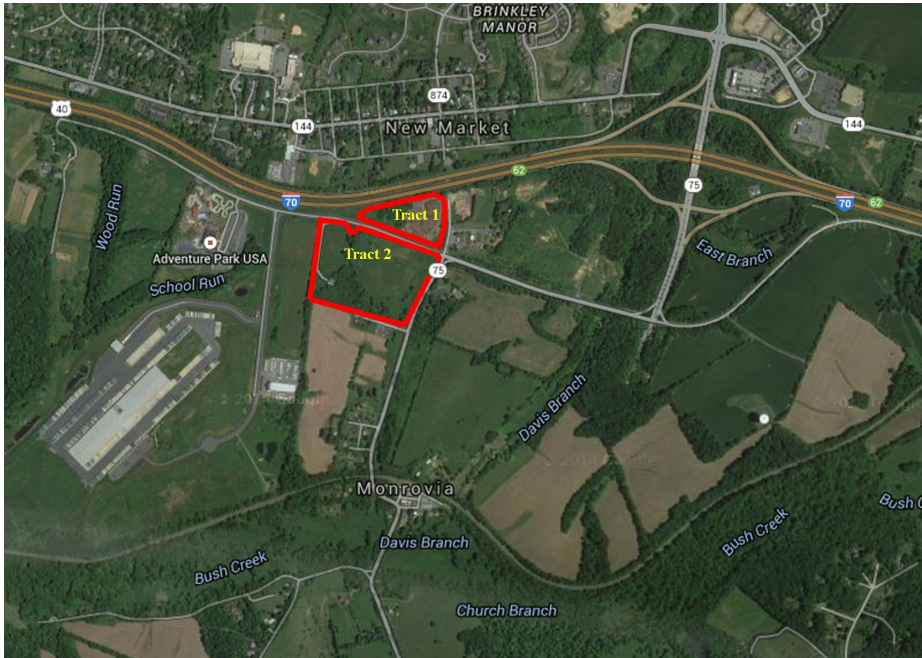


FOR SALE

Tract 1—\$1,400,000

Tract 2—\$2,900,000

Baldwin Road West, Monrovia, Maryland 21770



Commercial and Industrial Real Estate Sites in New Market

Established industrial and commercial area with I-70 frontage and visibility. Ideal for a business and/or developer.

Property Details

- 21 acres of limited industrial land, with potential for subdivision into smaller lots
- 6.4 acres of commercial land may be subdivided or used as a single parcel
- Ability to reach Baltimore Beltway (I-695) within 40 minutes and I-270 in Frederick within 10 minutes

PRESENTING

Location: Intersection of Baldwin Road West and Green Valley Road

Legal: Tax Map 0088, Parcel 0007

Tract 1: **6.41 Acres—\$1,400,000**
Zoned Frederick County General Commercial (GC) — The General Commercial District is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the Comprehensive Development Plan.

Tract 2: **21.53 Acres—\$2,900,000**
Zoned Frederick County Limited Industrial (LI) — The Limited Industrial District is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

Exempt From Listing: There is a cellular tower located in the South West corner of Tract 2, which is accessed by an easement along its western boundary. The tower and approximately 1 acre are planned to be retained by the current ownership and is not included in the asking price.

Utilities: Potential for well and septic
Future public water (W-5) and sewer (S-5)

