

NEW MARKET RETAIL CENTER

NEW MARKET, MARYLAND 21774

2.618 ACRE PAD SITE FOR SALE



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THE OFFERING

HOGAN is pleased to present for sale the final pad site available at New Market Retail Center. The pad site is 2.618 acres of General Commercial (GC)-zoned land located at the intersection of Old National Pike (Route 144) and Rotary Avenue just north of Interstate 70 and east of Route 75.

The property is proximate to the Weis-anchored New Market Shopping Center and approximately 1500+ planned homes in New Market Region along with Lake Linganore Town Center located on the west side of historic downtown New Market.

The project has Preliminary Plan approval and is served by public water and sewer. Significant infrastructure is already installed at the project to include public sewer, public water, storm water management facilities, storm drain, and access roads to the remaining developable area.

Join CVS Pharmacy, Popeye's, Advance Auto, Tractor Supply Company, and a to-be-announced electric vehicle charging station!

The Pad Site cannot be subdivided further and is subject to a Declaration of Covenants, Conditions, and Restrictions.

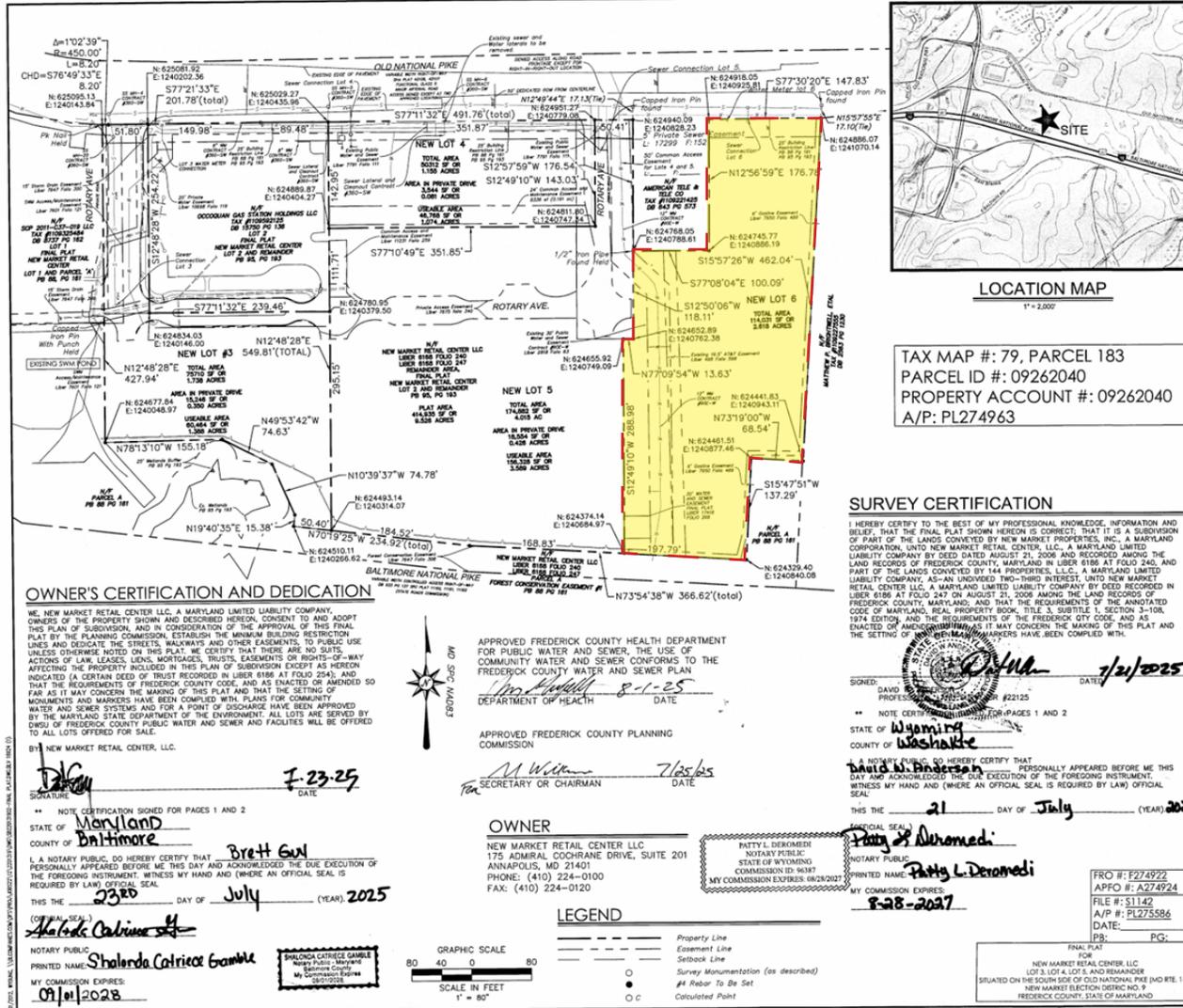
For additional information, contact:

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RECORD PLAT

112 | 153



FINAL PLAT
NEW MARKET RETAIL CENTER, LLC
LOT 3, LOT 4, LOT 5 AND LOT 6
SE INTERSECTION OF OLD NATIONAL
PIKE AND ROTARY AVENUE
NEW MARKET, MARYLAND

3400 Tangleway Way
Suite 210
Charlotte, NC 28277
(704) 543-7070

Architecture
Environmental
Land Surveying
Companies

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Suite 210
Charlotte, NC 28277
(704) 543-7070

18 - Plat Fee - 1.00
Subdivision Stamp - 1.00
Habitat (total) Cont. - 0.00
Total - 2.00
No. Date 08/05/2025 01:27
#19185521 C03061 - 001
Frederick Co. 01:27
Register 04:01
CCL

Surveyed by: BCR/LW
Drawn: JH
Reviewed: DB
Scale: 1"=80'
Project No: 220139
Date: 07/17/2025
CAD File: 8622013902.FINAL PLAT
Title:
Sheet No. 1 of 2

FINAL PLAT
SB-01

TRANSACTION DETAILS

Due Diligence Items in Document Vault

- Recorded Plats and Tax Record
- Approved Preliminary Plan
- Condominium Association Documents
- APFO Fee Reimbursement

Offer Guidance

- Asking Price: \$1,500,000
- Closing subject to Site Plan approval
- Feasibility Period: 45 days
- Closing: 30 days after approval of Site Plan
- Cooperating Brokerage: HOGAN is offering a 3% cooperating broker for registered buyer brokers.



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.

