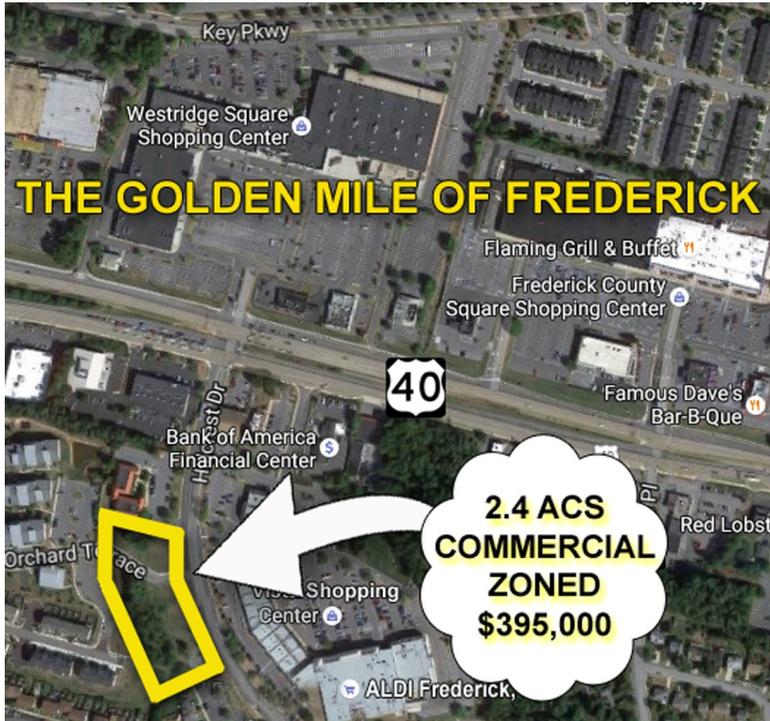


FOR SALE

\$395,000.00

5 Hillcrest Drive, Frederick, Maryland 21701



Commercial Land for Sale

- Great Mixed Use Development Opportunity in the Heart of Frederick's Golden Mile Shopping Area.
- Ideal site for retail, office, hotel, house of worship, school and/or residential uses.
- 100,000 SF of Land Zoned City of Frederick General Commercial.
- Priced to Sell at just \$395,000!!!

PRESENTING

Location:

Conveniently located just off the "Golden Mile"

Legal:

Tax Map 0412, Parcel 0119

Zoning:

Frederick City: GC—The General Commercial district is to intended to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets.

Lot Size:

Approximately 2.42 acres

Utilities:

Utilities including water, sewer, electric, telephone to overall site - within 25 feet

Contact:

