



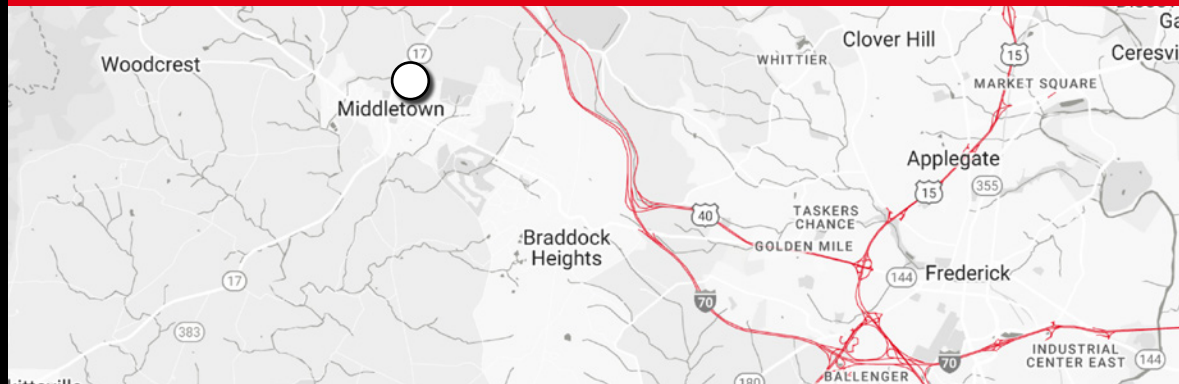
7.53 ± ACRES
SITE

MAIN ST & MIDDLETOWN PWKY

MIDDLETOWN, MARLYAND

SALE PRICE | \$2,500,000

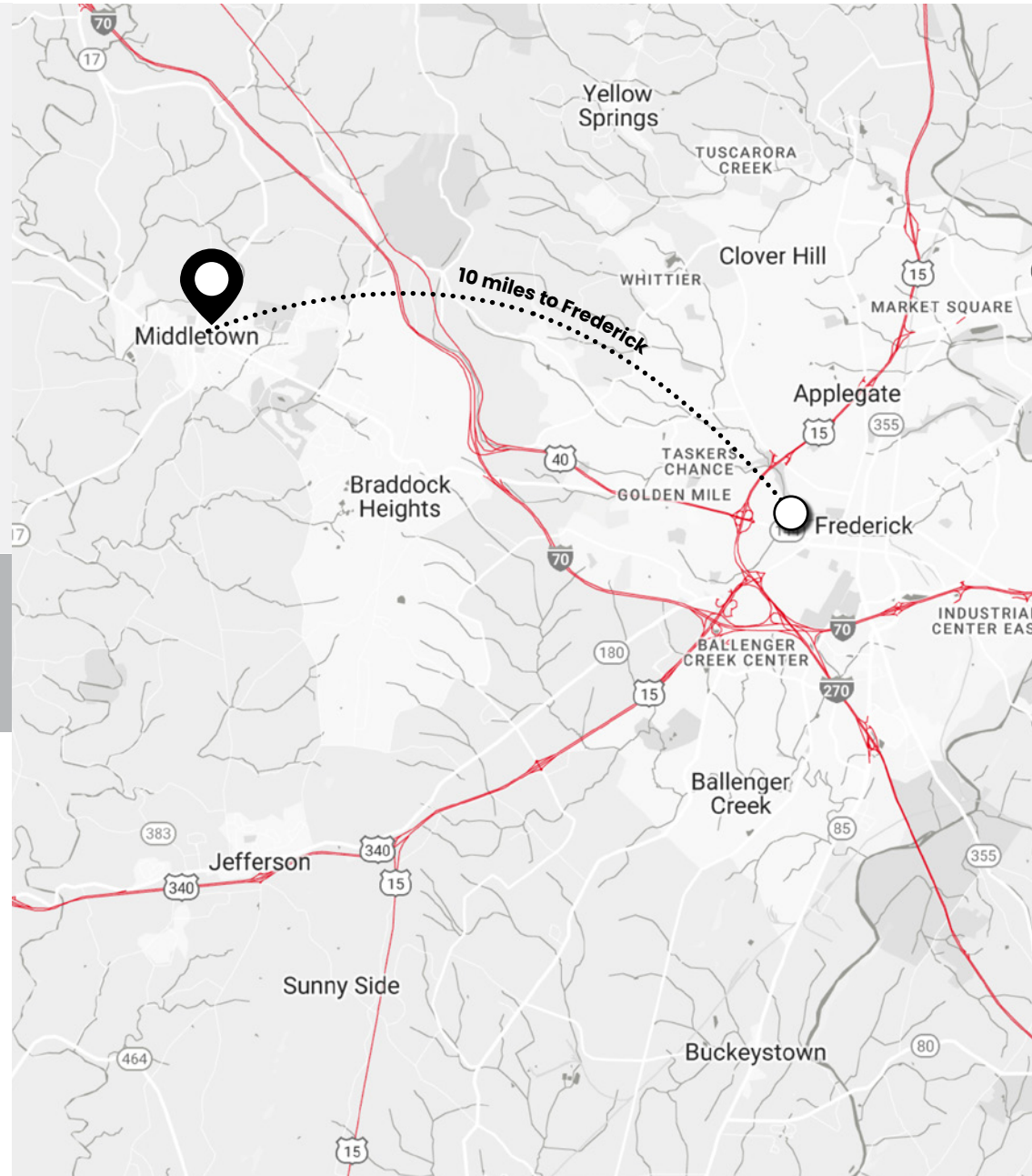
LAND | FOR SALE | 7.53 ± ACRES



SITE OVERVIEW

EXECUTIVE SUMMARY

Clagett Enterprises is pleased to present this 7.53-acre site for sale. In the heart of the commercial district of Middletown, Maryland, the site offers an exceptional investment opportunity at \$2,500,000. Zoned for General Commercial use, it is primed for a range of development ventures. Its access to public water and sewer utilities, coupled with on-site utilities, ensures readiness for immediate development. The property boasts scenic views, enhancing its appeal. Its proximity to commercial centers positions it within a network of thriving businesses, ensuring high visibility and customer traffic. Middletown's supportive legislative environment for commercial real estate, highlighted by