GB) -
Detailed list attached

BLDG SF: 2,188 square feet

LEASE INFO: Available to qualified prospects

UNDEVELOPED

LAND AREA: N/A

UTILITIES: Public Water & Sewer

PRICE: \$200,000

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101 Frederick Road: PHOTOS



Rear view of property



Cozy Inn: 103 Frederick Road

LOCATION: NW Corner of
Intersection of Frederick & Moser Roads

LEGAL: Tax Map 0754, Parcel 2498

TOTAL LAND

AREA: 2.08 ACS +/-

ZONING:

Town of Thurmont General Business (GB) -
Detailed list attached



BLDG SF: 9,234 square feet

HOTEL

GUEST ROOMS: 21 total
(5 Executive, 6 Premium, 10 Traditional)

LEASE INFO: Available to qualified prospects

UNDEVELOPED

LAND AREA: N/A

UTILITIES: Public Water & Sewer

PRICE: \$1,165,000

CONTACT: **Rocky Mackintosh, Broker**
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103 Frederick Road: PHOTOS



Cozy Inn

Reuters Room



Clinton Room

103 Frederick Road: PHOTOS



Inn Cottages

Hoover Cottage



Rental House (1 of 2)

105 Frederick Road

LOCATION: Near NW Corner of
Intersection of Frederick & Moser Roads

LEGAL: Tax Map 0754, Parcel 2501

TOTAL LAND

AREA: 1.88 ACS +/-

ZONING:

Town of Thurmont General Business (GB) -
Detailed list attached



BLDG SF: 22,715 square feet (approximately 1/2 of building is large
commercial kitchen)

LEASE INFO: Available to qualified prospects

UNDEVELOPED LAND AREA:

N/A

UTILITIES: Public Water & Sewer

PRICE: \$1,600,000

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105 Frederick Road: PHOTOS



Side view



Rear loading dock



Rental house adjacent
to restaurant



102/104 Frederick Road

LOCATION: SW Corner of
Intersection of Frederick & Moser Roads

LEGAL: Tax Map 0754, Parcel 2496

TOTAL LAND

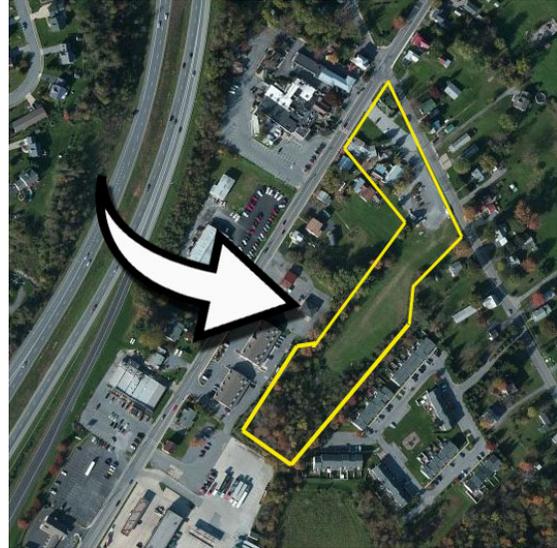
AREA: 3.51 ACS +/-

ZONING:

Town of Thurmont General Business (GB) -
Detailed list attached

BLDG SF:

Unit 102: 1,600 SF +/-
Unit 104: 2,500 SF +/-
Unit 104B 1,200 SF +/-
Unit 104C 1,800 SF +/-



LEASE INFO: Available to qualified prospects

UNDEVELOPED

LAND AREA: 2.30 ACS +/- in rear with Moser Road frontage
0.25 ACS +/- along Frederick Road between Units 102 & 104

