

# HISTORIC PROPERTY ENCLAVE FOR SALE

## STONE HOUSE, 2 LOTS, AND AGRICULTURAL BUILDINGS

1776 ATLAS DRIVE

FREDERICK, MARYLAND 21702

FOR SALE



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# THE OFFERING

## Historic Preservation Enclave

HOGAN is pleased to offer for sale, a rare and exceptional property totaling 2.79 acres located in the heart of the City of Frederick, Maryland.

Comprised of a beautifully constructed stone house originally built c. 1780, a stone smokehouse, tenant house, and 6 agricultural buildings, this enclave of Frederick's agricultural history is ready for its next steward.

Nestled in the newly completed Belle Air Farm community and adjacent to Rock Creek, this property is ideally located in the City of Frederick with easy access on and off Route 40 and Route 15. The Belle Air Farm community constructed a shared use path that provides pedestrian and bicycle connectivity directly into Baker Park and downtown Frederick within minutes.

A Historic Preservation Overlay (HPO) has been placed on most of the property which permits for additional residential and commercial uses. Any architectural changes or new construction is subject to review and approval of the city's Historic Preservation Commission in addition to City planning and permitting.

This property is primed for a buyer to bring their creative eye to a once-in-a-lifetime historic renovation.



# OFFERING OVERVIEW - 4 LOTS



# OFFERING DETAILS

Parcel Label	Address	Tax Account Number	Lot	Square Footage
Stone House	1776 Atlas Drive	02-031132	107	22,005
HPO Parcel	Atlas Drive	02-607102	X	70,891
SFD Lot 1	1772 Bronco Circle	02-607098	108	22,460
SFD Lot 2	1774 Bronco Circle	02-607099	109	6,344

**Zoning:** R-8 with Historic Preservation Overlay (Lot 109 excluded from HPO. Any development on property is subject to the existing PND approval.

**Number of Structures:** 9 in total c. 1780's - early 1900's. Inactive HPO structures subject to mothballing requirements.

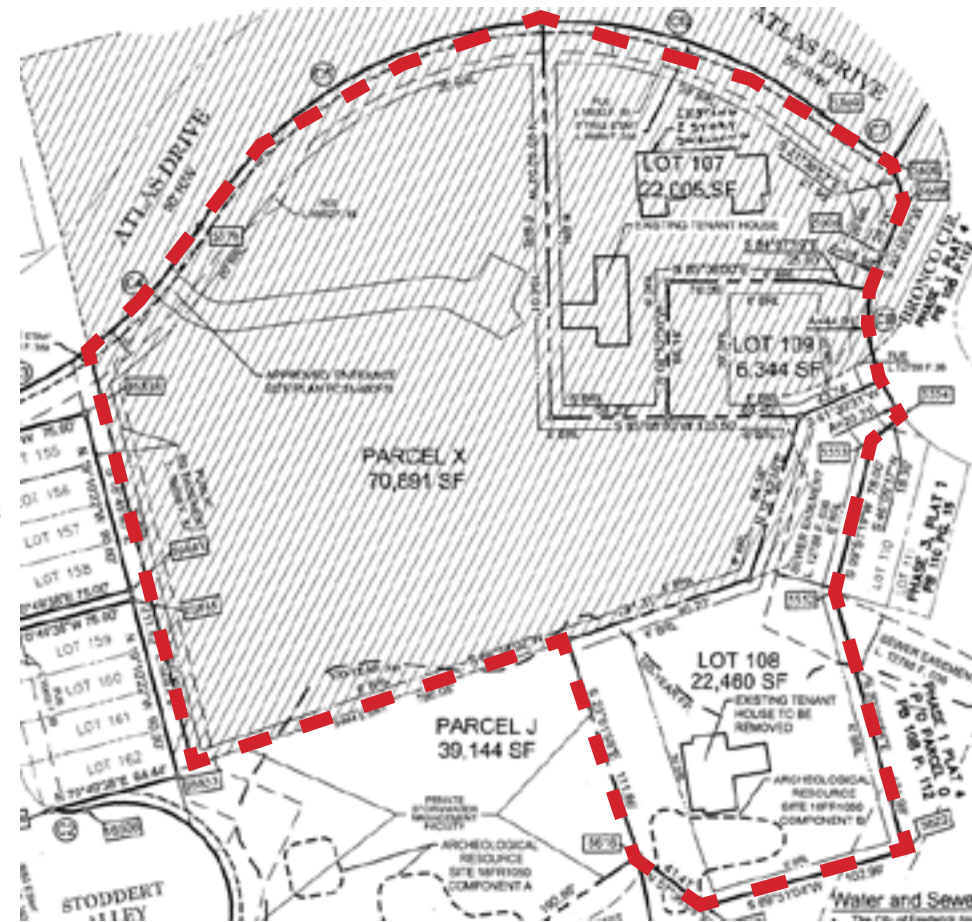
**Available Density:** 36 units of remaining density. New Construction (except on Lot 109) is subject to Historic Preservation Commission review and approval.

