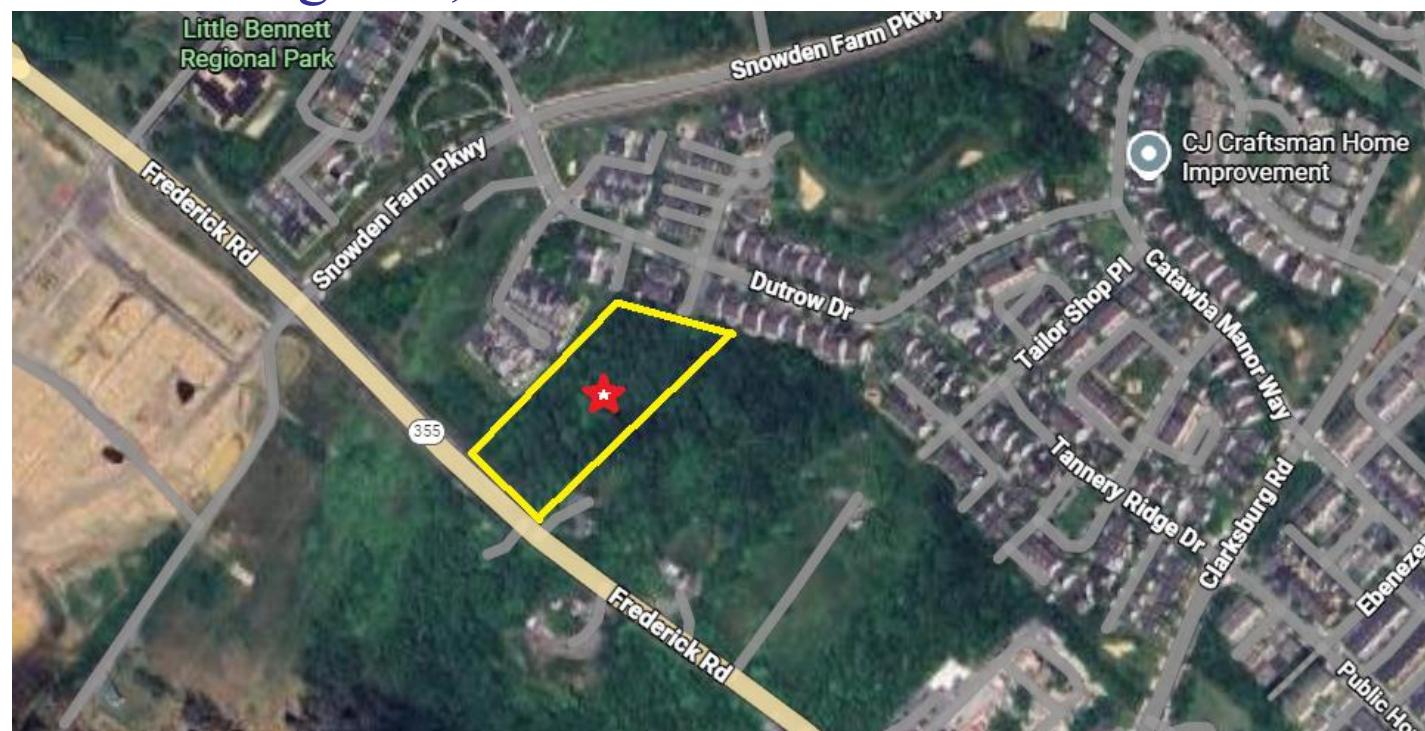


23543 Frederick Road

Clarksburg MD, 20871



OFFERING SUMMARY

Rare commercial and residential land for sale

Intended Use: Adult Day Care; Independent and Assisted Senior Living; Doctor's Office

Asking Price: \$2.6 Million

Lot Area: 3.21 Acre

FAR max: R=69,914 SF C=34,957 SF Total = 104,871 SF

Zone: CRT-0.75; C- 0.25; R-0.5; H-65T

Overlay Zone: Clarksburg East Environmental

Open Space: > 80% of Lot Area

Impervious Surface: <15% of Lot Area

Building Setbacks:

Front = 0

Side Abutting Residential Zone = 1.5 x 30= 45ft

Side Abutting CRT Zone = 0

Rear Abutting Residential Zone = 1.5 x 30= 45ft

PROPERTY HIGHLIGHTS

- Locates on Frederick Rd (MD Rt 355)
- Permitted Use:

1) Residential – R:

Single –Unit, Two-Unit (Duplex), Townhouse, Multi-Unit, Residential Care Facility

2) Civic and Institutional:

Day Care Center, Religious Assembly

3) Commercial – C:

Restaurant, Clinic and Dental Office, Medical, Dental Laboratory, Office, Research and Development, Structured Parking, Conference Center, Health Club and Facility, Retail/Service Establishment

John Lin

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Gaithersburg MD

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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Frederick Rd	Snowden Farm Pkwy NW	10,515	2025
Snowden Farm Pkwy	Dutrow NE	511	2020
Snowden Farm Parkway	Dutrow NE	556	2025
Frederick Road	Florence St NW	10,377	2025
Clarksburg Road	-	4,285	2025
Clarksburg Rd	Frederick Rd NE	3,438	2025
Eisenhower Memorial Highway	Whelan SW	87,090	2025
I- 270	Clarksburg Rd SE	84,903	2025
Stringtown Rd	Sutler Square Ter NE	8,406	2024
Stringtown Road	Sutler Square Ter NE	8,361	2025

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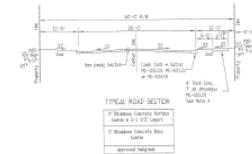
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CAPSTAR COMMERCIAL REALTY



SITE DATA

SITE AREA..... 3.10 AC.
EXISTING ZONING..... RNX-2
PROPOSED USE..... SINGLE FAMILY ATTACHED
DEVELOPMENT TYPE..... OPTIONAL METHOD
DENSITY PERMITTED (3.10 AC X 4 DUS/AC)..... 12 DUS
DENSITY PROPOSED..... 12 DUS

GENERAL NOTES

1. OWNER: MAURICE CARLILLE, JR.
1010 BARNESVILLE ROAD
DICKERSON, MD. 20841

2. APPLICANT: MILLER & SMITH
ATTN: BILL ROBERTS
10000 BURGESS DRIVE, SUITE 300
MCLEAN, VIRGINIA 22102
703-520-2500

3. TOPOGRAPHY FROM MNCPPC SOURCES

4. BOUNDARY FROM BEST AVAILABLE RECORDS

5. PROPOSED PUBLIC WATER J. SERVER
EXISTING WATER J. SERVERS
PROPOSED J. SERVERS: CATEGORIES: 5-5, 14-5
6. THE PROPERTY CONTAINS NO HISTORIC SITES

7. THE PROPERTY CONTAINS NO STREAMS, WETLANDS, FLOODPLAIN
OR STEEP SLOPES

8. THE PROPERTY IS LOCATED IN THE TEN MILE GREEK WATERSHED
[SPECIAL PROTECTION AREA]



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