



COMMERCIAL LAND FOR SALE • GENERAL COMMERCIAL (GC) ZONING

2507 & 2513 Jefferson Pike

Knoxville, Frederick County, Maryland

8.63± Acres | ±663' Frontage on Jefferson Pike (MD Route 180)

JEFFERSON PIKE (MD 180) FRONTAGE • AT THE US 340 INTERCHANGE

LIST PRICE

\$1,250,000

PRICE PER ACRE

±\$145,000

PROPERTY OVERVIEW

8.63± contiguous acres of General Commercial (GC) zoned land, offered as two parcels (2507 & 2513 Jefferson Pike) fronting Jefferson Pike (MD Route 180) in Knoxville, Frederick County, Maryland, at the US 340/MD 180 interchange. Positioned along a growing regional commercial corridor between Frederick and Harpers Ferry, with ±663' of frontage and two existing curb cuts. GC zoning affords broad flexibility for retail, restaurant, office business/professional, construction trades/wholesaling, self-storage, and convenience/fuel uses. The US 340 corridor is benefiting from major regional investment, including a \$2 billion AstraZeneca expansion in nearby Frederick, MDOT ramp upgrades near Brunswick, and continued residential growth in Brunswick and Ranson/Charles Town, WV.

PROPERTY DETAILS

Total Acreage	8.63± Acres
Parcel 2507	5.67± Acres
Parcel 2513	2.96± Acres
Zoning	GC – General Commercial
Tax Map / Parcels	Map 83 / Grid 24 / Parcel 39 (Lots 1 & 2)
Frontage	±663' on Jefferson Pike (MD 180)
Access	2 Existing Curb Cuts
Topography	Level to Gently Rolling
Flood Zone	Zone X (No Floodplain)
Financing	Seller financing possible for qualified buyer

- ✓ Strategic location between Frederick, MD and Harpers Ferry, WV
- ✓ Convenient access to I-70 (±8 mi) and I-270 (±18 mi)
- ✓ Suitable for phased development, a build-to-suit user, or a multi-pad concept plan

POTENTIAL USES

Construction Trades & Wholesaling

Contractor operations, construction-related services, wholesale distribution/warehousing

Office Business & Professional

Professional office, business office

Retail & Food

Retail, restaurant, convenience/fuel

Specialty Uses

Self-storage, automotive service

Note: Most uses in the GC district require site development plan approval from Frederick County.

TRAFFIC COUNTS (MDOT SHA)

MD 180 (Jefferson Pike) at Subject	17,300 VPD
US 340 at MD 180 Interchange	26,261–31,650 VPD
I-70 at US 340 Interchange	35,100 VPD

AREA DEMOGRAPHICS (Source: ESRI 2024)

	3 Miles	5 Miles	10 Miles
Population	11,124	23,215	78,311
Households	4,142	8,515	28,962
Avg. HH Income	\$123,865	\$126,041	\$128,998
Daytime Population	7,124	13,892	44,871

DRIVE TIMES

I-70	8 minutes
Brunswick, MD	8 minutes
Harpers Ferry, WV	15 minutes
Frederick, MD	20 minutes
Leesburg, VA	35 minutes
Washington, DC	70 minutes



Each Office Is Independently Owned and Operated

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2507 & 2513 Jefferson Pike

Area Growth & Investment | Knoxville, Frederick County, Maryland

Supplement to Property Flyer — Page 2 of 2

WHY TRAFFIC AND DEMAND ARE MOVING IN THIS CORRIDOR'S FAVOR

MDOT IS ALREADY INVESTING AT THIS INTERCHANGE

In September 2025, MDOT SHA began a \$17.4 million project to lengthen the acceleration ramps at MD 17 and MD 180 to US 340 — this property's own interchange. SHA cites rising traffic counts and speeds as the reason for the upgrade; completion is expected fall 2027.

- ✓ \$17.4M SHA project, funded and under construction — not merely proposed
- ✓ SHA cites rising traffic counts and speeds as the reason for the upgrade

MAJOR EMPLOYMENT GROWTH — ASTRAZENECA'S \$2 BILLION EXPANSION

In November 2025, Governor Moore and AstraZeneca announced a \$2 billion Maryland manufacturing investment, anchored by a major expansion of AstraZeneca's Frederick biologics facility — about 20 minutes from this site. The Frederick piece alone is roughly \$1.81 billion, adding 200 permanent and 900 construction jobs, operational by 2029.

- ✓ 200 permanent + 900 construction jobs at the Frederick facility alone
- ✓ Called the largest private capital investment in Maryland in a decade

RESIDENTIAL GROWTH IN THE IMMEDIATE TRADE AREA

Brunswick Crossing, a 552-acre master-planned community 8 minutes away, is actively selling new homes. Across the Potomac, Jefferson County, WV (Ranson / Charles Town, 15 minutes away) grew 9.4% since the 2020 Census, to roughly 63,100 residents — among the fastest-growing counties in the state.

- ✓ Brunswick Crossing: 552-acre active master-planned community, 8 minutes away
- ✓ Jefferson County, WV: +9.4% population growth since the 2020 Census

WHAT THIS MEANS FOR THIS SITE

- 2024 MDOT SHA counts at this interchange already verified at 26,261–31,650 VPD on US 340 (page 1) — and SHA is upgrading the ramps because that volume is rising.
- Two independent growth engines — Frederick-area employment and Brunswick / Jefferson County, WV rooftops — sit within an 8–20 minute drive of this site.
- Traffic and demand here should be read as a forward-looking trend, not a static snapshot.

Sources: MDOT SHA press release, US 340 ramp-extension project (Sept. 2025); Office of Gov. Wes Moore, AstraZeneca \$2B Maryland investment announcement (Nov. 2025); Brunswick Crossing community materials, Pleasants Development; U.S. Census Bureau QuickFacts, Jefferson County, WV (2025). Obtained from sources believed reliable but not independently verified; buyer should conduct its own due diligence.



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