UTILITIES: Public Water & Sewer

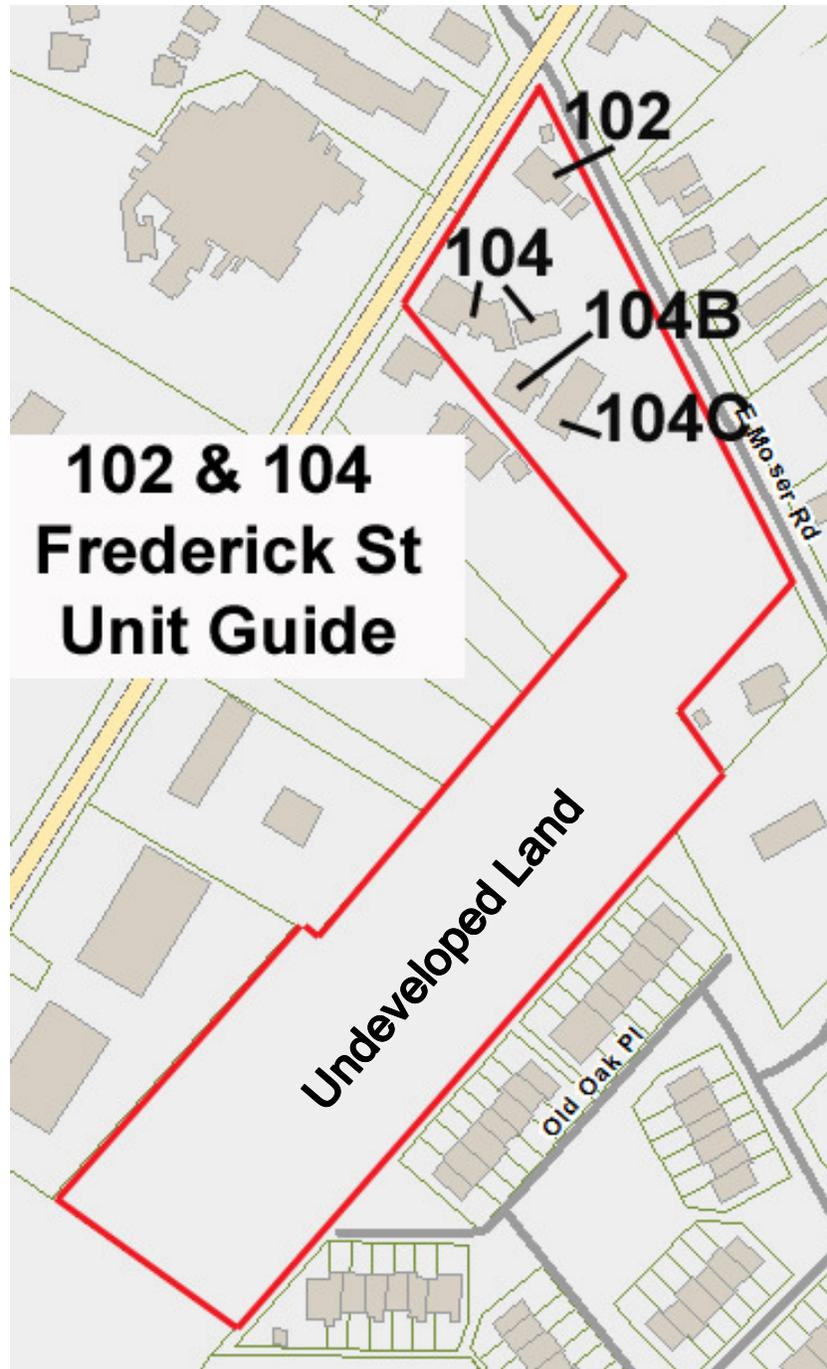
PRICE: \$600,000

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102/104 Frederick Road: Unit Guide

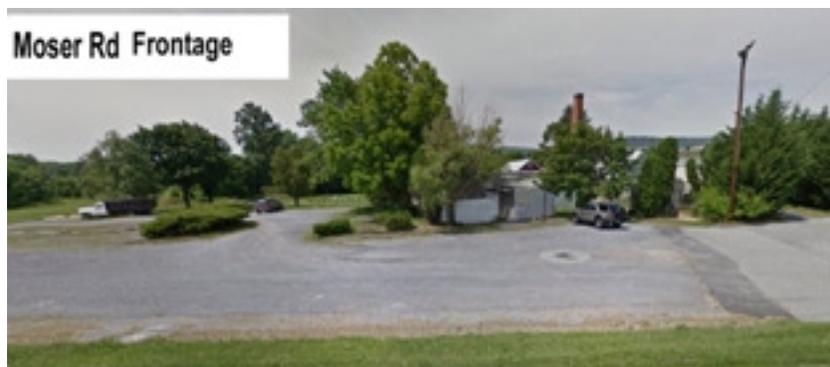


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102/104 Frederick Road: PHOTOS



