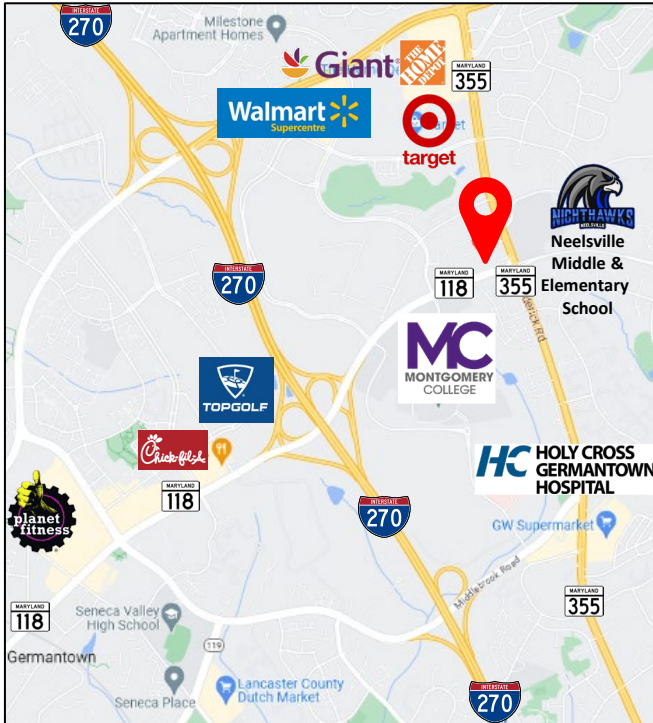


FOR SALE



- 88,427 square foot/2.03 acre site in the heart of Germantown.
- Located in Montgomery County's Qualified Opportunity Zone.
- Zoned R-200, grandfathered commercial.
- Direct access onto Frederick Rd. (MD-355) with secondary access from Germantown Rd. (MD-118).
- Less than 0.5 mile from I-270 Access.
- Less than 0.25 mile from Montgomery College.
- Less than 0.7 miles to Milestone Shopping Center

2.03 Acres in MOZ (Maryland Opportunity Zone)



PLEASE CONTACT:

M. Eshera
 meshera@argtec.com

(434) 374-1429

MARYLAND ROUTE 355
 FREDERICK ROAD
 SRC PLAT 51183
 (L 8950 F. 774 & L. 8744 F. 580)
 (R/W WIDTH VARIES)



