



John D. Crum, Broker
8551-A Catoctin Mountain Hwy.
Frederick, Maryland 21701

Office: (301) 667-8455
Fax: (301) 695-2621

COMMERCIAL DEVELOPMENT OPPORTUNITY

High Visibility Commercial Lot

Located in the City of Frederick, Maryland

In Excess of 88,800 Cars Per Day

GIBSON	2 PARCELS	7.5 ACRES	\$700,000.
		or	2.14 / Sq. Ft.

Utilities at Site

Traffic signal located on North Market Street at Wormans Mill Court has been operational since August 2017.

Consider possible assemblage with Wormans Mill and Brookfield Ct. Frederick, MD 21701 - Frederick Submarket - 3.0 Acres (130,680 SF) of Industrial Land for a blended price per square foot of \$4.81.



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High Visibility Commercial Lot

Located in the City of Frederick, Maryland

In Excess of 88,800 Cars Per Day

GIBSON	2 PARCELS	7.5 ACRES	\$700,000.
FISCQUISITION, LLC	LOT 8S	3.0 ACRES	\$1,500,000.
TOTAL		10.5 ACRES	\$2,200,000.
		OR	4.81 / Sq. Ft.

Utilities at Site

Traffic signal located on North Market Street at Wormans Mill Court has been operational since August 2017.

INTERSECTION of US RT. 15 and MD RT. 26



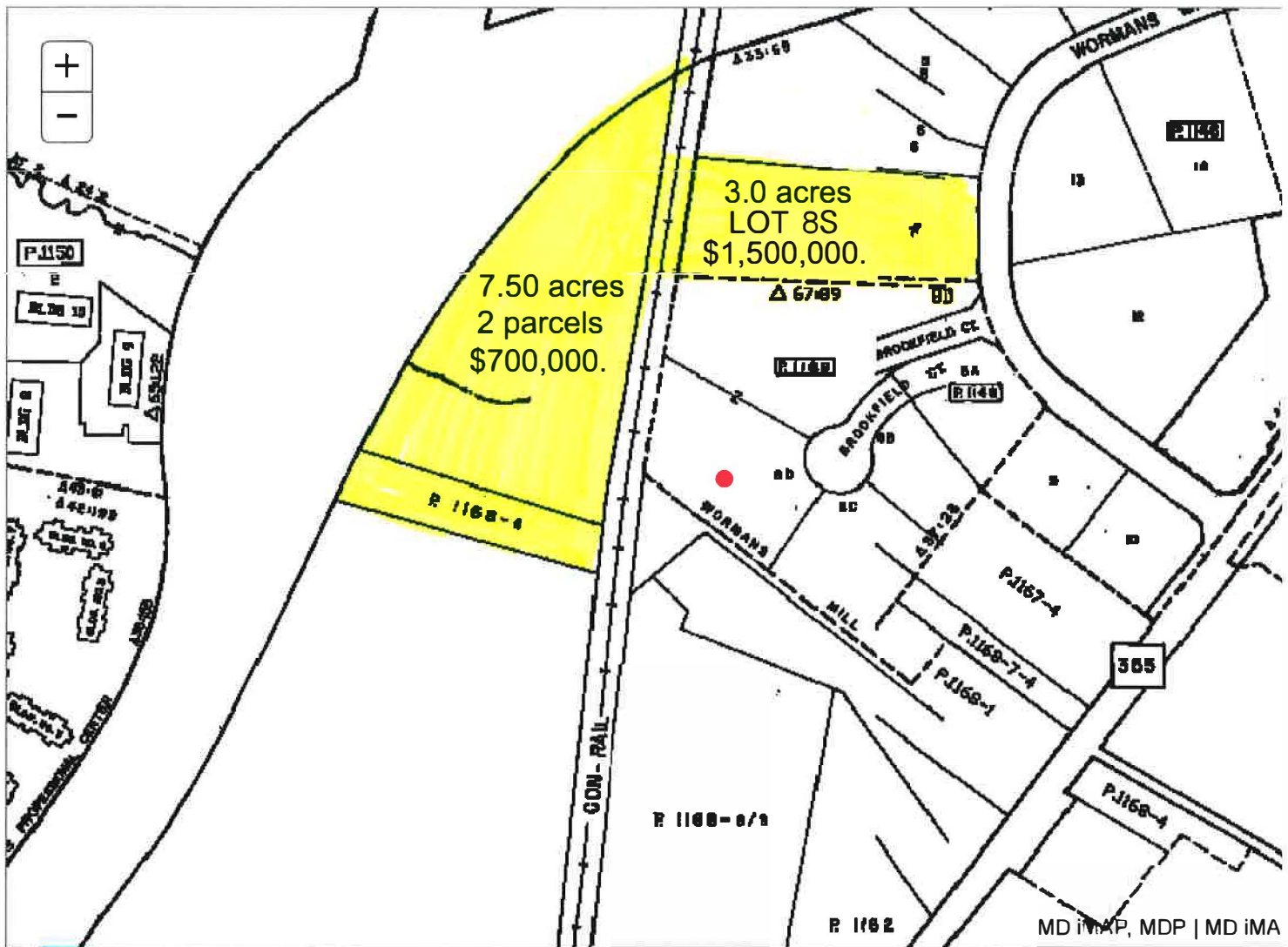
☐ Frederick County Boundary
☐ Surrounding Counties
☐ <all other values>
☐ Maryland

