

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



**FOR SALE**

**\$2,550,000**

**1715 Bowmans Farm Road, Frederick, Maryland 21701**

## *Bowmans Farm*

Bowmans Farm Road is a 31 +/- acre lot ready for redevelopment. Zoned light industrial, the property's easy access location and topography make it an excellent site for a variety of uses, including commercial contractors, manufacturing, vehicle storage and flex space buildings.

- Quick & Easy Access to Rt. 70, Rt. 270, Rt. 15 and Downtown Frederick
- Located in the Airport Overlay
- Public Water & Sewer Available
- Three International Airports within 45 minutes



**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

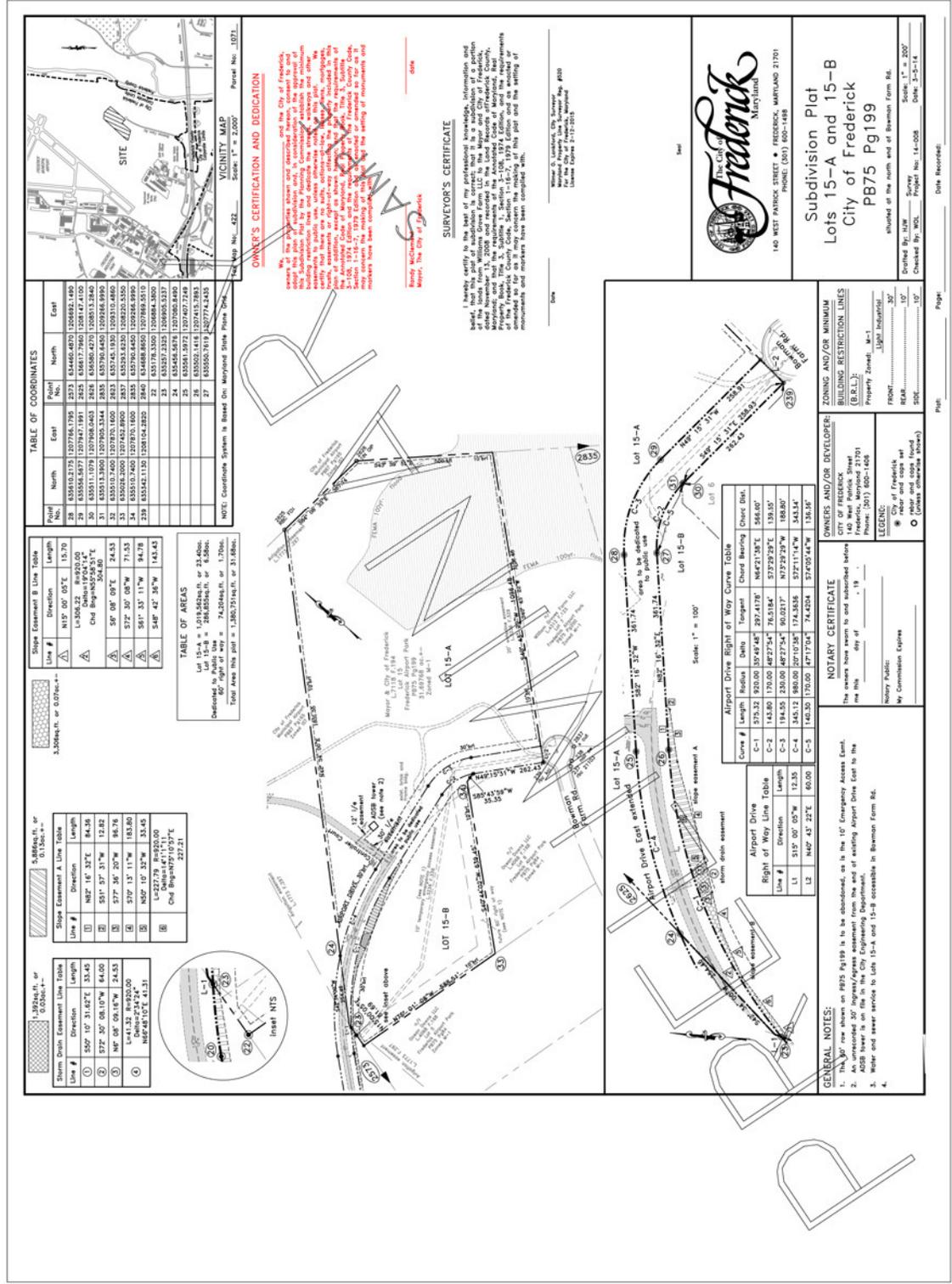
- LOCATION:** Frederick Airpark Lot 15
- LEGAL:** Tax Map 0422, Parcel 1071
- ZONING:** Frederick City: M1— Light Industrial is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone.
- LOT SIZE:** Approx. 31.69 acres (gross) with approx 15 acres within the 100 year flood plain and 16.69 acres usable (net)
- UTILITIES:** Public Water and Sewer
- PRICE:** \$2,550,000
- CONTACT:**
- Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com
- Steve Cranford, Commercial Sales and Leasing**  
Mobile: 301-788-4373  
Office: 301-698-9696 ext. 207  
Email: steve@macroltd.com

