

# MacRo Report

REAL ESTATE SERVICES

Mapping Groundbreaking Strategies to Achieve our Clients' Real Estate Goals

## Get Out and Vote!



Rocky Mackintosh,  
*President*

At MacRo, we have never been shy about expressing our opinions on who we think are the right people to lead our county government. Our philosophy on how we establish our endorsements is

well outlined on the MacRo Report Blog, so I will not detail that here. Obviously a strong focus is to find candidates who will pledge to spend our tax money wisely. The races we are watching most carefully are those for the Frederick County Board of County Commissioners (BOCC) and Frederick County Board of Education (BOE). Both boards have significant impact on real estate taxes.

So here are our endorsements for both races ... in order of priority:

### Board of County Commissioners

- Blaine Young
- Kirby Delauter
- Paul Smith
- Billy Shreve
- Michael Kurtianyk

### Board of Education

(we like these five for the four slots)

- James Reeder
- Brad Young
- April Miller
- Colleen Cusimano
- Sarah McAleavy

**Whether you follow our endorsements or not, please take the time to get out and vote on November 2!**

### In this issue you will find

- 2 Downtown Hotel/Conference Center
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## Escape to High Valley Farm



Don't miss a once-in-a-generation opportunity to purchase one of the most beautiful estates in all of Frederick County.

With breathtaking mountain and valley views to the east, south and west, High Valley Farm is situated on 28 acres in Myersville and features a custom-designed and constructed Williamsburg-style house with more than 5,300 square feet of finished living space, including 5 bedrooms, 5 full bathrooms and one half bath plus a large basement. Nothing has been spared in the design of this magnificent home which includes 4 fireplaces, 10-foot ceilings, wood floors, wood trim and abundant custom built-in cabinetry.

MacRo is also pleased to offer the adjacent 2,300 square foot stone farmhouse property that is situated on 15 acres and includes a large late-1800s bank barn, combination spring house–summer kitchen and large shed. The stone farmhouse and Williamsburg-style home also can be purchased together as part of a 119-acre parcel.

**To see this spectacular property for yourself, please call Dave Wilkinson at 301-698-9696 ext. 203 or email [dave@macroltd.com](mailto:dave@macroltd.com).**

## What a Difference a Web-Link Makes!

Six months ago we launched our new fully-redesigned website for MacRo, Ltd., and introduced the MacRo Report Blog. The response has been terrific and we thank our long time customers and new subscribers for your interest in our firm and the services we offer.

In today's world of "inbound marketing" via the Internet, we have found that integrating tried-and-true traditional marketing methods with cutting edge web-based technologies has

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## Get Connected to MacRo

For the latest and most detailed information on MacRo properties, please visit our website at [www.macroltd.com](http://www.macroltd.com) or check us out on Facebook, Twitter, YouTube and through the MacRo Report Blog. If you'd like regular updates on the status of our property listings, please send Tammy Hoewing ([tammy@macroltd.com](mailto:tammy@macroltd.com)) your current email address.

## Rosemont Avenue Offices

Act now to take advantage of Frederick's newest office space on Rosemont Avenue ([www.Rosemont-office.com](http://www.Rosemont-office.com)). Located just a stone's throw away from Frederick County's largest employer, Fort Detrick, 1705 and 1707 Rosemont Avenue offer roomy interiors on generous city lots:

- 1705 Rosemont—2,350 +/- square feet on a 5,049 square foot lot.
- 1707 Rosemont—2,250 +/- square feet on 6,270 square foot lot.



With all new electric, plumbing, CAT 5 data cabling, handicap accessibility and more, these two office spaces are ready for customization and each unit includes private entrances to each level and on-site parking.

Affordably priced for sale at less than \$160 per square foot and for lease at \$13.50 per square foot, NNN, these properties are sure to move quickly, especially given their location just 1/4 mile from US 15, a 1/2 mile from the Fort Detrick main gate and 1.5 miles from downtown Frederick.

**Don't wait and risk missing out on these new office spaces that are perfectly designed for businesses that want to be in the center of the action. Contact Dave Wilkinson at 301-698-9696 ext. 203 or [dave@macroltd.com](mailto:dave@macroltd.com) for a personal tour.**

### The Market is Moving Pending Property Transactions

**123-125 W. Church St.** 1870s six-unit apartment in downtown Frederick near City Hall.

**Cramer Development:** 53-lot, neo-traditional project within the city limits. Unconditional site plan approval and APFO approval.

**Summers Farm** Two large estate lots located just south of Myersville are under contract with settlement scheduled for this fall.

## MacRo Submits Plan for Downtown Hotel and Conference Center



MacRo Ltd. has presented the City of Frederick with a proposal for a new downtown hotel and conference center that would include the property at East All Saints and Commerce streets.

