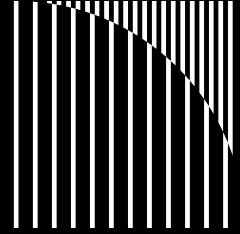


Ballenger Crossing

FOR SALE - INDIVIDUALLY OR AS A COMBINED ASSEMBLAGE



LOT 1B

2.69 ACRES

\$2,568,000

LOT 1C

1.18 ACRES

\$1,139,000

READY DEVELOPMENT SITE

FOR A PLANNED UNIT DEVELOPMENT

COMPASS
COMMERCIAL

THE ALVAREZ ADVISORS GROUP | COMPASS COMMERCIAL

6227 N. CHARLES STREET, BALTIMORE, MD 21212

M: 443.643.8678 | O: 410.886.7342

PROPERTY SUMMARY

Ballenger Crossing (Carone Division)

The Alvarez Advisors Group at Compass Commercial presents Lot 1B and Lot 1C, Section III of Ballenger Crossing (Carone Division) — two shovel-ready development parcels fronting Corporate Drive and Ballenger Creek Pike in the Frederick Planning Region, Frederick Election District No. 28, Frederick County, Maryland. The lots are offered individually or together as a combined assemblage, giving a builder, investor, or owner-user a rare, entitlement-friendly canvas within one of Frederick's fastest-growing commercial corridors.

	LOT 1B	LOT 1C	COMBINED
Acreage (±)	2.6828 Acres	1.1876 Acres	3.8704 Acres
Gross Square Footage	116,861 SF	51,733 SF	168,594 SF
Sale Price	\$2,568,000	\$1,139,000	\$3,707,000
Price Per Acre (±)	\$954,650	\$965,250	\$957,880
Price Per SF (±)	\$21.98	\$22.02	\$21.99
Tax ID	28-592495	28-592496	2 Lots of Record

ZONING & DEVELOPMENT

- Current Zoning: PUD (Planned Unit Development), Village Center land use designation
- Maximum Building Height: 60 feet | Front Setback: As Shown on Plat | Side Setback: 8 feet | Rear Setback: 25 feet
- Both lots are served by public water and sewer; no floodplain on site

PLAT REFERENCE

- Addition Plat: Ballenger Crossing (Carone Division), Lot 1B & Lot 1C, Section III
- Previously recorded in Plat Book 96, Page 95 & Plat Book 43, Page 139
- Surveyor: CBM Consulting, LLC — Carl F. Thomas, PLS #411 | Job No. 25-1263 | December 2025 | Scale: 1" = 60'

A Shovel-Ready Foothold in Ballenger Crossing

Positioned on a high-visibility corner at the intersection of Ballenger Creek Pike and Corporate Drive and bordering an established residential community, Lot 1B and Lot 1C offer a builder or investor a rare, entitlement-friendly canvas for ground-up commercial construction. Zoned Village Center under the PUD, the site supports a broad range of by-right and site-plan-approved uses, giving a developer significant flexibility to shape the project to market demand — whether developed as a standalone pad, a combined assemblage, or in phases.