**Potential Uses (not all inclusive):** All uses permitted in the R-8 zone such as Bed & Breakfast, residential, etc. plus restaurants, winery, antique or gift shop, museum, cultural center, business or professional office, among other uses. See Section 813 of the City of Frederick zoning code for more information.

**Utilities:** Public water and sewer accessible to each lot. Washington Gas available in community.

**Homeowner's Association:** Lots 108 and 109 are subject to the Belle Air Farm Homeowner's Association.

**Front Foot Assessments:** All lots are subject to a private utility front foot assessment that is collected annually by a third party utility company.



# STONE HOUSE

Parcel Label	Address	Tax Account Number	Lot	Living Area	Bed-rooms	Full Bath-rooms	Half Bath-rooms	HOA	Front Foot Assessment
Stone House	1776 Atlas Drive	02-031132	107	2,592	4	2	1	No	\$500/year



# STONE HOUSE - INTERIOR



# HISTORIC PARCEL

Parcel Label	Address	Tax Account Number	Lot	Square Footage	Structures	HOA	Front Foot Assessment
HPO Parcel	Atlas Drive	02-607102	X	70,891	6	No	No



# HISTORIC PARCEL - CONCEPTUAL PLAN

Conceptual plan illustrating potential cottage units and adaptive re-use of the existing agricultural buildings. Subject to City of Frederick review and approval.



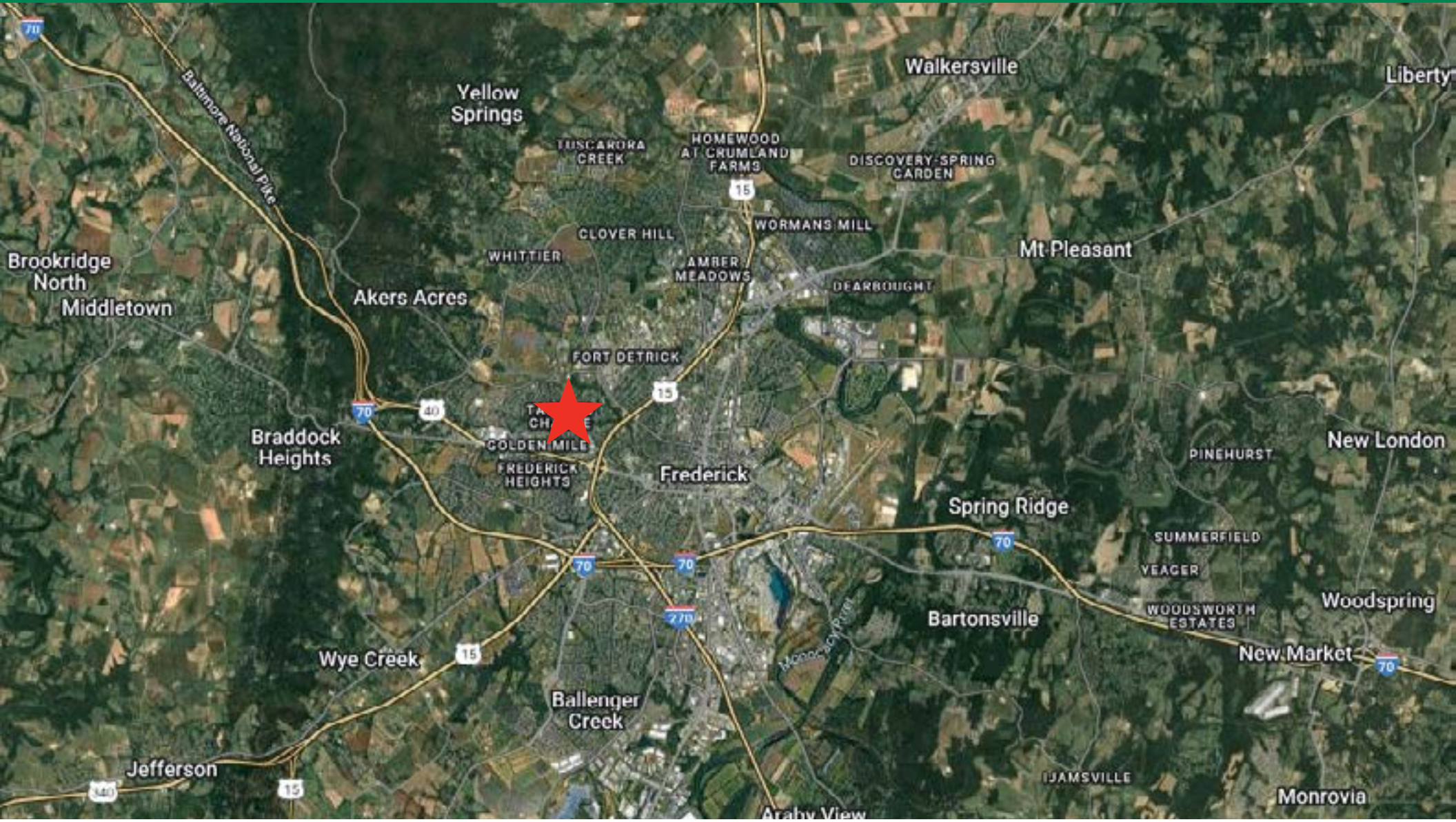
# 1772 & 1774 BRONCO CIRCLE - RESIDENTIAL SFD BUILDING LOTS

Parcel Label	Address	Lot	Square Footage	HOA	Front Foot Assessment
SFD Lot 1	1772 Bronco Circle	108	22,460	\$750/year	\$500/year