NAIOP Maryland's advocacy, offers a business-friendly climate that could be beneficial for future property owners. As Middletown continues to grow, the site holds promising potential for development that could cater to both local and regional markets.



SALE PRICE
\$2,500,000

LOT SIZE
7.53 ± acres

ZONING
General Commercial



Prime Location

Situated in the heart of Middletown's commercial hub, promising high visibility and traffic.



Ready-to-Implement Concepts

Approved conceptual drawings for medical facilities, professional offices, and self-storage units.



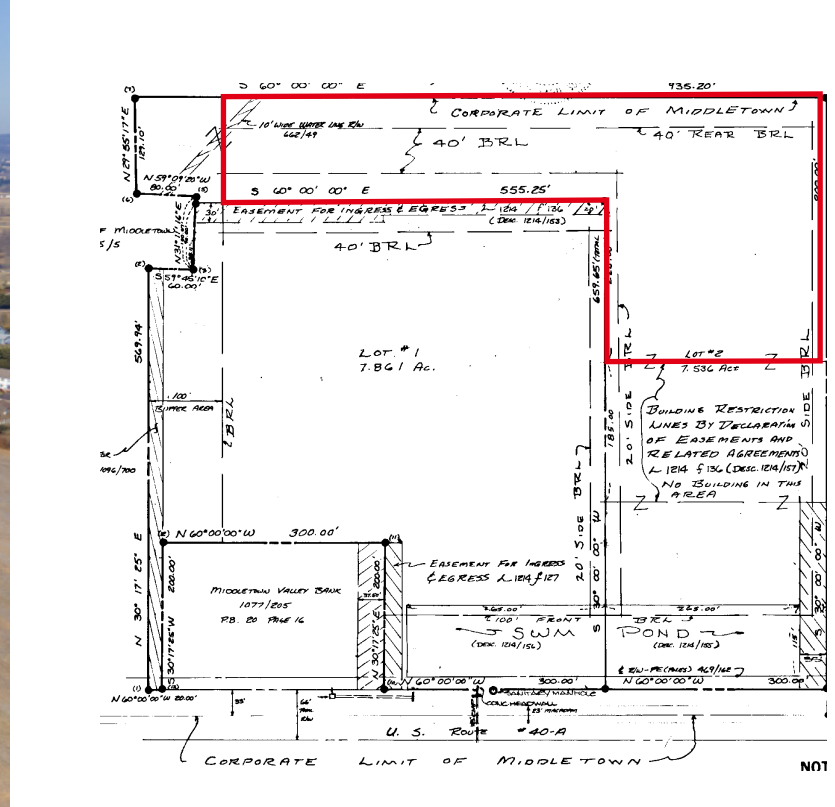
Accessibility

Close to primary routes, ensuring convenient access.



Utility Ready

Equipped with public water, sewer, and utilities to site.





Dempsey's
Grille

MAIN CUP

SCHURCH ST

Tapias
on main
restaurant & bar

MIDDLETOWN
ELEMENTARY
SCHOOL

MIDDLETOWN
MIDDLE
SCHOOL

MIDDLETOWN
HIGH SCHOOL

MIDDLETOWN
PARK

MAIN ST (1775 VPD)

