

FOR SALE

Delauter Property

26 Acres - Commercially zoned land
\$3,400,000

MacRo
LTD.
COMMERCIAL REAL ESTATE

COMMERCIAL LAND DEVELOPMENT OPPORTUNITY

PREMIER GROWTH AREA IN FREDERICK COUNTY MARYLAND

DIRECT ACCESS TO INTERSTATE 70

DIRECT ACCESS TO 3,000+ RESIDENTIAL DWELLINGS



Location: Old National Pike and Meadow Road, Ijamsville, Maryland 21754

Zoning: MXD (Mixed Use Development) Frederick County
12 acres of commercial uses permitted
5.5 acres of employment/institutional uses permitted

Utilities: Public water and sewer

Contact: Dave Wilkinson
Mobile: 301-748-5670
Office: 301-698-9696 ext. 203

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.

Executive Summary

Delauter Property

26 Acres - Commercially zoned land
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- The Delauter (26 acres) and Hutzell (1 acre) properties were rezoned to MXD (Mixed Use Development) in November 2020. A copy of the rezoning ordinance is available upon request.
- The rezoning stipulates that 12.5 acres can be used for general commercial purposes (e.g. convenience store, fast food, hotel, child care center, self storage, automotive sales and repair etc.) and 5 acres can be used for employment/institutional purposes (e.g. medical/professional offices, hotel, private school etc). The remaining 8 acres will be open space. The property developer has complete flexibility regarding the specific location of the general commercial and employment uses.
- Lake Linganore Boulevard (“LLB”) will cross the Property. The off-ramp from I-70 westbound and the on-ramp to I-70 westbound are located directly across Meadow Road from the property and LLB will align with those ramps providing direct highway access to and from the Property.
- LLB will become the main access road into the Linganore Town Center community (1,185 approved dwelling units of which 600+ currently exist), Oakdale Village (315 approved units, 252+ existing) and the Cromwell Active Adult community (600 units planned). LLB will also be one of the primary access roads for the other villages of Lake Linganore (4,100 approved dwelling units of which 2,200+ currently exist).
- The Delauter property is partially visible from I-70. Visibility will be enhanced as the Property develops.
- Elm Street Development obtained rezoning of the adjacent Cromwell property as a Planned Unit Development for 600 age-restricted dwellings in November 2020. As a condition of that rezoning, no subdivision plats in Cromwell may be recorded until LLB has been built in its entirety (e.g. connected from Linganore Town Center to Meadow Road at the I-70 interchange) – this includes the portion of LLB which crosses the Delauter property. Elm Street is committed to moving forward with the construction of LLB and is in process of designing and engineering the road.
- The rezoning of the Delauter property does not include a condition that LLB be fully constructed prior to development. The Delauter property can proceed with development at any time.
- The Delauter property includes a 2.5 acre +/- developable area with an existing house fronting on Old National Pike (land bay “D” on the Concept Plan). The house has historic elements but there is no stipulation that the house be retained and/or renovated.
- The Delauter Property is being offered at \$3,400,000 “as is” (approximately 17 developable acres at \$4.5 PSF). The Seller requires a non-contingent contract with settlement in 2021. Property taxes for fiscal 2022 to be paid by the Buyer.

