

FOR SALE

\$4,300,000

Monocacy Boulevard, Frederick, Maryland 21701



Monocacy Boulevard

27 +/- acres on Monocacy Boulevard is subdividable to accommodate small and large development opportunities. Located adjacent to the upcoming Laniary Park development and across the street from a 30 +/- acre mixed use site currently in development, this unique property offers abundant growth opportunities.

Property Details

- Seller willing to subdivide
- Adjacent to Frederick Municipal Airport
- Next to the new Monocacy Boulevard extension
- PB zoning enables a variety of commercial uses
- Public water and sewer available



PRESENTING

Location: Monocacy Boulevard, Frederick, Maryland

Legal: Tax Map 0419, Parcel 1355

Zoning: Frederick City: PB—The purpose of the Professional Business District is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.
***However, since the property is owned by the City of Frederick, there is a strong likelihood that a zoning change would be considered if a proposed plan brings a positive economic development impart to the City.*

Lot Size: 27 acres—broken out as follows:
Parcel A—Approx. 7.89 acres
Parcel B—Approx. 19.82 acres
Parcel C—Approx. 5.00 acres — SOLD

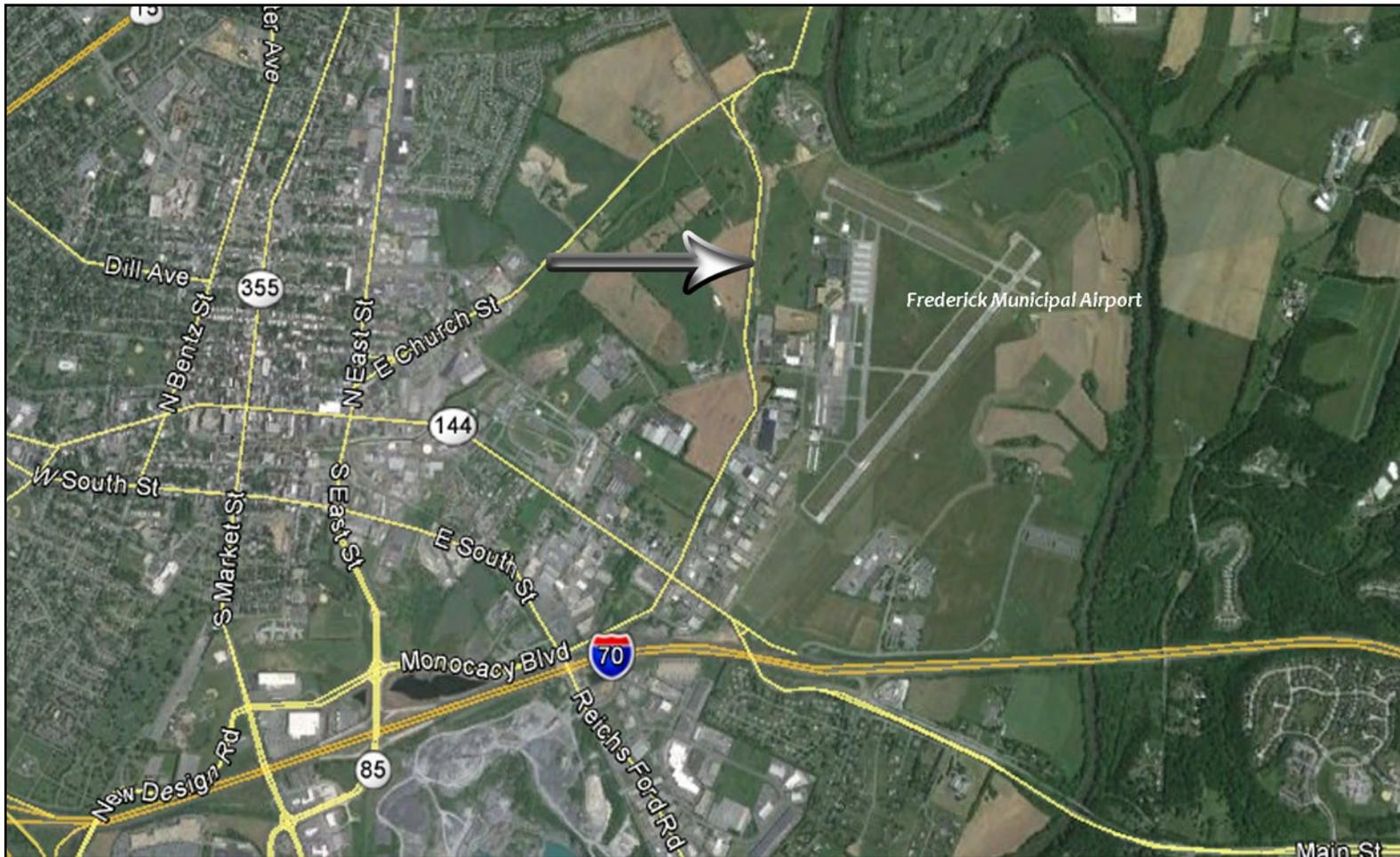
Utilities: Public Water and Sewer
Natural Gas

