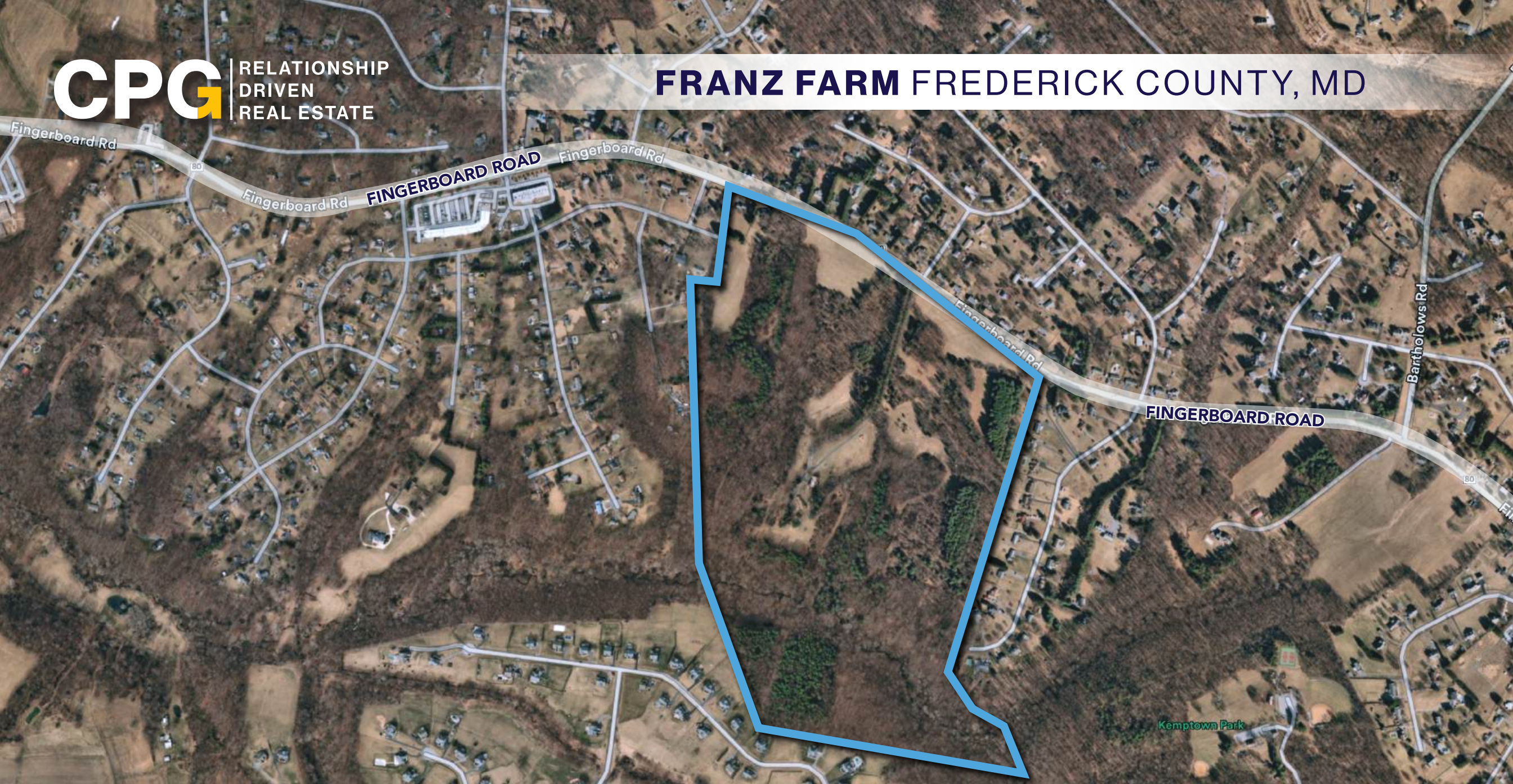




RELATIONSHIP
DRIVEN
REAL ESTATE

FRANZ FARM FREDERICK COUNTY, MD



FOR SALE | 144.85 ACRES ON R1 ZONED LAND

7272 Wisconsin Avenue, 10th Floor, Bethesda, MD 20814

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BUSINESS TERMS

SALE PRICE	MAKE BEST OFFER
STUDY PERIOD	30 DAYS
TERMS	ALL CASH AT SETTLEMENT
DEPOSIT	5% OF PURCHASE PRICE
SETTLEMENT	NEGOTIABLE

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC, or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal. There is no cooperating brokerage commission for this opportunity.

