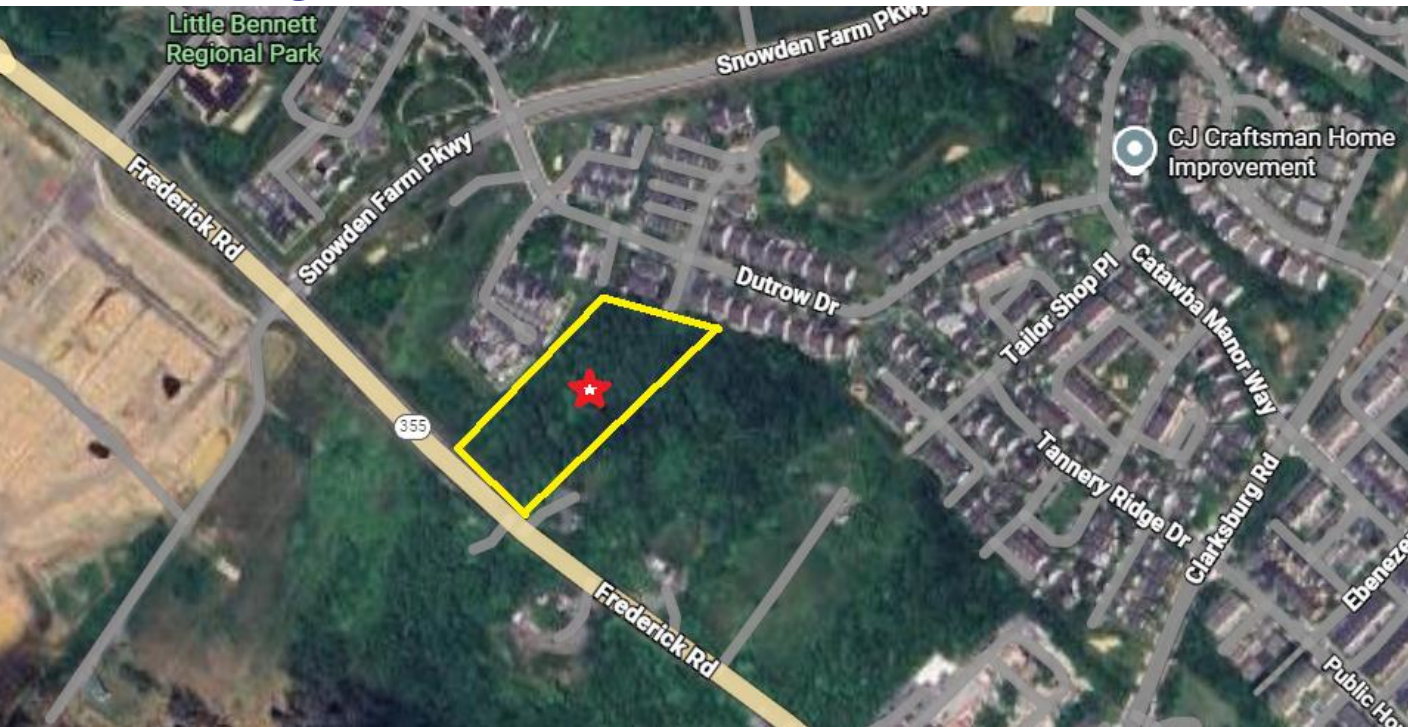


**23543 Frederick Road**  
**Clarksburg MD, 20871**

**CAPSTAR**  
COMMERCIAL REALTY



## 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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## 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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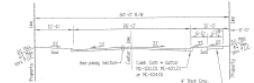


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TYPICAL ROAD SECTION	
12' TRAVEL LANE	4' SHOULDER
4' TRAVEL LANE	4' SHOULDER
4' TRAVEL LANE	4' SHOULDER

#### GENERAL NOTES

1. Refer to the project site plan for additional information.
2. See the project site plan for additional information.
3. See the project site plan for additional information.
4. See the project site plan for additional information.
5. See the project site plan for additional information.

#### SITE DATA

SITE AREA	5.10 AC.
EXISTING ZONING	RMO-2
PROPOSED USE	SINGLE FAMILY ATTACHED
DEVELOPMENT TYPE	OPTIONAL METHOD
DENSITY PERMITTED (2.10 AC. X 4 DUS/AC.)	12 DUS
DENSITY PROPOSED	12 DUS

#### GENERAL NOTES

1. OWNER: MAURICE CARLISLE, JR.  
1700 BARNESVILLE ROAD  
CLARKSBURG, MD 20842
2. APPLICANT: MILLER & SMITH  
ATTN: BILL ROBERTS  
840 OAKESBORO DRIVE, SUITE 300  
MILLERSVILLE, MD 21104  
703.521.2500
3. TOPOGRAPHY FROM MDCPG SOURCES
4. BOUNDARY FROM BEST AVAILABLE RECORDS
5. PROPOSED FLOOD WATER & SEWER EXISTING WATER & SEWER CATEGORIES: S-S, W-S
6. PROPOSED WATER & SEWER CATEGORIES: S-S, W-S
7. THE PROPERTY CONTAINS NO HISTORIC SITES
8. THE PROPERTY CONTAINS NO STREAMS, WETLANDS, FLOODPLAIN OR STEEP SLOPES
9. THE PROPERTY IS LOCATED IN THE TEN MILE CREEK WATERSHED (SPECIAL PROTECTION AREA)



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