

FOR SALE

List Price \$790,000

14216 Peddicord Road, Mount Airy, MD 21771

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



59.2 Acres of Land Subdividable Into 4 Estate Lots *Subdivision Plat Currently in Process*

Rare opportunity to purchase raw land with subdivision potential located in a serene setting. Ideal for a family compound or a custom home builder/developer. This beautiful 59+ acre parcel is half wooded and half cleared, and the topography is gently rolling. Several springs and a year round stream are located on the property.

A subdivision plat is under review featuring 4 private home sites; each home site will be suitable for walk-out basements and will have scenic views. Proposed lot sizes are 6 acres, 12 acres, 16 acres and 25 acres. The three larger lots will each include several hundred feet of stream on-site.

Commercial and retail services are located in Mount Airy which is a short 10 minutes drive from the property; access ramps to interstate 70 are less than 15 minutes away.

14216 Peddicord Road, Mount Airy, Maryland

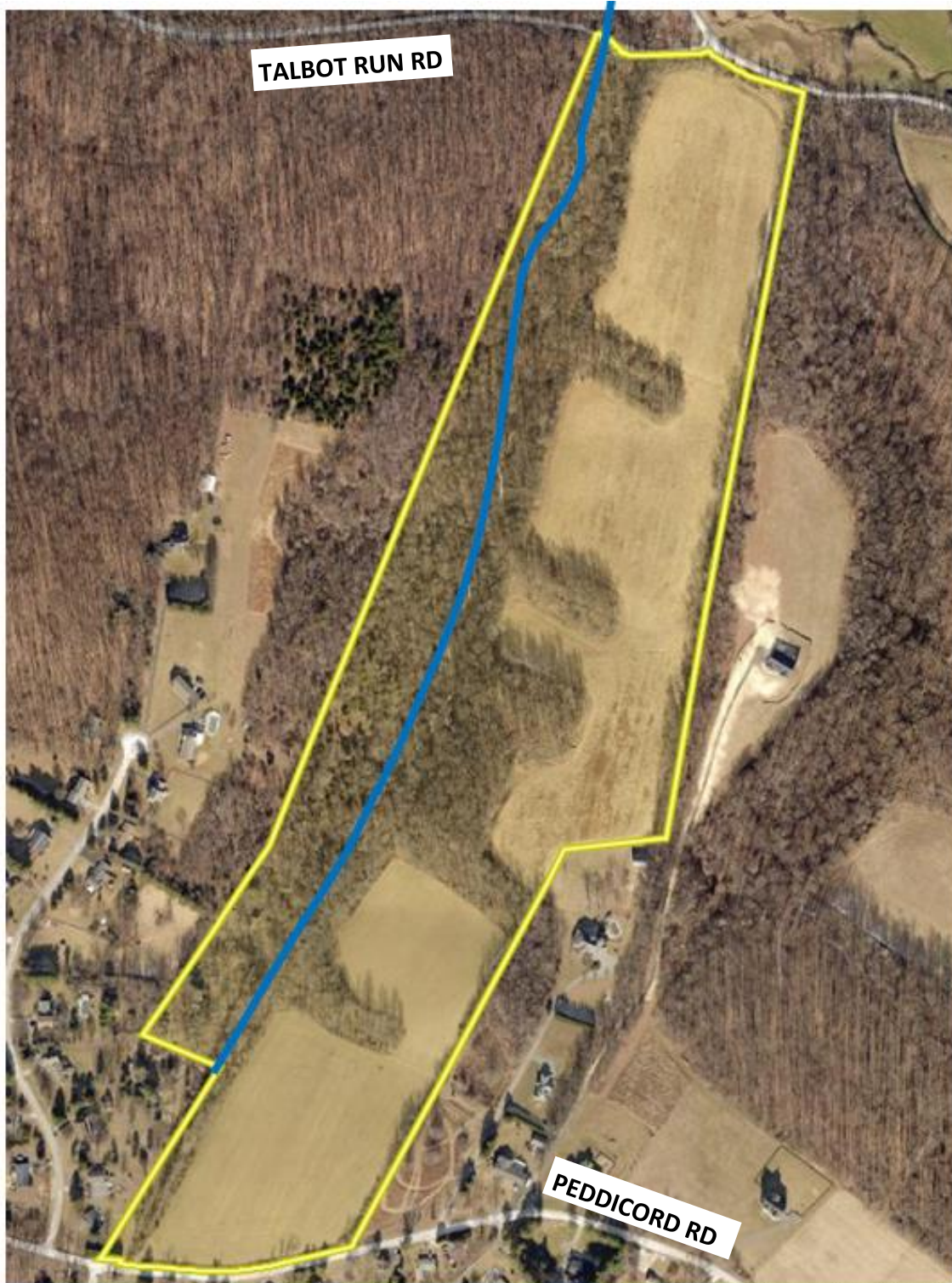
- List Price:** \$790,000
- Legal:** Tax Map 0061, Parcel 0163
- Zoning:** Frederick County: Agricultural
- Size:** 59.47 acres +/-
- Utilities:** Private well & septic, electric and high speed broadband at property line
- Contact:** David Wilkinson, Vice President
Office: 301-698-9696 ext. 203
Mobile: 301-748-5670
Email: dave@macro ltd.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.