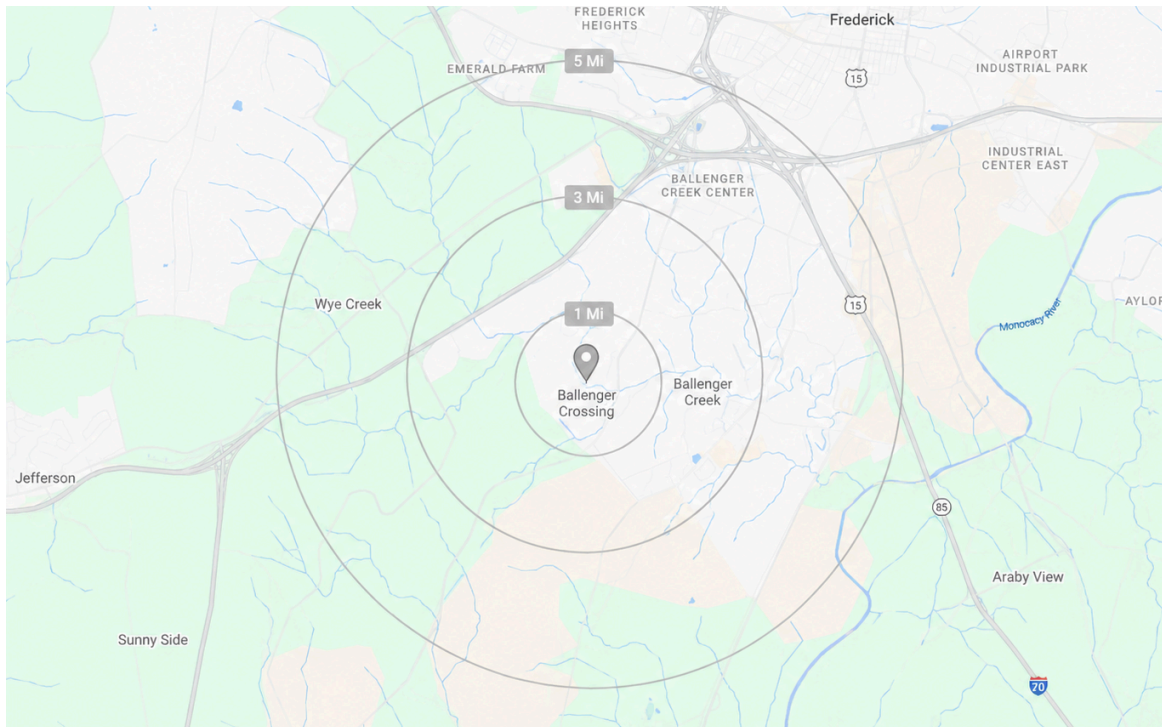
PERMITTED USE CATEGORIES

An illustrative range of the commercial development categories permitted under Village Center zoning:

CATEGORY	REPRESENTATIVE USES
Retail	Apparel store, department store, variety store, convenience store, grocery, liquor store, pet store, hardware/garden center, pharmacy, appliance sales & service
Hospitality	Motel, hotel
Restaurant / Food Service	Restaurant
Office	Office/business, bank or financial institution
Medical & Healthcare	Medical clinic / urgent care, physical rehabilitation facility, assisted living facility, nursing home
Education	Child care center / nursery school, college, university, private school
Automotive Services	Car wash
Personal Services	Dry cleaning / laundromat, pet training / day care / grooming facility
Professional Services	Electrical, plumbing, and carpentry contractors
Community & Institutional	Civic community center, place of worship, governmental/civic/institutional use
Retail Centers	Shopping center

