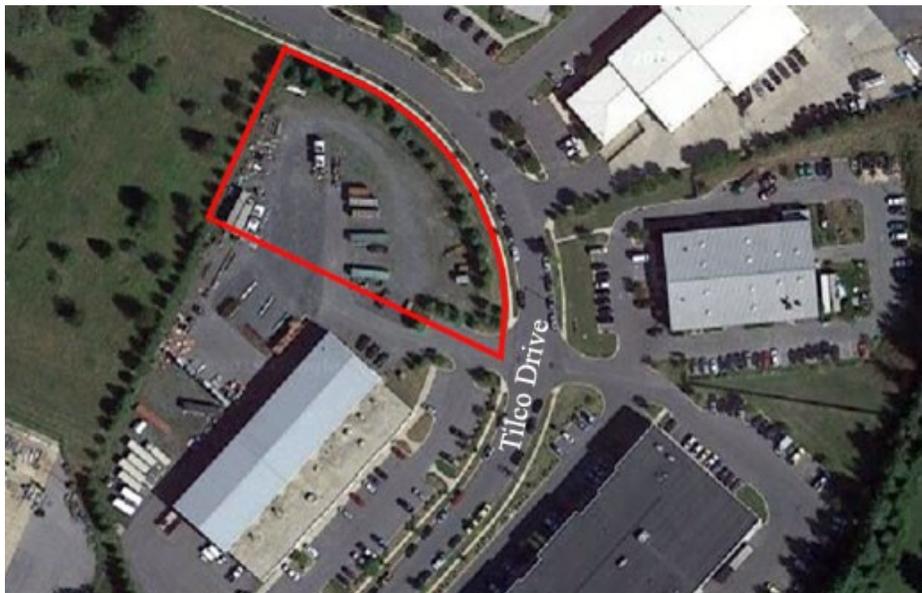


FOR SALE

\$312,000

Lot 339 in Tilco Drive, Frederick, MD 21704



Light Industrial Zoned Lot with Redevelopment Opportunity

1.23-acre lot ready for redevelopment. Zoned City of Frederick light industrial, the property's easy access location and topography make it an excellent site for a variety of uses including contractor, manufacturing, automobile, storage, flex space, and more.

Property Details

- Located near I-70 off Reichs Ford Road in a central office/warehouse corridor
- Close proximity to the MARC Commuter Station

PRESENTING

Location: Lot 339 Tilco Drive, Frederick, MD 21704

Legal: Tax Map 0424, Parcel 2141

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.