Contact: Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macroltd.com

LOCATION MAP

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MacRo
LTD.
COMMERCIAL REAL ESTATE™



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AERIAL

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DEMOGRAPHICS

FOR SALE Monocacy Boulevard, Frederick, Maryland 21701



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	2,349		50,920		137,818	
2020 Estimate	2,169		47,987		129,501	
2010 Census	1,660		42,635		112,780	
Growth 2020 - 2025	8.30%		6.11%		6.42%	
Growth 2010 - 2020	30.66%		12.55%		14.83%	
2020 Population by Hispanic Origin						
2020 Population	219		4,898		18,852	
2020 Population						
White	1,618	74.60%	36,377	75.81%	94,202	72.74%
Black	359	16.55%	7,659	15.96%	21,567	16.65%
Am. Indian & Alaskan	2	0.09%	232	0.48%	897	0.69%
Asian	115	5.30%	1,952	4.07%	7,760	5.99%
Hawaiian & Pacific Island	5	0.23%	50	0.10%	182	0.14%
Other	70	3.23%	1,715	3.57%	4,892	3.78%
U.S. Armed Forces	7		107		578	
Households						
2025 Projection	1,040		20,871		52,085	
2020 Estimate	962		19,672		48,905	
2010 Census	748		17,605		42,656	
Growth 2020 - 2025	8.11%		6.09%		6.50%	
Growth 2010 - 2020	28.61%		11.74%		14.65%	
Owner Occupied	635	66.01%	12,576	63.93%	32,555	66.57%
Renter Occupied	327	33.99%	7,096	36.07%	16,349	33.43%
2020 Households by HH Income						
Income: <\$25,000	214	22.29%	2,869	14.59%	5,592	11.43%
Income: \$25,000 - \$50,000	153	15.94%	3,477	17.68%	8,856	18.11%
Income: \$50,000 - \$75,000	80	8.33%	2,774	14.10%	7,011	14.34%
Income: \$75,000 - \$100,000	197	20.52%	3,182	16.18%	7,297	14.92%
Income: \$100,000 - \$125,000	159	16.56%	2,314	11.76%	6,430	13.15%
Income: \$125,000 - \$150,000	75	7.81%	1,306	6.64%	3,430	7.01%
Income: \$150,000 - \$200,000	35	3.65%	1,960	9.96%	5,137	10.50%
Income: \$200,000+	47	4.90%	1,787	9.09%	5,153	10.54%
2020 Avg Household Income						
	\$83,468		\$100,027		\$106,291	
2020 Med Household Income						
	\$79,188		\$80,613		\$85,257	