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

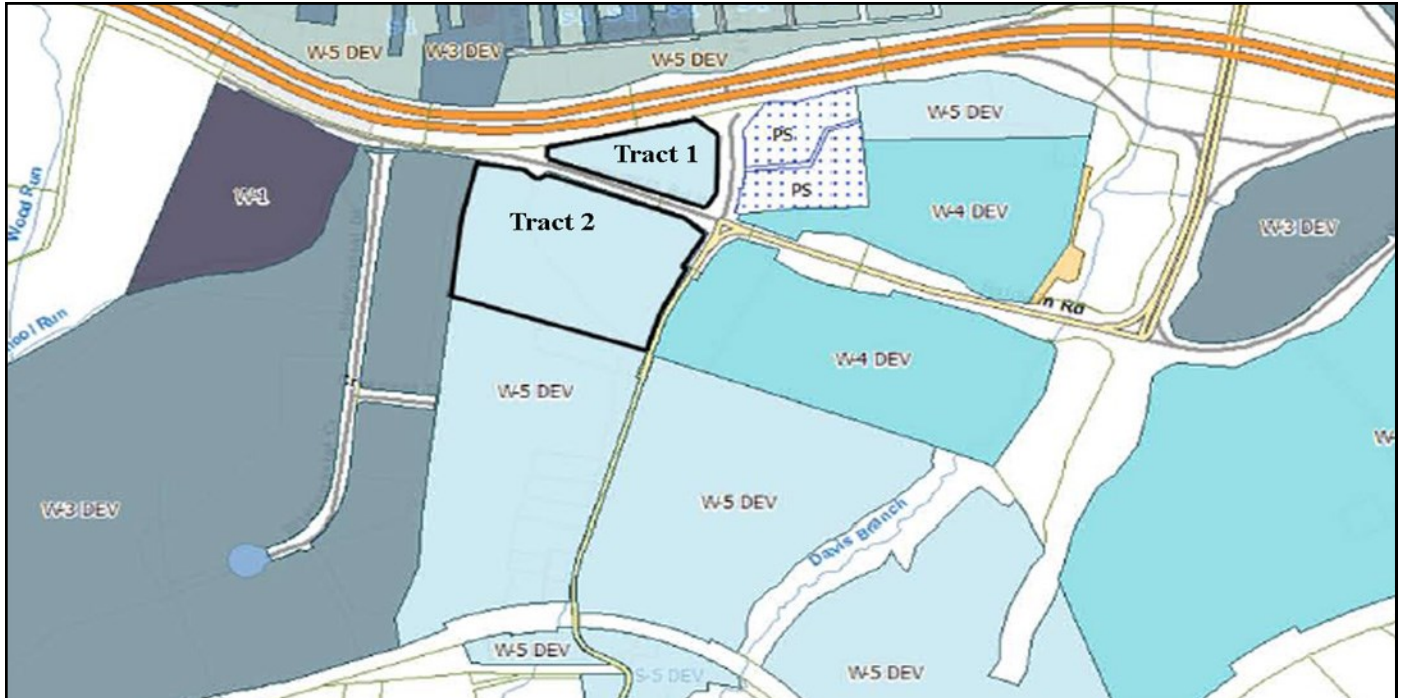
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