EXECUTIVE SUMMARY

CPG Realty, LLC, as exclusive representative of the Seller, is pleased to present the Franz Farm, a 144.85-acre former Christmas tree farm located at 12056 Fingerboard Road, Monrovia, Maryland 21770 (the “Property”). The Property is zoned R-1 (Rural Residential) and is designated Low Density Residential on the Frederick County Comprehensive Plan representing one of the largest remaining R-1 zoned parcels of land in Frederick County

The Franz Farm is comprised of:

- **One primary parcel totaling 143.85 acres**
- **Two additional recorded lots of approximately 0.5 acres each**

There are currently **no public utilities serving the Property**. Any interested investor, developer or builder would need to explore extending public utilities to the site or proceed with development using **private wells and septic systems**.

A conceptual plan prepared by Harris & Smariga (referenced on page 5) demonstrates the ability to accommodate **approximately 67 well & septic, single-family lots on the Property**.

DEVELOPMENT CONSIDERATIONS:

- **School capacity could be problematic** for a traditional residential development of more than five lots.
- **A Text Amendment** would be required to pursue age-restricted residential development on well and septic, which could offer an alternate path forward.
- **Frederick County has recently acquired a nearby site** for a planned public school campus, which may help mitigate future school capacity limitations.
- **Other nearby proposed developments** may bring public utilities closer to the Property, potentially creating future connection opportunities.

This represents an **exceptionally rare opportunity** to acquire **144.85 acres of R-1 zoned land** in one of Frederick County’s most desirable growth corridors.