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

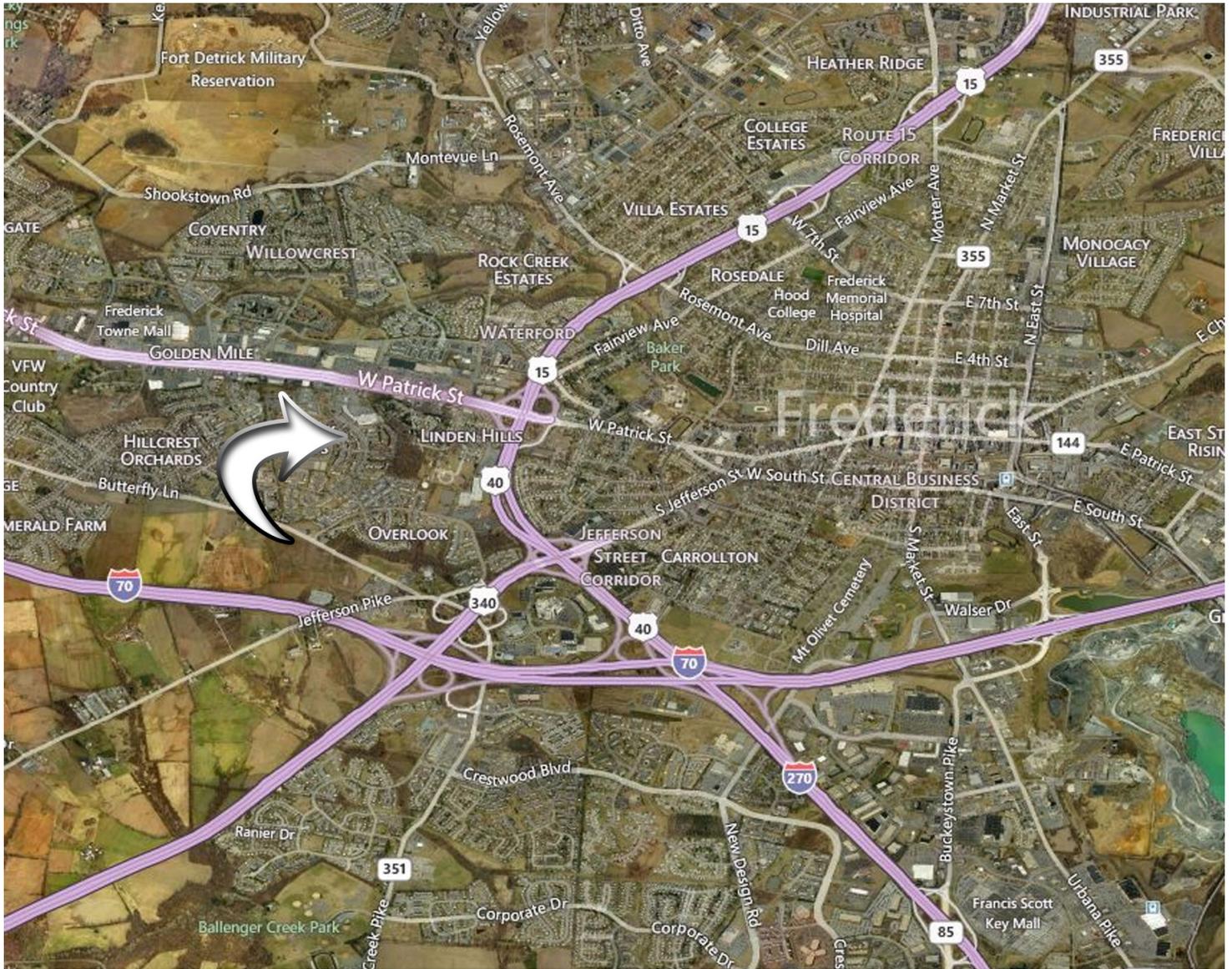
Rocky Mackintosh
Owner
Office: 301-698-9696 ext. 202
Mobile: 301-748-5655
Email: rocky@macro ltd.com

Disclosure: Earl M. Mackintosh, III (Seller) is the Broker of record of MacRo, Ltd, the Realtor representing the Seller.

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.

LOCATION MAP

FOR SALE 5 Hillcrest Drive, Frederick, MD 21701



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.

DEMOGRAPHIC REPORT



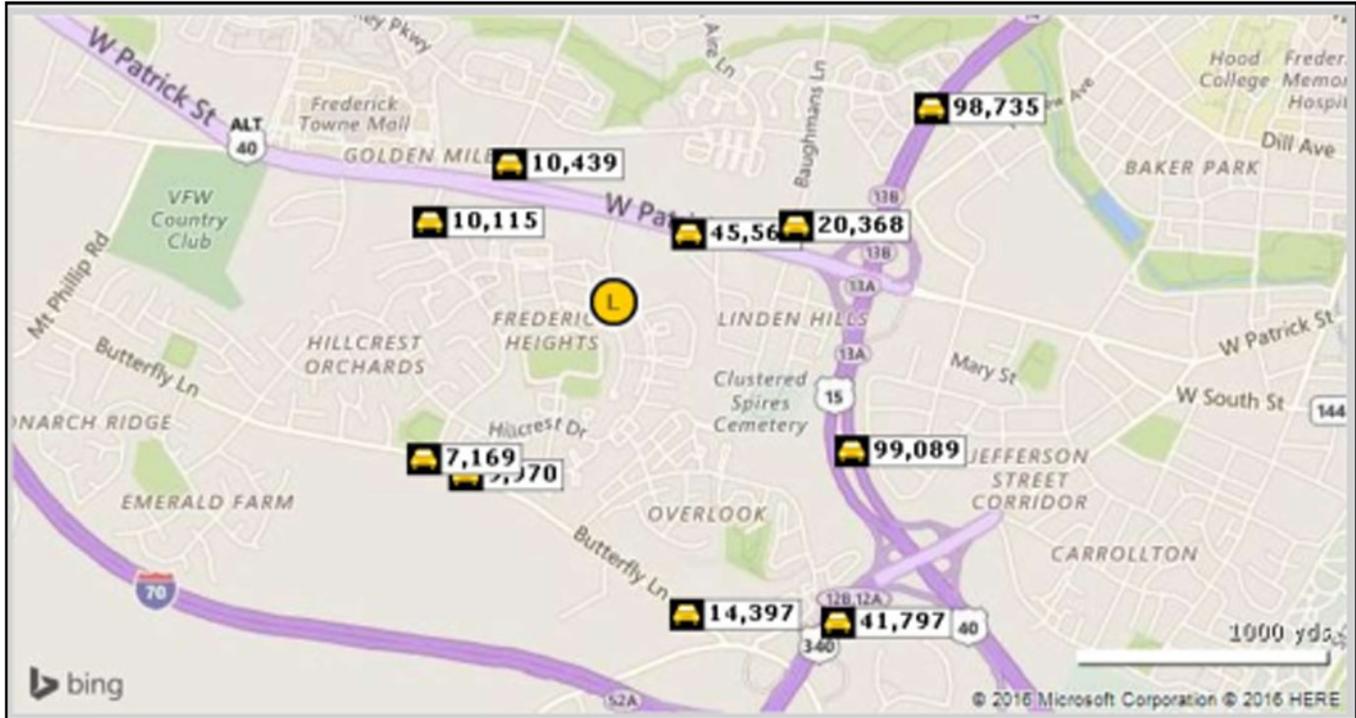
FOR SALE 5 Hillcrest Drive, Frederick, MD 21701

