

FOR SALE

\$242,000

Brookfield Court, Frederick, MD



Prime Developable Land in Frederick, MD

0.955-acre lot in Wormans Mill Industrial Park. Potential to accommodate a building of 8,000 to 11,000 square feet in an established business location. Easy access to major transportation routes.

Property Details

- Minutes from US 15, MD 26 and Monocacy Blvd
- Prime North Frederick business corridor
- Established small business and Contractor HUB
- Perfect for a small business office, contractor warehouse development or a car wash
- Convenient to Major Shopping and Restaurants



PRESENTING

Location:

At the corner of Brookfield Court and Wormans Mill Court

Legal:

Tax Map 0405, Parcel 1146

Zoning:

Frederick City: 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.

****Subject to Declaration of Covenants**

Acreage:

0.955 Acres

Utilities:

Public Water and Sewer

Contact:

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

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

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 Brookfield Court. Frederick, MD



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.

PHOTOS

FOR SALE Brookfield Court. Frederick, MD

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



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.

BOUNDARY MAP

FOR SALE Brookfield Court. Frederick, MD

MacRo
LTD.
COMMERCIAL REAL ESTATE™



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.

SURROUNDING BUSINESS

FOR SALE Brookfield Court. Frederick, MD

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



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

FOR SALE Brookfield Court, Frederick, MD

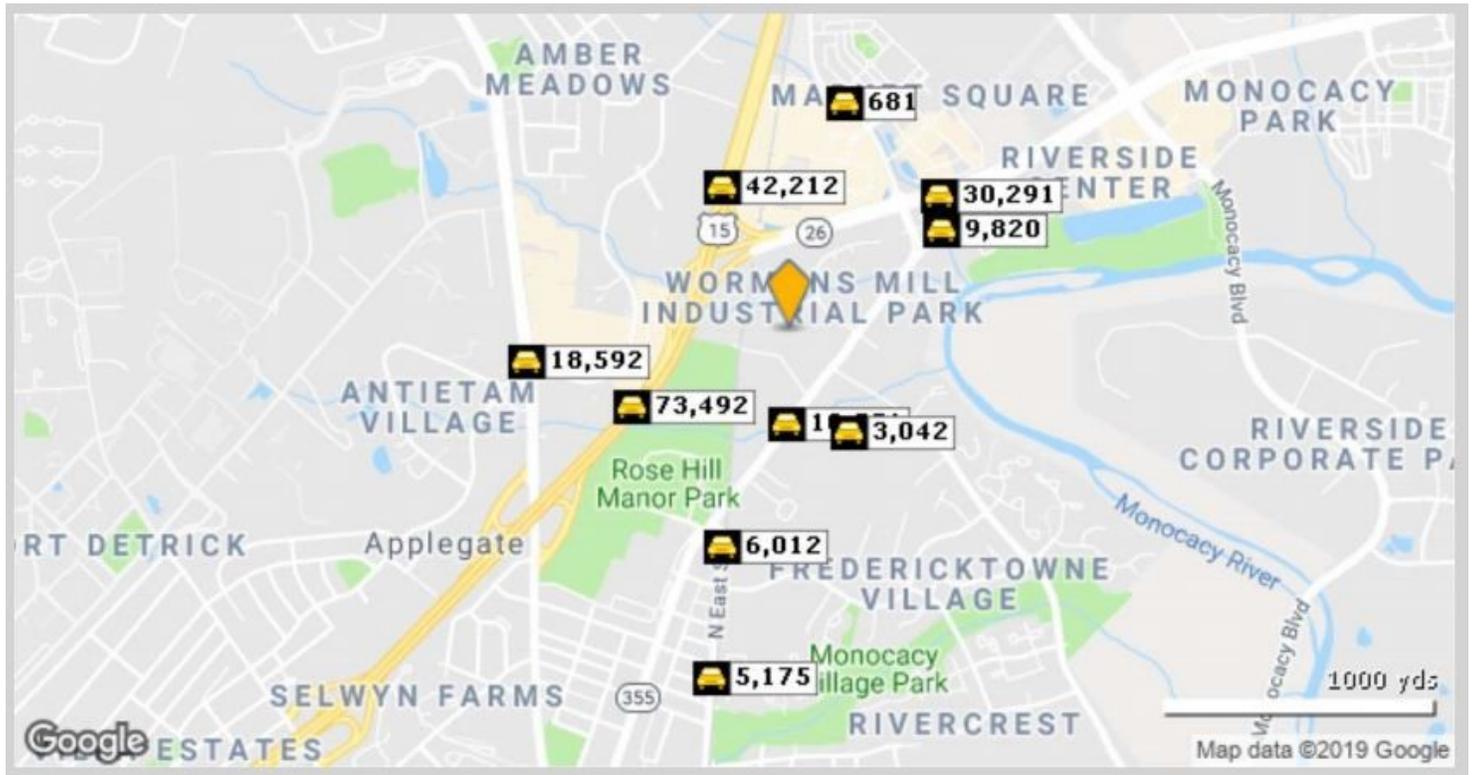


Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	10,045		63,321		122,536	
2019 Estimate	9,454		60,151		116,927	
2010 Census	7,868		53,376		106,845	
Growth 2019 - 2024	6.25%		5.27%		4.80%	
Growth 2010 - 2019	20.16%		12.69%		9.44%	
2019 Population by Hispanic Origin	1,665		7,250		16,390	
2019 Population	9,454		60,151		116,927	
White	6,355	67.22%	42,981	71.46%	85,494	73.12%
Black	2,065	21.84%	10,984	18.26%	19,196	16.42%
Am. Indian & Alaskan	59	0.62%	350	0.58%	821	0.70%
Asian	560	5.92%	3,419	5.68%	6,986	5.97%
Hawaiian & Pacific Island	18	0.19%	88	0.15%	171	0.15%