PROPERTY INFORMATION

ADDRESS 12056 Fingerboard Rd, Monrovia, MD 21770

LAND SIZE 144.85 acres

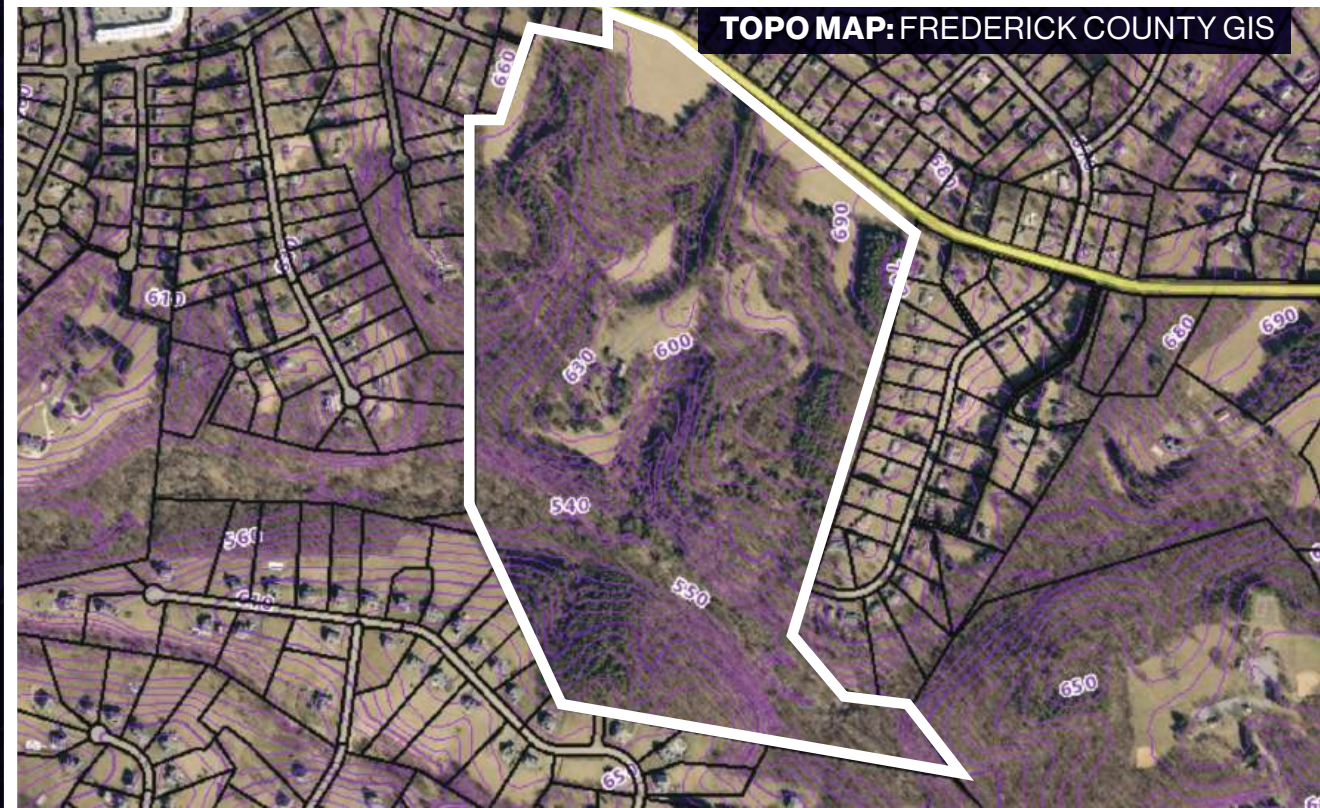
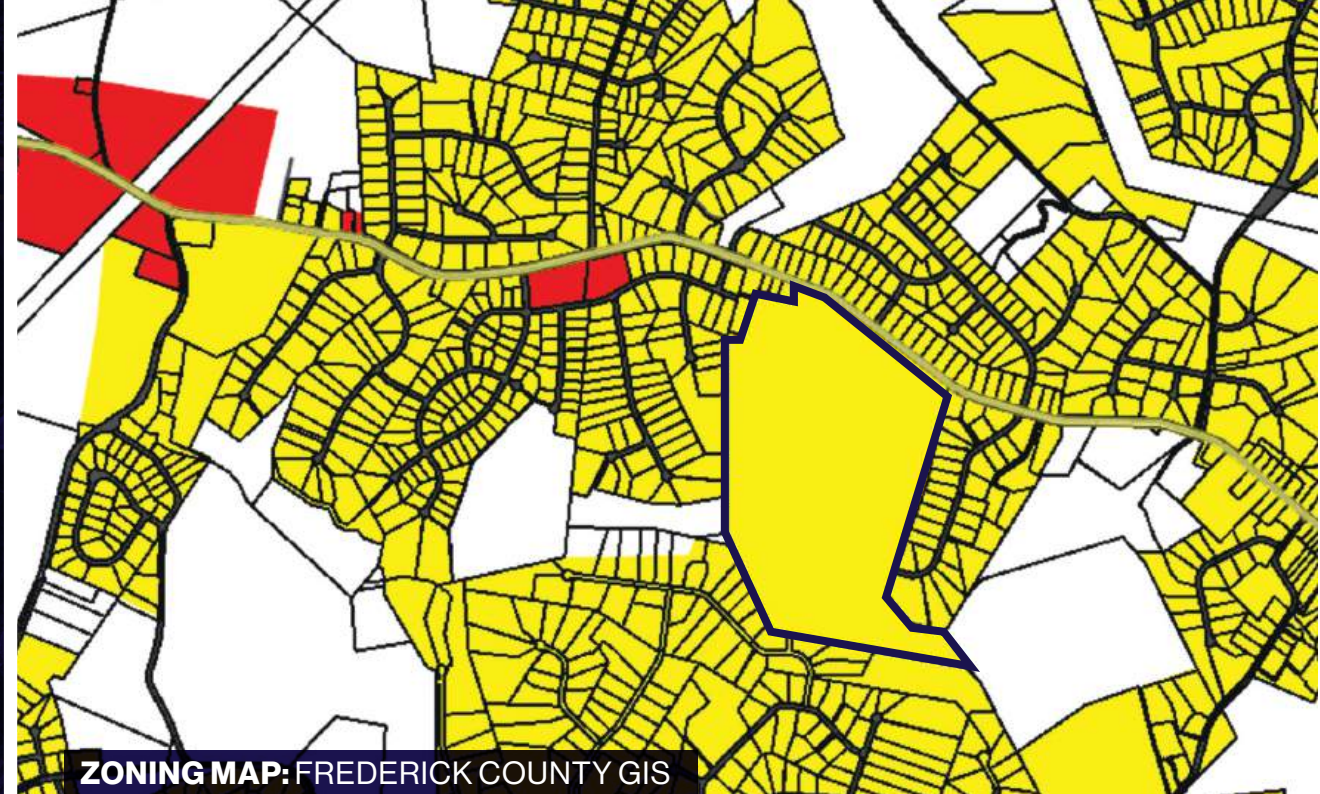
IMPROVEMENTS 2,033 SF Farm House & Barns

