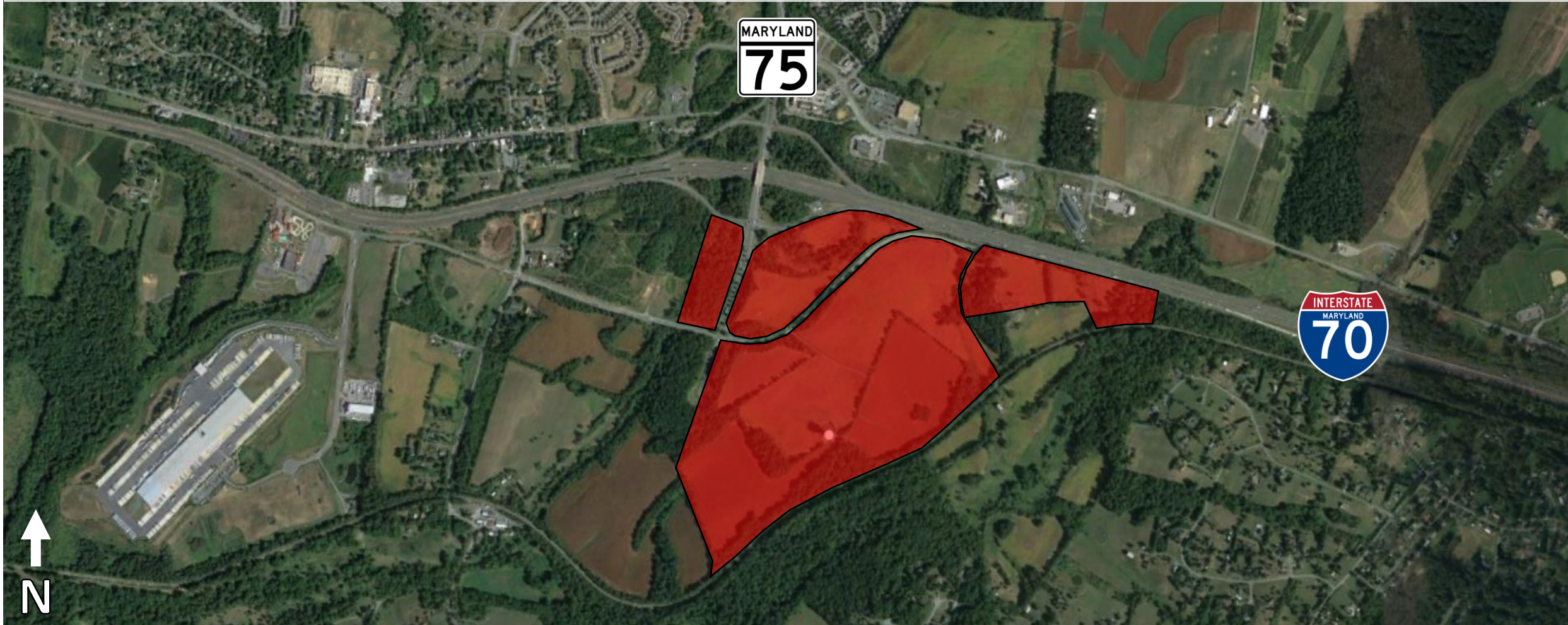


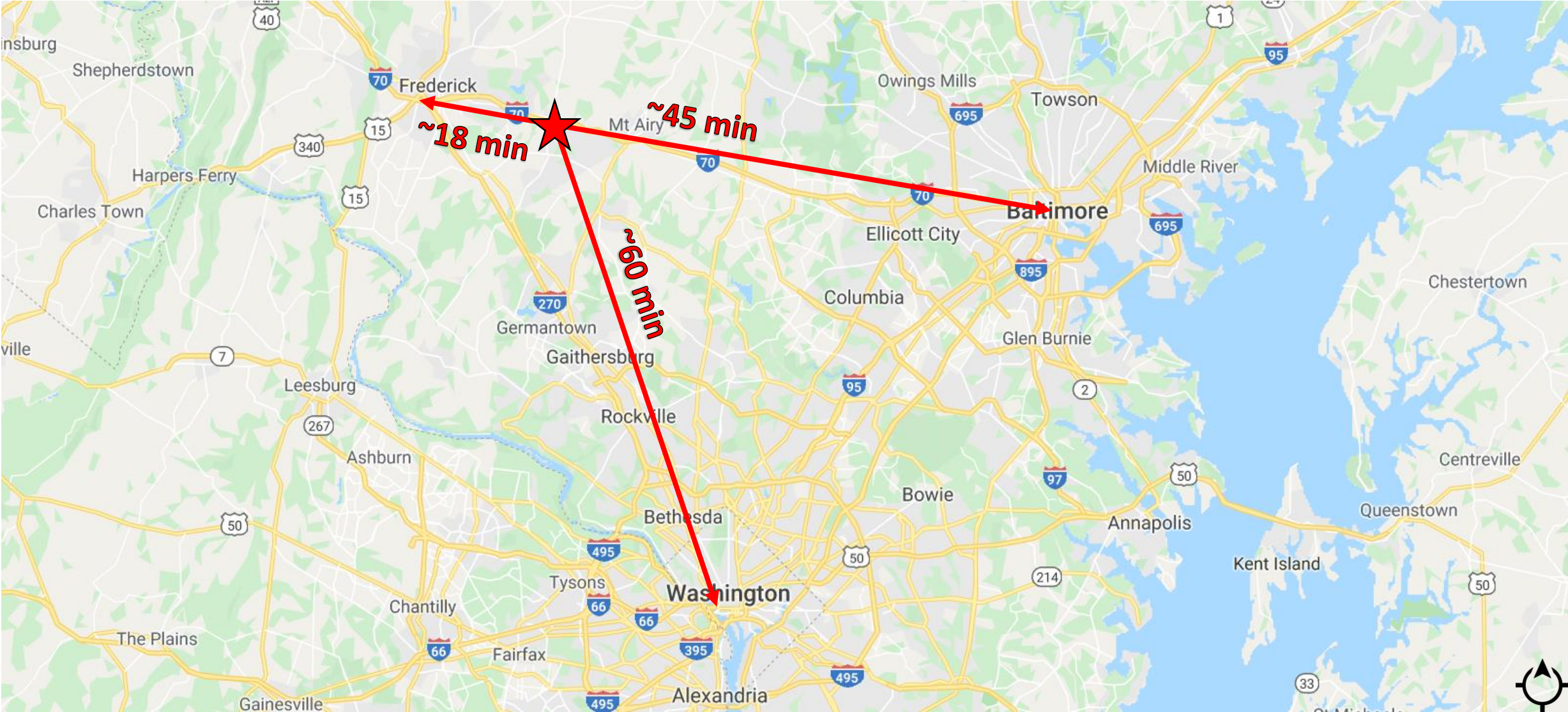
# Master Planned Development, New Market, MD, USA

+166 acres, mixed-uses, along I-70 and Route 75





# Master Planned Development, New Market, MD, USA



---

# Master Planned Development, New Market, MD, USA

## About Area

- Frederick County, Maryland, is the third fastest growing county in the state with a population of approximately 250,000
- The subject property is located within one of Frederick County's targeted growth areas, with great commuter access being close to the intersection of Interstate I-70 and Rt 75.
- Its proximity to Washington DC and Baltimore, great school systems, along with many other amenities makes an ideal suburban location sought out by many
- The parcel is adjacent to the town of New Market, and 10 minutes from the City of Frederick. New Market, with its small-town historic charm, gives residents a suburban feel while also providing a strong sense of community.
- Frederick City, Considered the gateway to western Maryland, Frederick has always benefited from its proximity to Washington, D.C. The U.S. Army's Fort Detrick installation is Frederick's largest employer (10,000 employees), and the economy is also influenced by banking, colleges, government jobs, healthcare, insurance, retail, tourism and the transportation sector. Frederick is also known for its "clustered spires" skyline of historic downtown churches.)





# Master Planned Development, New Market, MD, USA

## Zoning Summary

Parcel	Residential AC	Commercial AC	Agricultural AC	Total AC
1	-	9.93 acres	-	9.93 acres
2	-	25.29 acres	-	25.29 acres
3	80 acres	51 acres	-	131.00 acres
4	-	-	19.20 acres	19.20 acres
Total	80 acres	86.22 acres	19.20 acres	185.42 acres

## Development Potential, by right

- Up to 400 residential units (5 units per residential acre)
- Up to 938K SqFt of commercial space (0.25 FAR)

### Contact

Larry Stockton  
786-210-5566  
larry@StocktonCRE.com

Chad Tyler  
301-370-3611  
chad@tylerco.com