

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE

\$85,000

Stanford Court, Frederick, Maryland 21703

Prime Industrial Lot

This priced to sell 2.61 acre prime industrial lot is situated on a cul-de-sac in the Stanford Industrial Park located just minutes away from I-270 and I-70. This industrial lot has unlimited potential for professional development.



ROCKY MACKINTOSH | OWNER / BROKER

5300 Westview Drive, Suite 302
Frederick, Maryland 21703
Email: rocky@macroltd.com

Mobile: 301-748-5655
Phone: 301-698-9696 ext. 202
Fax: 301-698-9571

Land & Commercial Real Estate Services | www.macroltd.com

PRESENTING

- LOCATION:** Between Rt. 15 and Cap Stine Road. Near I-351/Ballenger Creek Road.
- LEGAL:** Tax Map 0094, Parcel 0089
- ZONING:** Frederick County: LI— Limited Industrial is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.
- LOT SIZE:** 2.61 +/- acres
- WATER:** Private well - 300 feet deep & 10 gallons per minute (approved 12/03)
- SEWER:** Private septic - maximum capacity 846 gallons per day
- PRICE:** \$85,000
- CONTACT:** **Rocky Mackintosh, Broker**
Mobile: 301-748-5655
Office: 301-698-9696 ext. 202
Email: rocky@macroltd.com