## LOCATION MAP

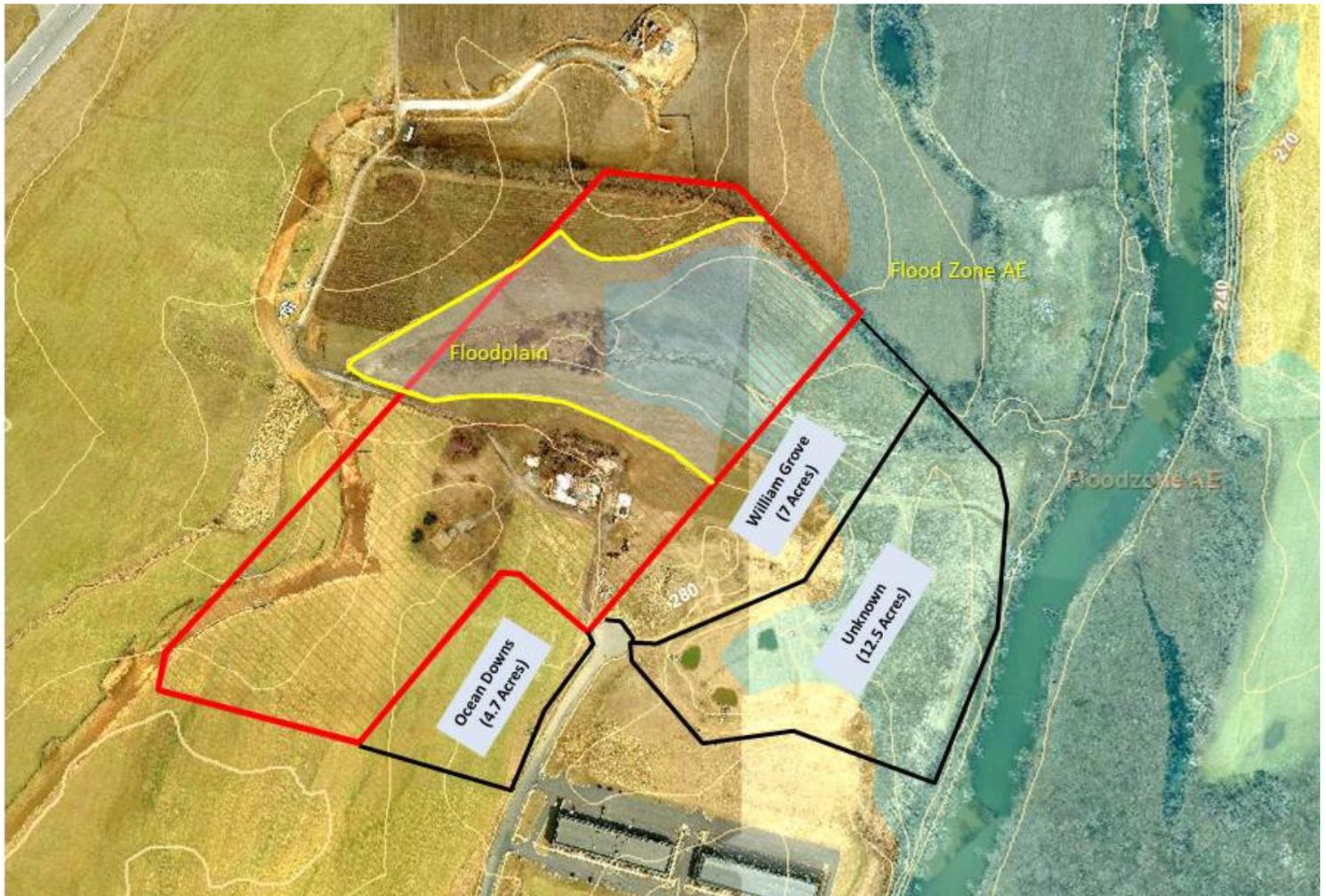


*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

## PRELIMINARY SITE PLAN



## FLOOD PLAIN



*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.*

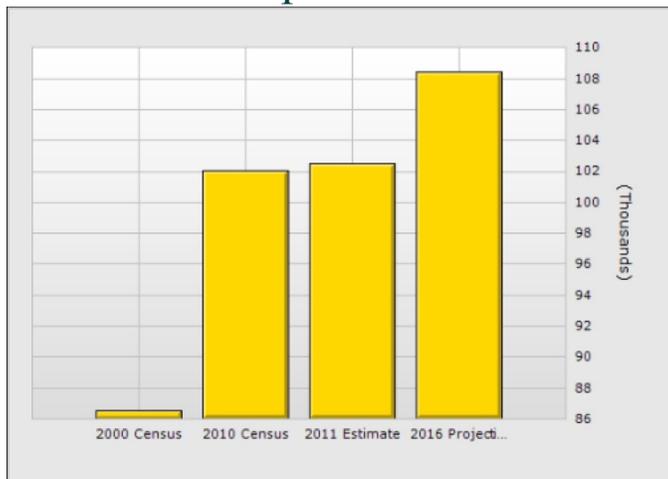
## DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2019 Projection	391	124,658	197,145
2014 Estimate	369	118,252	187,039
2010 Census	345	112,616	178,219
Growth 2014 - 2019	5.96%	5.42%	5.40%
Growth 2010 - 2014	6.96%	5.00%	4.95%
<b>2014 Population by Hispanic Origin</b>	23	13,396	16,736
<b>2014 Population By Race</b>	369	118,252	187,039
White	258 69.92%	89,209 75.44%	150,769 80.61%
Black	87 23.58%	18,122 15.32%	20,767 11.10%
Am. Indian & Alaskan	1 0.27%	794 0.67%	979 0.52%
Asian	10 2.71%	6,323 5.35%	9,346 5.00%
Hawaiian & Pacific Island	0 0.00%	132 0.11%	164 0.09%
Other	13 3.52%	3,673 3.11%	5,014 2.68%
<b>Households</b>			
2019 Projection	164	47,138	72,456