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DEMOGRAPHICS

Delauter Property

26 Acres - Commercially zoned land
\$3,400,000



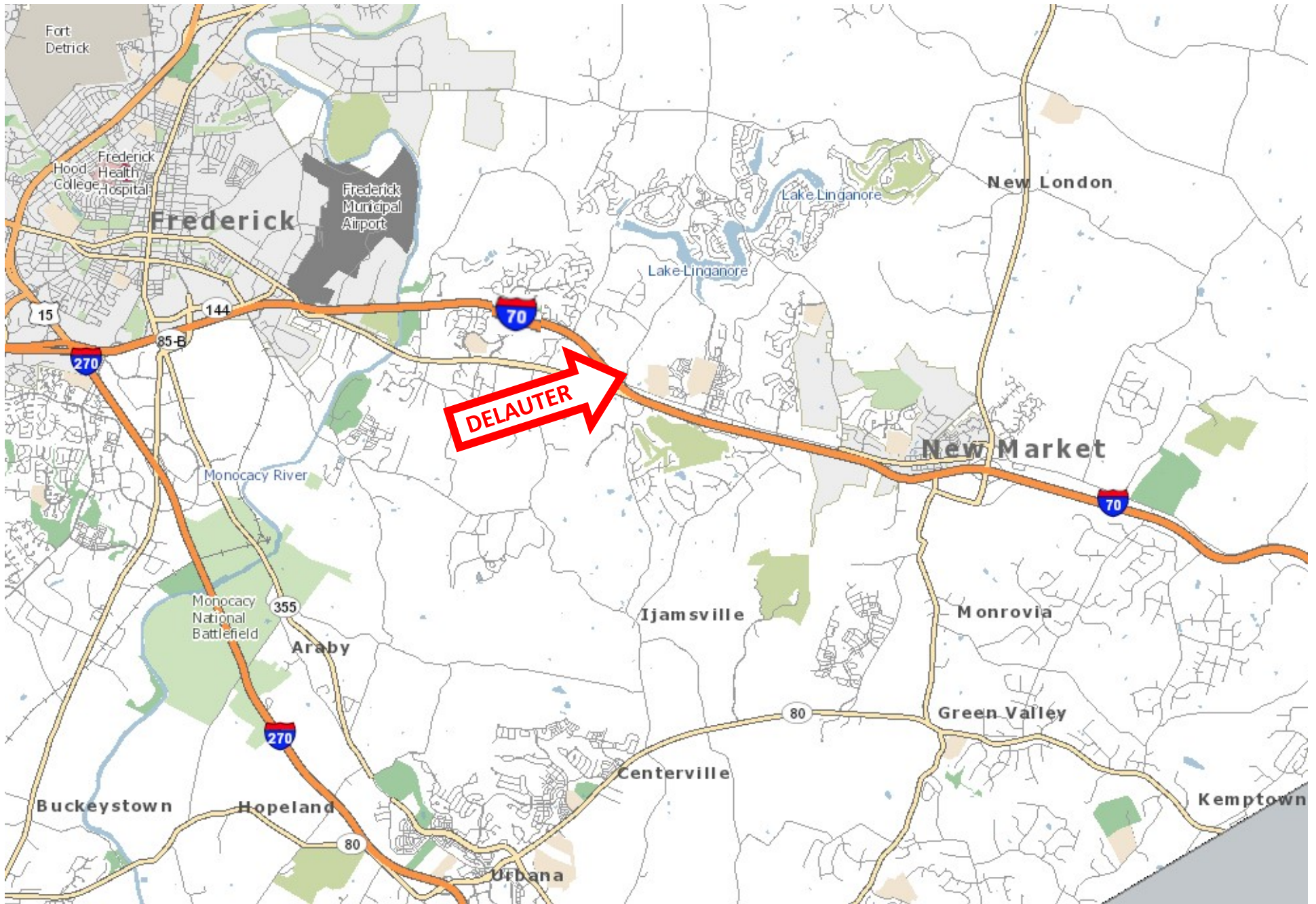
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	2,215		24,004		62,668	
2020 Estimate	2,088		22,476		58,531	
2010 Census	1,856		19,080		48,811	
Growth 2020 - 2025	6.08%		6.80%		7.07%	
Growth 2010 - 2020	12.50%		17.80%		19.91%	
2020 Population by Hispanic Origin	125		1,410		4,917	
2020 Population	2,088		22,476		58,531	
White	1,816	86.97%	19,891	88.50%	47,694	81.49%
Black	107	5.12%	1,143	5.09%	4,990	8.53%
Am. Indian & Alaskan	12	0.57%	76	0.34%	193	0.33%
Asian	94	4.50%	756	3.36%	3,826	6.54%
Hawaiian & Pacific Island	0	0.00%	2	0.01%	28	0.05%
Other	58	2.78%	607	2.70%	1,801	3.08%
U.S. Armed Forces	4		54		97	
Households						
2025 Projection	770		8,352		22,270	
2020 Estimate	726		7,806		20,794	
2010 Census	650		6,590		17,431	
Growth 2020 - 2025	6.06%		6.99%		7.10%	
Growth 2010 - 2020	11.69%		18.45%		19.29%	
Owner Occupied	625	86.09%	6,838	87.60%	17,113	82.30%
Renter Occupied	100	13.77%	969	12.41%	3,681	17.70%
2020 Households by HH Income	726		7,806		20,795	
Income: <\$25,000	79	10.88%	585	7.49%	1,744	8.39%
Income: \$25,000 - \$50,000	95	13.09%	807	10.34%	2,251	10.82%
Income: \$50,000 - \$75,000	29	3.99%	584	7.48%	2,037	9.80%
Income: \$75,000 - \$100,000	89	12.26%	1,176	15.07%	2,707	13.02%
Income: \$100,000 - \$125,000	68	9.37%	993	12.72%	2,895	13.92%
Income: \$125,000 - \$150,000	82	11.29%	681	8.72%	1,844	8.87%
Income: \$150,000 - \$200,000	102	14.05%	1,366	17.50%	3,547	17.06%
Income: \$200,000+	182	25.07%	1,614	20.68%	3,770	18.13%
2020 Avg Household Income	\$148,486		\$144,018		\$136,858	
2020 Med Household Income	\$125,915		\$118,907		\$114,322	