LOCATION MAP



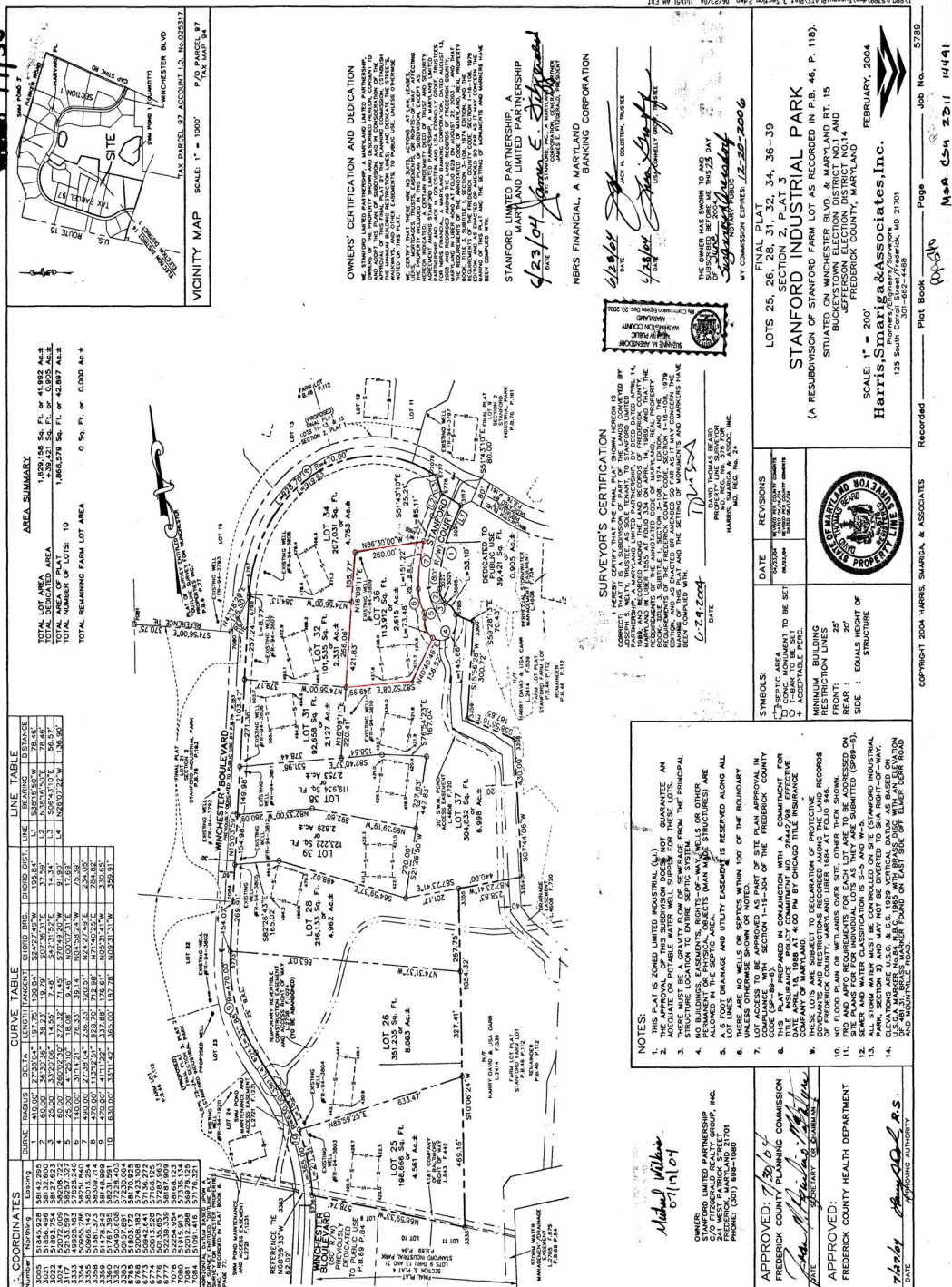
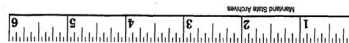
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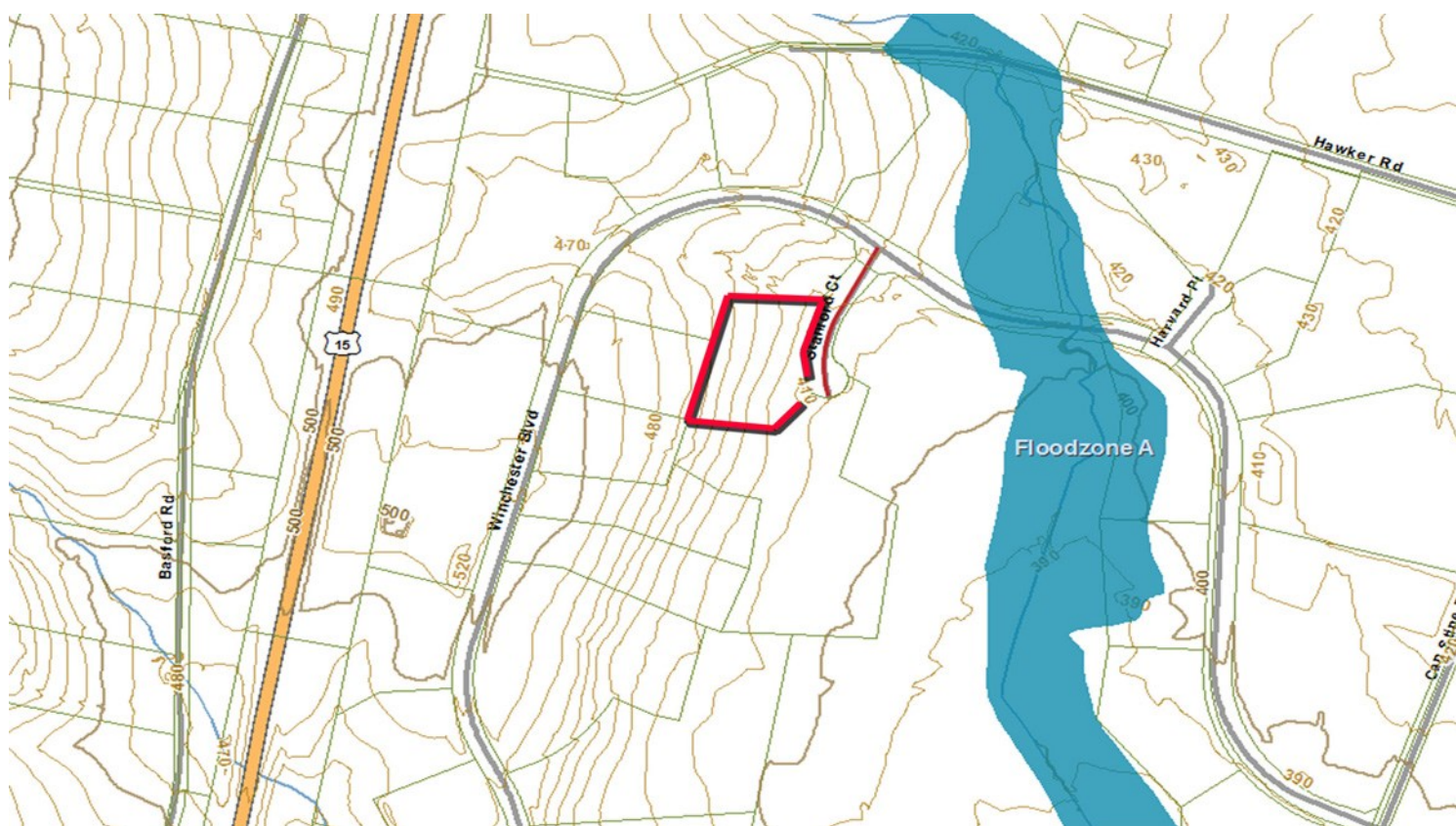
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PLAT