AERIAL PHOTO

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™

FOR SALE 14216 Peddicord Road, Mount Airy, MD 21771

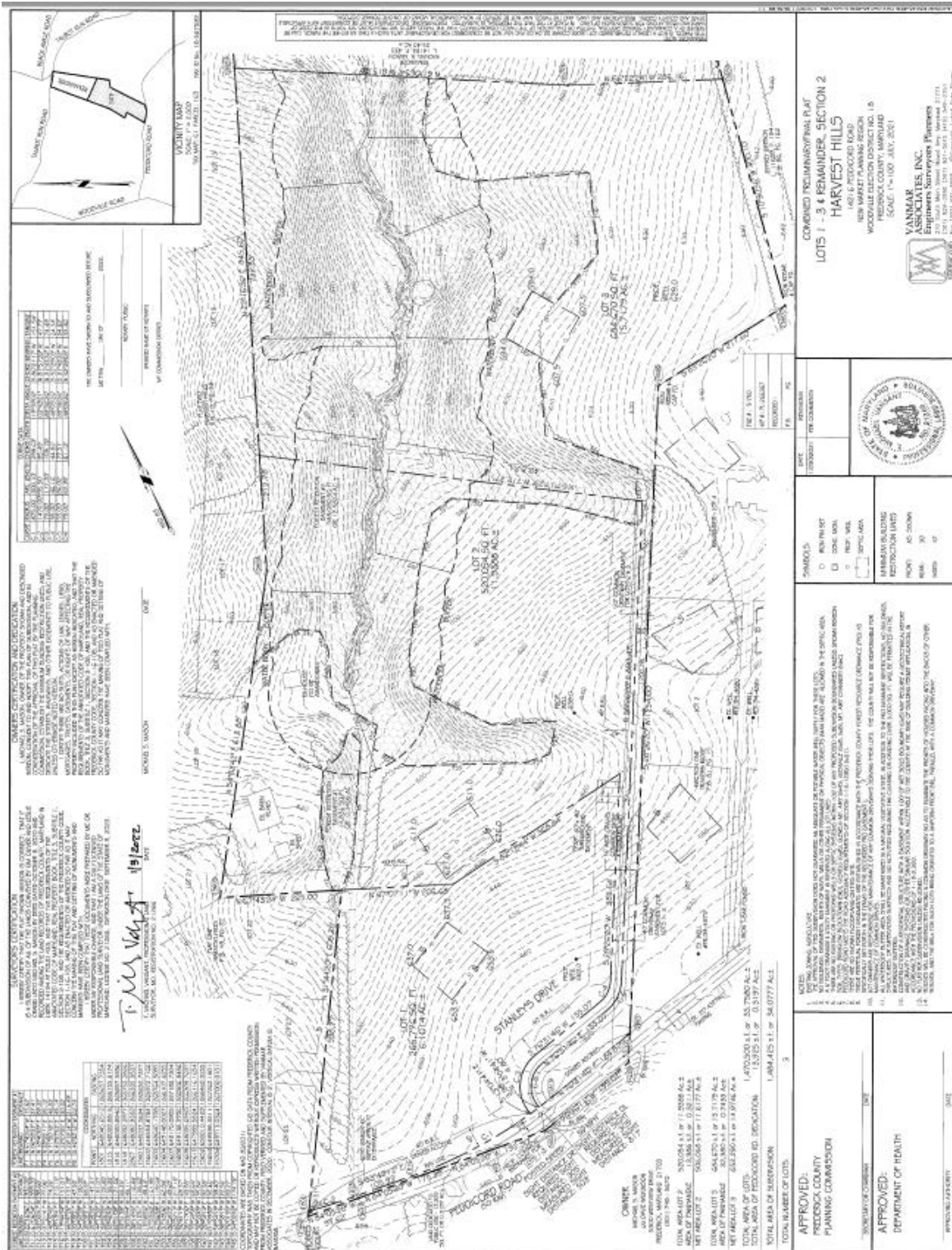


Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

PROPOSED PLAT



FOR SALE 14216 Peddicord Road, Mount Airy, MD 21771



This plat is currently under review and is subject to change.