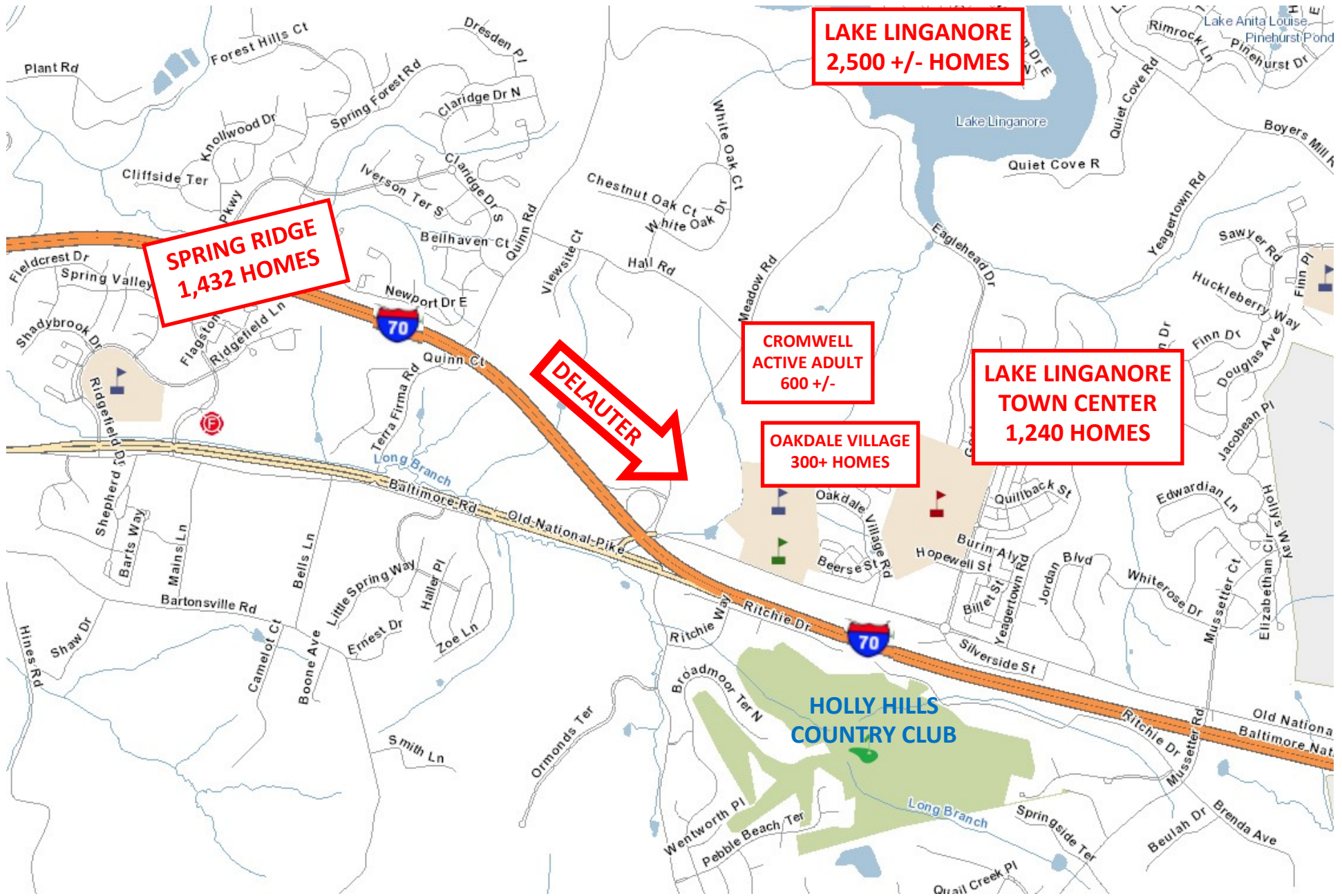
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12/8/2020