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

10/21/2016
 NAD_1983_StatePlane_Maryland_FIPS_1900_Feet



District: **02** Account Number: **151545**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

Tax ID: 1102140098

County: FREDERICK

Metropolitan Regional Information Systems, Inc.

Full Tax Record

Page 1 of 1

14-Sep-2016

8:30 pm

Property Address: 7518 MARKET ST N, FREDERICK, MD 21701-

Legal Subdiv/Neighborhood:

Incorporated City: FREDERICK CITY

Owner Name: JOHN W GIBSON

Addtl: WENDY M

Condo/Coop Project:

Phone #:

Absent Owner: Yes

Company Owner:

Care of Name:

MAILING ADDRESS: 10763 EASTERDAY RD, MD 21773 9121

LEGAL DESCRIPTION: LOT 1.005 ACRES OFF ROUTE 355 LIBERTY ROAD

Mag/Dist #: 2

Lot: 5

Block/Square:

Election District: 2

Legal Unit #:

Grid:

Section:

Subdiv Ph:

Addl Parcel Flag/#:

Map Suffix:

Suffix:

Parcel: 1168

Historic ID:

Agri Dist:

Plat Folio:

Tax Year 2016

Total Tax Bill: 3,758.15

City Tax: 1,506.29

Tax Levy Year: 2,016

State/County Tax: 2,163.86

Refuse: 88.00

Tax Rate: 1.05

Spec Tax Assmt:

Exempt Class:

Homestead/Exempt Status:

Front Foot Fee:

Tax Class:

Mult. Class:

<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>
2016	\$206,200	\$110,200	\$96,000	
2015	\$205,667	\$110,200	\$94,400	

DEED

Deed Liber: 7,056

Deed Folio: 183

Transfer Date

08-Aug-2008

Price

\$70,000

Grantor

BALM, MARY V & WILLIAM N

Grantee

GIBSON, JOHN W & WENDY M

\$0

BALM, MARY V. & WILLIAM N.

PROPERTY DESCRIPTION

Year Built: 1,959

Irregular Lot:

Land Use Code: Residential

Property Class: R

Zoning Desc:

Prop Use: RESIDENTIAL

Building Use: 1 STORY WITH BASEMENT

Lot Description:

Zoning Code:

Square Feet: 43,560.00

Plat Liber/Folio: /

Quality Grade: AVERAGE

Xfer Devel.Right:

Site Influence:

Census Trct/Blck: /

Acreage: 1.00

Property Card:

Road Description:

Road Frontage:

Topography:

Sidewalk:

Pavement:

STRUCTURE DESCRIPTION

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:		Concrete			
Story Type:	1B				
Description:					
Dimensions:					
Area:	1,440	288	390		
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Brick/Stone		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units:		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,440	Base Sq Ft:	
Patio/Deck Type: CONCRT PATIO	Sq Ft: 288.00		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: BRK		Fireplaces: 1	
Bedrooms:		Bsmt Type: Fully Finished		Garage Type: Carport	
Full Baths: 1		Bsmt Tot Sq Ft: 1,440		Garage Const.:	
Half Baths: 1		Bsmt Fin Sq Ft: 240		Garage Sq Ft: 390	
Baths: 1.50		Bsmt Unfin Sq Ft: 1,200		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Forced Air		Sewer: Public	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated: 9/13/2016 9:51:25PM

Courtesy of: John Crum

Home: (301) 667-8455 Office: (301) 667-8455
 Cell: (301) 667-8455 Email: johndcrum@66still.com
 Company: Hutzell and Sheets Realty Associates
 Office: (301) 662-6111 Fax: (301) 662-6658

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Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size and other information is not guaranteed.



Tax ID: 1102140101

Metropolitan Regional Information Systems, Inc.

