

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



**FOR SALE**

**\$159,900**

Stanford Court, Frederick, Maryland 21703

## Prime Industrial Lot

This competitively 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](mailto: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](http://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:** \$159,900
- CONTACT:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com



## LOCATION MAP



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## PLAT



**7/3/04**

VICINITY MAP SCALE: 1" = 1000' P.O. MAP NO. 47

**OWNERS' CERTIFICATION AND DEDICATION**

WE, STANFORD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, AND MARYLAND LIMITED PARTNERSHIP, BANKING CORPORATION, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS THE PROPERTY OF THE PARTNERSHIP AND WE HAVE THE AUTHORITY TO CONVEY THE SAME TO THE PUBLIC. WE HEREBY DEDICATE THE ABOVE DESCRIBED LAND TO THE PUBLIC AND WE AGREE TO HOLD THE LAND IN TRUST FOR THE PUBLIC. WE AGREE TO HOLD THE LAND IN TRUST FOR THE PUBLIC. WE AGREE TO HOLD THE LAND IN TRUST FOR THE PUBLIC.

STANFORD LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP  
 4/23/04 *[Signature]*  
 DATE

NBS FINANCIAL, A MARYLAND BANKING CORPORATION  
 4/23/04 *[Signature]*  
 DATE

**FINAL PLAT**  
 SECTION 2, PLAT 3  
**STANFORD INDUSTRIAL PARK**  
 (A RESUBDIVISION OF STANFORD FARM LOT AS RECORDED IN P.B. 46, P. 118),  
 SITUATED ON WINCHESTER BLVD. & MARYLAND RT. 15  
 BUCKLESDOWN ELECTION DISTRICT NO. 14,  
 FREDERICK COUNTY, MARYLAND

DATE: FEBRUARY, 2004

Harris, Smariga & Associates, Inc.  
 123 South Carroll Street, Frederick, Md 21701  
 301-546-1442

**SYMBOLS:**

- 1. LOT CENTER
- 2. LOT CORNER
- 3. LOT AREA
- 4. LOT PERIMETER
- 5. LOT AREA
- 6. LOT PERIMETER
- 7. LOT AREA
- 8. LOT PERIMETER
- 9. LOT AREA
- 10. LOT PERIMETER
- 11. LOT AREA
- 12. LOT PERIMETER
- 13. LOT AREA
- 14. LOT PERIMETER

**REVISIONS:**

| DATE     | REVISIONS  |
|----------|------------|
| 02/23/04 | FINAL PLAT |

**RESTRICTIONS:**

MINIMUM BUILDING FRONT: 25' SIDE: EQUALS HEIGHT OF STRUCTURE

**NOTES:**

1. THIS PLAT IS ZONED INDUSTRIAL (I-1).
2. THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE AN EASEMENT OR A GRANTY FLOW OF SEWERAGE FROM THE PRINCIPAL TO ANY OF THE LOTS.
3. NO BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, WELLS OR OTHER STRUCTURES ARE TO BE CONSTRUCTED ON ANY OF THE LOTS.
4. ALL STORM DRAINAGE AND UTILITY EASEMENTS IS RESERVED ALONG ALL LOTS.
5. THERE ARE NO WELLS OR SEPTICS WITHIN 100' OF THE BOUNDARY OF ANY OF THE LOTS.
6. LOT CENTER TO BE SHOWN AS PART OF SITE PLAN APPROVAL IN CONFORMANCE WITH SECTION 1-19-204 OF THE FREDERICK COUNTY CODE.
7. THIS PLAT PREPARED IN CONNECTION WITH A COMMITMENT FOR THE DEVELOPMENT OF THE STANFORD INDUSTRIAL PARK.
8. THIS PLAT IS TO BE RECORDED AT 4:00 PM BY CHICAGO TITLE INSURANCE COMPANY.
9. THESE LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS AS SHOWN ON PLAT 346, RECORDS OF FREDERICK COUNTY, MARYLAND LIBER 1884 AT FOLIO 346.
10. NO FLOOD PLAIN OR WETLANDS OVER SITE. OTHER THICK SHOWN ON SITE PLANS FOR INDIVIDUAL LOTS AS THEY ARE SUBMITTED (CPR-9).
11. SITE BLANS FOR INDIVIDUAL LOTS AS THEY ARE SUBMITTED (CPR-9).
12. ALL STORM WATER MUST BE CONTROLLED ON SITE (STANFORD INDUSTRIAL PARK).
13. ALL STORM WATER MUST BE CONTROLLED ON SITE (STANFORD INDUSTRIAL PARK).
14. ELEVATION OF THE SURFACE OF THE GROUND AT THE CORNER OF LOT 10 IS 458.17' AND THE ELEVATION OF THE SURFACE OF THE GROUND AT THE CORNER OF LOT 11 IS 458.17'.