ZONING R1

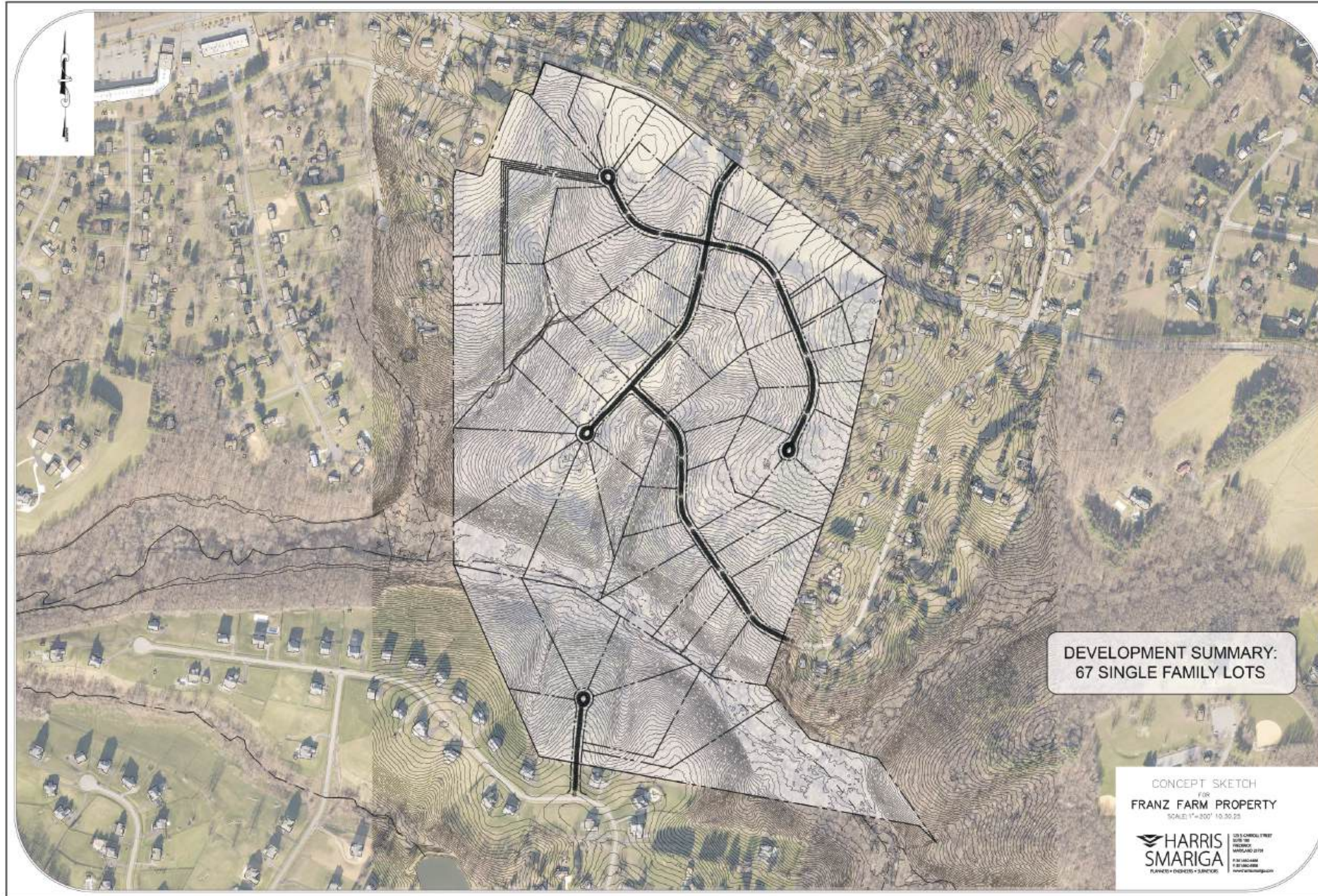
LAND USE DESIGNATION Rural Community

WATER & SEWER DESIGNATION No Planned Service

NOTES This is likely the largest R:1 zoned parcel in Frederick County that has not been developed. The property has some wetlands along the creek to the south.



CONCEPT PLAN



Please contact **Harris Smariga** for all questions related to development schemes.