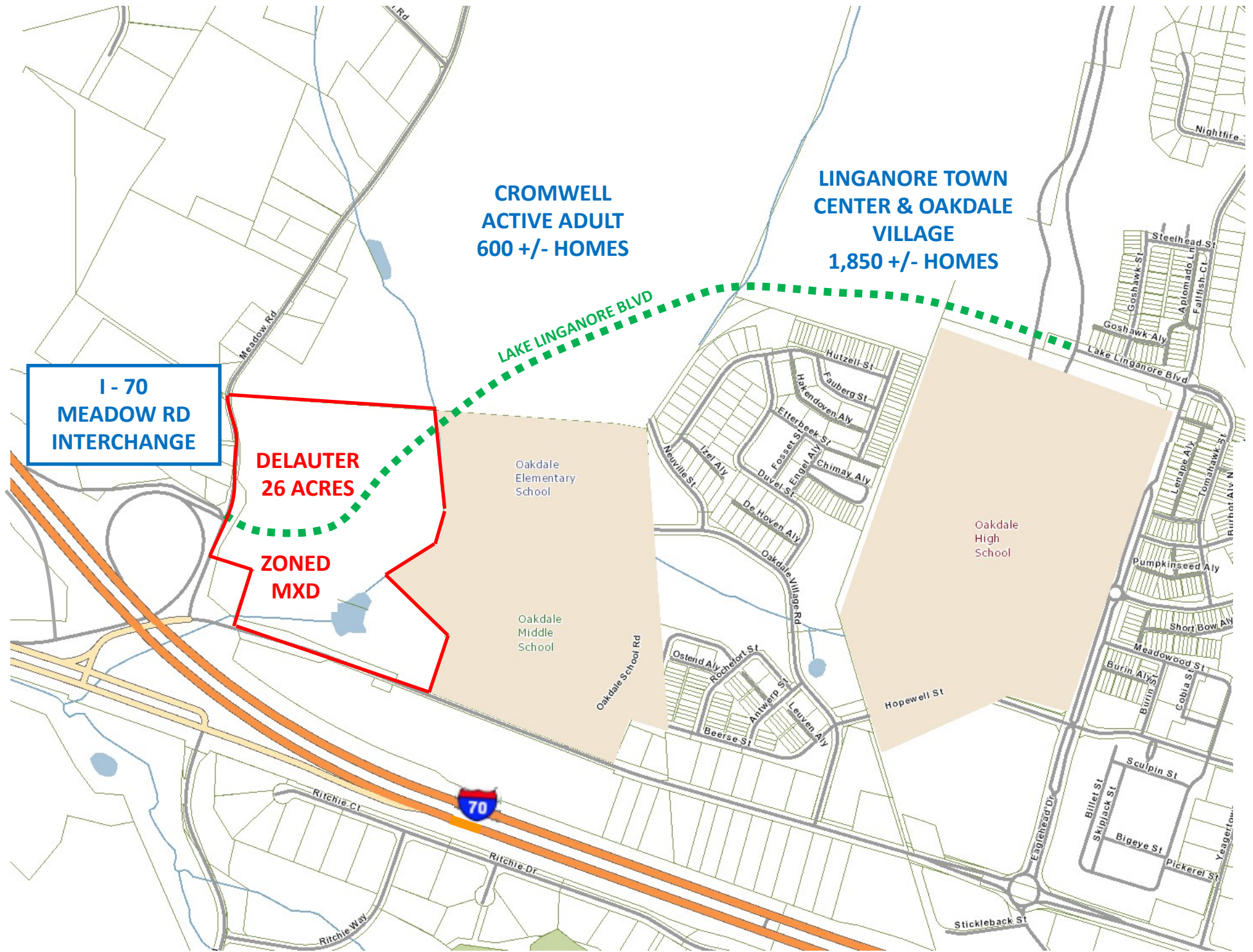
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DELAUTER PROPERTY - VICINITY MAP