CVS/pharmacy

BR
DUNKIN'
DONUTS
CINCO de MAYO
BLACK HOG
FRATELLI'S
ITALIAN G SEAFOOD

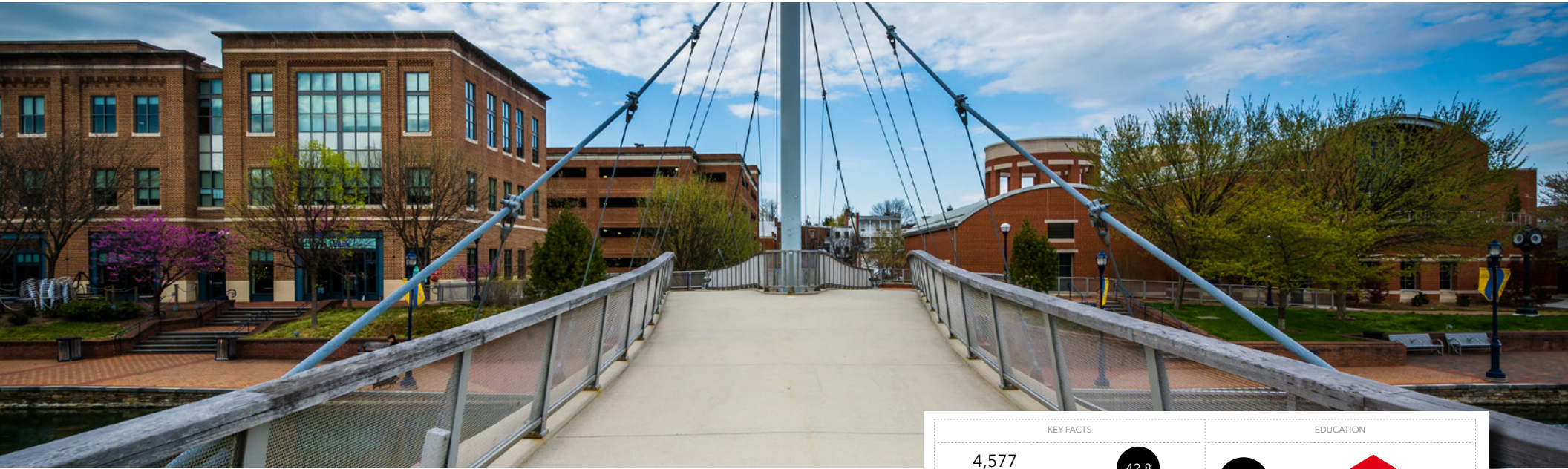
SAFeway
Starbucks
FedEx
goodwill

UNITED STATES
POSTAL SERVICE
ALEKO'S
VILLAGE CAFE
GREEK SPECIALTIES • SUBS • SALADS

REMSBERG
PARK

HIGH'S

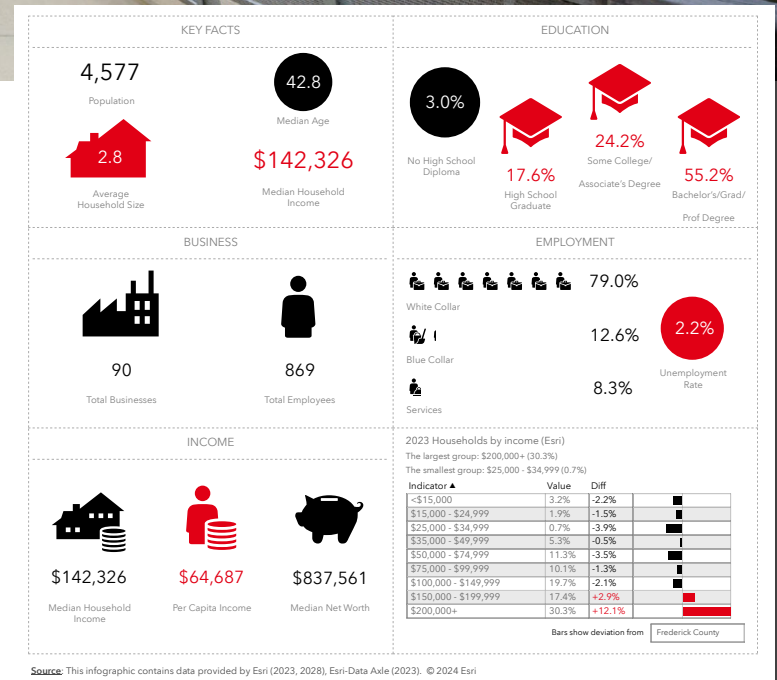
LOCATION OVERVIEW



MIDDLETOWN, MARYLAND

Beautifully situated in Frederick County's South Mountain valley, Middletown stands as a beacon of heritage and community. The town's Main Street, alive with local businesses, serves as the community's heart, blending historic charm with the vibrancy of modern life. Middletown strikes a balance between preserving its historical essence and embracing economic advancement, reflecting the broader dynamics of Frederick County's mix of pastoral beauty and economic diversity. Sectors like biotechnology, agriculture, and manufacturing thrive alongside a strong commitment to education, indicating a community poised for future growth. Middletown's strategic location offers residents and businesses the best of both worlds: the tranquility of small-town living with easy access to the county's rich resources, making it a prime location for those seeking a close-knit community with the conveniences of urban life.

With its scenic settings, strong economic foundation, and a welcoming atmosphere, Middletown encapsulates the essence of living in Frederick County, offering a unique blend of historical beauty, economic opportunity, and community engagement.



MAIN ST & MIDDLETOWN PWKY

LAND | FOR SALE | 7.53 ± ACRES

Galen Clagett
240-651-3015
gclagett@clagett.com

Ken Breen
301-639-8499
Breenken@msn.com

Horejah Bah
240-651-3016
hbah@clagett.com

5295 Westview Drive
Suite 125
Frederick, MD 21703

301-663-6009

www.clagett.com