PUBLIC SERVICES

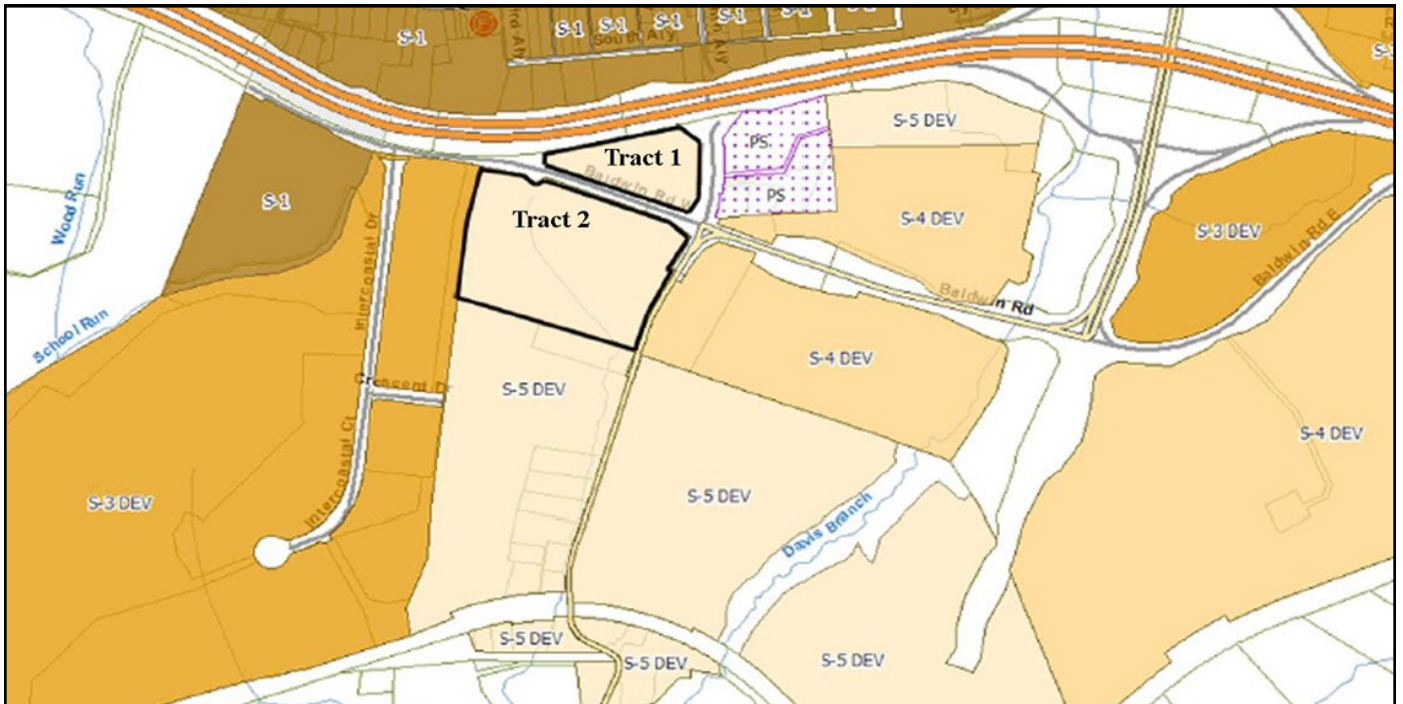
FOR SALE Baldwin Road West, Monrovia, Maryland 21770