Lot Size: Approximately 1.23 Acres

Utilities: Public water and sewer available

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

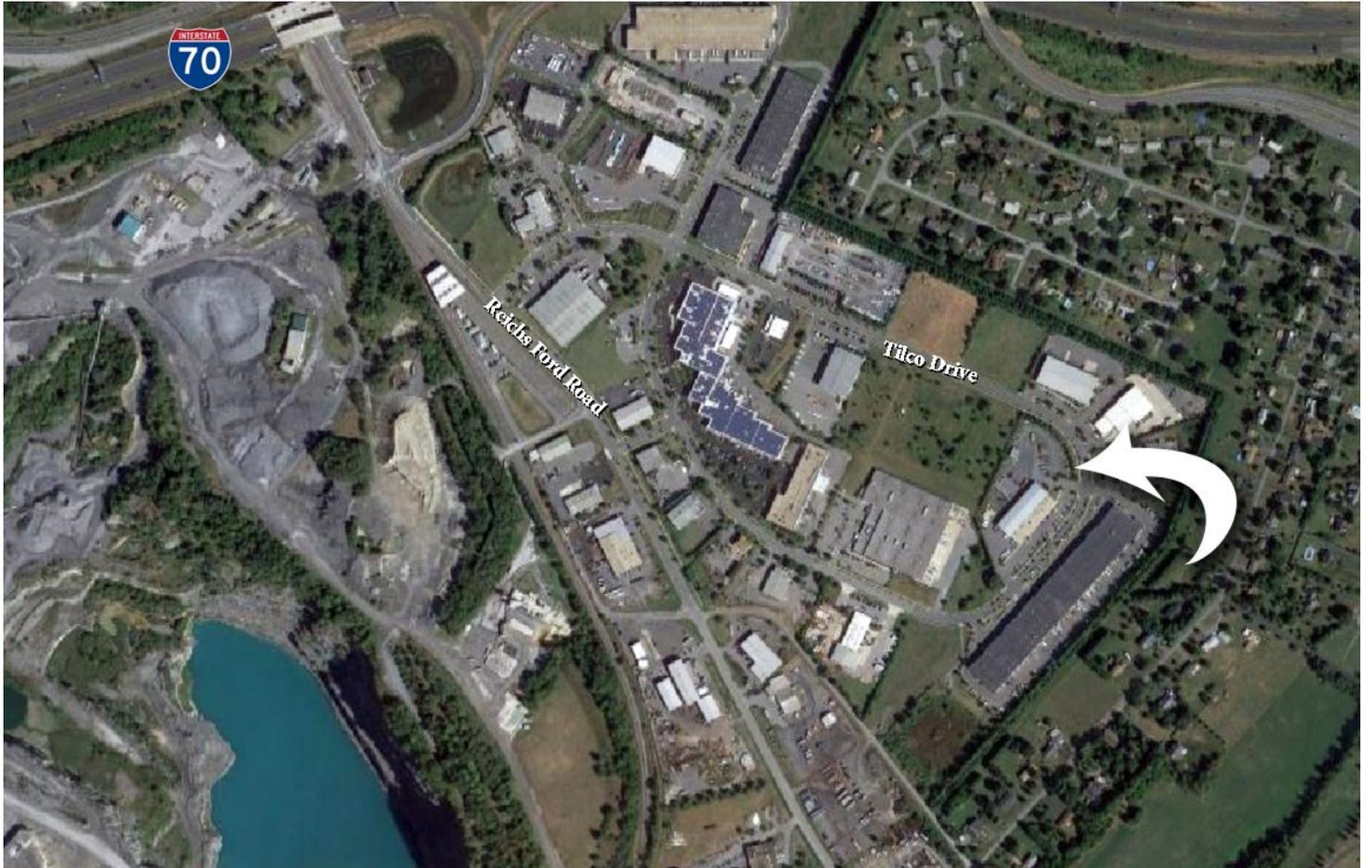
Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macroltd.com

