

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE

Gas House Pike Building Lots

10808 Gas House Pike: 1.39 Acres - \$140,000

10812 Gas House Pike: 1.88 Acre - \$125,000

Two building lots ready for construction of a custom home.

Located just northwest of New Market in a scenic and serene area of Frederick County.

Easy access to employment, retail and recreational opportunities. Less than 6 miles to Clemson Corner (Wegmans, Lowes etc). Less than 5 miles to I-70 interchange. Less than 1 mile to Westwinds Golf Course.

- 10808 Gas House Pike (Lot 202 Culloden Wall) is perc test approved for construction of a 4 BR residence using a conventional septic system. Existing well.
- 10812 Gas House Pike (Lot 203 Culloden Wall) is perc test approved for construction of a 3 BR residence using a sand mound septic system/ Existing well.
- Both lots are partially wooded; provide nice rural views and feature gentle slopes that are ideal for walk-out basements.



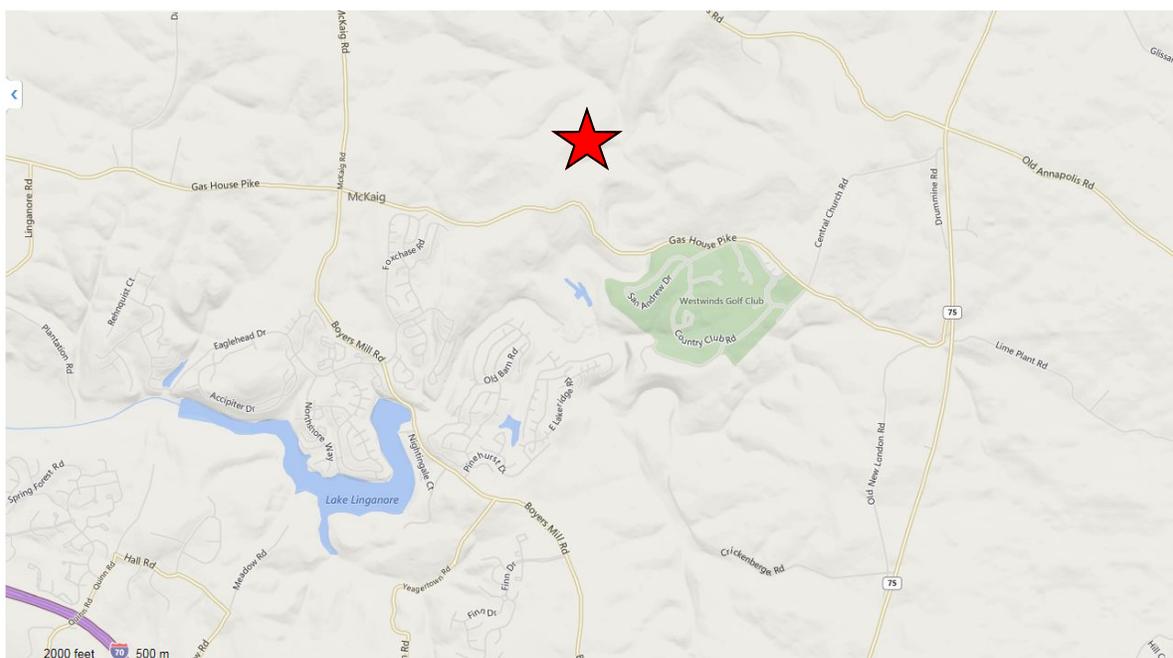
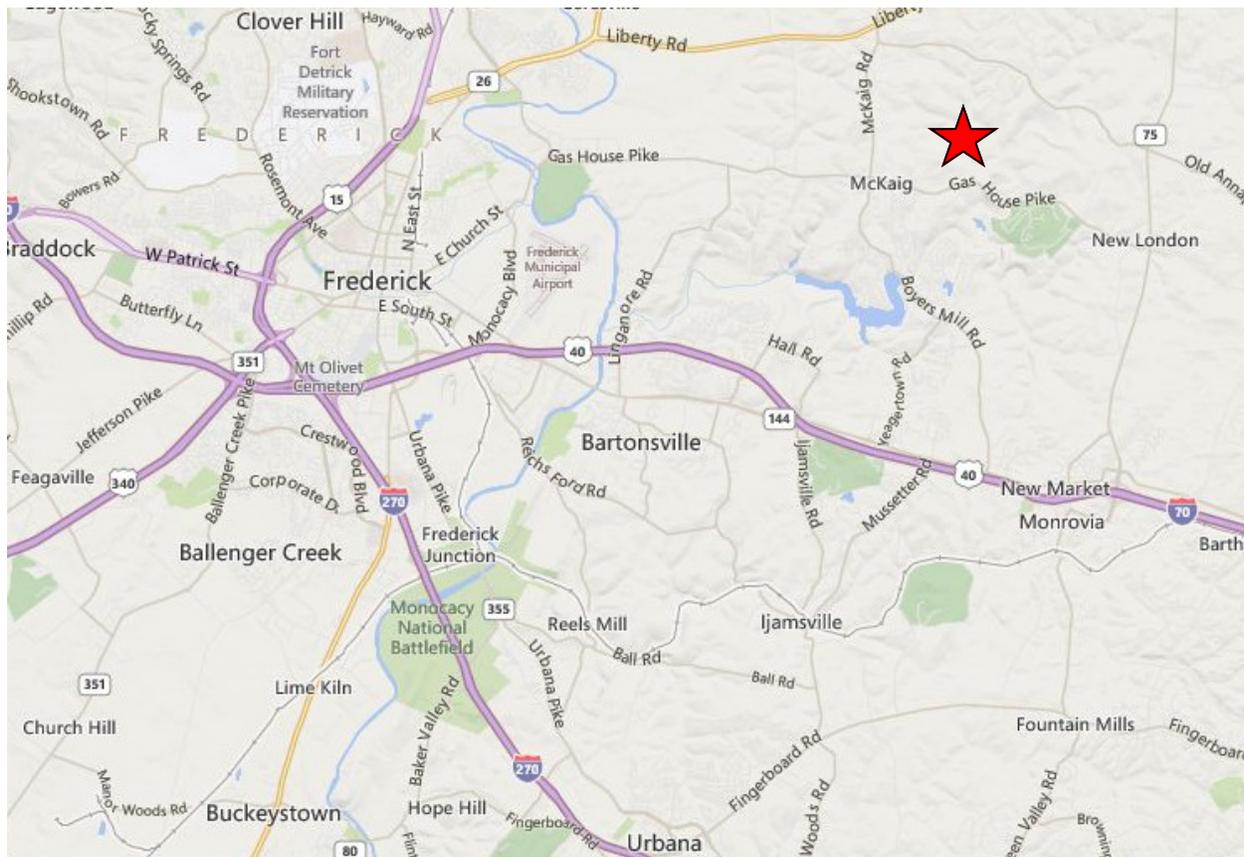
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VICINITY MAPS



