

# Land For Sale

884 & 886 W MAIN ST | EMMITSBURG, MD 21727

Presented By:

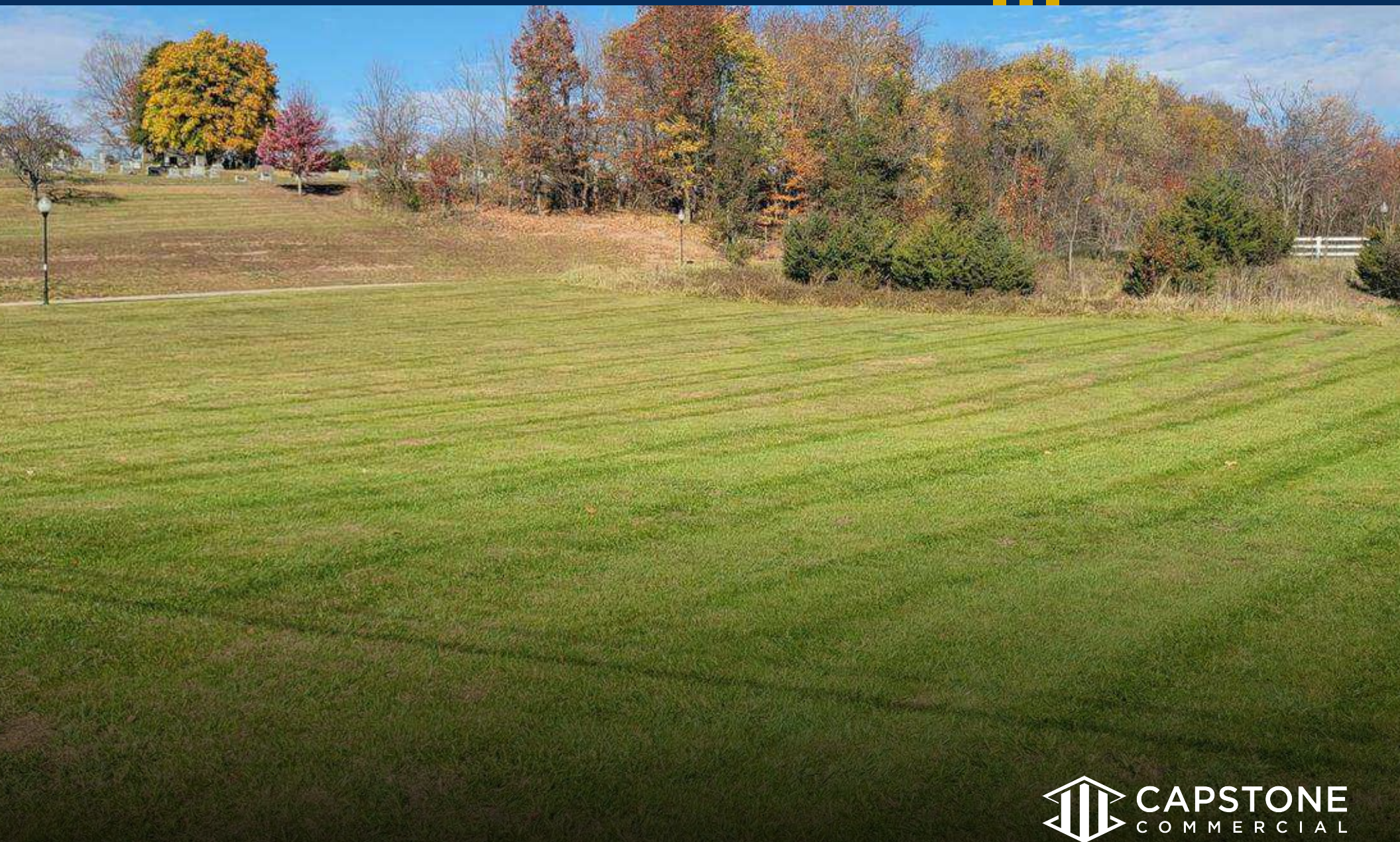
**Naomi Brown, CCIM**

PRINCIPAL & SENIOR ADVISOR

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# PROPERTY OVERVIEW

884 & 886 West Main Street | Emmitsburg, MD 21727



## PROPERTY DESCRIPTION

Two Commercial lots for sale that are side by side. One lot or both may be purchased. They are located at the entrance to a large residential development, just off Main Street in Emmitsburg MD.

The zoning allows for variety of uses including retail, restaurant, convenience store, office, medical, veterinarian & daycare.

Land is mostly flat and open, with sidewalks already installed.