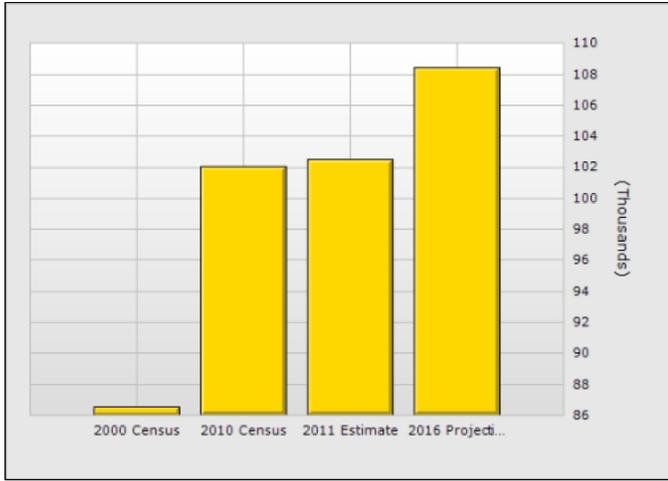
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DEMOGRAPHICS-CONTINUED

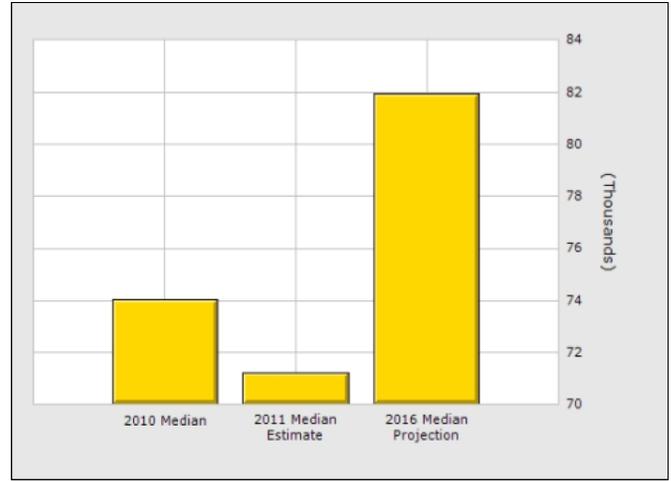
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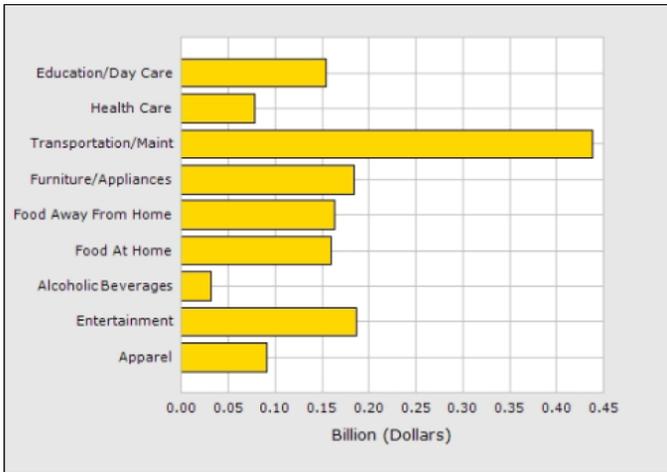
Population