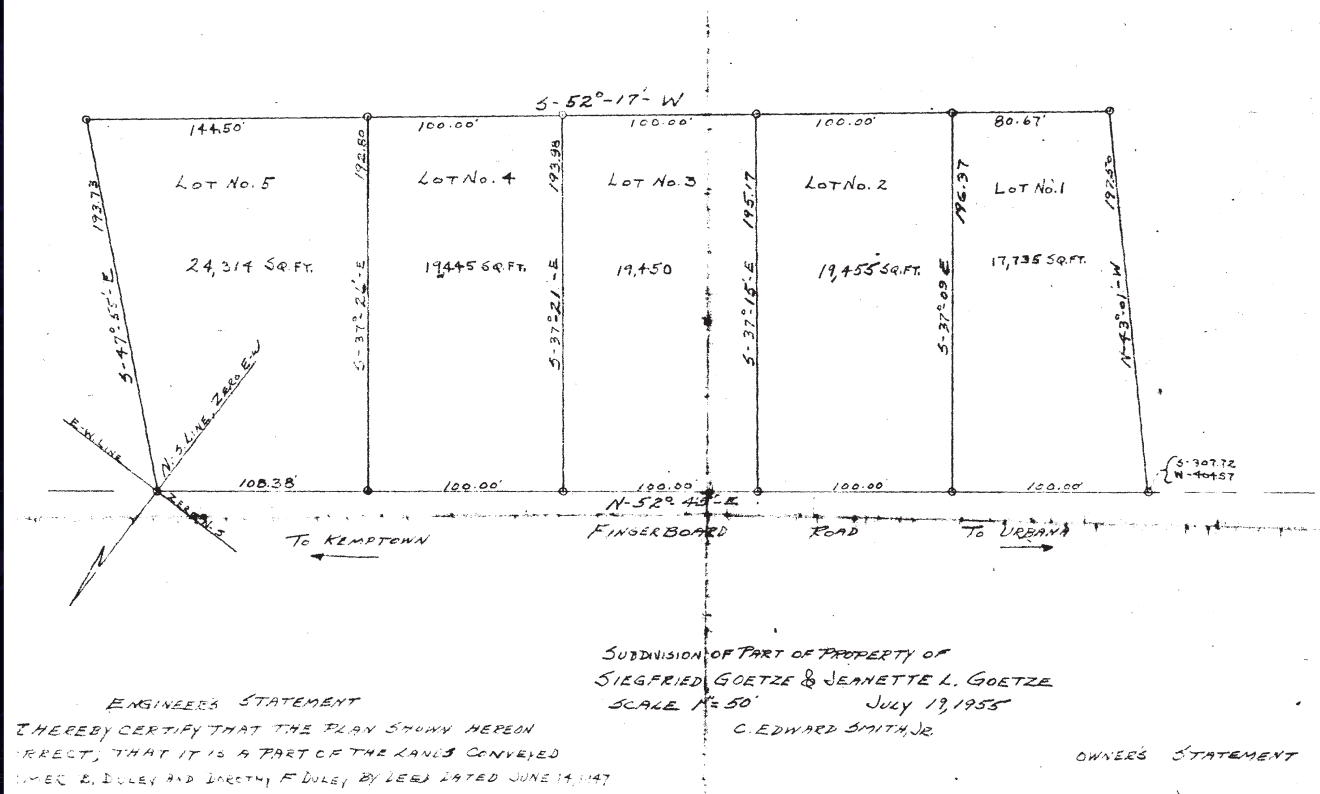
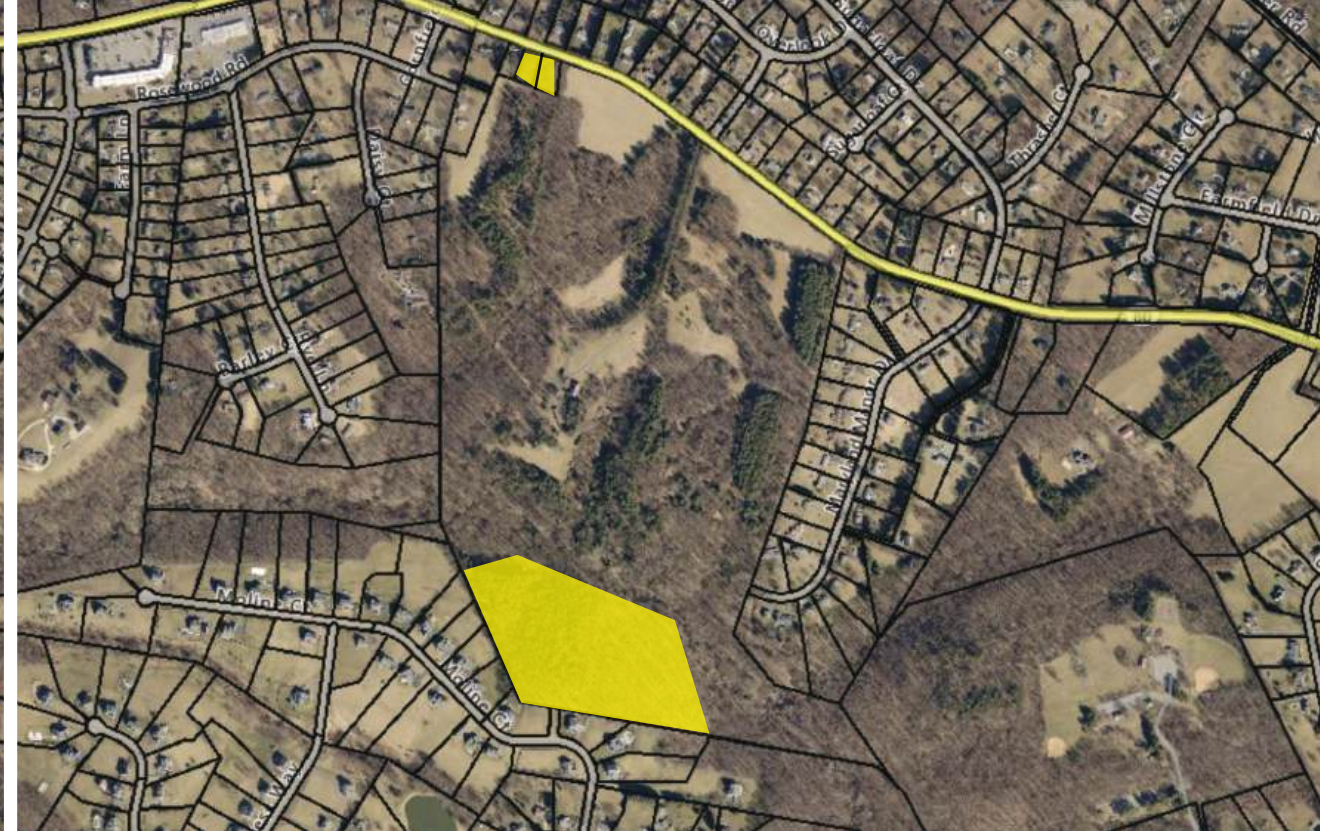