## PROPERTY HIGHLIGHTS

- Two parcels available side by side
- Purchase one parcel for \$49,900 or both for \$99,900
- Neighborhood Commercial Zoning
- Flat & Open land
- Located at entrance to large development

## OFFERING SUMMARY

Sale Price:	\$49,900 each \$99,900 both
Number of Lots:	2
Lot Size:	Two .36 acre lots - total .72 acre
Zoning:	B-1 Neighborhood Commercial
APN:	1105164478 1105164451
County:	Frederick
State:	MD



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# LOT PHOTOS

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# PARCELS

884 & 886 West Main Street | Emmitsburg, MD 21727



Google Earth  
img1/3/2020/161



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# EMMITSBURG

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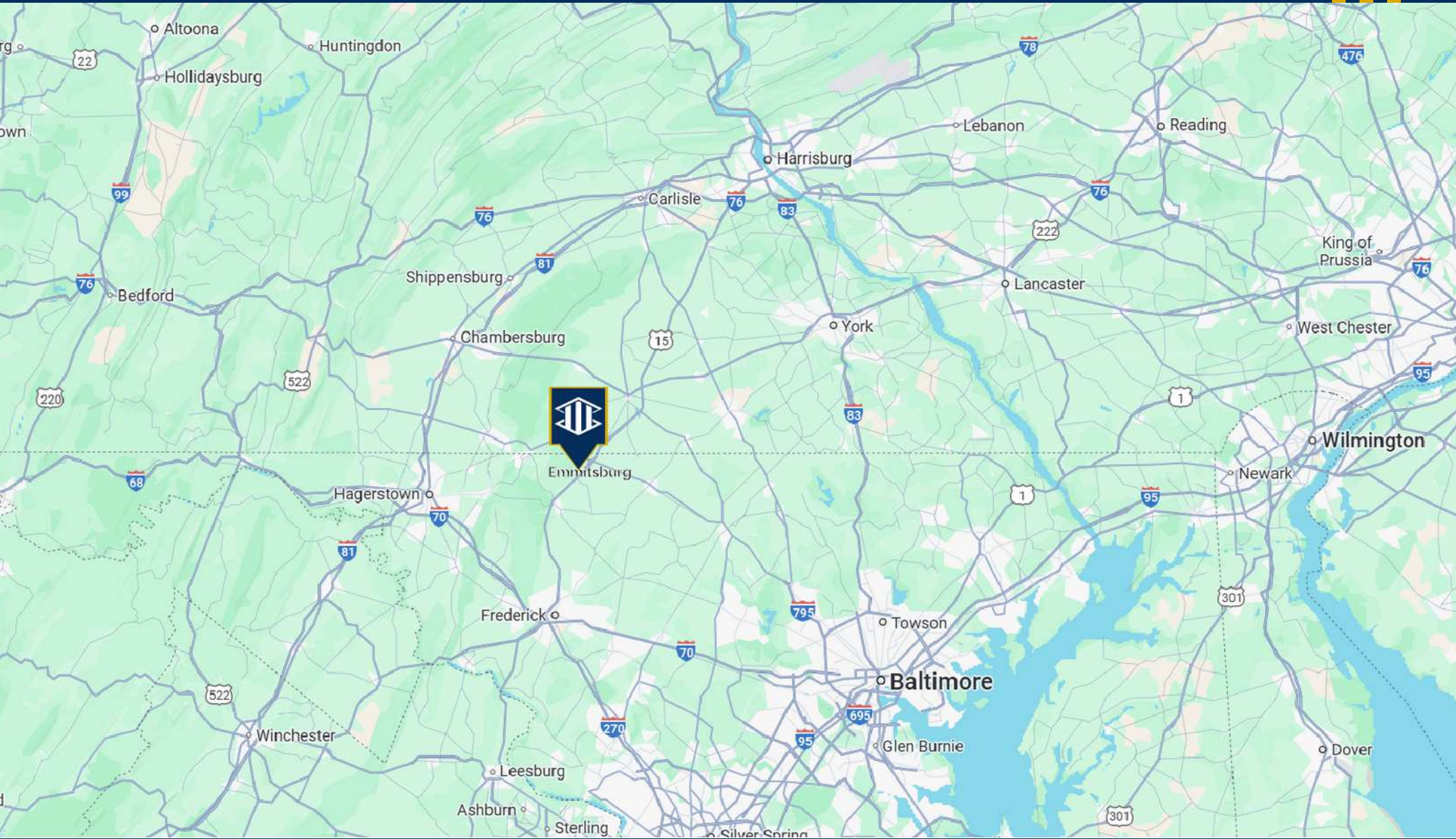
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# GREATER AREA MAP