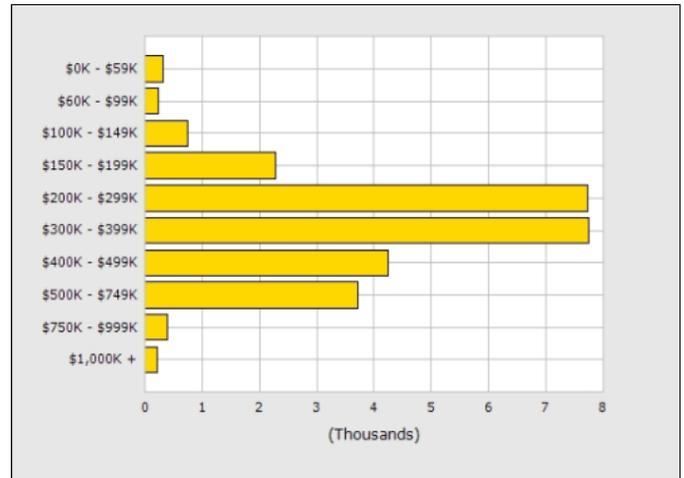
Median Household Income



Consumer Spending



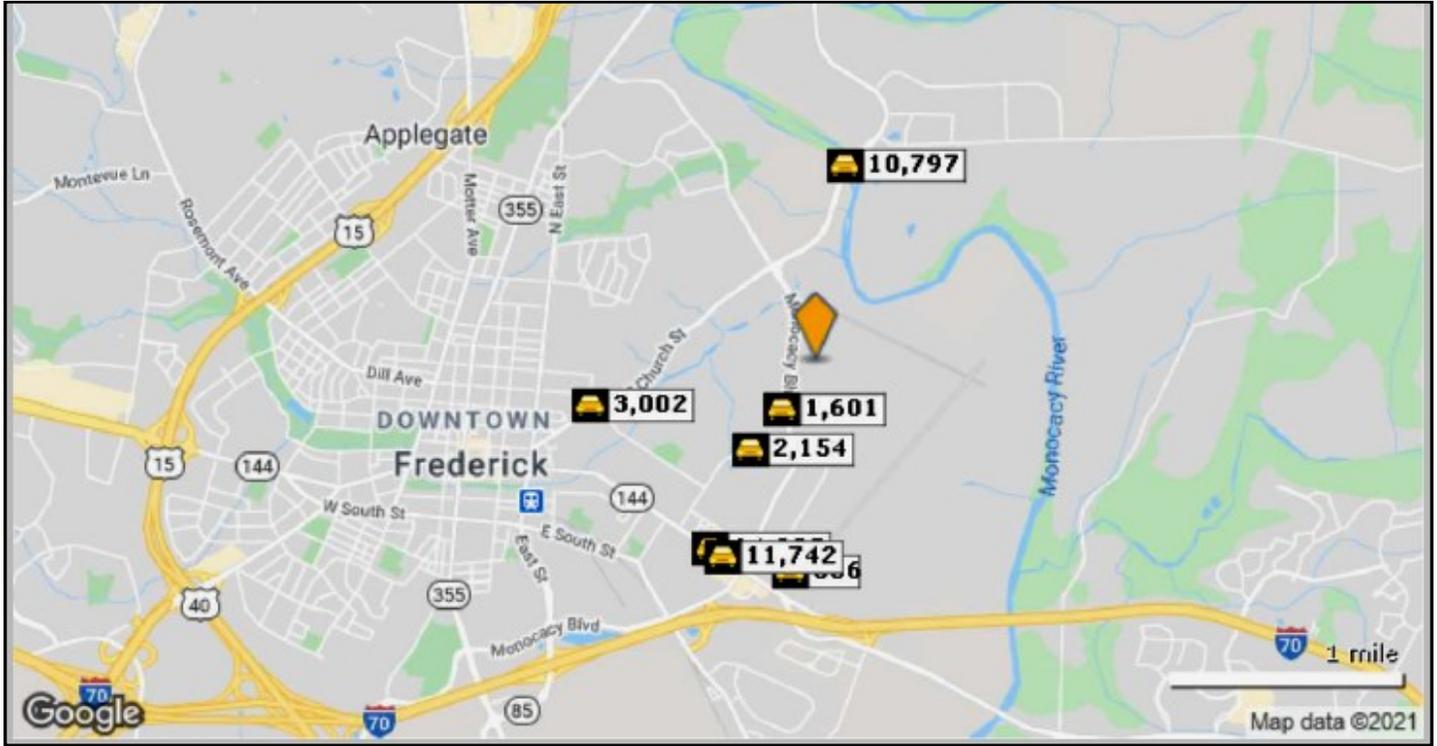
Median Home Values



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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 Farm Ln	Hughes Ford Rd	0.13 SE	2018	1,601	MPSI	.24
2 Hughes Ford Rd	Monocacy Blvd	0.18 E	2020	2,154	MPSI	.46
3 Gas House Pike	Monocacy Blvd	0.11 NE	2018	5,941	MPSI	.88
4 Monocacy Boulevard	Monocacy Blvd	0.11 NE	2020	10,797	MPSI	.88
5 Bailes Ln	E Patrick St	0.11 SW	2020	366	MPSI	.90
6 E Patrick St	Davis Ave	0.03 SE	2020	14,305	MPSI	.92
7 East Patrick Street	King Ave	0.03 SE	2020	11,742	MPSI	.93
8 Pine Avenue	E Church St	0.03 S	2020	3,002	MPSI	.99