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



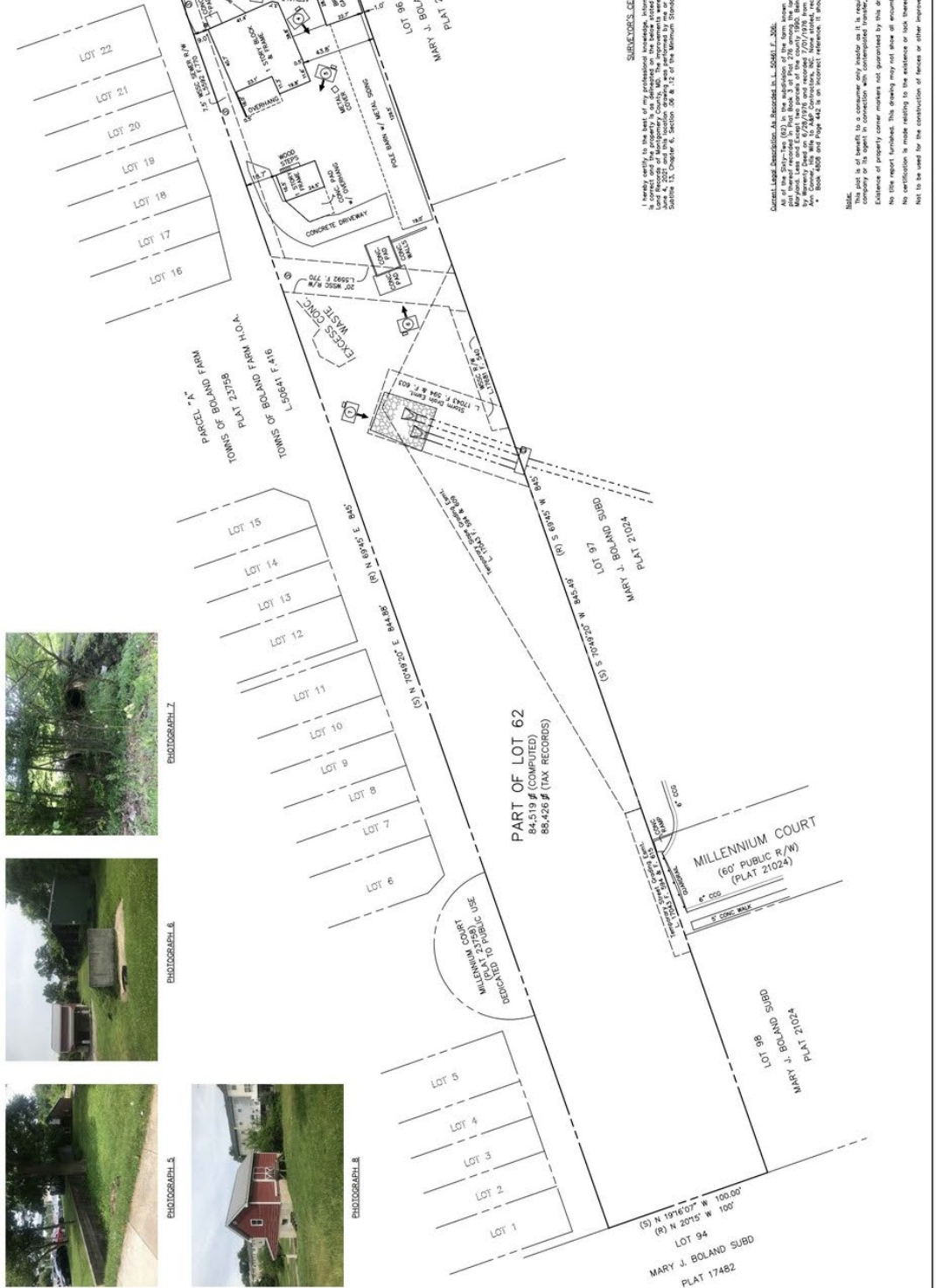
PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



SUBSCRIBER'S CERTIFICATE

I hereby certify to the best of my knowledge and belief that the facts, data and bearings shown herein are correct and the property is as described on this plan unless noted otherwise. I am not responsible for the accuracy of the survey data or the correctness of the bearings and distances shown on this plan. I am not responsible for the accuracy of the bearings and distances shown on this plan. I am not responsible for the accuracy of the bearings and distances shown on this plan.

Mary J. Boland, Inc.
 Professional Engineer, No. 21300
 License Expires: Jan. 7, 2023

CURRENT LEGAL DESCRIPTION AS RECORDED IN L. 8661 F. 206

As shown on the map of the same name as 'Mary J. Boland, Inc.' at the office of the Surveyor for Frederick County, Maryland, the land shown on this plan is the same as the land shown on the map of the same name as 'Mary J. Boland, Inc.' at the office of the Surveyor for Frederick County, Maryland, the land shown on this plan is the same as the land shown on the map of the same name as 'Mary J. Boland, Inc.' at the office of the Surveyor for Frederick County, Maryland.

NOTE:
 This plan is to be used in connection with the insurance policy issued by the insurance company named herein. The existence of property corner markers not guaranteed by this drawing, unless indicated herein. No title report furnished. This drawing may not show all encumbrances affecting the property. No certification is made relating to the existence or lack thereof of underground storage tanks. Not to be used for the construction of fences or other improvements.

- LEGEND:**
- (1) - Dimension by Survey
 - (2) - Dimension by Record
 - (3) - As shown by Record
 - (4) - As shown by Record
 - (5) - As shown by Record
 - (6) - As shown by Record
 - (7) - As shown by Record
 - (8) - As shown by Record
 - (9) - As shown by Record
 - (10) - As shown by Record
 - (11) - As shown by Record
 - (12) - As shown by Record
 - (13) - As shown by Record
 - (14) - As shown by Record
 - (15) - As shown by Record
 - (16) - As shown by Record
 - (17) - As shown by Record
 - (18) - As shown by Record
 - (19) - As shown by Record
 - (20) - As shown by Record
 - (21) - As shown by Record
 - (22) - As shown by Record