WATER SERVICE



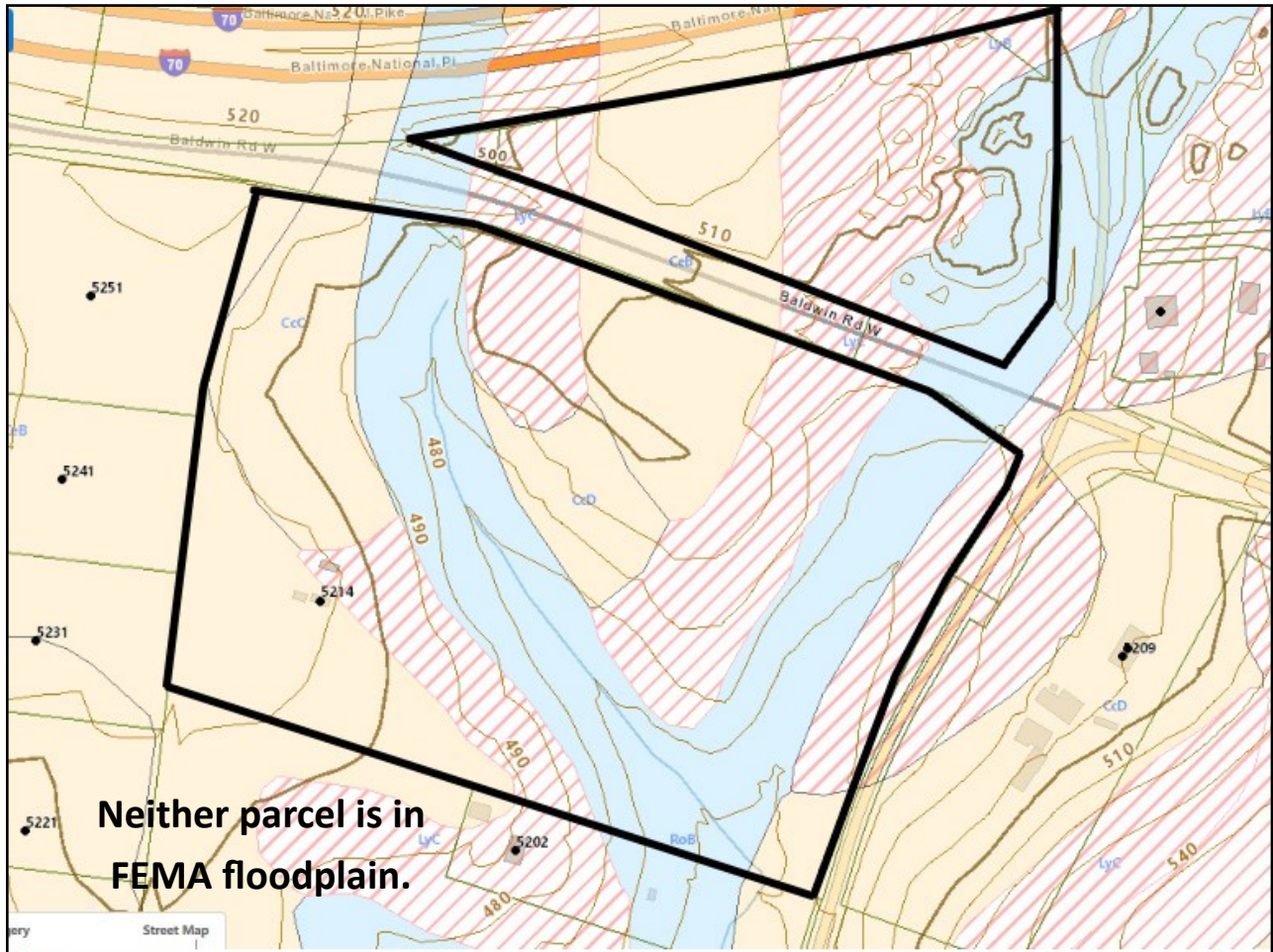
SEWER SERVICE



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SOILS

FOR SALE Baldwin Road West, Monrovia, Maryland 21770



Map Symbol	Soil Name	Type	Percent Slope	H2O Table Depth	Highly Erodible
CcC	Catoclin channery loam	Non-Restricted	8 to 15	greater than 6 feet	no
CcD	Catoclin channery loam	Non-Restricted	15 to 25	greater than 6 feet	yes
LyC	Linganore-Hyattstown channery silt loam	Lower 1/3 Restricted	8 to 15	greater than 6 feet	no
RoB	Rohrersville-Lanzt silt loams	Floodplain	0 to 8	1.0 to 1.5 feet	no

Catoclin series consists of moderately deep, well drained soils with moderately rapid permeability, formed in material weathered primarily from greenstone and nearly level to very steep ridges and side slopes. Mean annual temperature is about 54 degrees F and mean annual precipitation is about 40 inches.

Linganore series consists of soils that are moderately deep to paralithic contact or to schist or phyllite bedrock, well drained soils on uplands. And formed in residuum from hard micaceous schists and phyllites. Mean annual temperature is 51 degrees F. and mean annual precipitation is 40 inches.

Rohrersville series consists of very deep, somewhat poorly drained soils on lower footslopes, drainage heads, and along drainage courses. Permeability is slow. They formed in local colluvial and alluvial material over residuum from metabasalt and metaandesite. Slopes range from 0 to 15 percent. Mean annual temperature is 50 degrees F., and mean annual precipitation is 35 to 40 inches.