**APPROVED:** 7/30/04  
 FREDERICK COUNTY PLANNING COMMISSION

**APPROVED:** 7/30/04  
 FREDERICK COUNTY HEALTH DEPARTMENT

*[Signature]*  
 DATE

**APPROVED:** 7/30/04  
 FREDERICK COUNTY PLANNING COMMISSION

*[Signature]*  
 DATE

**AREA SUMMARY**

|                               |                                 |
|-------------------------------|---------------------------------|
| TOTAL LOT AREA                | 1,929,158 SQ. FT. OF 44,982 AC. |
| TOTAL AREA OF PLAT            | 1,986,278 SQ. FT. OF 45,897 AC. |
| TOTAL NUMBER OF LOTS          | 10                              |
| TOTAL REMAINING FARM LOT AREA | 0 SQ. FT. OF 0.000 AC.          |

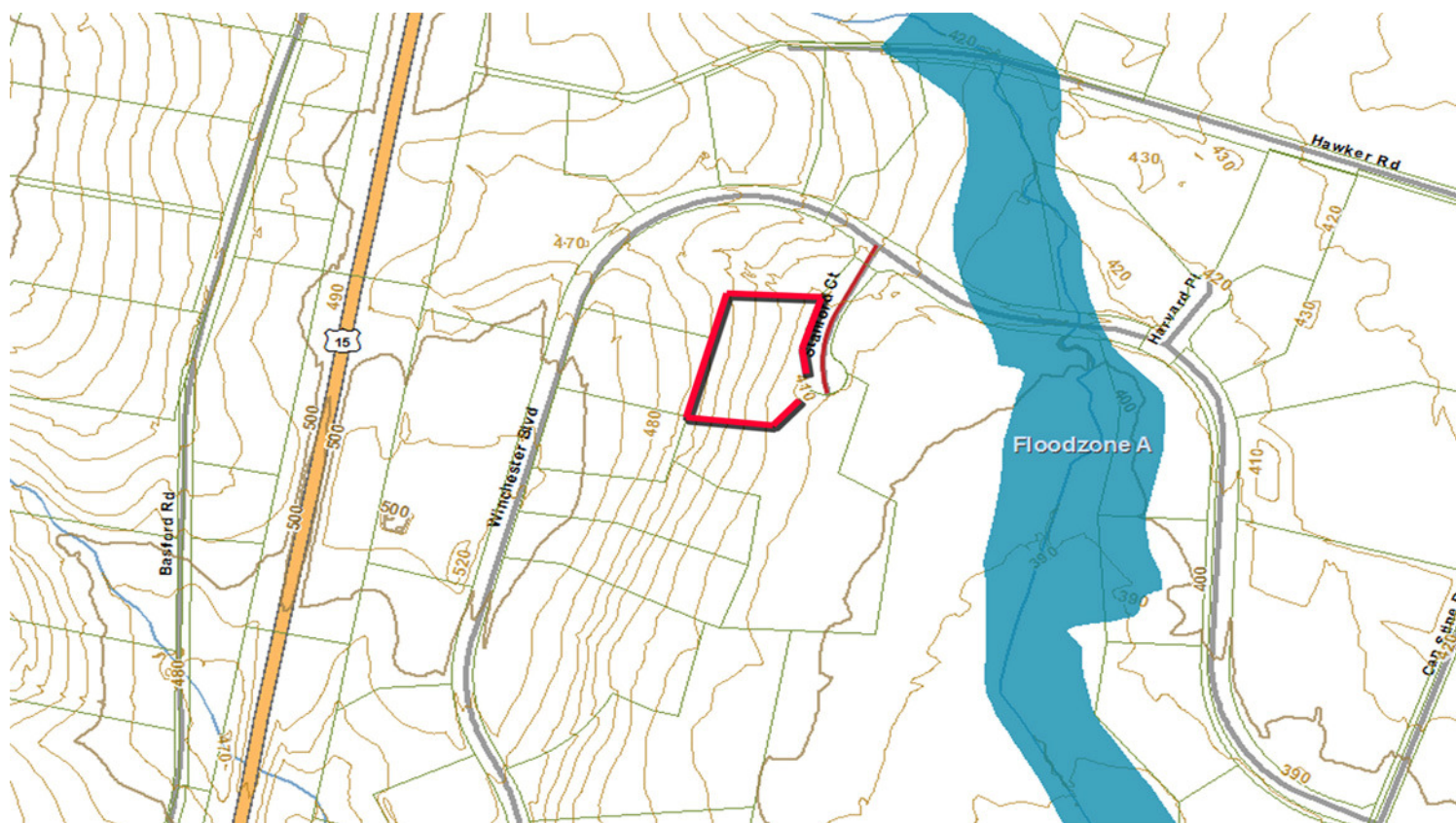
**COORDINATES**

| Station | Eastings  | Northings |
|---------|-----------|-----------|
| 1       | 51846.948 | 58112.295 |
| 2       | 51850.754 | 58116.333 |
| 3       | 51854.560 | 58120.371 |
| 4       | 51858.366 | 58124.409 |
| 5       | 51862.172 | 58128.447 |
| 6       | 51865.978 | 58132.485 |
| 7       | 51869.784 | 58136.523 |
| 8       | 51873.590 | 58140.561 |
| 9       | 51877.396 | 58144.599 |
| 10      | 51881.202 | 58148.637 |
| 11      | 51885.008 | 58152.675 |
| 12      | 51888.814 | 58156.713 |
| 13      | 51892.620 | 58160.751 |
| 14      | 51896.426 | 58164.789 |
| 15      | 51900.232 | 58168.827 |
| 16      | 51904.038 | 58172.865 |
| 17      | 51907.844 | 58176.903 |
| 18      | 51911.650 | 58180.941 |
| 19      | 51915.456 | 58184.979 |
| 20      | 51919.262 | 58189.017 |
| 21      | 51923.068 | 58193.055 |
| 22      | 51926.874 | 58197.093 |
| 23      | 51930.680 | 58201.131 |
| 24      | 51934.486 | 58205.169 |
| 25      | 51938.292 | 58209.207 |
| 26      | 51942.098 | 58213.245 |
| 27      | 51945.904 | 58217.283 |
| 28      | 51949.710 | 58221.321 |
| 29      | 51953.516 | 58225.359 |
| 30      | 51957.322 | 58229.397 |
| 31      | 51961.128 | 58233.435 |
| 32      | 51964.934 | 58237.473 |
| 33      | 51968.740 | 58239.511 |
| 34      | 51972.546 | 58241.549 |
| 35      | 51976.352 | 58243.587 |
| 36      | 51979.158 | 58245.625 |
| 37      | 51982.964 | 58247.663 |
| 38      | 51986.770 | 58249.701 |
| 39      | 51990.576 | 58251.739 |