Chris Smariga
Ph. (301) 662-4488
CSmariga@harrissmariga.com

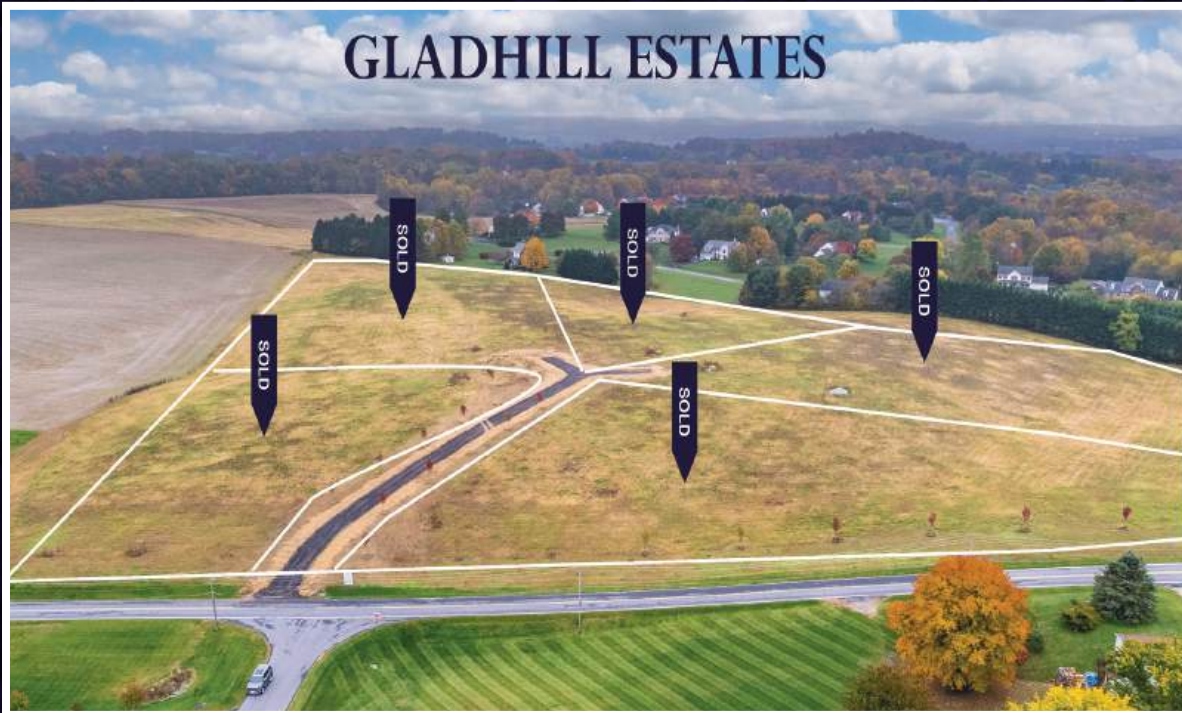
125 S Carroll Street
Suite 100
Frederick, Maryland 21701

IMMEDIATE DEVELOPMENT POTENTIAL

The northern two lots of record can be enlarged by adding ground via a Plat of Addition, perked and sold, and the yellow southern area is CPG's recommended area to complete a 5 lot minor subdivision, which is allowed by right, and exempt from APFO. The southern 5 lot subdivision would be served via private common driveway, well and septic, minimizing development expense, but creating an extension to the established Glad Hill Estates, Section 1, which homes resell in the \$1.1mm to \$1.4mm range.