DEMOGRAPHICS

Trade Area Snapshot



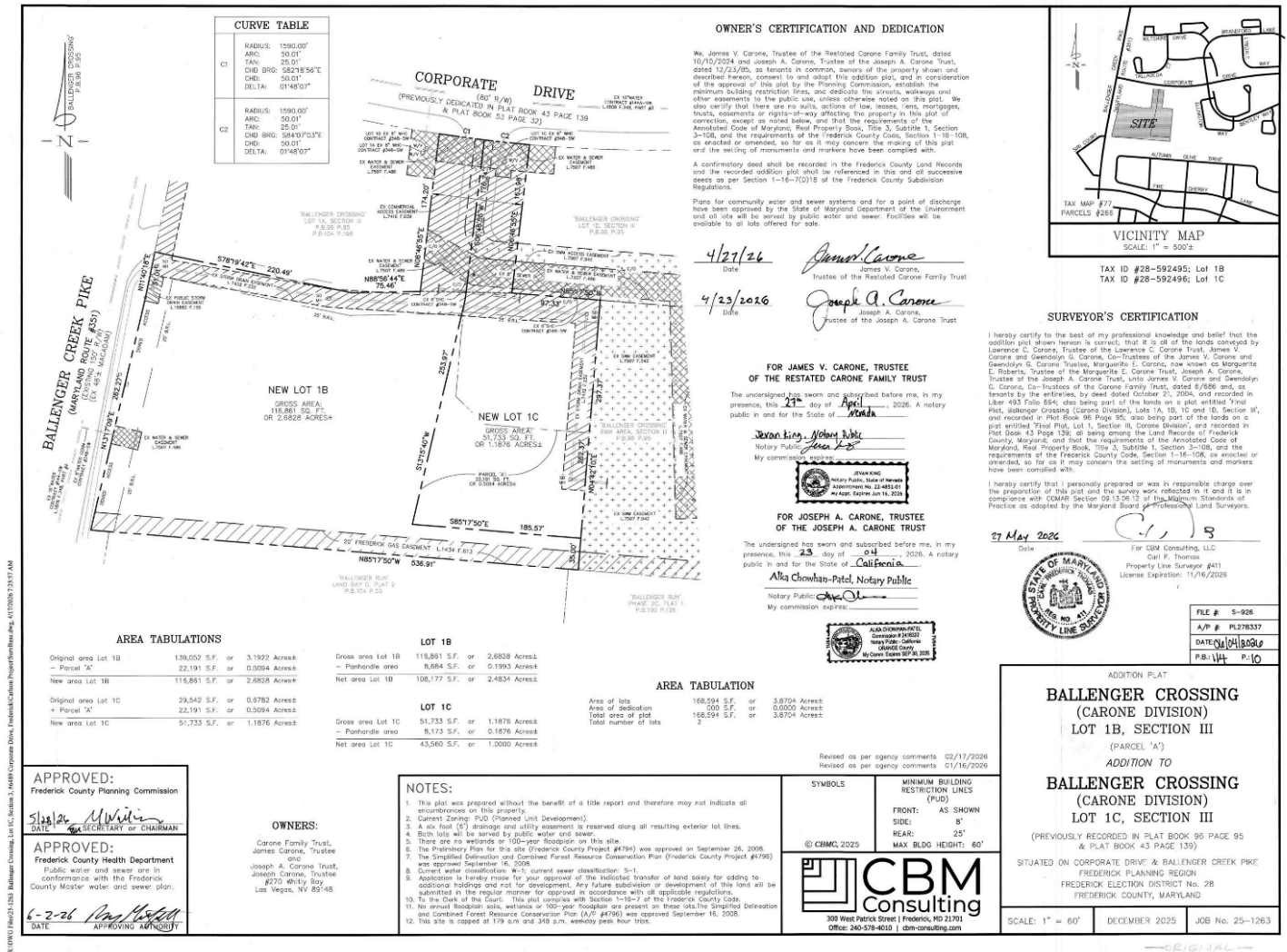
2024 DEMOGRAPHICS	WITHIN 1 MI.	WITHIN 3 MI.	WITHIN 5 MI.
 Population	13,232	55,300	116,592
 Households	4,984	21,435	43,894
 Average Household Income	\$117,634	\$113,265	\$118,794
2025 DEMOGRAPHICS	WITHIN 1 MI.	WITHIN 3 MI.	WITHIN 5 MI.
 Population	17,382	60,347	114,740
 Households	6,549	22,980	44,056
 Median Household Income	\$101,166	\$98,111	\$96,743

Source: CoStar and Maryland Department of Planning.

RECORDED ADDITION PLAT

Ballenger Crossing | Carone Division

Lot 1B & Lot 1C, Section III



Ballenger Crossing (Carone Division), Lot 1B & Lot 1C, Section III — Frederick County, Maryland



PRESENTED BY

Manuel Alvarez

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Manuel Alvarez leads The Alvarez Advisors Group at Compass Commercial, advising buyers, sellers, developers, and investors across multifamily, mixed-use, commercial land, and retail transactions throughout Maryland, Washington, D.C., and Pennsylvania. With approximately 25 years of real estate experience, his career has evolved from residential brokerage into commercial investment sales, land acquisition, and development, giving clients a comprehensive view of market analysis, financial underwriting, investment strategy, and project execution.

Manuel is completing a Master of Science in Real Estate Development & Infrastructure at the Johns Hopkins Carey Business School, focusing on investment analysis, development feasibility, public-private partnerships, capital markets, and urban development — complementing his practical experience with institutional level financial analysis and data-driven market research.

Licensed in Maryland, Washington, D.C., and Pennsylvania

THE ALVAREZ ADVISORS GROUP | COMPASS COMMERCIAL
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Confidentiality & Disclaimer

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