2014 Estimate	155	44,679	68,694
2010 Census	146	42,570	65,506
Growth 2014 - 2019	5.81%	5.50%	5.48%
Growth 2010 - 2014	0.60%	3.02%	3.10%
Owner Occupied	82 52.90%	29,709 66.49%	50,916 74.12%
Renter Occupied	73 47.10%	14,970 33.51%	17,777 25.88%
<b>2014 Households by HH Income</b>	157	44,679	68,693
Income: <\$25,000	41 26.11%	5,483 12.27%	7,040 10.25%
Income: \$25,000 - \$50,000	30 19.11%	8,301 18.58%	11,290 16.44%
Income: \$50,000 - \$75,000	47 29.94%	9,058 20.27%	12,410 18.07%
Income: \$75,000 - \$100,000	12 7.64%	6,173 13.82%	9,771 14.22%
Income: \$100,000 - \$125,000	12 7.64%	5,714 12.79%	9,178 13.36%
Income: \$125,000 - \$150,000	6 3.82%	3,411 7.63%	6,031 8.78%
Income: \$150,000 - \$200,000	9 5.73%	4,097 9.17%	7,407 10.78%
Income: \$200,000+	0 0.00%	2,442 5.47%	5,566 8.10%
<b>2014 Avg Household Income</b>	\$60,006	\$91,316	\$102,419
<b>2014 Med Household Income</b>	\$56,249	\$73,663	\$84,227

