

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



## *Only 5 Home Sites Remain!*

Nestled in the foothills of Gambrill State Park, this community of 17 exclusive building lots with magnificent views of the City of Frederick offers open and wooded sites that average 2.3 acres. Located less than 5 miles northwest from the heart of Historic Downtown Frederick, Arrowwood is a special place with protective covenants and beautiful homes. It is easily accessible to shopping, schools and highways.



ROCKY MACKINTOSH | OWNER / BROKER

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Land & Commercial Real Estate Services | [www.macroltd.com](http://www.macroltd.com)

# PRESENTING

## *Arrowood*

**LEGAL:** Tax Map 0056, Parcel 0583

**ZONING:** Frederick County Residential Density District 1 (R1) — The purpose of the Residential Density District 1 (R1) 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 (R1) 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).  
*(Zoning uses are subject to Arrowood Covenants, which are available upon request)*

**SCHOOLS:** Elementary: Whittier Elementary  
Middle: West Frederick Middle School  
High: Frederick High School

**CONTACT:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com



## Lot Information

2/20/2017

<u>Number</u>	<u>Address</u>	<u>Acres</u>	<u>Bedrooms</u>	<u>Price</u>	<u>Well Yield</u>	
					<u>GPM</u>	<u>Depth</u>
LOT 1	8114 MOJAVE COURT	1.49	7	<b>SOLD</b>	4	300
LOT 2	8112 MOJAVE COURT	1.05	5	<b>WITHHELD</b>	30	525
LOT 3	8110 MOJAVE COURT	1.29	6	<b>WITHHELD</b>	5	350
<b>LOT 4</b>	<b>8108 MOJAVE COURT</b>	<b>1.38</b>	<b>7</b>	<b>\$ 168,000</b>	<b>10</b>	<b>325</b>
LOT 5	8106 MOJAVE COURT	4.20	6	<b>SOLD</b>	15	300
<b>LOT 6</b>	<b>8104 MOJAVE COURT</b>	<b>1.37</b>	<b>6</b>	<b>\$ 167,000</b>	<b>4</b>	<b>425</b>
LOT 7	8102 MOJAVE COURT	5.03	7	<b>SOLD</b>	1	550
<b>LOT 8</b>	<b>8100 MOJAVE COURT</b>	<b>3.28</b>	<b>7</b>	<b>\$ 183,000</b>	<b>15</b>	<b>500</b>
<b>LOT 9</b>	<b>8101 MOJAVE COURT</b>	<b>1.19</b>	<b>6</b>	<b>\$ 172,000</b>	<b>4</b>	<b>300</b>
LOT 10	8103 MOJAVE COURT	3.26	7	<b>SOLD</b>	12	225
LOT 11	8105 MOJAVE COURT	2.63	7	<b>SOLD</b>	8	475
LOT 12	5801 IROQUOIS PLACE	2.79	5	<b>SOLD</b>	5	500
LOT 13	5805 IROQUOIS PLACE	3.64	5	<b>SOLD</b>	4	300
LOT 14	5804 IROQUOIS PLACE	1.49	7	<b>SOLD</b>	15	300
<b>LOT 15</b>	<b>5802 IROQUOIS PLACE</b>	<b>1.41</b>	<b>6</b>	<b>\$ 177,000</b>	<b>8</b>	<b>200</b>
LOT 16	5800 IROQUOIS PLACE	1.97	7	<b>SOLD</b>	6	525
LOT 17	8115 MOJAVE COURT	2.28	7	<b>SOLD</b>	4	425

*All prices are subject to change at anytime.*

*The information contained herein is deemed reliable, but not guaranteed.*

**For Further Information Contact:**

**Rocky Mackintosh**

**MacRo, Ltd.**

**301-748-5655**

**[www.macrocommercialrealestate.com](http://www.macrocommercialrealestate.com)**



*An exclusive community of 17 homesites tucked away in the foothills of the Catoclin Mountains, yet just minutes from Downtown Frederick, Maryland*