Other	396	4.19%	2,328	3.87%	4,258	3.64%
U.S. Armed Forces	39		451		581	
Households						
2024 Projection	3,879		25,277		46,948	
2019 Estimate	3,655		24,012		44,772	
2010 Census	3,083		21,392		40,925	
Growth 2019 - 2024	6.13%		5.27%		4.86%	
Growth 2010 - 2019	18.55%		12.25%		9.40%	
Owner Occupied	2,014	55.10%	14,485	60.32%	28,375	63.38%
Renter Occupied	1,641	44.90%	9,526	39.67%	16,397	36.62%
2019 Households by HH Income	3,655		24,012		44,772	
Income: <\$25,000	779	21.31%	3,602	15.00%	6,389	14.27%
Income: \$25,000 - \$50,000	707	19.34%	3,952	16.46%	6,812	15.21%
Income: \$50,000 - \$75,000	590	16.14%	4,274	17.80%	8,055	17.99%
Income: \$75,000 - \$100,000	547	14.97%	3,624	15.09%	6,635	14.82%
Income: \$100,000 - \$125,000	390	10.67%	2,576	10.73%	5,106	11.40%
Income: \$125,000 - \$150,000	305	8.34%	1,857	7.73%	3,472	7.75%
Income: \$150,000 - \$200,000	217	5.94%	2,196	9.15%	4,470	9.98%
Income: \$200,000+	120	3.28%	1,931	8.04%	3,833	8.56%
2019 Avg Household Income	\$77,928		\$96,186		\$99,379	
2019 Med Household Income	\$62,937		\$76,228		\$79,258	

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 Brookfield Court. Frederick, MD



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Market St	Schifferstadt Blvd	0.04 NE	2017	10,551	MPSI	.20
2 Schifferstadt Blvd	N Market St	0.12 NW	2017	3,042	MPSI	.25
3 Catocctin Mountain Hwy	Liberty Rd	0.14 S	2017	42,212	MPSI	.34
4 Catocctin Mountain Hwy	Liberty Rd	0.01 NE	2017	73,492	MPSI	.37
5 N Market St	Routzahn Way	0.06 SW	2017	9,820	MPSI	.39
6 Liberty Rd	Wormans Mill Rd	0.08 W	2017	30,291	MPSI	.44
7 East St	N Market St	0.06 NW	2017	6,012	MPSI	.48
8 Wormans Mill Rd	Liberty Rd	0.24 SE	2017	681	MPSI	.51
9 Opossumtown Pike	Thomas Johnson Dr	0.04 S	2017	18,592	MPSI	.56
10 East St	E 14th St	0.03 N	2017	5,175	MPSI	.75

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 – 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.

****Subject to Declaration of Covenants**

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)
- 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
- (Continued on 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 Brookfield Court. Frederick, MD



- 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
- 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.