102/104 Frederick Road: PHOTOS



106 Frederick Road

LOCATION: Across from the Cozy Restaurant

LEGAL: Tax Map 0754, Parcel 2497

TOTAL LAND

AREA: 0.77 ACS +/-

ZONING:

Town of Thurmont General Business (GB) -
Detailed list attached

BLDG SF: 4,083 square feet

LEASE INFO: Available to qualified
prospects

UNDEVELOPED

LAND AREA: N/A

UTILITIES: Public Water & Sewer

PRICE: \$390,000

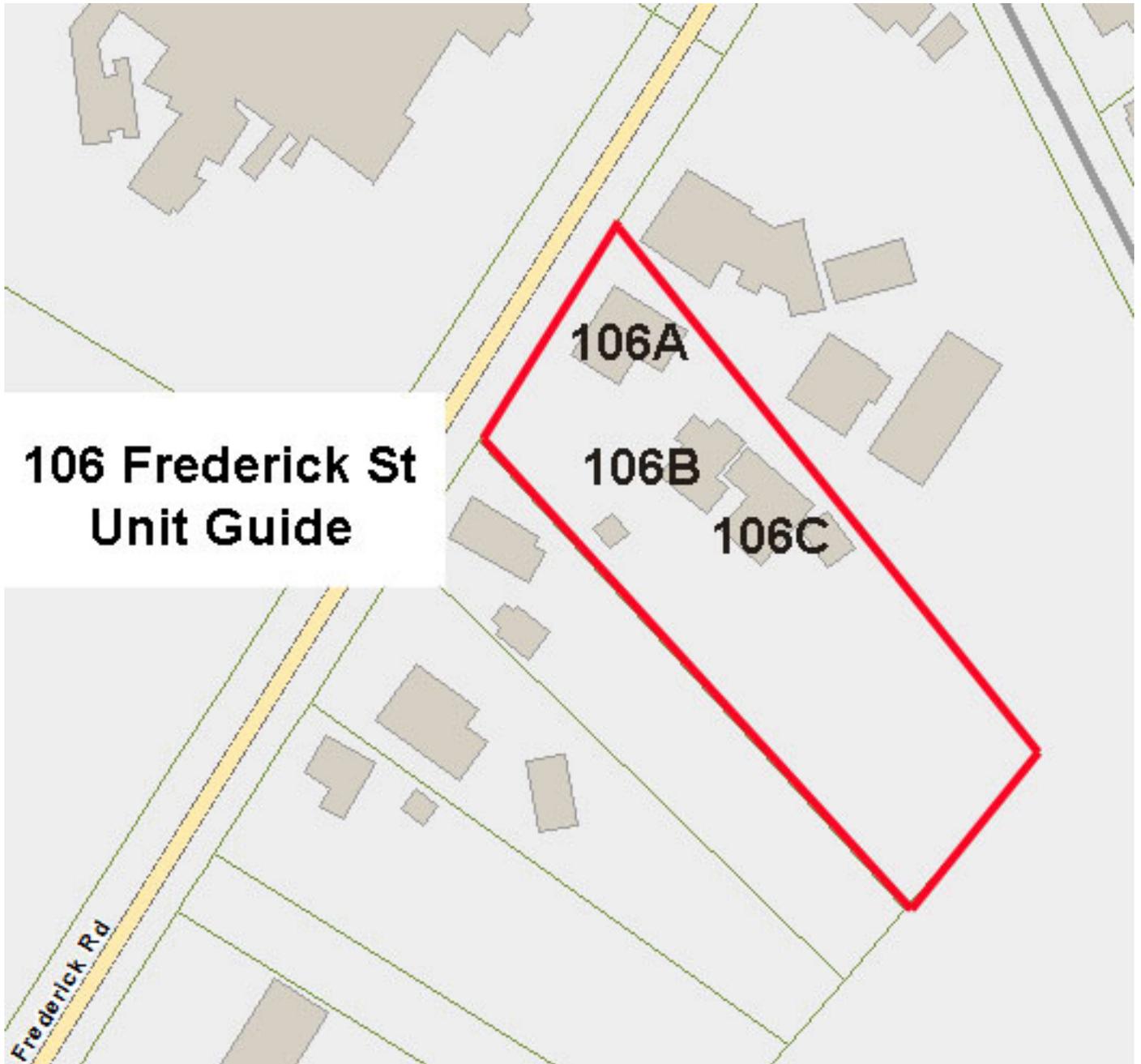
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106 Frederick Road: Unit Guide