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: Lot 339 Tilco Drive, Frederick, MD 21704

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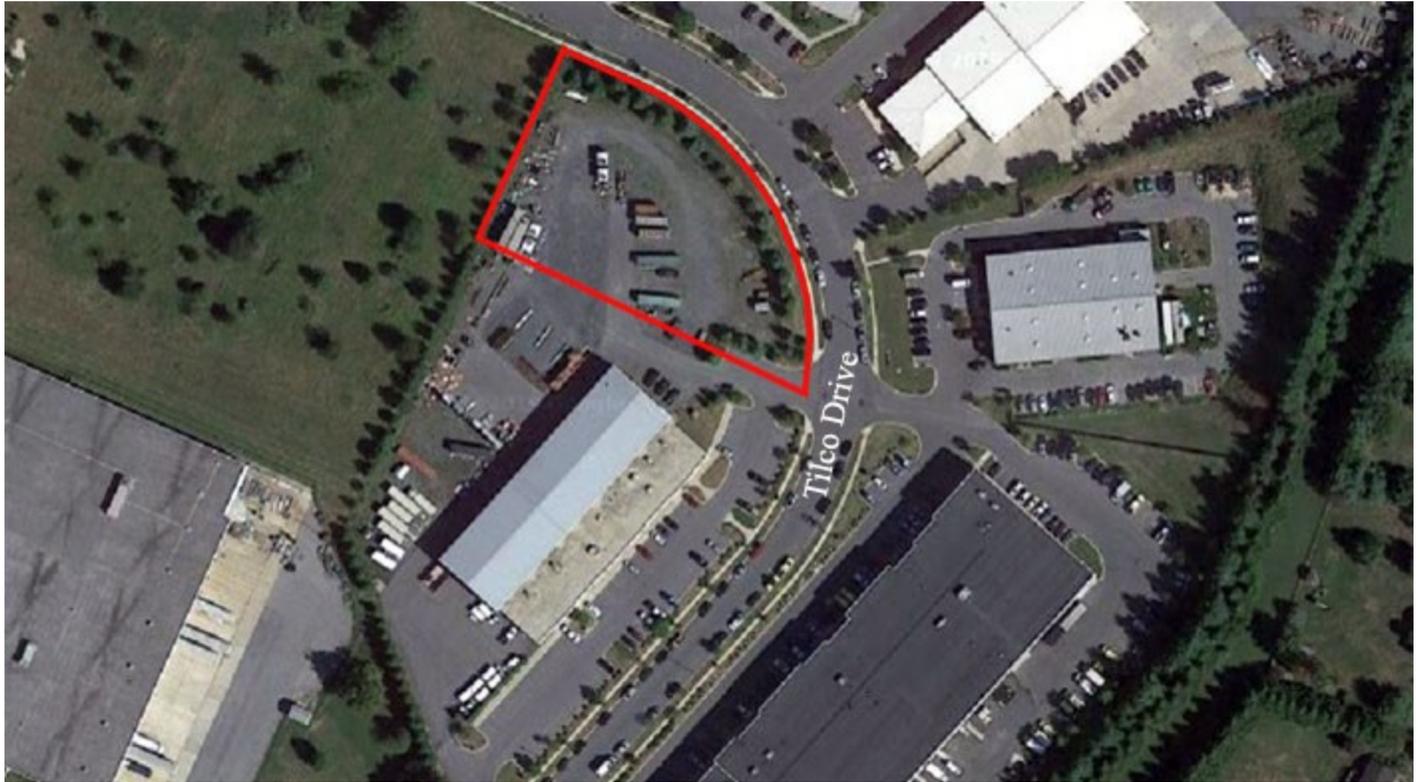