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 – Agricultural (A)

Agricultural (A)

The purpose of the Agricultural District (A) is to preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs.

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

- Agricultural Activities
- Apiary
- Agricultural Value Added Processing
- Agritourism Expertise
- Nursery Retail or Wholesale
- Farm Winery
- Farm Winery Tasting Room
- Farm Brewery
- Farm Brewery Tasting Room
- Limited/Commercial Roadside Stand
- Forestry
- Sawmill
- Single-Family Detached
- Two-Family Dwelling
- Mobile Homes
- Caretaker Residence in Conjunction with Permitted Use
- Accessory Apartment
- Bed and Breakfast
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Communication Towers
- Limited Landscape Contractor
- Landscape Contractor
- Country Inn
- Agricultural Products Processing
- School Bus Parking
- Recreational Vehicle Storage Facility
- Animal Hospital or Veterinary Clinic
- Kennel
- Auction Sales – Animals
- Outdoor Sports Recreation Facility
- Rodeo
- Cemetery/Memorial Gardens
- Shooting Range/Club – Trap, Skeet, Rifle, Archery
- Aircraft Landing and Storage Areas, Private
- Aircraft Landing and Storage Areas, Private – Commercial Use
- Tent Campground
- Rustic Retreat/Camp/
- Outdoor Club
- Child Care Center/Nursery School
- Civic Community Center
- Civic Service Clubs
- Group Homes, Small Private
- Group Home, Large
- Place of Worship
- Private School
- Community Fire and Rescue Service
- Public School
- Nongovernmental Utility
- Borrow Pit Operations
- Industrial Waste Landfill
- Limited Wood Waste Recycling Facility
- Sludge Pit
- And more...