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DEMOGRAPHICS

FOR SALE Baldwin Road West, Monrovia, Maryland 21770

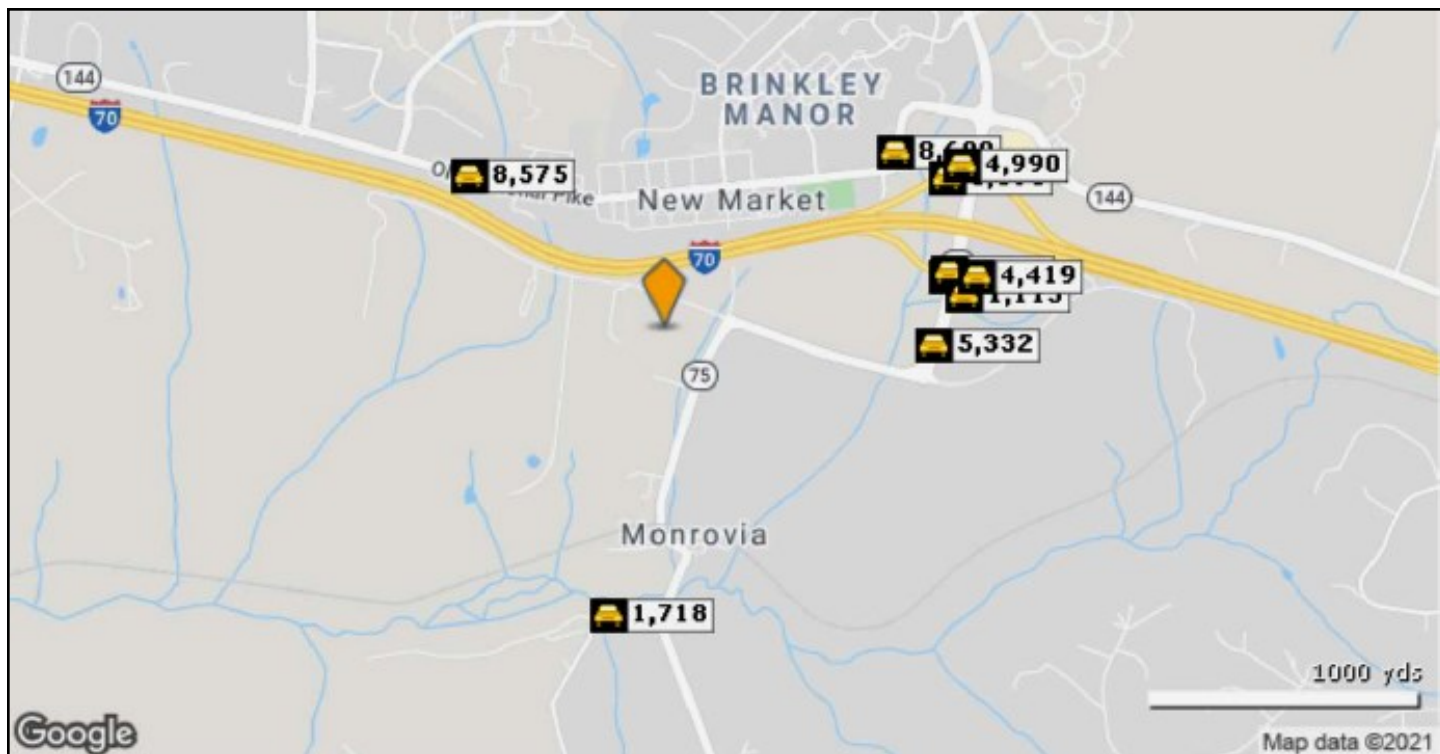


Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	2,302		17,447		53,841	
2020 Estimate	2,174		16,381		50,472	
2010 Census	1,959		14,182		43,135	
Growth 2020 - 2025	5.89%		6.51%		6.67%	
Growth 2010 - 2020	10.97%		15.51%		17.01%	
2020 Population by Hispanic Origin	107		925		3,647	
2020 Population	2,174		16,381		50,472	
White	1,943	89.37%	15,079	92.05%	43,524	86.23%
Black	100	4.60%	459	2.80%	2,449	4.85%
Am. Indian & Alaskan	6	0.28%	40	0.24%	155	0.31%
Asian	67	3.08%	382	2.33%	2,891	5.73%
Hawaiian & Pacific Island	0	0.00%	5	0.03%	18	0.04%
Other	58	2.67%	415	2.53%	1,435	2.84%
U.S. Armed Forces	10		32		82	
Households						
2025 Projection	814		5,957		18,093	
2020 Estimate	768		5,581		16,929	
2010 Census	692		4,793		14,384	
Growth 2020 - 2025	5.99%		6.74%		6.88%	
Growth 2010 - 2020	10.98%		16.44%		17.69%	
Owner Occupied	693	90.23%	5,206	93.28%	15,443	91.22%
Renter Occupied	75	9.77%	375	6.72%	1,486	8.78%
2020 Households by HH Income	769		5,582		16,928	
Income: <\$25,000	43	5.59%	244	4.37%	887	5.24%
Income: \$25,000 - \$50,000	64	8.32%	501	8.98%	1,447	8.55%
Income: \$50,000 - \$75,000	75	9.75%	499	8.94%	1,310	7.74%
Income: \$75,000 - \$100,000	96	12.48%	659	11.81%	2,057	12.15%
Income: \$100,000 - \$125,000	165	21.46%	972	17.41%	2,498	14.76%
Income: \$125,000 - \$150,000	71	9.23%	648	11.61%	1,709	10.10%
Income: \$150,000 - \$200,000	157	20.42%	1,059	18.97%	3,389	20.02%
Income: \$200,000+	98	12.74%	1,000	17.91%	3,631	21.45%
2020 Avg Household Income	\$133,276		\$144,392		\$151,566	
2020 Med Household Income	\$116,136		\$122,839		\$128,876	