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AERIAL

FOR SALE: Lot 339 Tilco Drive, Frederick, MD 21704

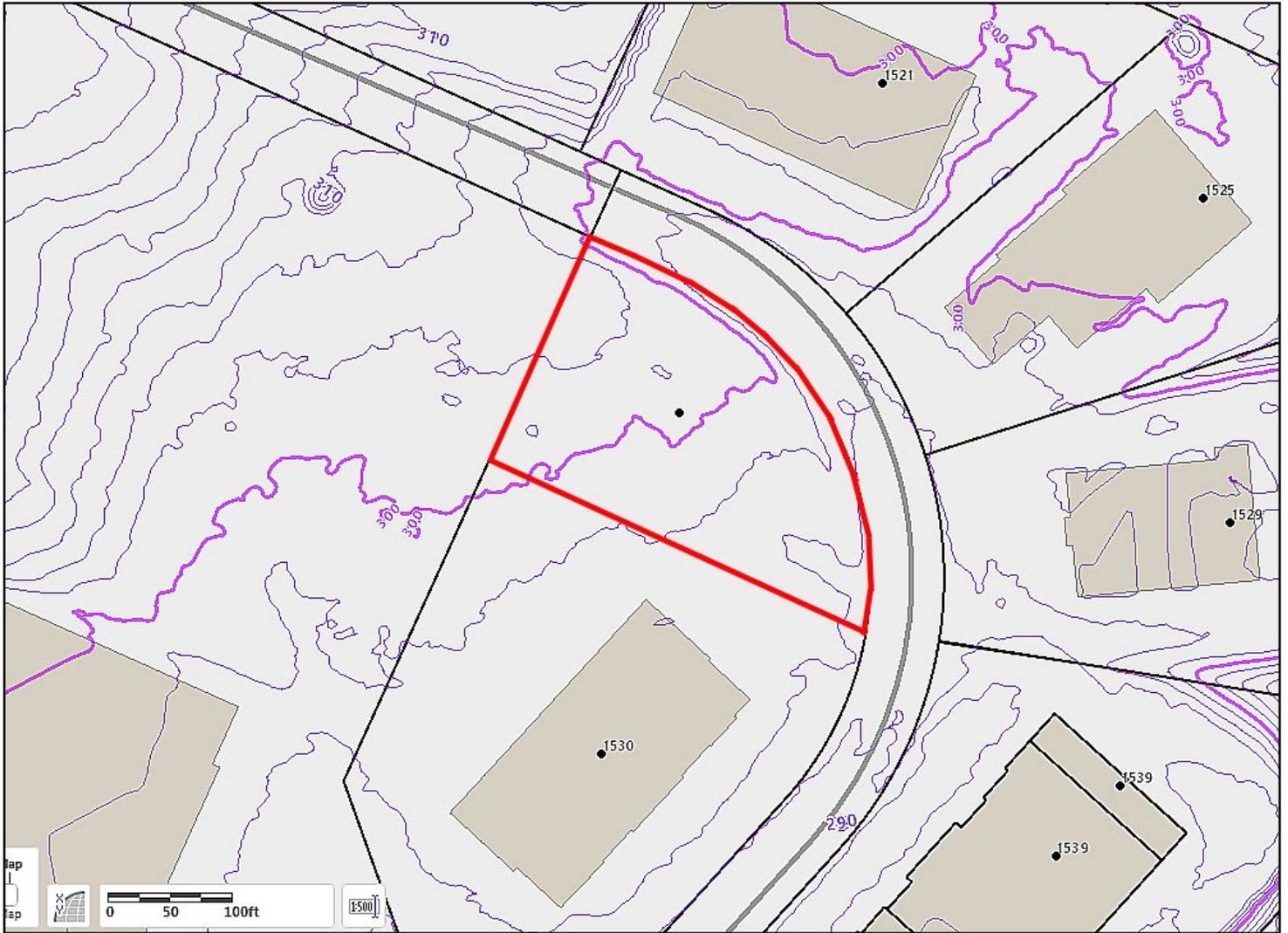
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TOPOGRAPHY

