

FOR SALE

Frederick County, MD

DEVELOPMENT OPPORTUNITY

RAY SMITH ROAD | FREDERICK, MARYLAND 21704

LOT SIZE

22 Acres ±

ZONING

R-3 (Low Density Residential)

HIGHLIGHTS

- ▶ 22 acres of land located just SE of "Industrial Center East" in Frederick, MD
- ▶ Permitted uses under R-3 zoning: residential (including senior/assisted living facilities), churches and schools
- ▶ Easy access to I-70 and I-270
- ▶ Less than a 10 min. drive from Downtown/Historic Frederick
- ▶ Nearby amenities include Costco, Walmart, ALDI, Target, Sam's Club, The Home Depot, Lowe's Home Improvement, and a vast array of shopping and dining destinations



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FOR SALE

 Frederick County, MD

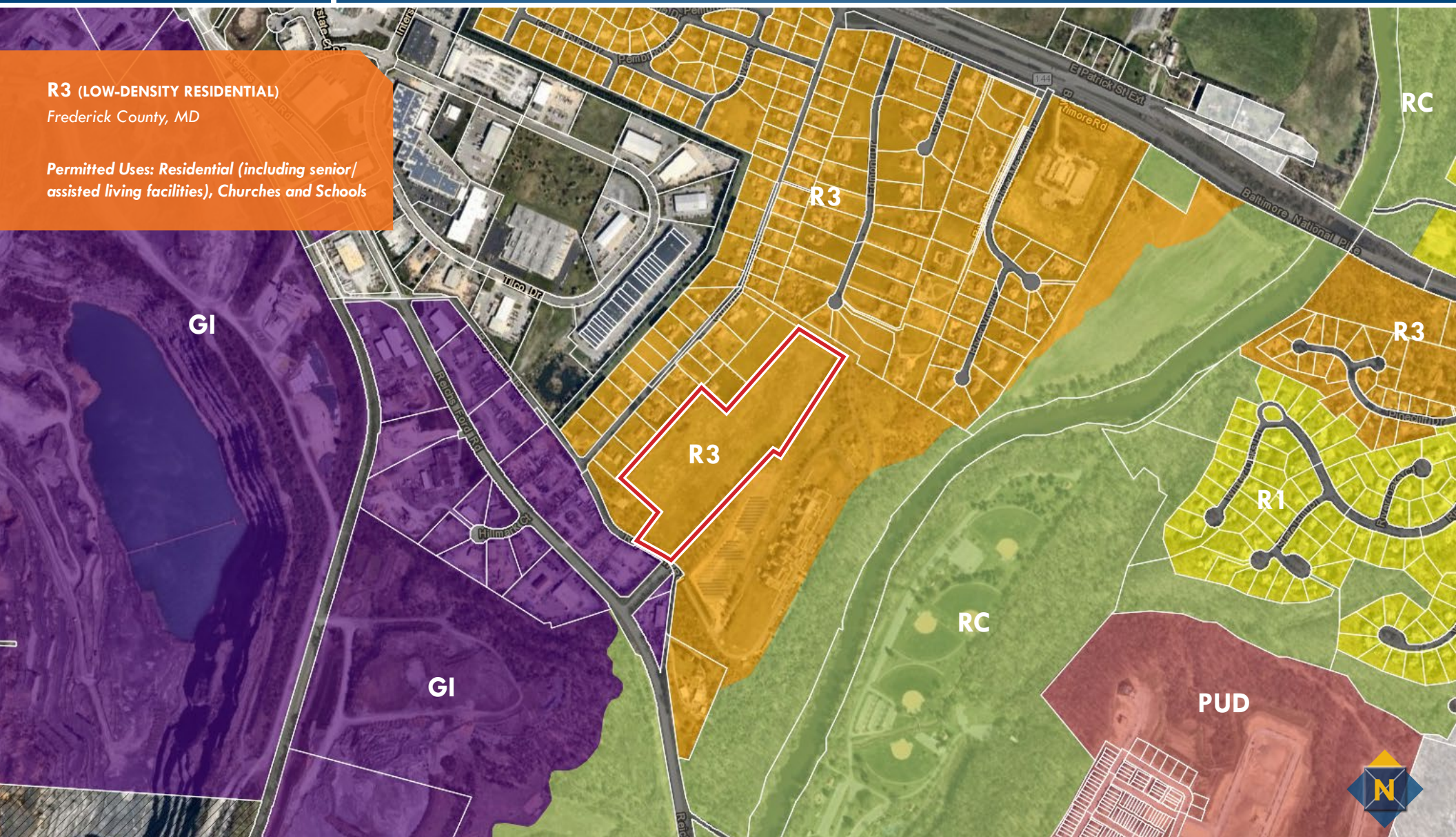
ZONING

RAY SMITH ROAD | FREDERICK, MARYLAND 21704

R3 (LOW-DENSITY RESIDENTIAL)