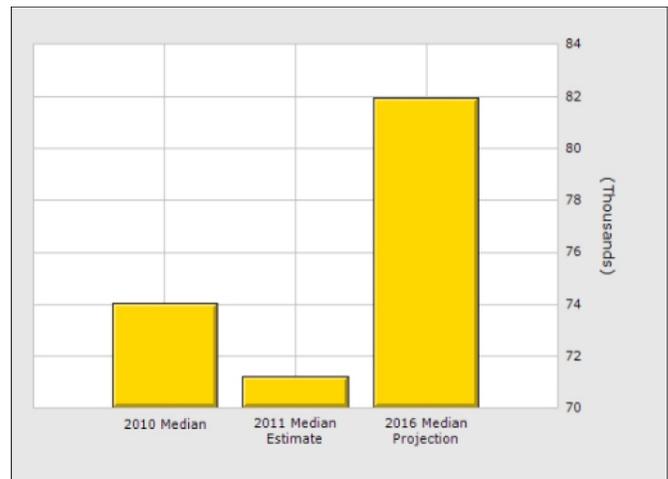
*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

## DEMOGRAPHICS (CONTINUED)

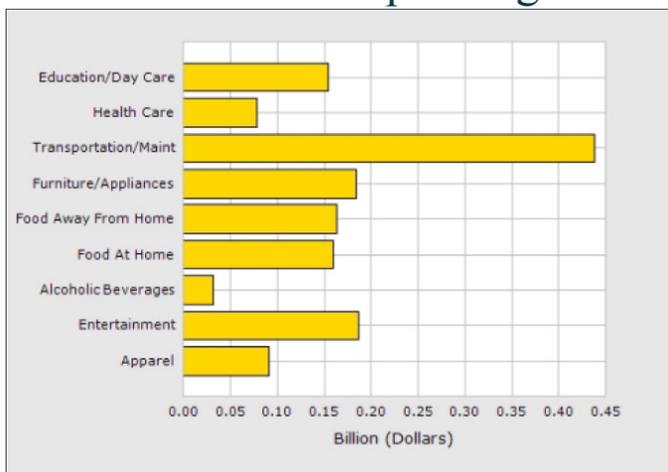
### Population



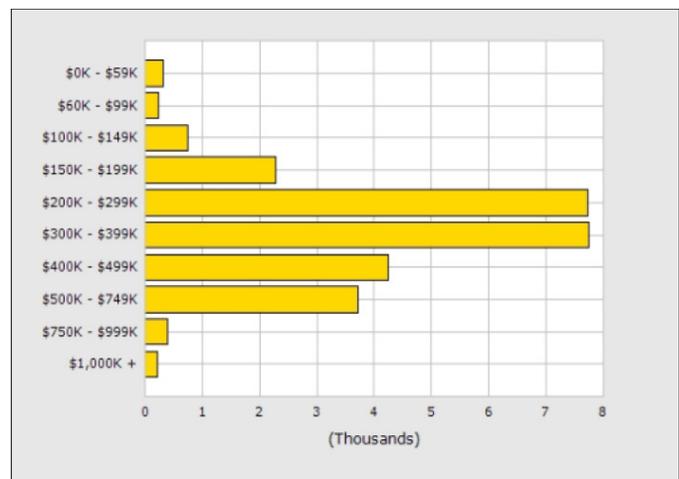