FOR SALE: Lot 339 Tilco Drive, Frederick, MD 21704



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DEMOGRAPHICS

FOR SALE: Lot 339 Tilco Drive, Frederick, MD 21704

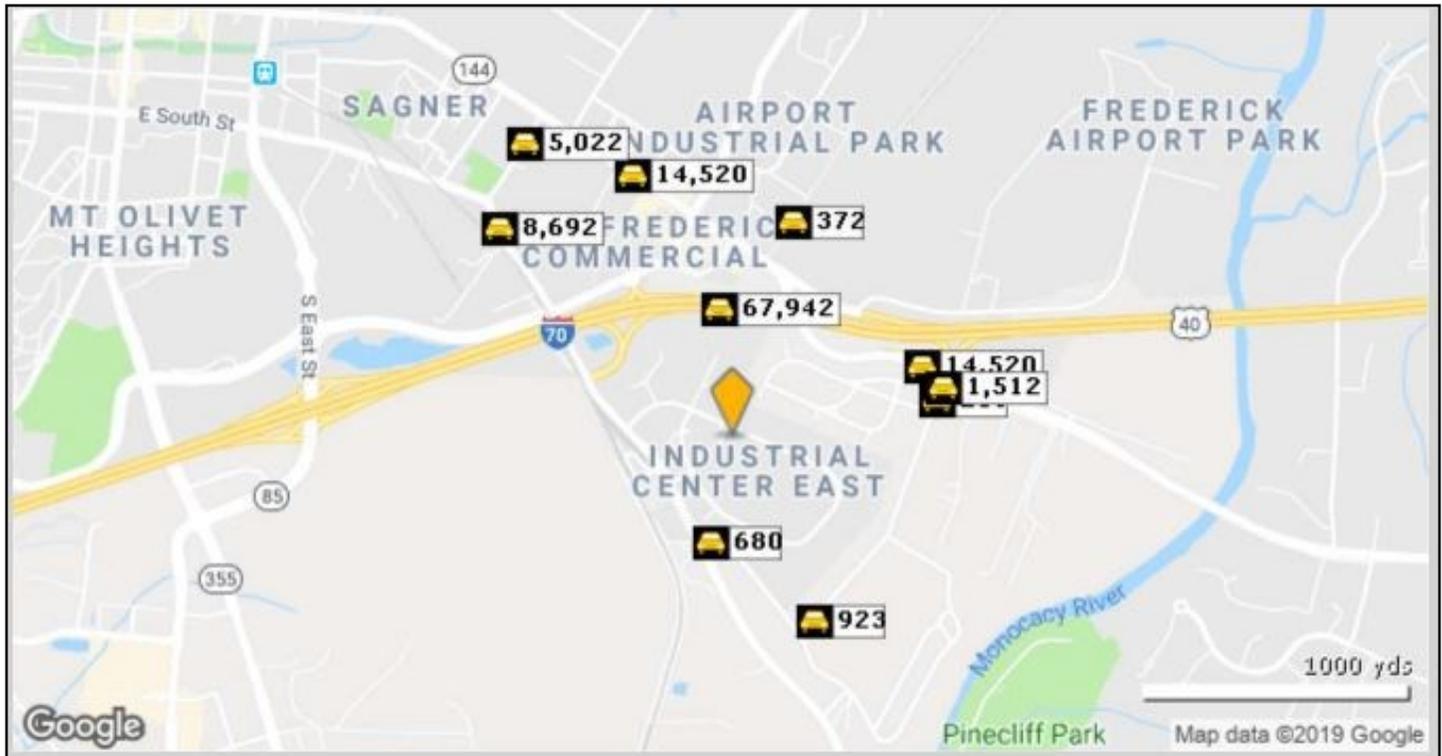


Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	1,269		48,788		125,979	
2018 Estimate	1,231		46,810		120,792	
2010 Census	1,196		42,692		109,674	
Growth 2018 - 2023	3.09%		4.23%		4.29%	
Growth 2010 - 2018	2.93%		9.65%		10.14%	
2018 Population by Hispanic Origin	66		4,550		16,588	
2018 Population	1,231		46,810		120,792	
White	945	76.77%	35,132	75.05%	86,974	72.00%
Black	222	18.03%	7,420	15.85%	19,851	16.43%
Am. Indian & Alaskan	11	0.89%	242	0.52%	848	0.70%
Asian	13	1.06%	2,339	5.00%	8,411	6.96%
Hawaiian & Pacific Island	0	0.00%	39	0.08%	177	0.15%
Other	40	3.25%	1,637	3.50%	4,531	3.75%
U.S. Armed Forces	2		81		456	
Households						
2023 Projection	578		20,060		47,257	
2018 Estimate	562		19,249		45,293	
2010 Census	555		17,635		41,176	
Growth 2018 - 2023	2.85%		4.21%		4.34%	
Growth 2010 - 2018	1.26%		9.15%		10.00%	
Owner Occupied	233	41.46%	11,425	59.35%	30,244	66.77%
Renter Occupied	329	58.54%	7,824	40.65%	15,049	33.23%
2018 Households by HH Income	562		19,249		45,294	
Income: <\$25,000	210	37.37%	3,789	19.68%	6,160	13.60%
Income: \$25,000 - \$50,000	146	25.98%	3,140	16.31%	6,747	14.90%
Income: \$50,000 - \$75,000	69	12.28%	3,079	16.00%	7,954	17.56%
Income: \$75,000 - \$100,000	57	10.14%	2,881	14.97%	6,320	13.95%
Income: \$100,000 - \$125,000	11	1.96%	1,863	9.68%	5,315	11.73%
Income: \$125,000 - \$150,000	3	0.53%	1,315	6.83%	3,521	7.77%
Income: \$150,000 - \$200,000	65	11.57%	1,817	9.44%	5,244	11.58%
Income: \$200,000+	1	0.18%	1,365	7.09%	4,033	8.90%
2018 Avg Household Income	\$52,722		\$90,508		\$102,314	
2018 Med Household Income	\$35,093		\$71,670		\$82,065	

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TRAFFIC COUNT

FOR SALE: Lot 339 Tilco Drive, Frederick, MD 21704



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ray Smith Rd	Reichs Ford Rd	0.02 W	2017	680	MPSI	.23
2	I- 70	State Hwy 144	0.17 E	2017	67,942	MPSI	.28
3	Quinn Orchard Rd	Ray Smith Rd	0.05 SW	2017	923	MPSI	.43
4	Main St	Quinn Orchard Rd	0.06 SE	2017	14,520	MPSI	.45
5	Quinn Orchard Rd	Legg Rd	0.02 NE	2017	289	MPSI	.46
6	Quinn Orchard Rd	Legg Rd	0.01 SW	2017	1,512	MPSI	.48
7	Bailes Ln	E Patrick St	0.11 SW	2017	372	MPSI	.49
8	E Patrick St	Davis Ave	0.03 SE	2017	14,520	MPSI	.61
9	E South St	Franklin St	0.07 NW	2017	8,692	MPSI	.68
10	Franklin St	Bernard St	0.05 SW	2017	5,022	MPSI	.78

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ZONING

FOR SALE: Lot 339 Tilco Drive, Frederick, MD 21704



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.

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)

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ZONING—Continued

FOR SALE: Lot 339 Tilco Drive, Frederick, MD 21704



- 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...

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