Frederick County, MD

Permitted Uses: Residential (including senior/assisted living facilities), Churches and Schools



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BIRDSEYE

RAY SMITH ROAD | FREDERICK, MARYLAND 21704

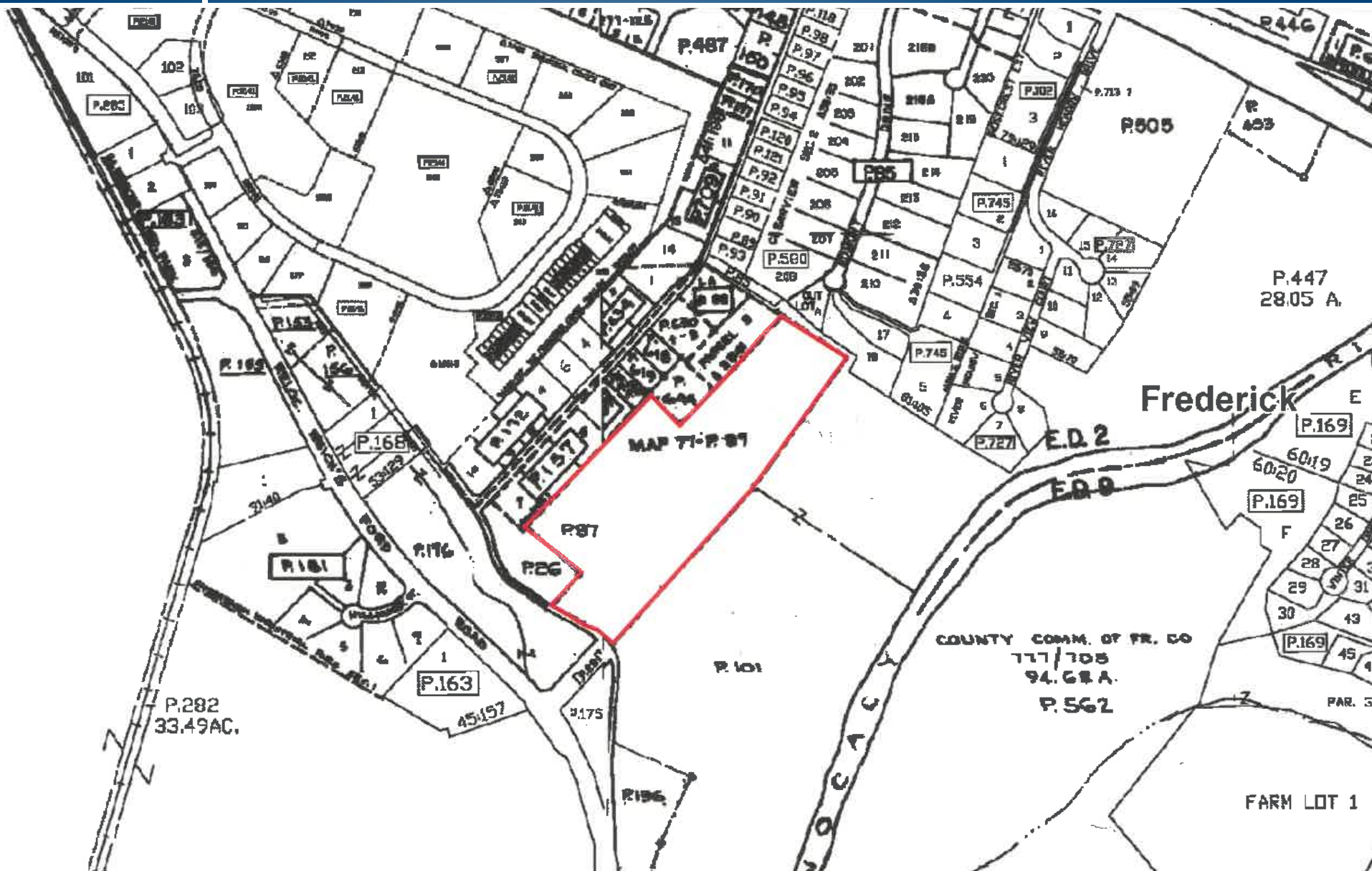


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TAX MAP

RAY SMITH ROAD | FREDERICK, MARYLAND 21704



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REGIONAL TRADE AREA

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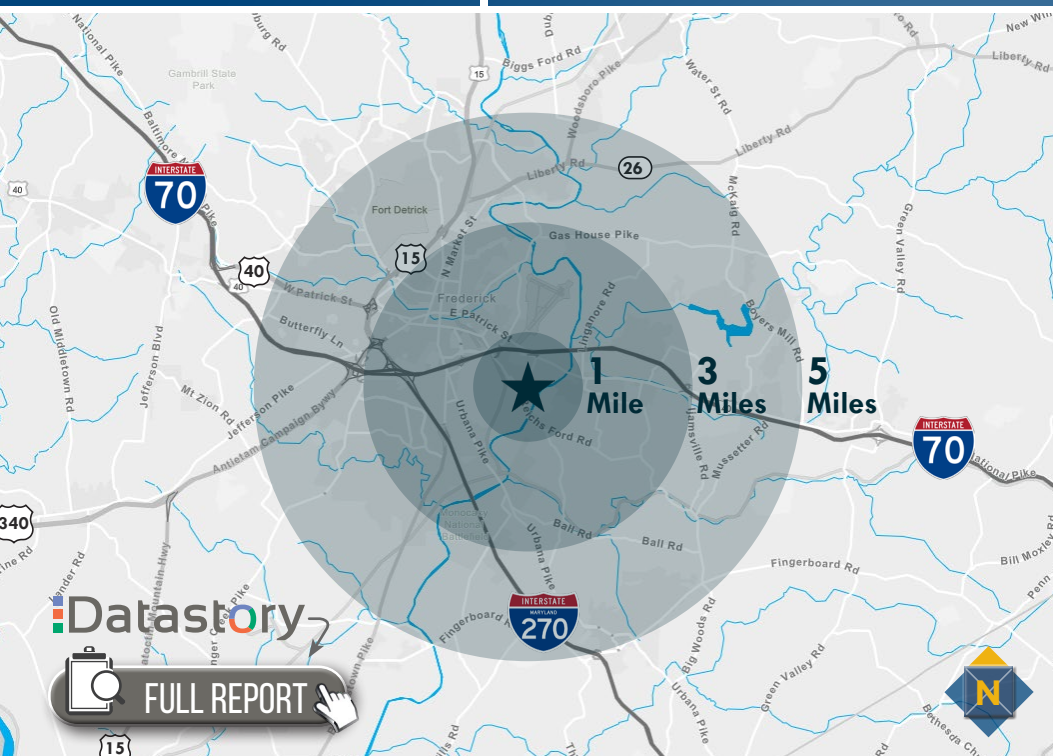


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LOCATION / DEMOGRAPHICS

RAY SMITH ROAD | FREDERICK, MARYLAND 21704



RESIDENTIAL POPULATION

1,058
1 MILE
39,356
3 MILES
127,636
5 MILES

NUMBER OF HOUSEHOLDS

474
1 MILE
16,161
3 MILES
47,529
5 MILES

AVERAGE HH SIZE

2.22
1 MILE
2.34
3 MILES
2.64
5 MILES

MEDIAN AGE

50.6
1 MILE
39.7
3 MILES
36.9
5 MILES

AVERAGE HH INCOME

\$92,722
1 MILE
\$101,115
3 MILES
\$112,816
5 MILES

EDUCATION (COLLEGE+)

63.4%
1 MILE
70.2%
3 MILES
72.1%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

92.3%
1 MILE
90.0%
3 MILES
89.5%
5 MILES

DAYTIME POPULATION

2,139
1 MILE
53,708
3 MILES
136,698
5 MILES

23%

SAVVY SUBURBANITES

2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

LEARN MORE

15%

PLEASANTVILLE

2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

LEARN MORE

13%

FRONT PORCHES

2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

LEARN MORE

12%

RETIREMENT COMMUNITIES

2 MILES

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

1.88
AVERAGE HH SIZE

53.9
MEDIAN AGE

\$40,800
MEDIAN HH INCOME

LEARN MORE