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TRAFFIC COUNT

FOR SALE Baldwin Road West, Monrovia, Maryland 21770



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Main St	Wynn Hill	0.11 E	2018	8,575	MPSI	.53
2	Green Valley Rd	E Baldwin Rd	0.07 S	2018	5,332	MPSI	.59
3	Ed McClain Rd	Ganley Ln	0.03 W	2018	1,718	MPSI	.62
4	I-70	Green Valley Rd	0.10 N	2020	2,066	MPSI	.63
5	I-70	Green Valley Rd	0.09 N	2020	4,479	MPSI	.63
6	Old National Pike	E Main St	0.04 SW	2020	8,699	MPSI	.63
7	I-70	Green Valley Rd	0.14 N	2020	1,115	MPSI	.65
8	I-70	Green Valley Rd	0.10 N	2020	4,419	MPSI	.69
9	Green Valley Rd	I-70	0.10 S	2020	1,896	MPSI	.70
10	Green Valley Rd	Old National Pike	0.11 NE	2020	4,990	MPSI	.73

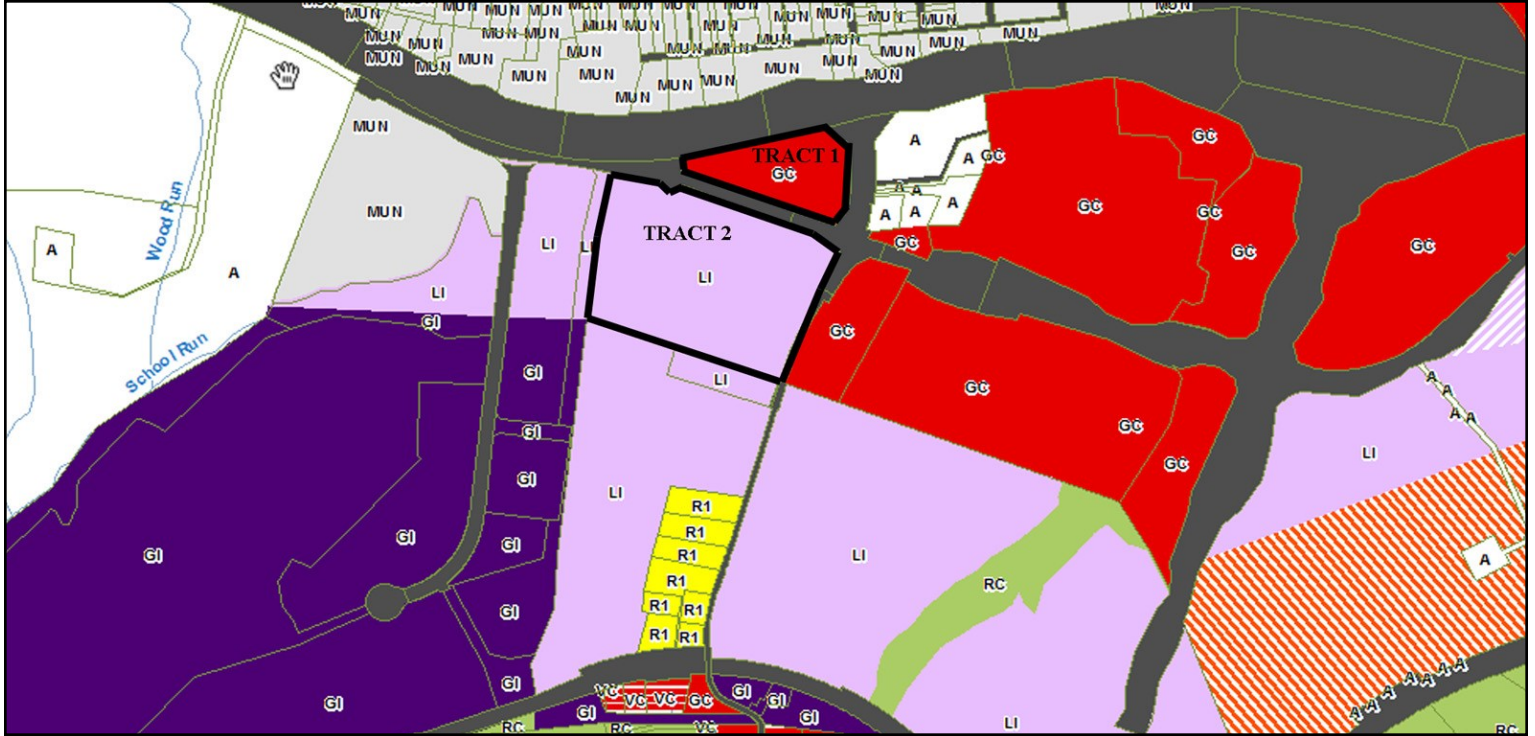
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ZONING MAPS