Page 1 of 1

County: FREDERICK

Full Tax Record

21-Oct-2016

Property Address: N MARKET, EXTENDED ST, FREDERICK MD 21701

11:52 am

Legal Subdiv/Neighborhood:

Condo/Coop Project:

Incorporated City: FREDERICK CITY

Absent Owner: Yes

Owner Name: JOHN W GIBSON

Company Owner:

Addtl: WENDY M

Care of Name:

MAILING ADDRESS: 10763 EASTERDAY RD, MYERSVILLE, MD 21773 9121

LEGAL DESCRIPTION: 6.48 ACRES N. MKT. ST. EXTENDED

Mag/Dist #: 2

Lot: 4

Block/Square:

Election District: 2

Legal Unit #:

Grid:

Tax Map:

Section:

Subdiv Ph:

Addl Parcel Flag/#:

Map: 404

Map Suffix:

Suffix:

Parcel: 1168

Sub-Parcel:

Historic ID:

Agri Dist:

Plat Folio:

Plat Liber:

Tax Year 2016

Total Tax Bill: \$577

City Tax: \$237

Tax Levy Year: 2016

State/County Tax: \$340

Refuse:

Tax Rate: 1.05

Spec Tax Assmt:

Exempt Class:

Homestd/Exempt Status:

Front Foot Fee:

Tax Class:

Mult. Class:

ASSESSMENT

<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>
2016	\$32,400	\$32,400	\$0	
2015	\$32,400	\$51,800	\$0	

DEED

Deed Liber: 2414

Deed Folio: 333

Transfer DatePriceGrantorGrantee

05-May-1998

\$0

HUMM, WILLIAM C

GIBSON, JOHN W & WENDY M

\$0

HUMM, WILLIAM C.

PROPERTY DESCRIPTION

Year Built: 0

Zoning Code: MU1

Census Trct/Blck: /

Irregular Lot:

Square Feet: 282,269

Acreage: 6.48

Land Use Code: Residential

Plat Liber/Folio: /

Property Card:

Property Class: R

Quality Grade:

Road Description:

Zoning Desc:

Xfer Devel. Right:

Road Frontage:

Prop Use: RESIDENTIAL

Site Influence:

Topography:

Building Use:

Sidewalk:

Lot Description:

Pavement:

STRUCTURE DESCRIPTION

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation:		Roofing:		# of Dormers:	
Ext Wall:		Style:		Year Remodeled:	
Stories:		Units:		Model/Unit Type:	
Total Building Area:			Living Area: 0	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths:		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths:		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer: Public	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated: 13-Sep-2016

Courtesy of: John Crum

Home: (301) 667-8455

Office: (301) 667-8455

Cell: (301) 667-8455

Email: johndcrum@66still.com

Company: Hutzell and Sheets Realty Associates

Office: (240) 205-4990

Fax: (301) 662-6658

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100/113



FILED
31 JUN 13 1:36
SANDRA K. DALTON
CLERK
BY

COORDINATES

No.	Northing	Easting
3	647255.0220	1198555.0053
4	647204.9698	1199401.8115
5	647223.8252	1199413.1462
6	647200.4467	1199621.9409
7	646987.6945	1199621.4808
8	646955.3424	1199603.3964
9	646642.3275	1199189.9848
10	646485.7069	1199087.0473
11	646666.4935	1198854.3151
12	647059.9191	1198921.6262

Coordinates are MARYLAND NAD 83.

LOT 8-S
ZONED M1
3.033 ACRES±

LOT 8-RR
ZONED M1
4.741 ACRES±

100 YEAR FEMA FLOODPLAIN
PER FEMA CASE #99-03-1300A

EXISTING SPORTS COMPLEX
1845 BROOKFIELD CT
50,248 sq ft

APPROVED
DEPARTMENT OF HEALTH
Public Water & Sewer are in conformance with the
Frederick City Master water and sewer plan.

DATE APPROVING AUTHORITY
5-15-18 / [Signature]