MacRo is part of a group which has owned the property at this prime downtown location for five years. With the City's recent decision to delay construction of its sixth parking garage to be located on the adjacent Site G, combined with the initiative by the Frederick Chamber of Commerce and the City to pursue a hotel and conference center for downtown, the group saw an opportunity to pursue this idea for the property.

The proposal would merge the remaining City-owned property in Site G that is planned for Parking Deck 6 and the historic "Bean Factory" warehouse (currently occupied by the National Park Service) with the MacRo property to create the largest site near

downtown to support a five-story hotel and conference center. With this project being located adjacent to the new Tourism Council Visitors' Center at the corner of Commerce and East streets, it will provide a terrific opportunity to enhance the visitor experience in downtown Frederick.

"Merging these adjoining lots into one project could create a win-win scenario for all the parties involved," says MacRo President Rocky Mackintosh. "It would create a new source of funding to support the City's plans for a 750-space sixth parking garage, encourage the adaptive reuse of the existing Bean Factory building and answer the expressed desire for a downtown hotel and conference center."

**For the latest information on MacRo's proposal for a downtown hotel and conference center, please call Rocky Mackintosh at 301-698-9696 ext. 202 or email [rocky@macroltd.com](mailto:rocky@macroltd.com).**

## Ritchie Manor at Holly Hills

Experience the ultimate in unique country living at Ritchie Manor at Holly Hills.

Sitting atop a hillside that offers sweeping views of the surrounding area, the 25-acre parcel estate features a circa-1780 stone farmhouse, known historically as the Ormond Hammond house. The federal style central hall home features four fireplaces, rich wood floors and trim, and period-specific details such as hand-pointed stonework. With care and thoughtful planning, the home can be renovated to offer all the amenities of modern living while preserving the unique charm of this treasured stone farmhouse.

Located just east of Frederick near the Holly Hills Country Club, Ritchie Manor at Holly Hills also offers an in-ground swimming pool, bank barn, stable and numerous out-buildings and is part of a planned community of only 21 estate lots.



**To arrange a private tour of this historic property that offers luxury and privacy just minutes away from city amenities and commuter routes, please contact Rocky Mackintosh at 301-698-9696 ext. 202 or email [rocky@macroltd.com](mailto:rocky@macroltd.com) or visit [www.themanorathollyhills.com](http://www.themanorathollyhills.com).**

Call us at **301-698-9696** or toll free at **800-353-9696**



# Featured Properties

## Frederick County

### Adamstown–Carroll Manor Carnival Grounds

Seeking builder/developer for planned boutique neo-traditional community of 20 single family lots only six miles from downtown Frederick. PUD plans include park with ball field and 11,000 square foot brick elementary school for conversion into senior living apartments. Project has Phase II PUD approvals and has passed all APFO tests.

**Route 15 & Mt. Zion Road Area**—From 2,400 to 12,000 square foot available high-bay warehouse with 1,800 square feet of finished office space. \$6/sq. ft. NNN.

### Thomas Johnson Drive Area–Frederick Mutual Insurance Company, Suite 2

Bright ground floor, 1,188 square foot space with lots of windows. Offered at full service lease rate of \$19/sq ft that includes taxes, insurance and common area maintenance. Zoned professional business. Excellent location near medical office hub and convenient access to U.S. 15 and I-270.

**Thurmont–11 Water St.** Approximately 4,300 square foot mixed-use building in designated Main Street community. Great opportunity for live/work space. Price just reduced to \$170,000.



**The Meadows at Sugarloaf** (above) Two estate lots with tremendous views of Sugarloaf Mountain located in highly desired Urbana School District. Easy access to equestrian trails. Perc approved for six bedroom residence, wells in place. Prices reduced 30 percent from adjacent lot sales.

### Westview Area–5210 Chairman's Court, Suite 3A

For sale in conjunction with Suite 3B (see below) or lease separately. Features 4,539 square feet at \$12.50 per sf. Five private offices, storage, kitchenette, bullpen and reception area. Partnership interests also available.

### Westview Area–5210 Chairman's Court, Suite 3B

For sale in conjunction with Suite 3A (see above) or lease separately. Also available for

**Custom Home Lots**—Lots for sale ranging in size from 1.25 acres to 60 acres in various locations in Frederick County. Many feature outstanding views and private locations. Prices start at \$99,000.

lease or partnership interests. Features 1,677 square feet at \$13.50 per sf and includes furnished office suite with view of Ballenger Creek, plus reception and kitchenette areas.

## Frederick City



**6 E. Patrick St.** (above) 6,000 square foot ground floor retail space with five parking spaces and rear entry. Second and third floor apartments of 2,500 square feet.