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106 Frederick Road: PHOTOS



Sign Lot, Frederick Road

LOCATION: NW Corner of
Intersection of Frederick Road & Thurmont Boulevard

LEGAL: Tax Map 0754, Parcel 2500

TOTAL LAND

AREA: .48 ACS +/-

ZONING:

Town of Thurmont General Business (GB) -
Detailed list attached



BLDG SF: N/A

LEASE INFO: Available to qualified prospects

UNDEVELOPED

LAND AREA: .48 ACS +/-

UTILITIES: Public Water & Sewer

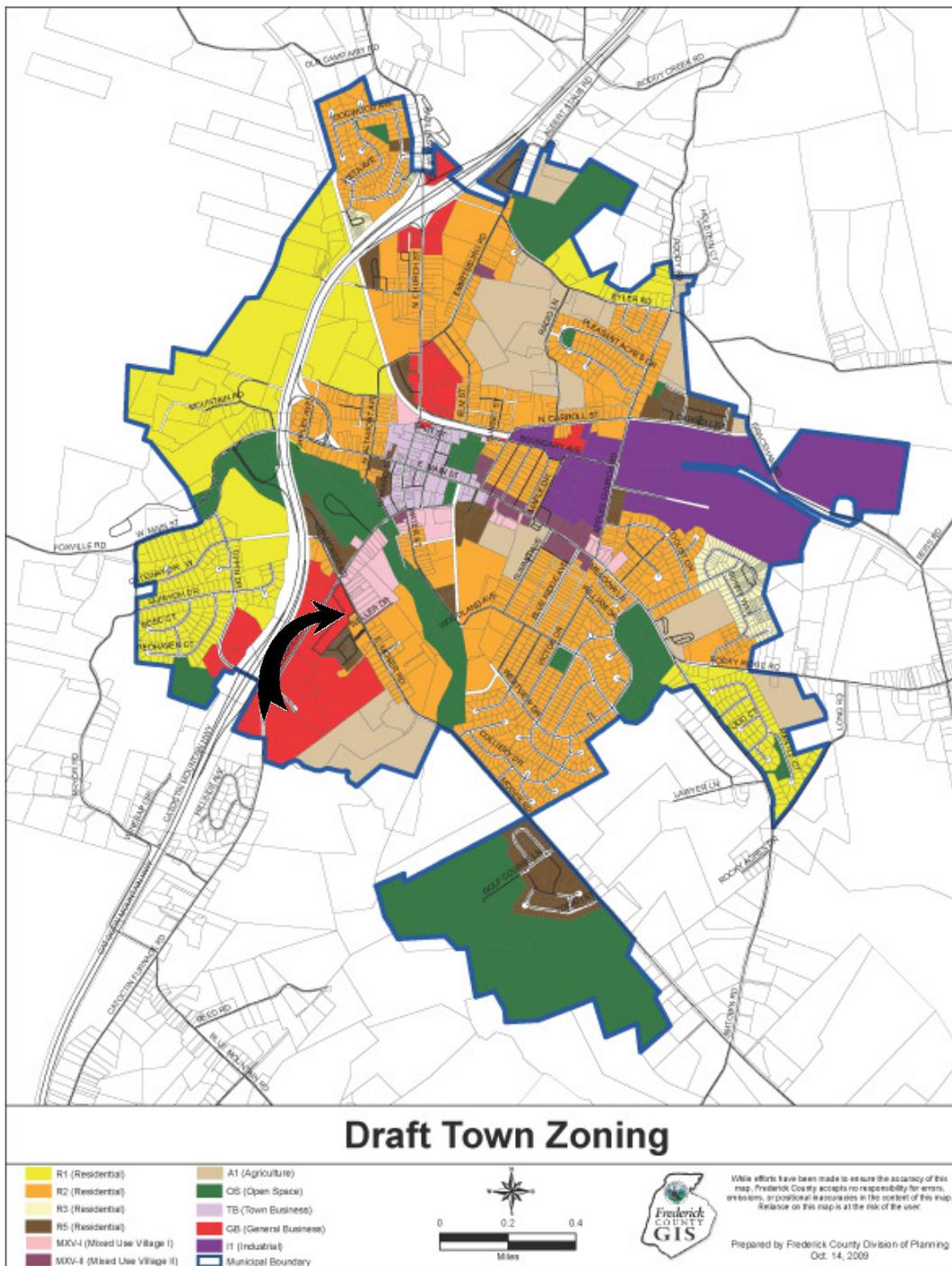
PRICE: \$100,000

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ZONING MAP



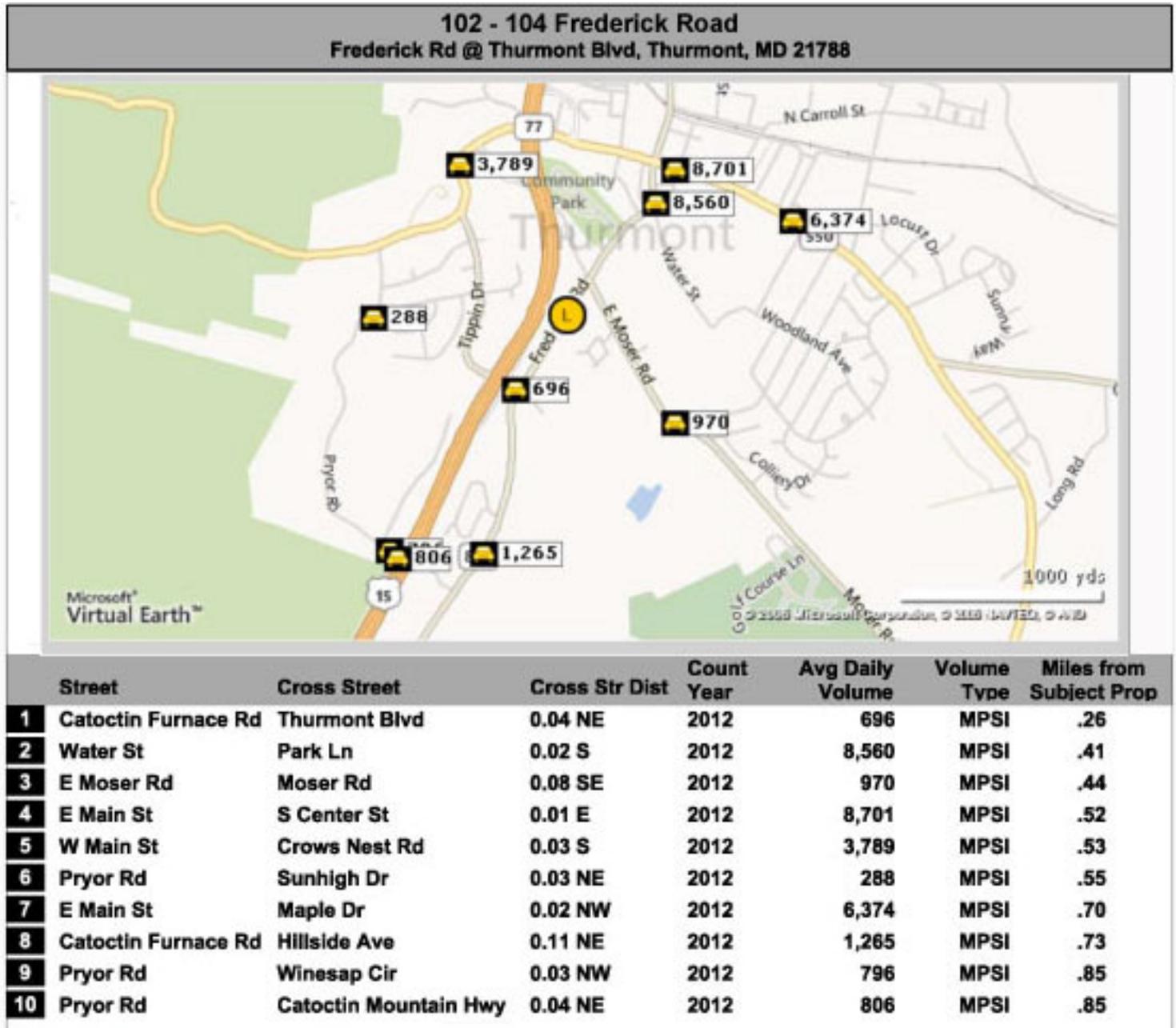
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DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2019 Projection	4,616	12,096	53,635
2014 Estimate	4,420	11,611	52,206
2010 Census	4,339	11,490	52,441
Growth 2014 - 2019	4.43%	4.18%	2.74%
Growth 2010 - 2014	1.87%	1.05%	-0.45%
2014 Population by Hispanic Origin	91	239	1,443
2014 Population By Race	4,420	11,611	52,206
White	4,274 96.70%	11,239 96.80%	49,705 95.21%
Black	41 0.93%	114 0.98%	1,154 2.21%