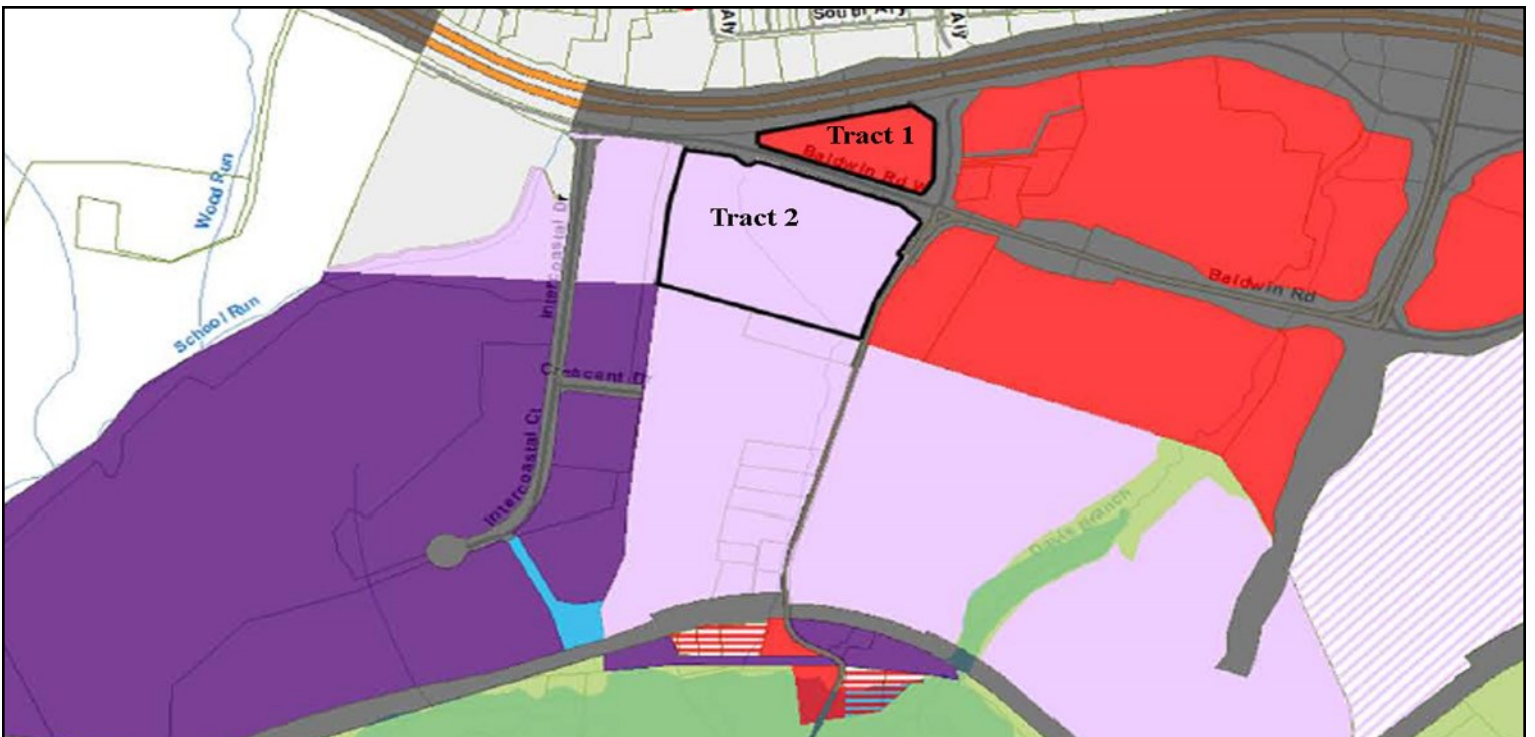
FOR SALE Baldwin Road West, Monrovia, Maryland 21770