### Median Household Income



### Consumer Spending

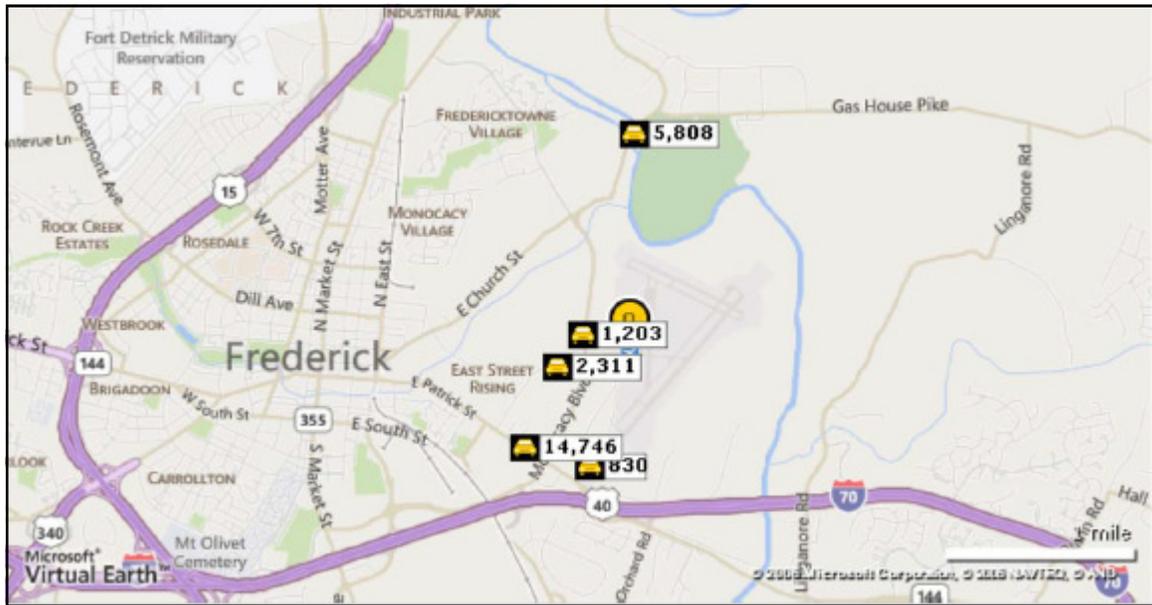


### Median Home Values



*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.*

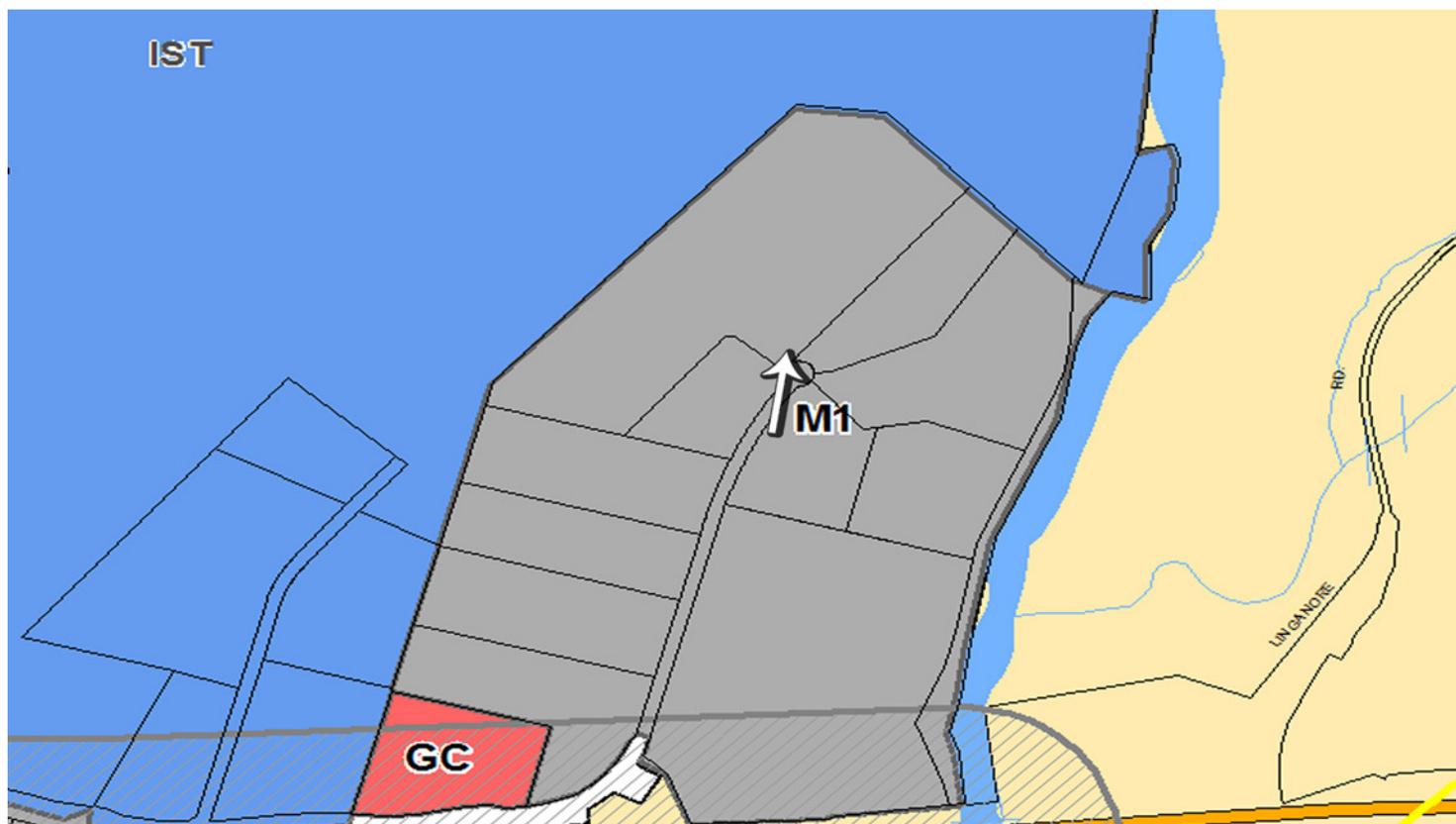
## TRAFFIC COUNT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Farm Ln	Hughes Ford Rd	0.13 SE	2012	1,203	MPSI	.26
2	Hughes Ford Rd	Monocacy Blvd	0.18 E	2007	2,311	AADT	.46
3	Bailes Ln	E Patrick St	0.11 SW	2012	830	MPSI	.81
4	E Patrick St	Davis Ave	0.03 SE	2012	14,746	MPSI	.89
5	Gas House Pike	Monocacy Blvd	0.11 NE	2012	5,808	MPSI	.98