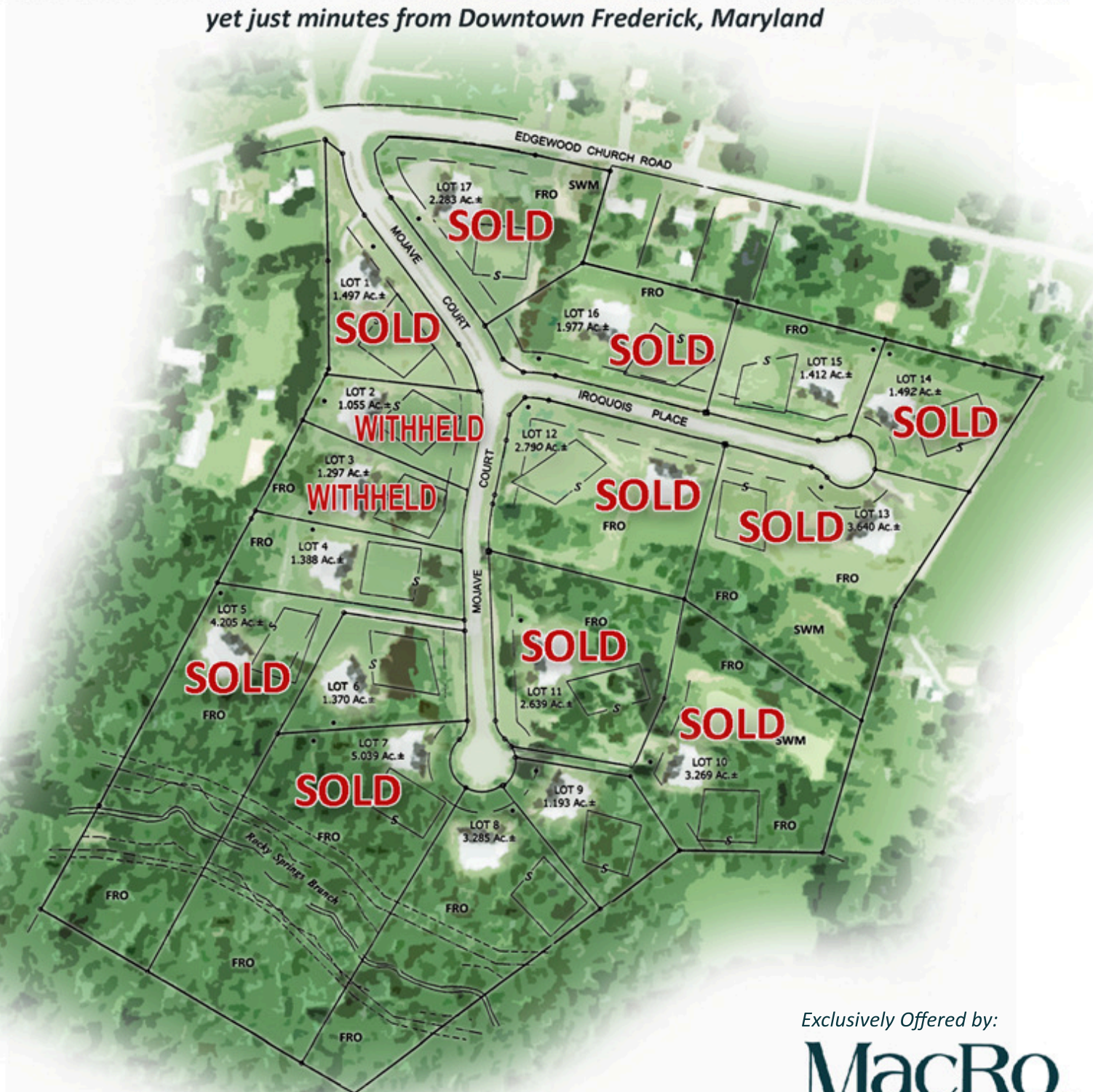


Exhibit is for illustrative purposes only. House locations, sizes and styles are conceptual and subject to architectural guideline specifications.  
Last update: August 23, 2016

Exclusively Offered by:



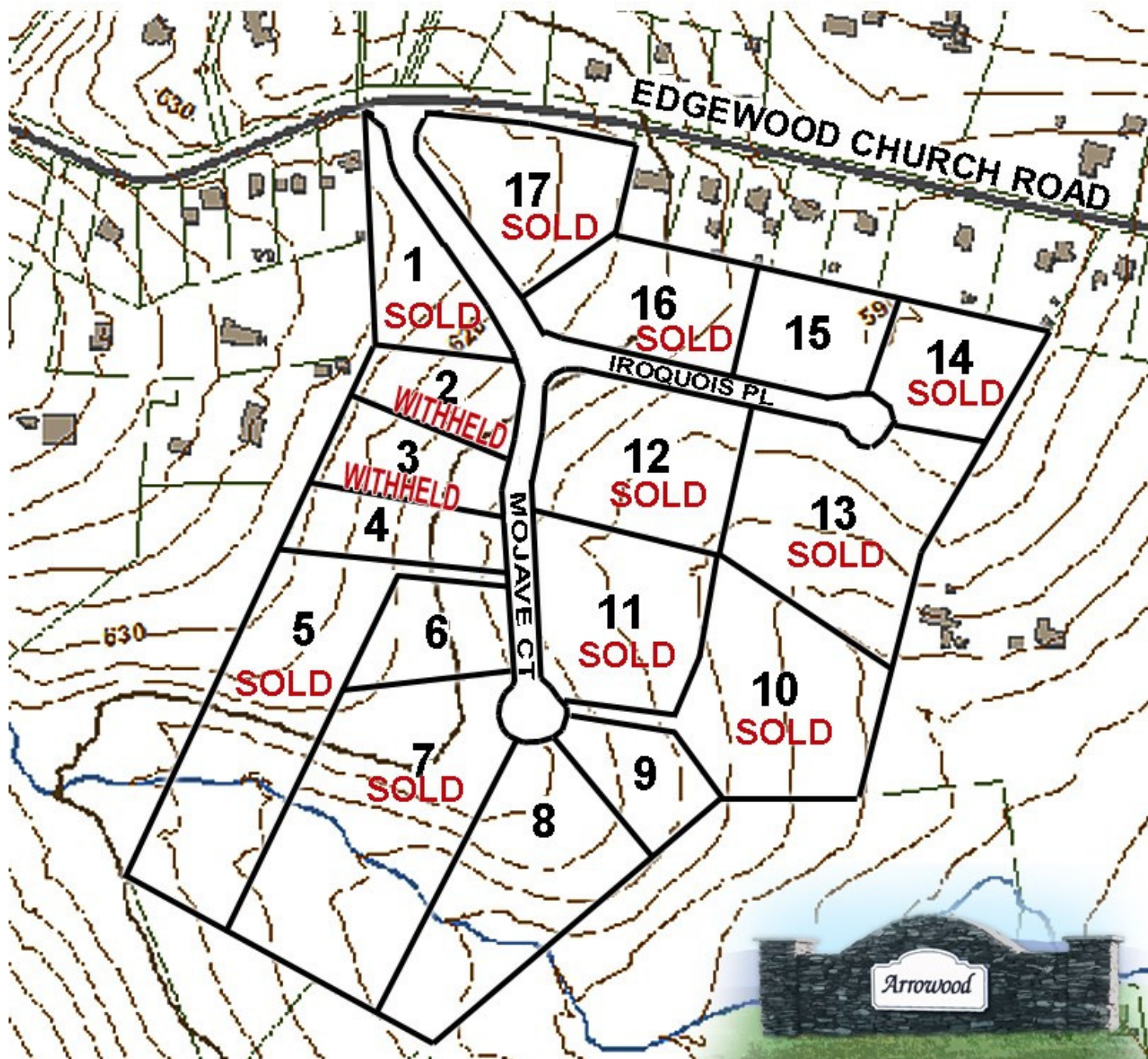
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## MASTER TOPOGRAPHY



## PHOTOS



*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 1 (R1)

### Residential Density District 1 (R1)

#### Class: Low; Maximum Dwelling Units Per/Acre: 1

The purpose of the Residential Density District 1 (R1) 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 (R1) 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).

*(Zoning uses are subject to Arrowood Covenants)*

**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
- Accessory Apartment
- Bed and Breakfast
- Golf Course
- Cemetery/Memorial Gardens
- Child Care Center / Nursery School
- Civic Community Center
- Civic Service Clubs
- 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...