Radius	1 Mile		5 Mile		10 Mile	
Population						
2021 Projection	20,245		116,249		190,086	
2016 Estimate	19,447		111,332		182,165	
2010 Census	18,350		103,298		169,614	
Growth 2016 - 2021	4.10%		4.42%		4.35%	
Growth 2010 - 2016	5.98%		7.78%		7.40%	
2016 Population by Hispanic Origin	5,209		14,407		18,488	
2016 Population	19,447		111,332		182,165	
White	12,020	61.81%	81,825	73.50%	143,619	78.84%
Black	4,624	23.78%	17,923	16.10%	21,513	11.81%
Am. Indian & Alaskan	309	1.59%	754	0.68%	968	0.53%
Asian	1,628	8.37%	6,765	6.08%	10,202	5.60%
Hawaiian & Pacific Island	51	0.26%	191	0.17%	225	0.12%
Other	814	4.19%	3,875	3.48%	5,638	3.09%
U.S. Armed Forces	53		521		692	
Households						
2021 Projection	7,422		44,635		70,250	
2016 Estimate	7,134		42,729		67,289	
2010 Census	6,777		39,647		62,656	
Growth 2016 - 2021	4.04%		4.46%		4.40%	
Growth 2010 - 2016	5.27%		7.77%		7.39%	
Owner Occupied	3,487	48.88%	27,904	65.30%	49,090	72.95%
Renter Occupied	3,647	51.12%	14,825	34.70%	18,199	27.05%
2016 Households by HH Income	7,134		42,727		67,290	
Income: <\$25,000	957	13.41%	5,284	12.37%	7,189	10.68%
Income: \$25,000 - \$50,000	2,177	30.52%	8,564	20.04%	11,479	17.06%
Income: \$50,000 - \$75,000	1,845	25.86%	7,664	17.94%	11,096	16.49%
Income: \$75,000 - \$100,000	834	11.69%	6,617	15.49%	10,378	15.42%
Income: \$100,000 - \$125,000	534	7.49%	5,002	11.71%	8,754	13.01%
Income: \$125,000 - \$150,000	250	3.50%	3,427	8.02%	6,293	9.35%
Income: \$150,000 - \$200,000	276	3.87%	3,321	7.77%	6,326	9.40%
Income: \$200,000+	261	3.66%	2,848	6.67%	5,775	8.58%
2016 Avg Household Income	\$70,900		\$92,232		\$102,098	
2016 Med Household Income	\$55,601		\$74,490		\$84,349	

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.

TRAFFIC COUNT

FOR SALE 5 Hillcrest Drive, Frederick, MD 21701



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Patrick St	Hoke Pl	0.07 E	2015	45,560	MPSI	.23
2 Willowdale Dr	Willow Tree Pl	0.00 NE	2015	10,439	MPSI	.40
3 Baughmans Ln	W Patrick St	0.06 S	2015	20,368	MPSI	.45
4 S McCain Dr	Peachtree Ct	0.04 S	2015	10,115	MPSI	.46
5 Butterfly Ln	S McCain Dr	0.07 NW	2015	9,970	MPSI	.52
6 Butterfly Ln	S McCain Dr	0.03 E	2015	7,169	MPSI	.57
7 US Hwy 15	US Hwy 340	0.29 SE	2015	99,089	MPSI	.65
8 Butterfly Ln	Jefferson Pike	0.12 SE	2015	14,397	MPSI	.74
9 Catoclin Mountain Hwy	Rosemont Ave	0.35 NE	2015	98,735	MPSI	.86
10 US Hwy 15	Ballenger Creek Pike	0.15 SW	2015	41,797	MPSI	.90

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.