DELAUTER PROPERTY - MAP OF LOCAL AREA



**CROMWELL
ACTIVE ADULT
600 +/- HOMES**

**LINGANORE TOWN
CENTER & OAKDALE
VILLAGE
1,850 +/- HOMES**

**I - 70
MEADOW RD
INTERCHANGE**

**DELAUTER
26 ACRES**

**ZONED
MXD**

Oakdale
Elementary
School

Oakdale
Middle
School

Oakdale
High
School



Ritchie Ct

Ritchie Dr

Ritchie Way

Oakdale School Rd

Hopewell St

Stickleback St

Nightfire

Steelhead St

Goshawk St

Apomado Ln

Fallfish Ct

Goshawk Aly

Lake Langanore Blvd

Hutzell St

Fauberg St

Havendoven Aly

Etterbeek St

Fosset St

Duvel St

De Hoven Aly

Oakdale Villagers Rd

Neuville St

Izel Aly

Ostend Aly

Rochefort St

Antwerp St

Leuven Aly

Beerse St

Lenape Aly

Tomahawk St

Rurhot Aly N

Pumpkinseed Aly

Short Bow Aly

Meadowood St

Burin Aly

Burim

Cobia St

Sculpin St

Billet St

Skipjack St

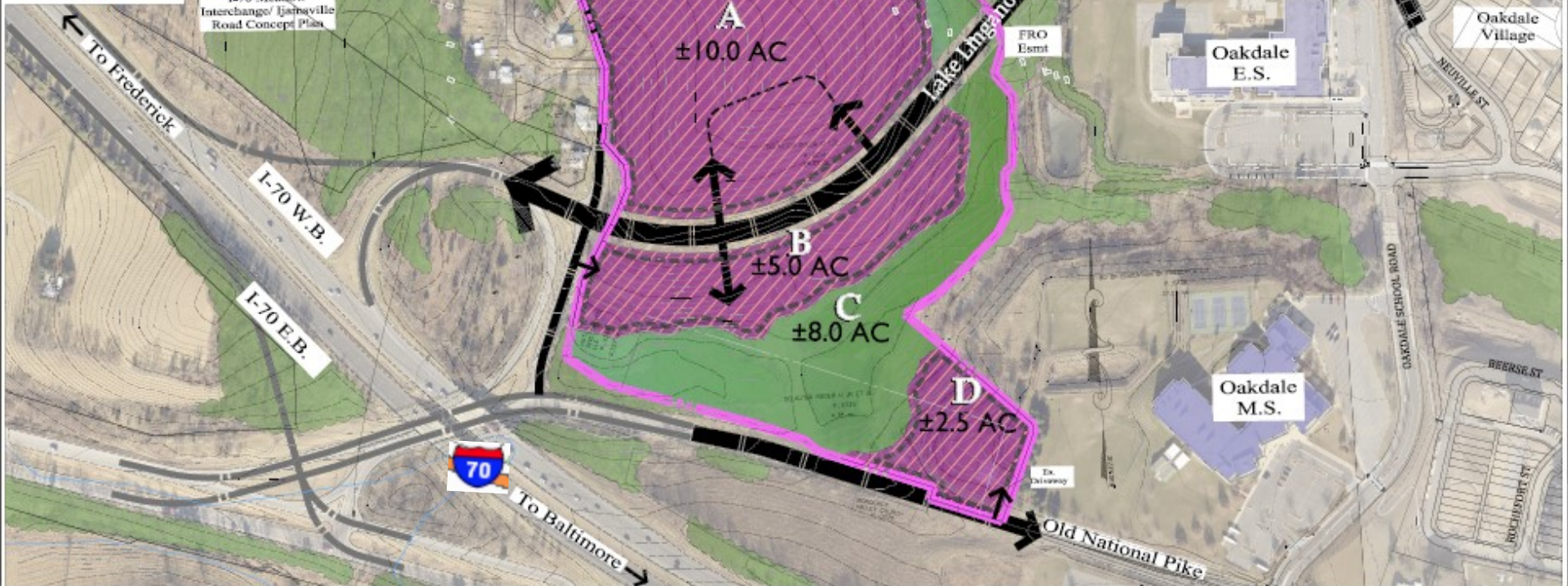
Bigeye St

Pickerel St

Yeager Ln



I-70 Menlow Interchange/ Jarnsville Road Concept Plans



Land Use	Permitted	Shown
Residential 25% of Gross Project Area - Residential ± 10.0 ± 10.0 ± 10.0 *Building residential uses permitted per approved conditions of approval	NO	NO
Commercial 45% of Gross Project Area - Commercial ± 12.0 ± 12.0 ± 12.0	NO	NO
Combined Residential & Commercial 30% of Gross Project Area - Residential ± 10.0 ± 10.0 ± 10.0	NO	NO
Employment/Institutional/Civic 15% of Gross Project Area - Employment ± 5.0 ± 5.0 ± 5.0	NO	NO
Open Space 20% of Residential Area ± 2.0 ± 2.0 ± 2.0 20% of Commercial Area ± 2.0 ± 2.0 ± 2.0	NO	NO
Minor Planned Signs of Way	NO	NO
Total		

Land Use / Parcel	Average (70%)	Average (10%)	Average (20%)	Average (30%)	Average (40%)	Average (50%)
MXD	1.1 AC	1.1 AC	1.1 AC	1.1 AC	1.1 AC	1.1 AC
Private Land (See Site Plan)	1.1 AC	1.1 AC	1.1 AC	1.1 AC	1.1 AC	1.1 AC



DELAUTER PROPERTY LAND USE DESIGNATIONS

- 12 acres +/- Commercial
- 5 acres +/- Employment Institutional Civic
- 8 acres +/- Open Space



LEGEND

Blue Hatched	Employment/Institutional/Civic
Green	Open Space