NEARBY DEVELOPMENT



GLADHILL ESTATES

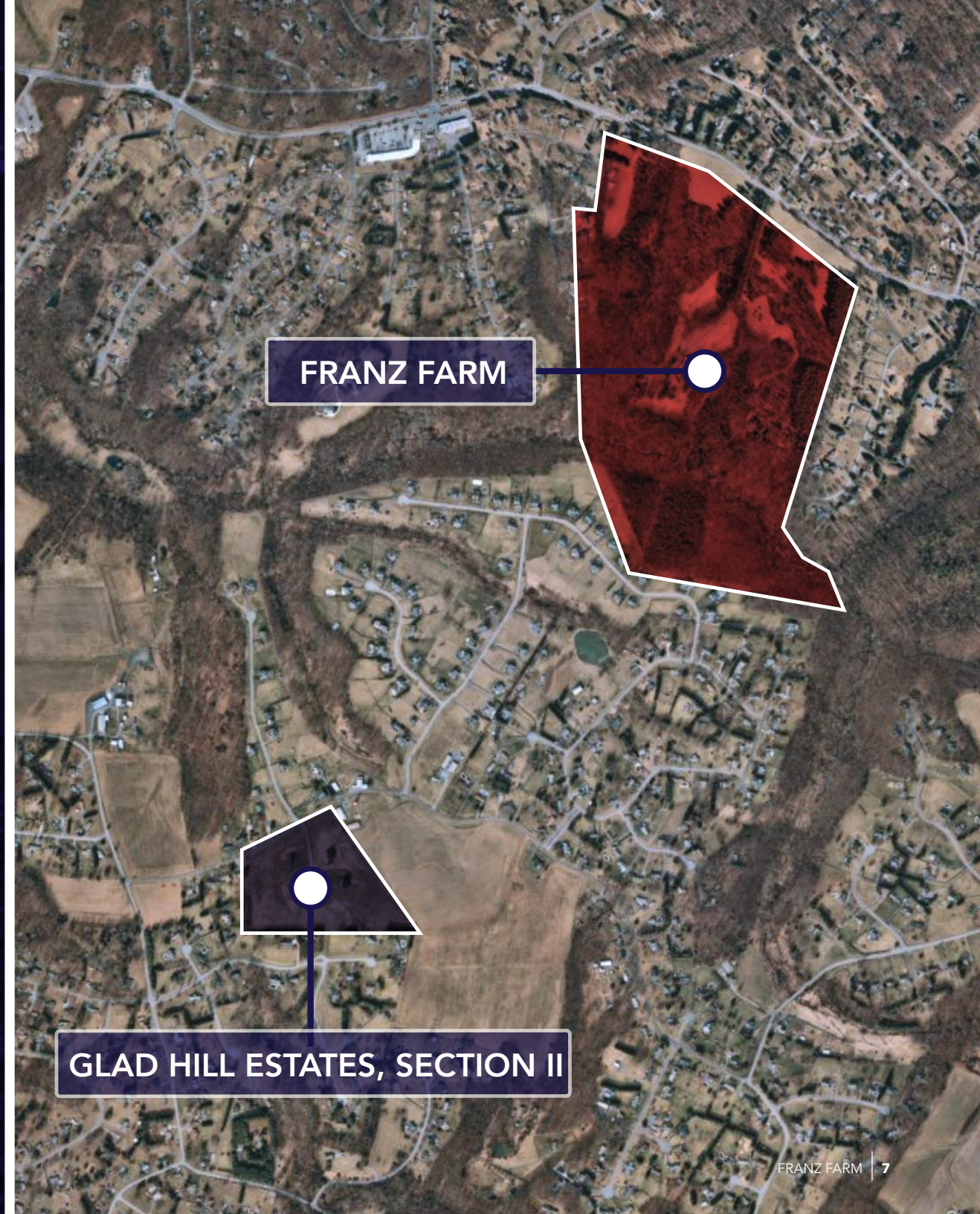
GLAD HILL ESTATES, SECTION II

11636 GLADHILL BROTHERS RD, MONROVIA, MD

Nearby Well & Septic Lot Development

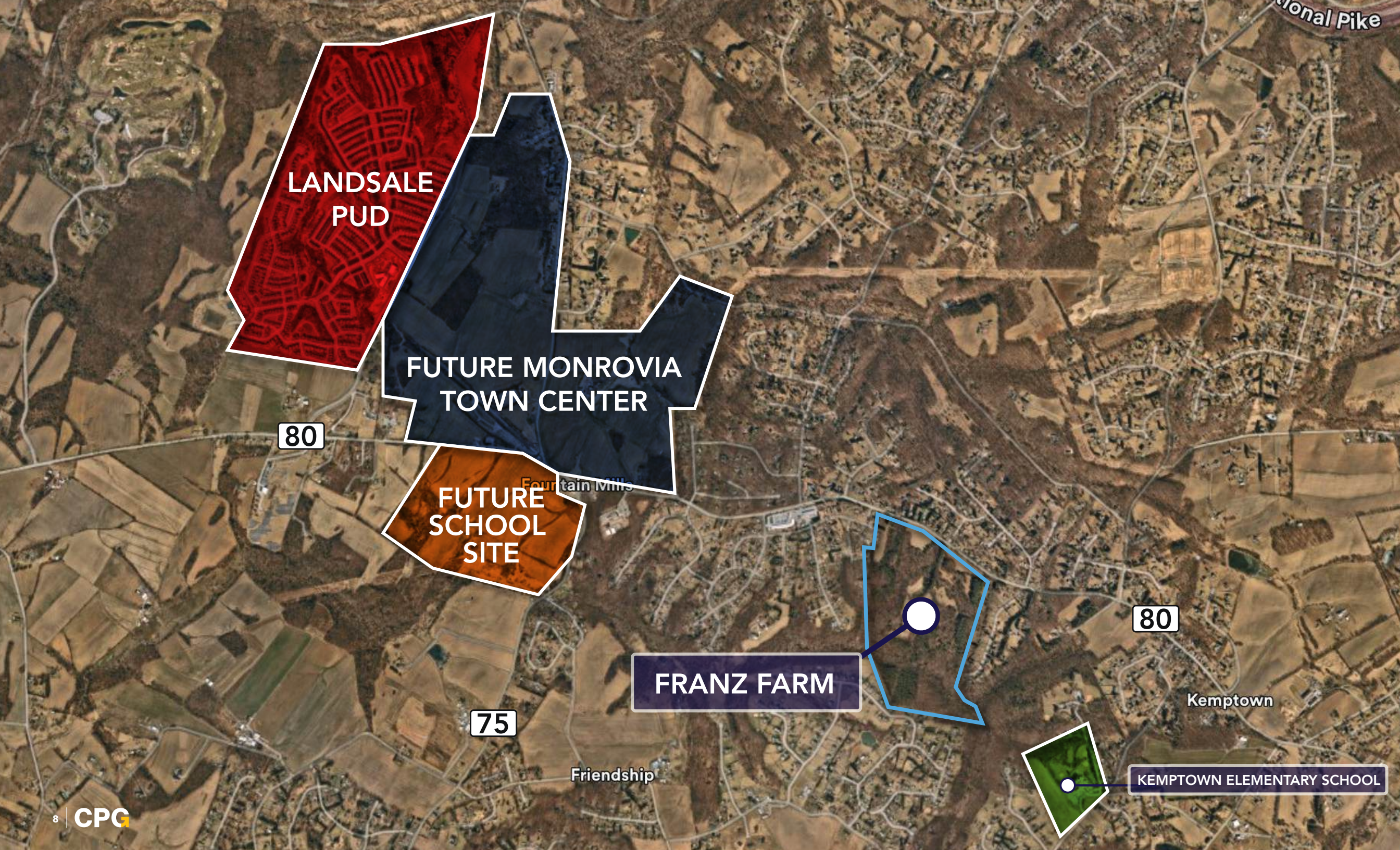
Average Lot Sale Price: \$330,000

Sold in 2023



FRANZ FARM

GLAD HILL ESTATES, SECTION II



LANDSALE
PUD

FUTURE MONROVIA
TOWN CENTER

FUTURE
SCHOOL
SITE

FRANZ FARM

KEMPTOWN ELEMENTARY SCHOOL

80

75

80

Friendship

Kemptown

Fountain Mills

Monrovia Pike







MARKET SUMMARY



DEMOGRAPHICS (3MILE RADIUS)



16,274
POPULATION



\$172,523
AVG INCOME



5,463
HOUSEHOLDS



421
BUSINESSES

FREDERICK COUNTY OVERVIEW

Frederick County, MD, is Maryland's largest county, located in the state's central Piedmont region with a mix of historic towns, urban centers, and scenic rural areas. It boasts a rich history as a crossroads for major historic events and thoroughfares, visible in its numerous historic sites and attractions. Economically, the county thrives on agriculture, with a focus on dairy, and has emerging sectors in technology and biomanufacturing, supported by its proximity to Washington, D.C. and Baltimore. Residents enjoy a high quality of life, known for highly-rated public schools and a combination of modern amenities and outdoor recreational opportunities.



CATOCTIN MOUNTAIN PARK



EVEREDY SQUARE

CONTACT



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