In addition to the 3 proposed lots shown, a remainder of 25.4 acres will be created. The Remainder will be able to support a main residence and potentially a tenant home.

Additional development is necessary prior to the plat being recorded in the land records.

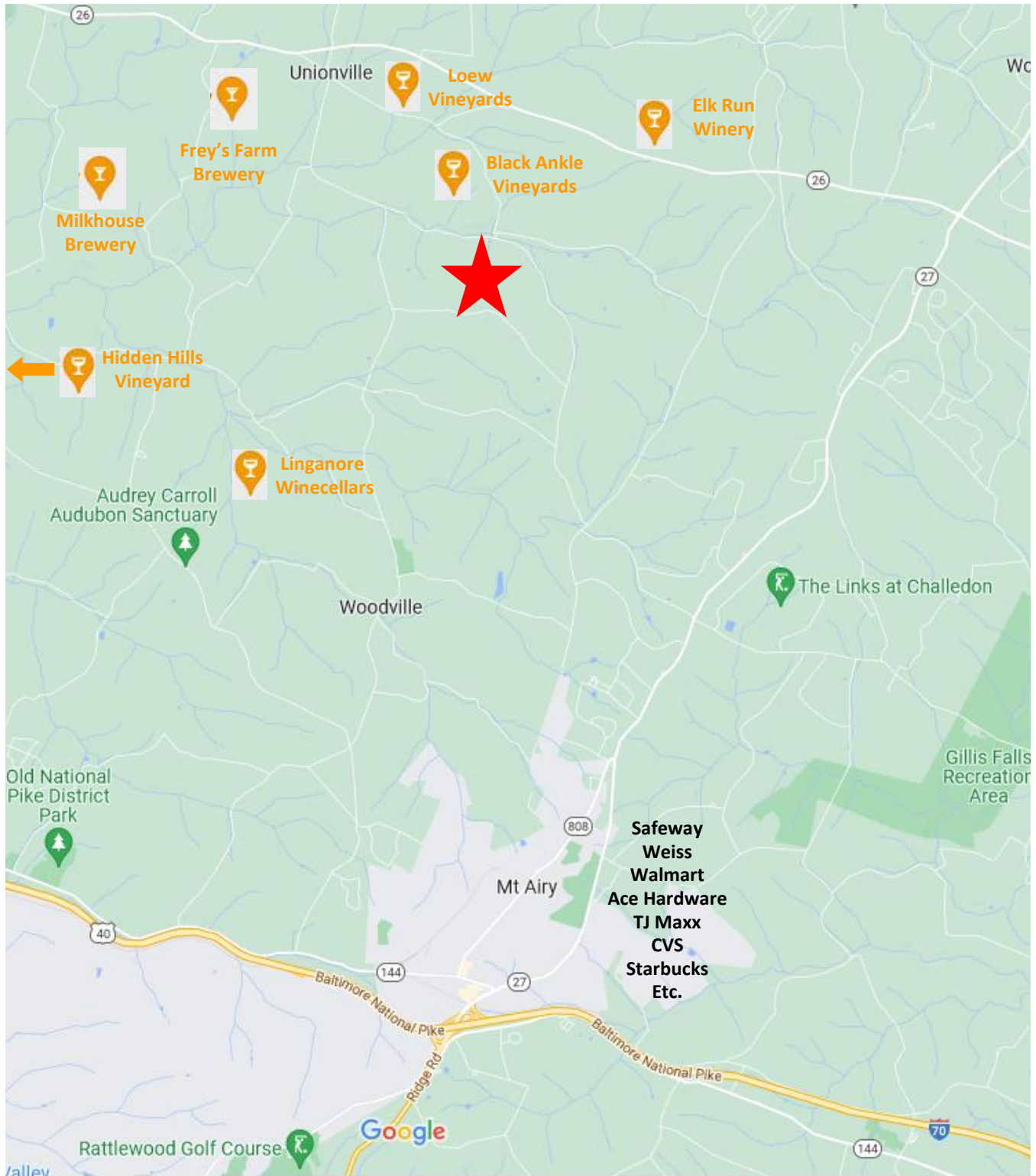
Remaining work includes but is not necessarily limited to final approval of the proposed septic areas, installation of wells, installation of a common driveway and compliance with the forest resource ordinance.

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

MacRo LTD.
COMMERCIAL REAL ESTATE™

FOR SALE 14216 Peddicord Road, Mount Airy, MD 21771



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.