1. The applicant hereby certifies that the information provided in this application is true and correct to the best of their knowledge and belief.
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Applicant:
Roger U. Delauter, Sharyn Delauter
Michael, & Patricia Delauter O'Toole
9820 Old National Pike, Jarnsville,
MD 21754

Applicant:
Hilbard Investments, LLC
5907 Meadow Road,
Jarnsville, MD 21754

Concept Plan
MXD Phase 1 Application

RODGERS CONSULTING
1800 Greenbelt Road, Suite 300, Greenbelt, Maryland 20740
410.426.1234 | www.rodgersconsulting.com

DELAUTER-HUTZELL
Tax Map 78, Parcels 14, 725, & 384
9th Election District
Frederick County, MD

Scale: 1" = 100'
Date: 08/08/19
Exhibit A



Table 3 - PUD Proposed Land Use Summary

Land Use	Proposed	Proposed
Residential	± 600-854 average units	± 863 units
Non-Residential	± 4.0 ac.	± 4.0 ac.
Open Space	± 11.0 ac.	± 11.0 ac.
Total	± 615.0 ac.	± 878.0 ac.

CROMWELL PROPERTY

- Re-zoned to PUD 2020
- Approved for 600 age restricted dwelling units
- No subdivision plats may be recorded until the developer constructs Lake Linganore Blvd through Delauter Property

LEGEND

- Residential
- Public Use (Subdivision)
- Outstanding Community Road Right-of-Way or Easement (See Location to be Determined at Final Subdivision Plat)
- Water (Lake, Open Space, Wetlands, etc.)
- Open Space

NOTES:

1. This map is a preliminary map and is not intended for construction.
2. The boundaries shown on this map are approximate and are subject to change.
3. The area shown on this map is subject to the provisions of the zoning ordinance.
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Applicant:
 Cromwell Investments, LLC
 1355 Beverly Road, Suite 240
 McLean, VA 22101
 Contact: James Wiley
 Phone: (703) 734-9730

**Concept Plan
 PUD Rezoning Application**

RODGERS CONSULTING
 1800 Green Meadows Lane, Suite 300, Greenbelt, MD 20740
 TEL: 301-271-1100 FAX: 301-271-1101
 WWW.RODGERSCONSULTING.COM

CROMWELL
 Tax Map 78 & 79, Parcels 12 & 101
 9th Election District
 Frederick County, MD