

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE

\$375,000

Infill Development Opportunity

10.16 Acres - Poole Jones Road, Frederick, MD

- Residential infill development opportunity
- R3 Zoning – Frederick County
- Desirable Clover Hill area
- Adjacent to Clover Hill park
- Existing sewer line on-site
- S4 - Frederick County sewer category
- W4 - Frederick County water category
- Small stream and pond along boundary



DAVE WILKINSON

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

PRESENTING

LOCATION: Poole Jones Road, Frederick, MD

LEGAL: Tax Map 0057, Parcel 0023

ZONING: Frederick County— Residential Density District 3 (R3)

LOT SIZE: 10.16 acres

PRICE: \$375,000

CONTACT: **Dave Wilkinson, Vice President**
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PHOTOS

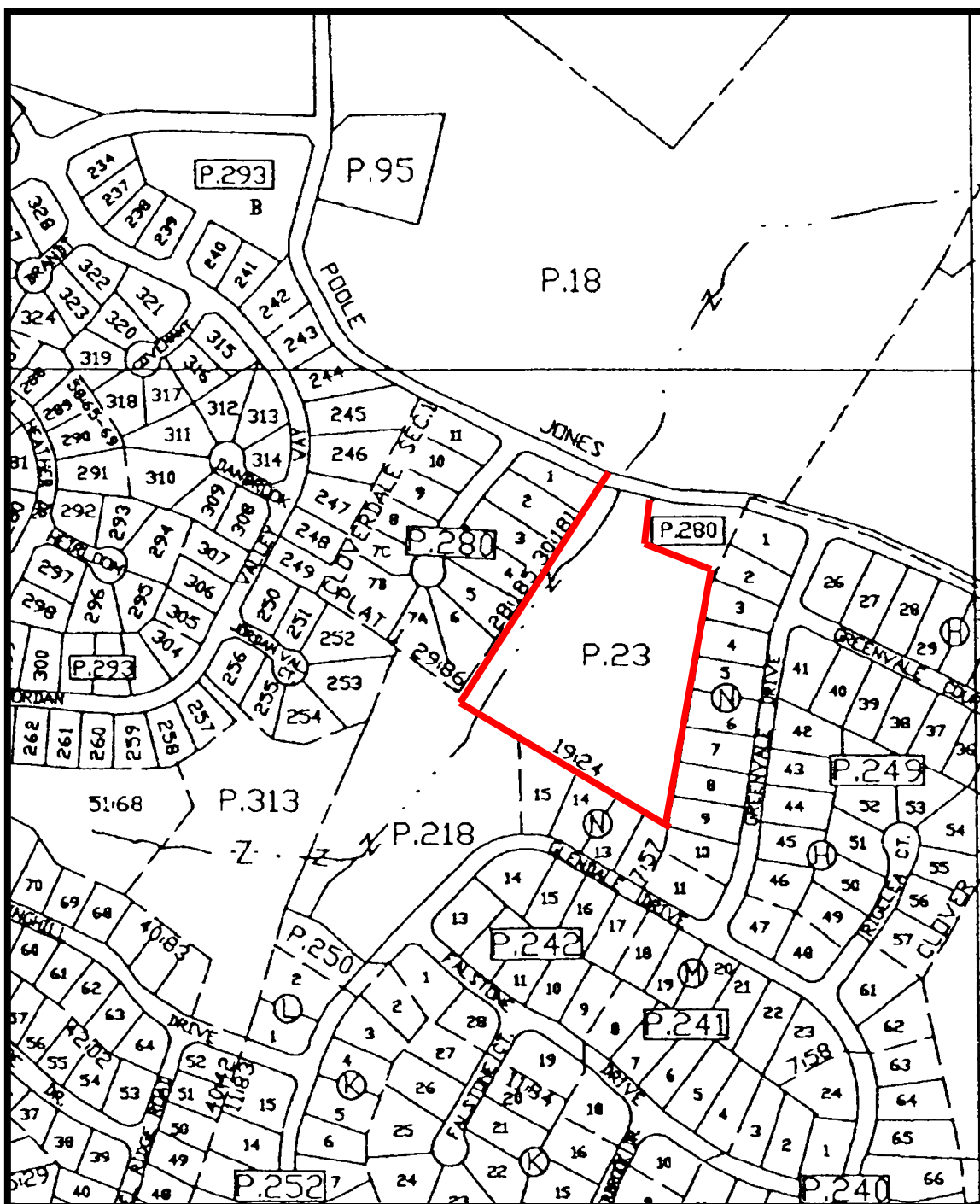


View of
property from
Poole Jones
Road (facing
south)



View of
property from
eastern
boundary
(facing west)

Tax Map



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

Frederick County Zoning – Residential Density District 3 (R3)

Residential Density District 3 (R3)

Class: Low; Maximum Dwelling Units Per/Acre: 3

The purpose of the Residential Density District 3 (R3) is to promote healthful and convenient distribution of population with sufficient densities to maintain a high standard of physical design and community service. The residential density district (R3) will conform to the County Comprehensive Plan and will be located within areas identified for residential development. The districts, as a group, are intended to provide for a variety of dwelling types and densities and to offer housing choices at various economic levels. It is further the intent to establish various densities of residential developments in order to efficiently and effectively provide for necessary public services and facilities. An exception to the maximum density is allowed under the MPDU program in accordance with 1-19-8.620. The location of the districts will be consistent with the standards, criteria, and location as specified in the County Comprehensive Development Plan. (Ord. No. 77-1-78, § 40-53, 1-24-77; Ord. 02-26-322, 11-21-2002; Ord. 08-26-502, 10-14-2008). The following residential density district (R3) and maximum density is hereby established:

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

- Agricultural Activities
- Limited Agricultural Activity
- Apiary
- Agritourism Enterprise
- Limited/Commercial Roadside Stand
- Forestry
- Single-Family Detached
- Duplex Dwelling
- Two-Family Dwelling
- Townhouse
- Accessory Apartment
- Bed and Breakfast
- Tennis Club
- Golf Course
- Child Care Center/Nursery School
- Civic Community Center
- Group Homes, Small Private
- Group Home, Large
- Assisted Living Facility
- Nursing Home
- Place of Worship
- Private School
- Community Fire and Rescue Service
- College or University
- Public School
- Nongovernmental Utility
- And more...