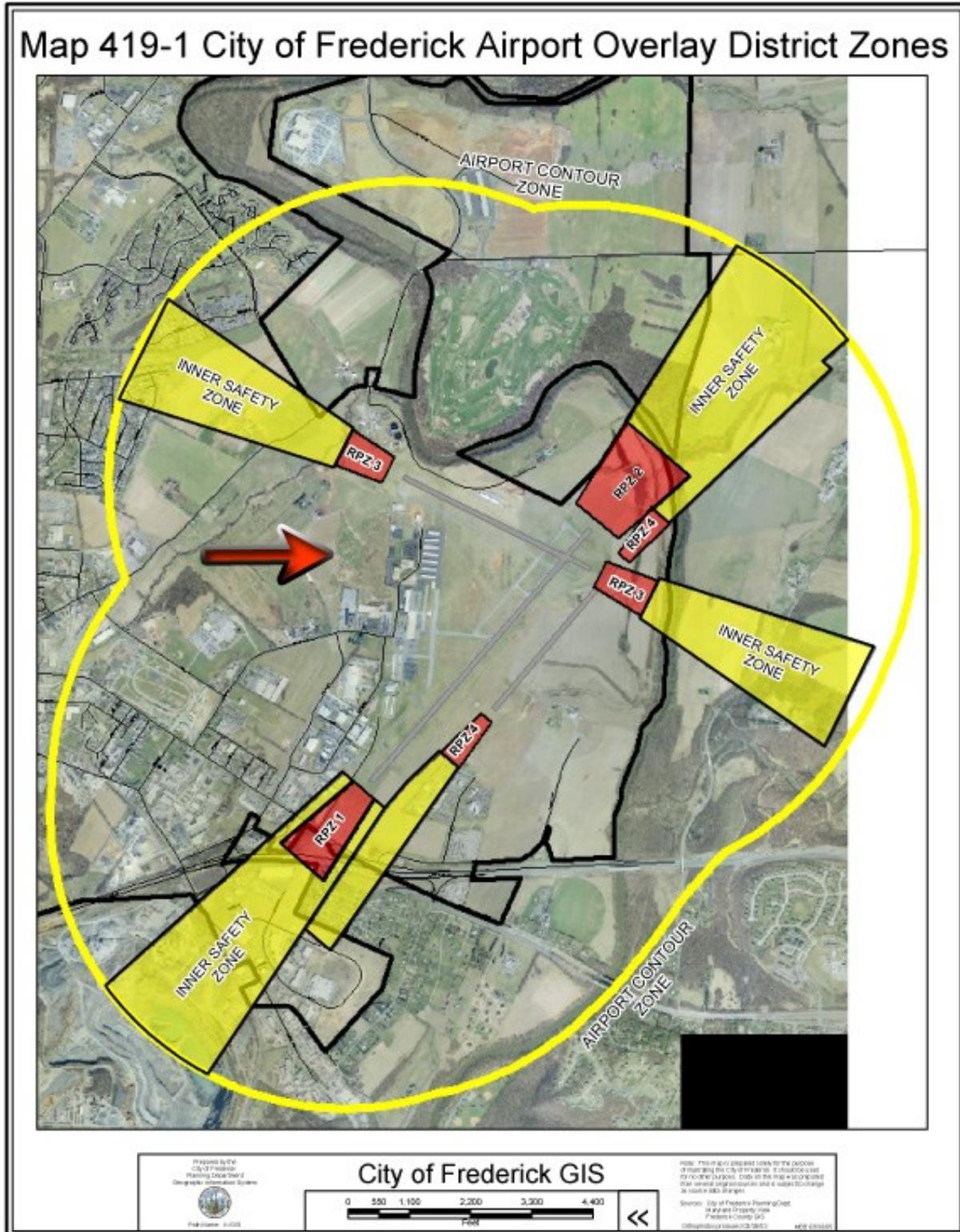
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ZONING OVERLAY