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TOPOGRAPHY & FEMA MAP



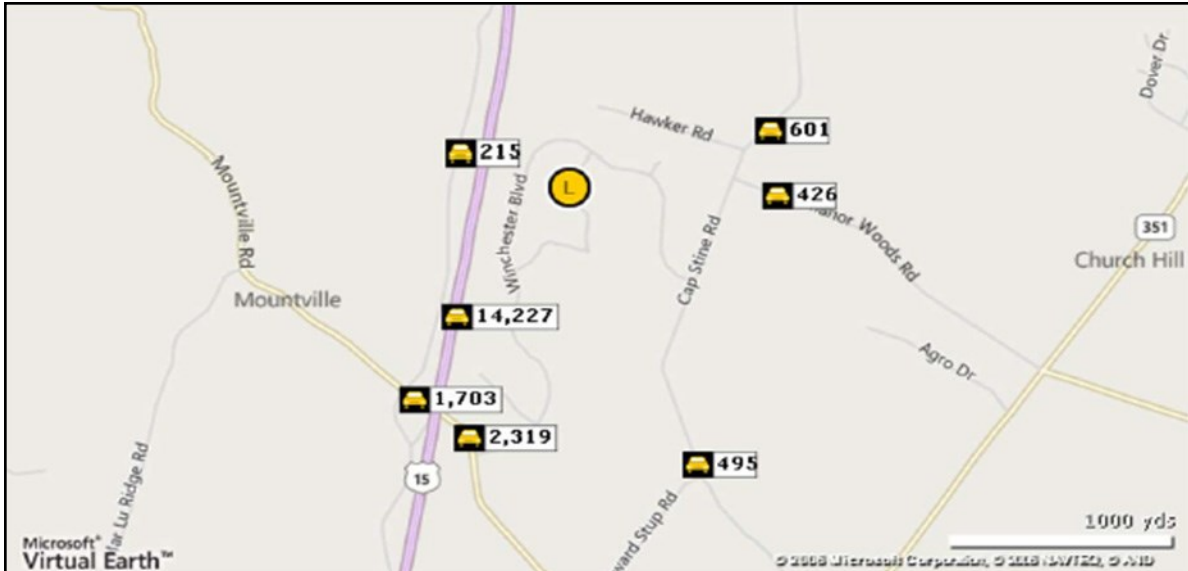
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DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2020 Projection	380	36,227	173,809
2015 Estimate	368	34,393	164,846
2010 Census	370	31,838	154,911
Growth 2015 - 2020	3.26%	5.33%	5.44%
Growth 2010 - 2015	-0.54%	8.03%	6.41%
2015 Population by Hispanic Origin	8	2,837	16,824
2015 Population By Race	368	34,393	164,846
White	342 92.93%	27,583 80.20%	128,982 78.24%
Black	14 3.80%	3,668 10.66%	20,168 12.23%
Am. Indian & Alaskan	1 0.27%	147 0.43%	925 0.56%
Asian	6 1.63%	1,938 5.63%	9,507 5.77%
Hawaiian & Pacific Island	0 0.00%	40 0.12%	204 0.12%
Other	5 1.36%	1,017 2.96%	5,060 3.07%
Households			
2020 Projection	134	13,331	64,495
2015 Estimate	129	12,639	61,167
2010 Census	130	11,675	57,573
Growth 2015 - 2020	3.88%	5.48%	5.44%
Growth 2010 - 2015	-0.77%	8.26%	6.24%
Owner Occupied	116 89.92%	9,538 75.46%	43,692 71.43%
Renter Occupied	13 10.08%	3,101 24.54%	17,474 28.57%
2015 Households by HH Income	129	12,639	61,167
Income: <\$25,000	8 6.20%	1,076 8.51%	6,741 11.02%
Income: \$25,000 - \$50,000	29 22.48%	1,839 14.55%	10,640 17.40%
Income: \$50,000 - \$75,000	5 3.88%	1,894 14.99%	10,263 16.78%
Income: \$75,000 - \$100,000	36 27.91%	1,889 14.95%	8,676 14.18%
Income: \$100,000 - \$125,000	17 13.18%	1,712 13.55%	7,936 12.97%
Income: \$125,000 - \$150,000	9 6.98%	1,700 13.45%	5,496 8.99%
Income: \$150,000 - \$200,000	13 10.08%	1,653 13.08%	6,698 10.95%
Income: \$200,000+	12 9.30%	876 6.93%	4,717 7.71%
2015 Avg Household Income	\$105,767	\$107,297	\$101,157
2015 Med Household Income	\$90,624	\$94,990	\$83,470