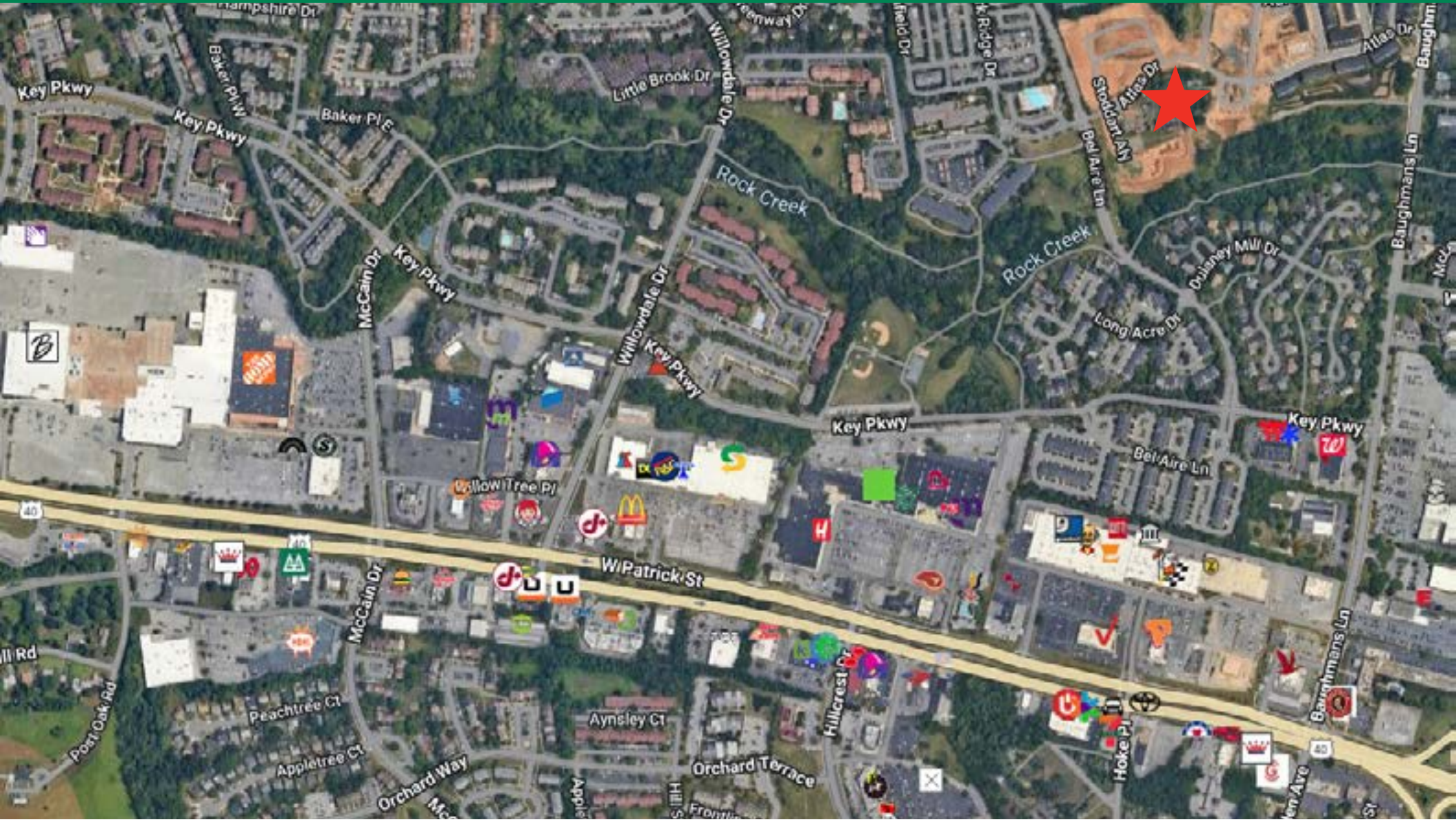
Parcel Label	Address	Lot	Square Footage	HOA	Front Foot Assessment
SFD Lot 2	1774 Bronco Circle	109	6,344	\$750/year	\$500/year



# LOCATION OVERVIEW



# NATIONAL RETAILERS - GOLDEN MILE



# TRANSACTION DETAILS

Letters of Intent format preferred for initial offer

- Terms: Closing subject to buyer feasibility period
- Price: Accepting Offers
- Deposit: Non-refundable subject to study period
- Feasibility Period: No longer than 60 days
- Closing: No later than 30 days after expiration of feasibility period
- Condition: Property delivered vacant
- Showing available upon request



## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Hogan nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.