| 40      | 51994.382 | 58253.777 |
| 41      | 51998.188 | 58255.815 |
| 42      | 52001.994 | 58257.853 |
| 43      | 52005.800 | 58259.891 |
| 44      | 52009.606 | 58261.929 |
| 45      | 52013.412 | 58263.967 |
| 46      | 52017.218 | 58266.005 |
| 47      | 52021.024 | 58268.043 |
| 48      | 52024.830 | 58270.081 |
| 49      | 52028.636 | 58272.119 |
| 50      | 52032.442 | 58274.157 |
| 51      | 52036.248 | 58276.195 |
| 52      | 52040.054 | 58278.233 |
| 53      | 52043.860 | 58280.271 |
| 54      | 52047.666 | 58282.309 |
| 55      | 52051.472 | 58284.347 |
| 56      | 52055.278 | 58286.385 |
| 57      | 52059.084 | 58288.423 |
| 58      | 52062.890 | 58290.461 |
| 59      | 52066.696 | 58292.499 |
| 60      | 52070.502 | 58294.537 |
| 61      | 52074.308 | 58296.575 |
| 62      | 52078.114 | 58298.613 |
| 63      | 52081.920 | 58300.651 |
| 64      | 52085.726 | 58302.689 |
| 65      | 52089.532 | 58304.727 |
| 66      | 52093.338 | 58306.765 |
| 67      | 52097.144 | 58308.803 |
| 68      | 52100.950 | 58310.841 |
| 69      | 52104.756 | 58312.879 |
| 70      | 52108.562 | 58314.917 |
| 71      | 52112.368 | 58316.955 |
| 72      | 52116.174 | 58318.993 |
| 73      | 52119.980 | 58321.031 |
| 74      | 52123.786 | 58323.069 |
| 75      | 52127.592 | 58325.107 |
| 76      | 52131.398 | 58327.145 |
| 77      | 52135.204 | 58329.183 |
| 78      | 52139.010 | 58331.221 |
| 79      | 52142.816 | 58333.259 |
| 80      | 52146.622 | 58335.297 |
| 81      | 52150.428 | 58337.335 |
| 82      | 52154.234 | 58339.373 |
| 83      | 52158.040 | 58341.411 |
| 84      | 52161.846 | 58343.449 |
| 85      | 52165.652 | 58345.487 |
| 86      | 52169.458 | 58347.525 |
| 87      | 52173.264 | 58349.563 |
| 88      | 52177.070 | 58351.601 |
| 89      | 52180.876 | 58353.639 |
| 90      | 52184.682 | 58355.677 |
| 91      | 52188.488 | 58357.715 |
| 92      | 52192.294 | 58359.753 |
| 93      | 52196.100 | 58361.791 |
| 94      | 52199.906 | 58363.829 |
| 95      | 52203.712 | 58365.867 |
| 96      | 52207.518 | 58367.905 |
| 97      | 52211.324 | 58369.943 |
| 98      | 52215.130 | 58371.981 |
| 99      | 52218.936 | 58374.019 |
| 100     | 52222.742 | 58376.057 |