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TRAFFIC COUNT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Basford Rd	Elmer Derr Rd	0.59 N	2014	215	MPSI	.29
2	US Hwy 15	Mountville Rd	0.27 S	2014	14,227	MPSI	.46
3	Cap Stine Rd	Hawker Rd	0.09 SW	2014	601	MPSI	.54
4	Manor Woods Rd	Cap Stine Rd	0.12 NW	2014	426	MPSI	.54
5	Mountville Rd	Basford Rd	0.03 NW	2014	1,703	MPSI	.71
6	Mountville Rd	Sunny Side Ct	0.07 NW	2014	2,319	MPSI	.74
7	Cap Stine Rd	Stup Rd	0.05 S	2014	495	MPSI	.84

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ZONING

Frederick County Zoning– LI (Limited Industrial)

Limited Industrial

The Limited Industrial is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

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

- Agricultural Activities
- Apiary
- Agritourism Expertise
- Nursery Retail and Wholesale
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Motel, Hotel
- Auction House
- Boats, Sales and Service
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Furniture Repair
- Lumber Yard
- Mobile Home Sales
- Stone Monument Sales and/or Processing
- Broadcasting Studio
- Communication Towers
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool and Siding
- Commercial School or Education Program
- Landscape Contractor
- Medical Clinic
- Office Business
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Contractors Office or Storage
- Petroleum Products Storage
- Laboratory Research, Experimental or Testing
- Industrial Laundry and Dry Cleaning
- Self-Storage Units
- 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
- Motor Freight Terminal
- Auction Sales – Animals
- Race Tracks
- Health Club, Fitness Center, Vocational Training Facility
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Night Club, Tavern, Lounge
- Indoor/Outdoor Sports Recreation Facility
- Limited Manufacturing and Assembly Use
- Continued Next Page

ZONING (CONTINUED)

- Airports, Public
- Fairground
- Shooting Range/Club -
Trap, Skeet, Rifle, Archery
- Aircraft Landing and
Storage Areas, Private and/
or Commercial Use
- Child Care Center/Nursery
School
- Place of Worship
- Community Fire and
Rescue Service
- Arena or Stadium
- Nongovernmental Utility
- Nongovernmental Electric
Substation
- Borrow Pit Operations
- Recycling Pickup and
Distribution Centers
- And more...