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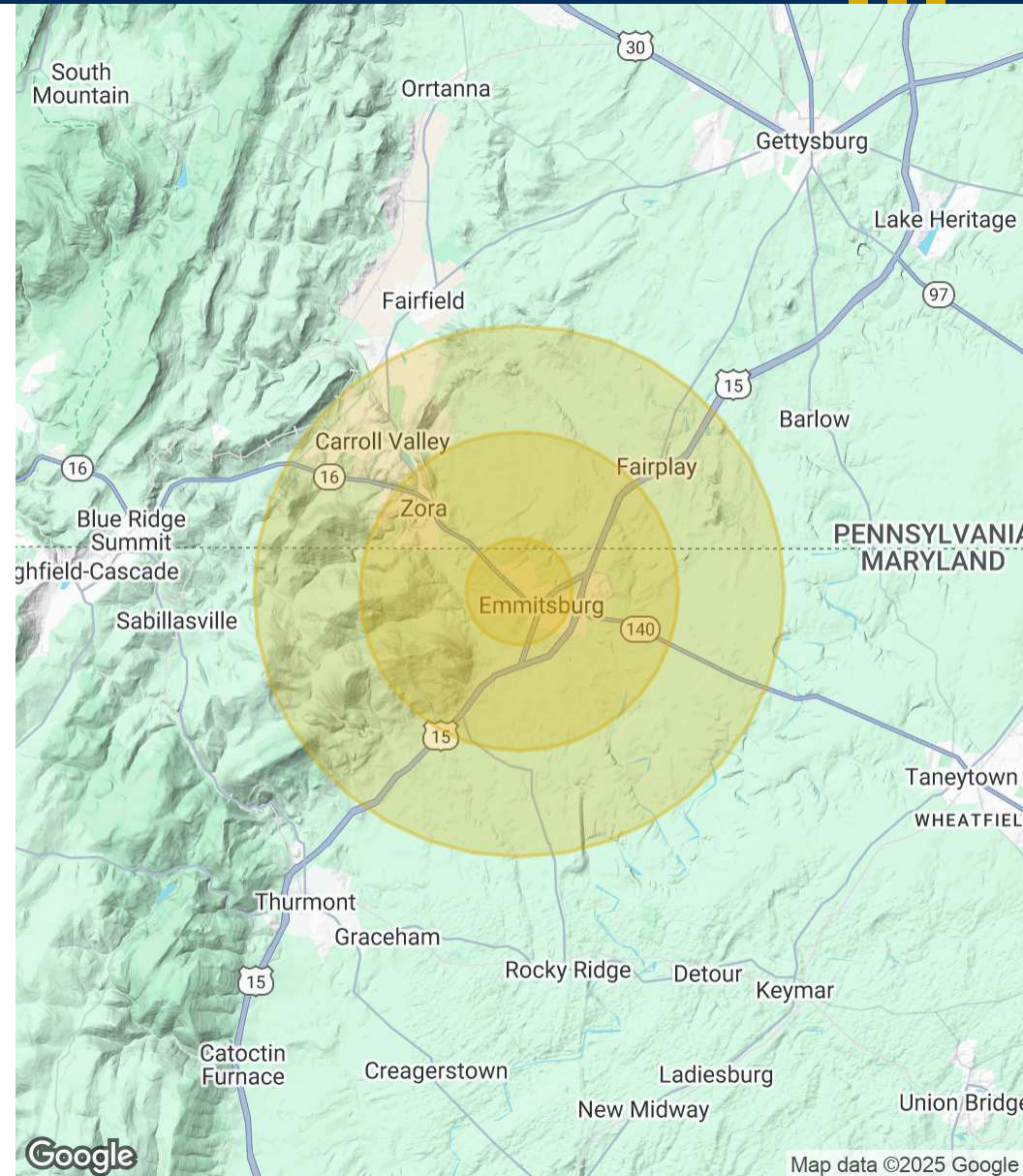
# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,071	7,665	14,151
Average Age	42	37	41
Average Age (Male)	40	36	40
Average Age (Female)	43	38	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,174	2,164	4,697
# of Persons per HH	2.6	3.5	3
Average HH Income	\$90,581	\$110,514	\$113,665
Average House Value	\$347,372	\$438,890	\$426,492

Demographics data derived from AlphaMap



# BROKER BIO

884 & 886 West Main Street | Emmitsburg, MD 21727



## **Naomi Brown** **CCIM**

Principal & Senior Advisor

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Naomi Brown is the Broker of Record for Capstone Commercial. Since entering Real Estate in 2014, Brown has become an local expert in land and investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure. Raised in Lancaster County, PA in a hardworking Mennonite farming family, Brown learned the principals of hard work and serving others from a young age. This has served her well in real estate, working to grow both in transactions and knowledge from the start. Naomi became a Realtor in 2014, a Broker in 2018, and CCIM (Certified Commercial Investment Member) in 2020. This is a coveted certification with extensive training which provides the designee a high level of understanding from which to guide clients through the Commercial Real Estate cycle.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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# LEGAL

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