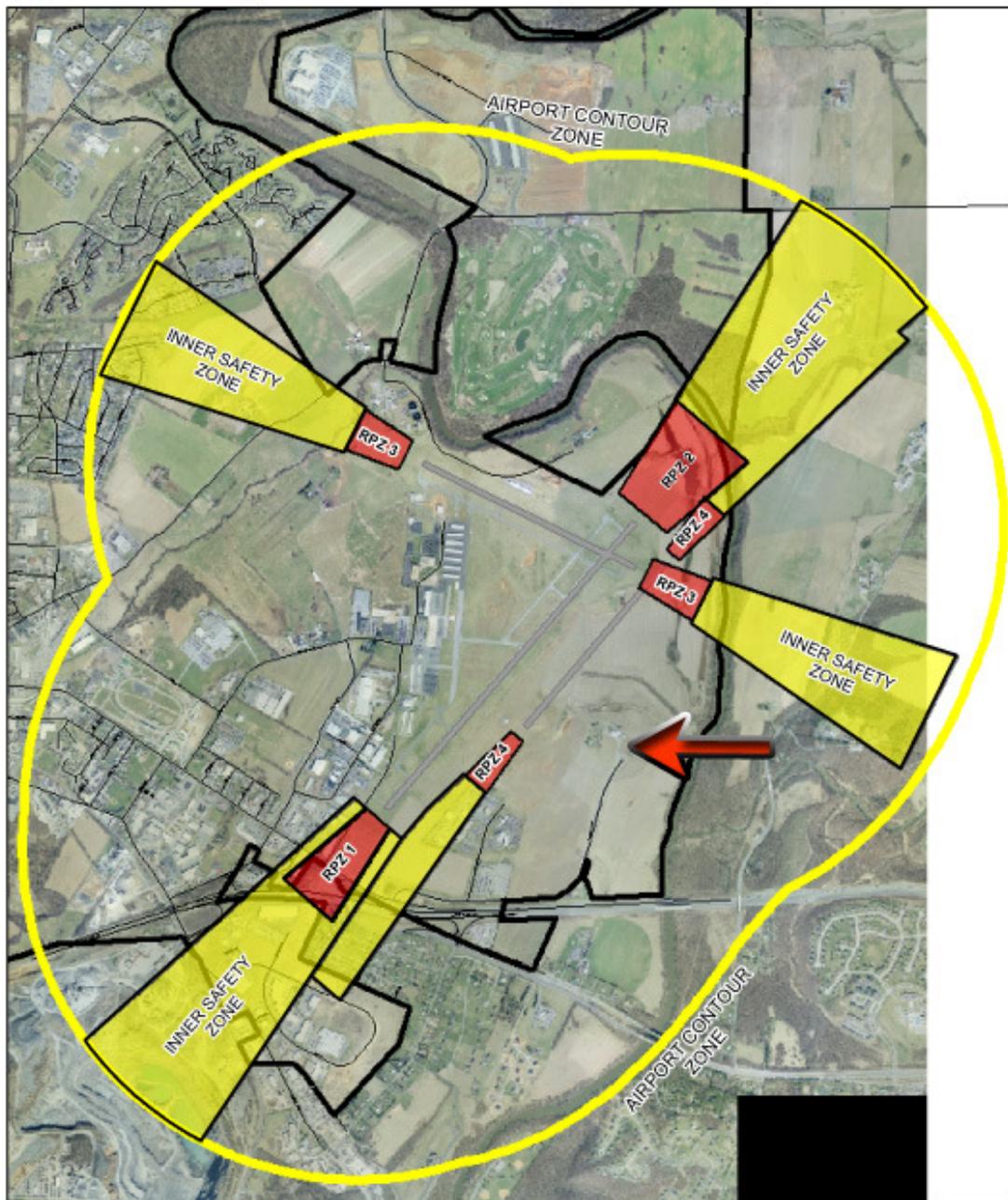
*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

## ZONING MAP



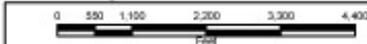
*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

### Map 419-1 City of Frederick Airport Overlay District Zones



Prepared by the  
City of Frederick  
Planning Office Staff  
Geographic Information System  
Publication: 6/2018

City of Frederick GIS



NOTE: This map is prepared solely for the purpose of illustrating the City of Frederick's proposed Airport Overlay District Zones. It should not be used for any other purpose. The City of Frederick reserves the right to change the map without notice and is not responsible for any errors or omissions.