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Map 419-1 City of Frederick Airport Overlay District Zones



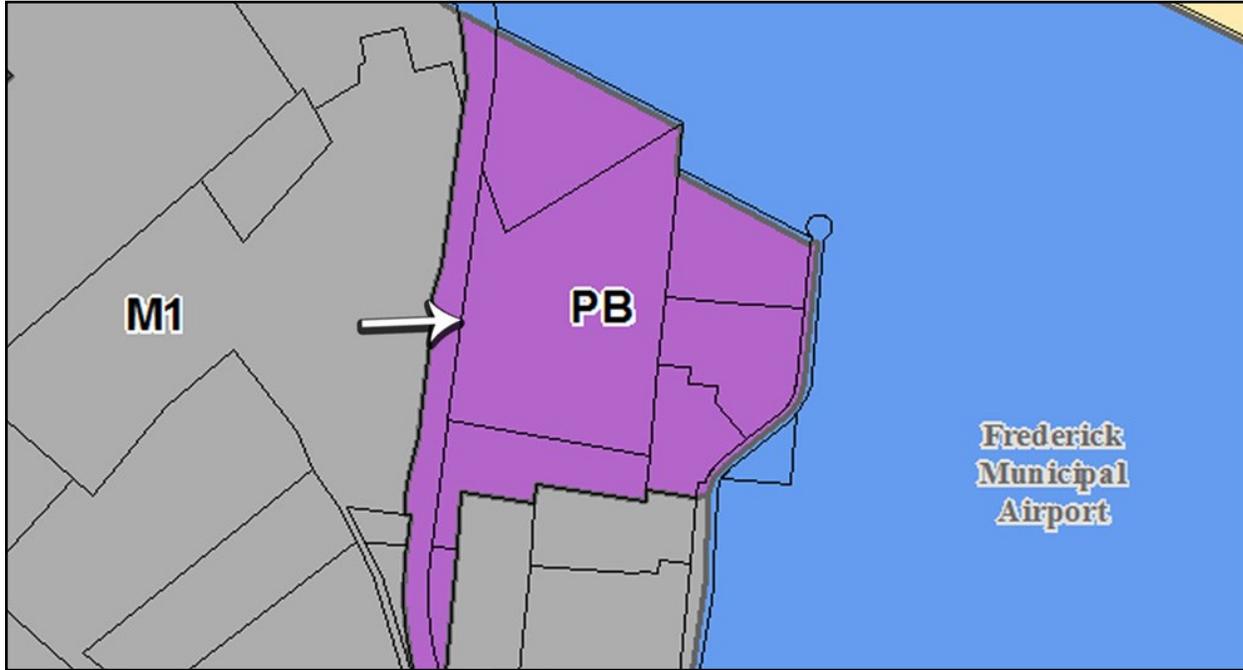
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REFERENCE MAPS

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ZONING MAP



TOPOGRAPHY



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ZONING

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Frederick City Zoning – Professional Business (PB)

The purpose of the Professional Business District (PB) is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

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

- Accessory Apartments
- Bed and Breakfast
- Hotel, Motel, and Tourist Court
- Art Gallery, Including Framing
- Barber/Cosmetology
- Broadcasting, Recording Studio
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Locksmith
- Sign Contractor
- Window, Glass, Mirror
- Commercial Use in Historic Structures
- Eyeglasses, Hearing Aids
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Interior Decorator
- Medical Supplies
- Office, Business and Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Photography Studio
- Professional Services Not Otherwise Listed
- Restaurant, General
- Medical Laboratory
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Pharmaceutical, Cosmetic, Manufacturing, and Processing
- Conference Center
- Fine Arts Studio
- Park
- Funeral Home
- Funeral Home with Crematorium
- Parking Lot, Parking Garage, Private
- Agricultural Production
- And More...

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