ZONING MAP



COMPREHENSIVE PLAN



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Frederick County Zoning – General Commercial District (GC)

The General Commercial District is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the Comprehensive Development Plan.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Apiary
- Agritourism Enterprise
- Nursery Retail and/or Wholesale
- Limited/Commercial Roadside Stand
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Bed and Breakfast
- Motel, Hotel
- Antique, Artisan and Craft Shops
- Apparel Store
- Appliance Sales and Service
- Auction House
- Food Stores
- Boats, Sales and Service
- Book and Magazine
- Camera
- Convenience Stores
- Department Store or Variety Store
- Farm Equipment Sales or Service
- Florist
- Furniture Repair
- Shopping Center
- Gift/Souvenir
- Hardware/Garden Center
- Hobby Shop
- Horse Tack and Saddlery Shop
- Household Furnishing
- Jewelry
- Lumber Yard
- Mobile Home Sales
- Music and Record Shops
- Office Equipment
- Paint Store
- Pet Store
- Pet Training/Day Care/Grooming Facility
- Pharmacy
- Radio and TV Sales and Service
- Shoe Store
- Sporting Goods
- Stone Monument Sales/Processing
- Tobacco Store
- Toy Store
- Liquor Store
- Advertising Agency
- Bank or Savings and Loan
- Broadcasting Studio
- Communication Towers
- Barber and Beauty Shops
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool, Siding
- Commercial School or Education Program
- Dance or Music Studio
- Dry Cleaning and Laundromat
- Funeral Home
- (Continued Next Page)

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ZONING—CONTINUED



FOR SALE Baldwin Road West, Monrovia, Maryland 21770

- Landscape Contractor
- Medical Clinic
- Office Business
- Office Professional
- Pawn Shop
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Laboratory Research, Experimental or Testing
- Self-Storage Units
- Stone Monument Processing
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Animal Hospital or Veterinary Clinic
- Kennel
- Auction Sales – Animals
- Bowling Alley
- Race Tracks
- Health club, Fitness Center, Vocational Training Facility
- Tennis Club
- Skating Rink
- Swimming Pool, Commercial
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Zoo/Botanical Garden/Arboretum
- Museums / Gallery
- Night Club, Tavern, Lounge
- Outdoor Sports Recreation Facility
- Indoor Sports Recreation Facility
- Fairground
- Child Care Center/Nursery School
- Civic Community Center
- Civic Service Clubs
- Comprehensive Physical Rehabilitation Facility
- Hospital
- Assisted Living Facility
- Place of Worship
- Community Fire and Rescue Service
- Arena or Stadium
- College or University
- Nongovernmental Utility
- And more...

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ZONING

FOR SALE Baldwin Road West, Monrovia, Maryland 21770



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- Auction House
- Boats, Sales and Service
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Furniture Repair
- Lumber Yard
- Mobile Home Sales
- Stone Monument Sales and/or Processing
- Broadcasting Studio
- Communication Towers
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- Photography Studio
- Restaurant
- Agricultural Products Processing
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- Contractors Office or Storage
- Petroleum Products Storage
- Laboratory Research, Experimental or Testing
- Industrial Laundry and Dry Cleaning
- Self-Storage Units
- Wholesaling and/or Warehouse
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- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Motor Freight Terminal
- Auction Sales – Animals
- Race Tracks
- Health Club, Fitness Center, Vocational Training Facility
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Night Club, Tavern, Lounge
- Indoor/Outdoor Sports Recreation Facility
- Limited Manufacturing and Assembly Use
- Airports, Public
- Fairground
- Shooting Range/Club - Trap, Skeet, Rifle, Archery
- Aircraft Landing and Storage Areas, Private and/or Commercial Use
- Child Care Center/Nursery School
- Place of Worship
- Community Fire and Rescue Service
- Arena or Stadium
- Nongovernmental Utility
- Nongovernmental Electric Substation
- Borrow Pit Operations
- Recycling Pickup and Distribution Centers
- And more...