**Hillcrest Drive** (below) 2.42 acres with site plan approval for 25,600 square foot, two-story building. High-traffic location is zoned general commercial to offer flexibility of uses and could accommodate a church, school or other instructional uses. Completed traffic study. Utilities include water, sewer, electric and phone to overall site.



**Riverside Center** Restaurant/retail pad site for sale at \$1.5 million. Long-term ground lease for \$6,000/month. Site can accommodate a building up to 15,000 square feet. Near the intersection of MD 26 and Monocacy Boulevard and the Lowes and Wegman's on Frederick's north end.

**For more information on any of these properties or other MacRo projects, please contact Dave Wilkinson at 301-698-9696 ext. 203 or dave@macroltd.com.**

## Light at the End of the Tunnel?



Dave Wilkinson  
Vice President

As fall sets in, glimmers of light are beginning to appear in certain markets served by MacRo, Ltd. Our activity level in the area of land and farm sales has

increased noticeably during September—qualified buyers are actively searching for property and many sellers have adjusted to the realities of the current market. This combination of factors may indicate that this market has hit bottom and is transitioning into the recovery phase of the cycle.

On the demand side, many prospective buyers realize that now really is a great time to buy: prices are greatly reduced and interest rates are at their lowest point in a generation. For the first time in several years home builders are inquiring about projects in anticipation of the residential market strengthening.

On the supply side, many property owners have come to the conclusion that the halcyon days of 2006 won't be returning anytime soon. It's likely that prices will remain flat or rise moderately for many years to come and it may be a decade or longer before prices rise significantly. While some property owners are content to hold out for the "next big run" which may be 10 to 20 years away, many have adjusted their asking prices down to levels that are necessary to stimulate activity.

While predicting the future is a fool's game, the cyclical nature of real estate is impossible to deny. The downturn experienced over the past several years WILL bottom out, the amount of market activity WILL increase and eventually prices WILL rise again.

Rocky and I have experienced many recessions and recoveries, peaks and troughs during our long real estate careers. Our experience allows us to customize our services to help you attain your real estate goals based on your unique circumstances and desires. Our specialties include land, farms and commercial property brokerage, as well as subdivision and development management.

**Call or email me today at 301-698-9696, ext. 203 or dave@macroltd.com**

Visit us at [www.macroltd.com](http://www.macroltd.com) and join us on our **Blog, Facebook, Twitter, and LinkedIn**

# MacRo

REAL ESTATE SERVICES

Pre-Sorted  
Standard  
U. S. Postage  
**PAID**  
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Permit #224

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Find us on



*Look inside to learn about our exciting projects!*

High Valley Farm • Downtown Hotel/Conference Center • Ritchie Manor • Rosemont Avenue Offices

## What a Difference a Web-Link Makes!

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given our clients an advantage that is producing great results in getting their properties sold and/or leased.

With well over 100 article posts on the MacRo Report Blog, several hundred comments, and now seven committed article contributors, we have amassed more than 3,000 followers who receive a weekly email update of our recent posts. Our goal has never been to overwhelm our subscribers with a lot of unwanted messages that fill their inboxes. The articles that I write, as well as those by our contributors, are focused on current news, commentary and timely issues that impact the land and commercial real estate market in our region.

Since land and commercial real estate is highly influenced by government policy and regulation, we have rendered our opinion on state and local government actions, including an opinion or two on the local elections.

So, if you haven't joined our growing family of followers, we invite you to find your way to [www.macroreportblog.com](http://www.macroreportblog.com) and see for yourself what it's all about. If you like what you read, click the SIGN UP tab and you're on your way!

### Spotlight on What We Do: Property Management Services

Our professional staff oversees the day-to-day management of rental investments including apartment, office, retail and industrial sites. Our clients rest easy knowing the maintenance of their investments is handled carefully and within budget. Count on the MacRo team to manage:

#### Property Marketing

We can help you establish fair rental values by analyzing comparable rentals in the local market. We'll also help develop marketing and advertisement strategies to fill vacancies.

#### Tenant Relations

MacRo will provide daily management of tenant matters and supervise all maintenance and repairs.

#### Property Management

Count on the MacRo team to handle all aspects of the lease agreement including showing the property, pre-qualifying applicants and preparing lease documents. We also conduct regular property inspections and can offer advice on capital improvements to the property and supervise all project renovations.

#### Financial Accounting

Leave the day-to-day accounting to us. We will maintain monthly rent roll with information on rent, fees and rent losses. With customized regular and annual reports, we help you manage taxes, monitor expenses, approve bills and disburse funds including proceeds to investor/owner. We will collect, maintain and repay security deposits in accordance with local statutes and enforce a strict rent collection policy that has shown a 97.2% success rate.

**Learn more about our full range of professional services at [www.macroltd.com](http://www.macroltd.com)**