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## TOPOGRAPHY & FEMA MAP



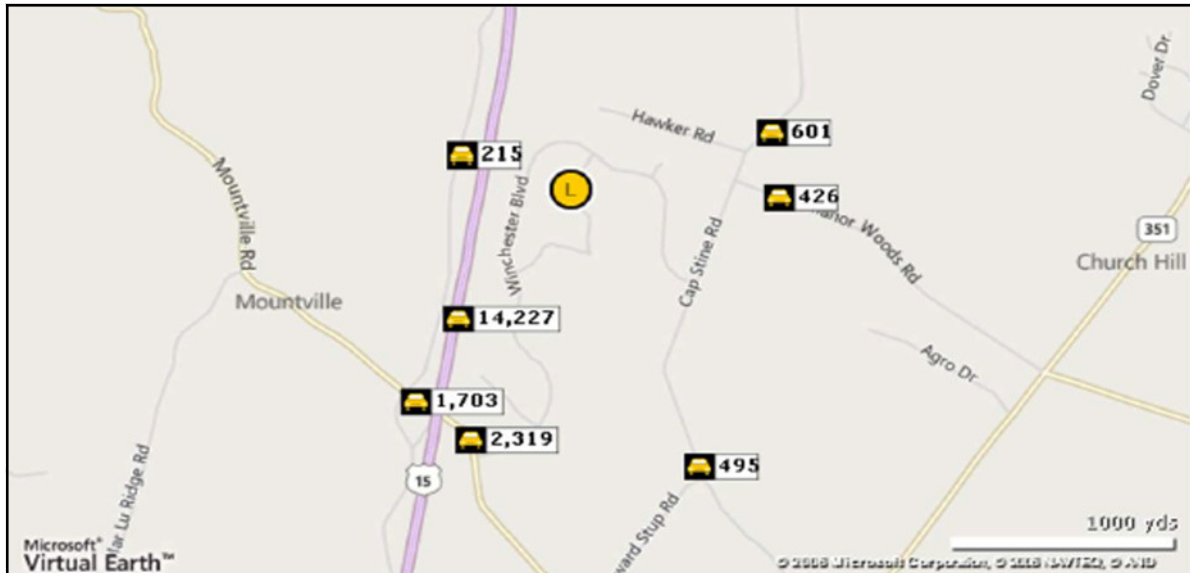
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## DEMOGRAPHICS

| Radius                                    | 1 Mile           | 5 Mile           | 10 Mile          |
|---|------------------|------------------|------------------|
| <b>Population</b>                         |                  |                  |                  |
| 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%            |
| <b>2015 Population by Hispanic Origin</b> | 8                | 2,837            | 16,824           |
| <b>2015 Population By Race</b>            | 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%      |
| <b>Households</b>                         |                  |                  |                  |
| 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%    |
| <b>2015 Households by HH Income</b>       | 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%      |
| <b>2015 Avg Household Income</b>          | <b>\$105,767</b> | <b>\$107,297</b> | <b>\$101,157</b> |
| <b>2015 Med Household Income</b>          | <b>\$90,624</b>  | <b>\$94,990</b>  | <b>\$83,470</b>  |

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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                     |



## 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...