Am. Indian & Alaskan	16 0.36%	38 0.33%	157 0.30%
Asian	27 0.61%	89 0.77%	523 1.00%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	6 0.01%
Other	62 1.40%	130 1.12%	661 1.27%
Households			
2019 Projection	1,761	4,544	19,436
2014 Estimate	1,685	4,355	18,908
2010 Census	1,657	4,307	19,027
Growth 2014 - 2019	4.51%	4.34%	2.79%
Growth 2010 - 2014	-0.23%	-1.37%	-2.27%
Owner Occupied	1,234 73.23%	3,418 78.48%	15,090 79.81%
Renter Occupied	451 26.77%	938 21.54%	3,819 20.20%
2014 Households by HH Income	1,684	4,355	18,908
Income: <\$25,000	254 15.08%	535 12.28%	2,656 14.05%
Income: \$25,000 - \$50,000	331 19.66%	819 18.81%	3,444 18.21%
Income: \$50,000 - \$75,000	307 18.23%	877 20.14%	4,049 21.41%
Income: \$75,000 - \$100,000	285 16.92%	802 18.42%	2,998 15.86%
Income: \$100,000 - \$125,000	251 14.90%	624 14.33%	2,490 13.17%
Income: \$125,000 - \$150,000	135 8.02%	284 6.52%	1,184 6.26%
Income: \$150,000 - \$200,000	95 5.64%	293 6.73%	1,210 6.40%
Income: \$200,000+	26 1.54%	121 2.78%	877 4.64%
2014 Avg Household Income	\$78,337	\$82,942	\$85,103
2014 Med Household Income	\$70,481	\$73,391	\$70,727

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TRAFFIC COUNT



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ZONING

Town of Thurmont General Business (GB)

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

- Retail
- Service and Professional Activity - Intensive (including auto-oriented uses)
- Uses include existing residential uses (High Density Residential R-5 regulations*)
- Apartments (only on upper floors of commercial structures)
- Hotels/Motels/Boarding Houses
- Various Retail Uses
- Commercial Business
- Personal Services
- Boat Sales
- Farm Equipment Sales
- Lumber Yard
- Building Contractor Trades
- Commercial Greenhouses/Nurseries
- Lab Research/Testing
- Commercial Wholesaling & Agricultural Processing
- Recycling Center
- Carwash
- Auto Body Repair
- Religious Uses
- Civic/Private Clubs
- Public Safety
- Public Utilities
- Day Care Centers

* Thurmont R-5 Regulations (High Density Residential Zoning)

Minimum Lot Area/Unit/SF

Single Family 8,000

Duplex 5,000

Townhouse 4,000 with qualifications

Multifamily 4,000