Frederick City Zoning – GC (General Commercial)

The GC district is to intended to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets.

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

- Accessory Apartments
- Hotel, Motel and Tourist Court
- Animal Care Services (including Grooming & Boarding)
- Animal Grooming (excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery (including Framing)
- Automobile Filling Station
- Automobile Parts or Accessories
- Automobile Sales & Services Center (Dealership)
- Automobile Sales Lot (New or Used)
- Bakery, Baked Goods Store
- Barber/ Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Boats and Marine Supplies
- Books, Magazines, Newspapers, etc.
- Broadcasting, Recording Studio
- Building Supplies, Lumber
- Appliance Repair
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Heating, Air-Conditioning, Refrigeration
- Locksmith
- Plumber
- Pipe Fitter, Construction Equipment Fabricator
- Roofer
- Sheet Metal Shop
- Sign Contractor
- Utility Contractor
- Window, Glass, Mirror
- Building Tradesmen Not Otherwise Listed
- Business Machines / Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Carwash
- Cards, Stationary
- Caterer
- Commercial Use in Historic Buildings
- Construction Equipment: Sales, Service and Rental
- Convenience Stores, with or without Gas Sales
- Dance, Music Instruction
- Delicatessen
- Department Store
- Discount Store
- Drugs and Cosmetics
- Dry Cleaning
- Electrical Systems Service
- Eyeglasses, Hearing Aids
- Fabrics, Sewing Supplies & Machines
- Farm Machinery Rental, Sales & Service
- Farm Supplies & Hardware (including Landscape and Garden Sales)
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Floor Covering
- Flowers (Florist Shop)
- Furniture and/or Appliances
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Gun Sales
- Grocery Stores
- Handicraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods not Listed, Sales & Service, with Outdoor Storage
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Continued Next Page

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.

ZONING-CONTINUED



FOR SALE 5 Hillcrest Drive, Frederick, MD 21701

- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Meats, Butcher Shop
- Medical Supplies
- Mobil Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Music & Records, Sales and Repair
- Musical Instruments
- Novelties, Souvenirs, Gifts
- Office Furniture
- Office Supplies
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Paint, Wallpaper
- Personal Services (e.g., Nail Salons, Barbers, Shoe Repair, etc.)
- Pet Store or Pet Supply Store
- Photography Studio
- Picture Framing
- Professional Service Not Otherwise Listed
- Radio, TV Sales and Repair
- Restaurant, General and/or Fast Food
- Restaurant with Entertainment
- Retail Sales not Otherwise Listed
- Shoes
- Shopping Center
- Sporting Goods
- Stone Monuments (with or without Engraving)
- Tailoring
- Tires, Batteries, Mufflers
- Tobacco Products
- Toys
- Truck Sales & Rental (over 1 Ton)
- Truck Wash
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Vehicle Services, Auto Repair Shop
- Vehicle Services, Truck (over 1 Ton) Service and Repair Shop
- Veterinary Clinic/Hospital without Boarding
- Veterinary Clinic with Boarding
- Video/DVD (Sales or Rental)
- Warehouse Clubs and Superstores
- Appliances, Assembly Production
- Construction Equipment, Assembly Production
- Electronic Components, Manufacturing and Processing
- Electronic Equipment, Assembly Production
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratory & Testing Offices in Conjunction with Scientific or Industrial Research and Development
- Printing, Bulk Photo Processing, Blueprinting Services
- Moving and Storage Facility
- Self Storage
- Storage Warehouse
- Trucking Offices & Storage, Repair Shop
- Adult Bookstore and/or Adult Entertainment Centers
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Golf Course and Club / Driving Range
- Health Club or Spa
- Indoor Sports Complex
- Miniature Golf
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Skating Rink
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie / Stage
- Adult Day Care Center
- Child Day Care Center
- Church
- Funeral Home (with or without Crematorium)
- Sheltered Workshop
- Vo-Tech, Trade Schools & Training Centers
- Parking Lot, Parking Garage, Private
- Truck Stop
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers and Existing Athletic Lighting Structures, over sixty 60 Feet in Height, on Public Land
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- Greenhouse, Commercial
- And more...

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.