Source: City of Frederick Planning Office  
City of Frederick GIS  
Copyright © 2018 City of Frederick

*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 City Zoning– M1 (Light Industrial)

### Light Industrial (M1)

The Light Industrial District (M1) is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone.

**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 and Boarding)
- Automobile Filling Station
- Automobile Sales and Service Center (Dealership)
- Automobile Sales Lot (New or Used)
- Boats & Marine Supplies
- Broadcasting, Recording Studio
- Building Supplies, Lumber
- Appliance Repair
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (with or 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
- Car Wash
- Commercial Use in Historic Structures
- Construction Equipment Sales, Service and Rental
- Electrical Systems Service
- Farm Machinery Rental, Sales & Service
- Farm Supplies & Hardware (including Landscape and Garden Supply Sales)
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods not Listed, Sales & Service, with Outdoor Storage
- Mobil Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Restaurant, General and/or Fast Food
- Stone Monuments (with or without Engraving)
- Continued Next Page

## ZONING (CONTINUED)

- Taxidermy
- Tires, Batteries, Mufflers
- 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
- Aircraft, Industrial Assembly Production
- Appliances, Assembly Production
- Automobile, Assembly Production
- Brick, Tile, Clay Products Manufacture
- Chemicals & Plastics Manufacturing and Processing
- Clothing, Cloth Goods Manufacturing and Processing
- Distilled Products, Manufacturing and Processing
- Electronic Components, Manufacturing and Processing
- Electronic Equipment, Assembly Production
- Fabricated Metal Products, Manufacturing and Processing
- Food & Beverage Manufacturing
- Glass, Ceramic Products, Manufacturing and Processing
- Infectious Waste Disposal Service
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Laboratories, Testing, Manufacturing & Processing in Conjunction with Scientific or Industrial Research & Development
- Paint, Allied Product, Manufacturing and Processing
- Paper Product, Manufacturing and Processing
- Pharmaceutical, Cosmetic, Manufacturing and Processing
- Primary Metals, Foundries, Manufacturing and Processing
- Printing, Bulk Photo Processing, Blueprinting Services
- Solar Energy Products Manufacturing
- Textiles, Synthetic Fabrics
- Tools, Industrial Machinery, Mechanical Equipment
- Trucks, Trailers, and Other Vehicles, Industrial Assembly Production
- Vehicle Storage Yards (RVs, etc.)
- Wood Products
- Distribution Center, Freight Terminal
- Moving and Storage Facility
- Outdoor Storage of Construction Equipment, Generally
- Self Storage
- Storage Warehouse
- Storage Yards
- Trucking Offices and Storage, Repair Shop
- Adult Bookstore and/or Adult Entertainment Centers
- Conference Center
- Continued Next Page

## ZONING (CONTINUED)

- Fairgrounds/Agricultural and Special Event Center
- Golf Course, Club & Driving Range
- Health Club or Spa
- Indoor Sports Complex
- Park
- Reception Facility
- Public Safety (Police, Fire, Ambulance)
- Public Storage Yards, Shops, Maintenance Areas
- Sheltered Workshop
- Vo-Tech, Trade Schools & Training Centers
- Bus Depot
- Heliport / Helistop
- Parking Lot, Parking Garage, Public/Private
- Truck Stop
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers and Existing Athletic Lighting Structures, over 60 FT 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
- Agricultural Production & Support Functions, not Otherwise Mentioned
- Canning
- Commercial Kennel
- Dairy, Bottling
- Feed, Grain Mill
- Feed, Grain & Seed Sales
- Fertilizer Sales
- Greenhouse, Commercial
- Meat, Poultry Packing or Processing
- 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.*