MONOCACY LAND PARTNERS, LLC
6258 / 287
ZONED M1

LOT 8C
BED/LC
A 37 / 28
ZONED M1

LOT 8-B
3.033 ACRES±
7.771 ACRES±

APPROVED
CITY OF FREDERICK
PLANNING COMMISSION
DATE SECRETARY OF CHAIRMAN

SYMBOLS
Steel Bar
Steel Bar & Survey
Cap No. 8844
Concrete Monument

DATE REVISIONS
3.18.18 Comments
3.27.18 Comments
4.16.18 Final Revision

FINAL SUBDIVISION PLAT
LOT 8-RR & LOT 8-S
PREVIOUSLY RECORDED IN A 85 / 166, A 67 / 89 & A 33 / 68
CASE NO. PC17-998FSU

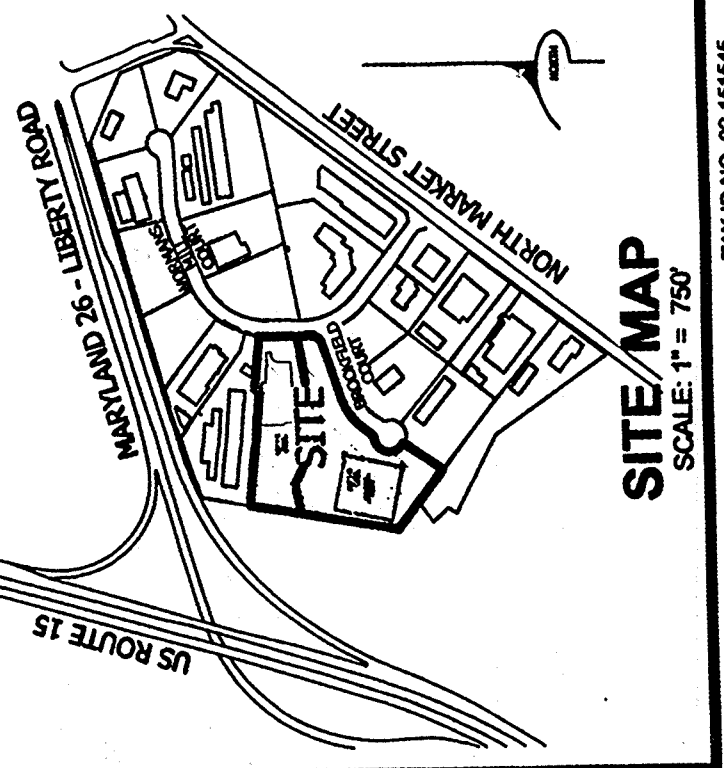
WORMANS MILL
SITUATED AT 1845 BROOKFIELD COURT
CITY OF FREDERICK
FREDERICK DISTRICT NO. 02
FREDERICK COUNTY, MARYLAND

NOVEMBER 7, 2017

SCALE: 1" = 50'

MSA 51244-15909

1607091



SITE MAP
SCALE: 1" = 750'
TAX MAP 405 PARCEL 1146
TAX ID NO. 02-151545

CITY OF FREDERICK WATER AND SEWERAGE NOTE:
The City of Frederick has instituted a Capacity Management Program governing the allocation of potable water and sewerage capacity to comply with Annotated Code of Maryland, Environment Article, § 9-512. The allocation of water and sewerage treatment capacity for the development of the property depicted on this plat shall be made in accordance with Chapter 25, Article 16 of the Code of the City of Frederick, 1966 (as amended). Final allocation of water and sewerage treatment capacity and the payment of all required fees. The ability to permit and develop this plat will be contingent on the availability of water supply and sewerage treatment capacity available at the time of building permit application. Federal, State, or City action, including operational moratoria, may temporarily suspend, delay or otherwise affect an allocation. Recalculation of the plat or approval of the plat is in conformance with the Frederick County Ten Year Water and Sewerage Plan.

For the provisions of this plat, Water Treatment Capacity will be provided by The City of Frederick and Sewer Treatment Capacity will be provided by The City of Frederick.

OWNERS' CERTIFICATION AND DEDICATION

The FISCOQUISITION, LLC, a Maryland limited liability company, owner of the property shown and described herein, consent to and adopt this plan of subdivision and in consideration of approval of this plat by the Planning Commission, establish the minimum building restriction lines, and dedicate the streets, walkways and other easements to public use, unless otherwise noted on this plat. I certify there are no suits, actions of law, leases, liens, mortgages, trusts, easements or rights-of-way affecting the property included in this plan of subdivision, except as shown herein; and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Sections 3-108, 1974 Edition and requirements of the Frederick City Land Management Code, as amended or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with. I certify that plans for community water and sewerage treatment and for a point of discharge have been approved by the State of Maryland Department of the Environment and all lots will be served by public water and sewer. Facilities will be available to all lots offered for sale.

SURVEYORS' CERTIFICATION
Date
FISCOQUISITION, LLC
Antonio Checchia - Managing Member

I hereby certify that the plat of consolidation shown herein is correct to the best of my professional knowledge and belief; that it is all of the lands conveyed by Frederick Sportsplex Management, LLC, a Maryland limited liability company, unto FISCOQUISITION, LLC, a Maryland limited liability company by deed dated November 40, 2011 and recorded as Liber 8631 folio 411 as one of the Land Records of Frederick County, Maryland and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, and the requirements of the Frederick City Code, 2005 Edition and as amended or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

The undersigned Licensed Surveyor personally prepared or was in responsible charge of the preparation and survey work reflected in this plat, in compliance with the requirements of "COMAR" Title 09 Subtitle 13 Chapter 06 Section 12.

Joseph F. Brown III
MD Property Line Surveyor No. 157
Expiration Date: April 30, 2020

The Owners have sworn to and subscribed before me this 18 day of April, 2018.

Joseph F. Brown III
Notary Public
My Commission Expires: 3/11/2020

CURVE TABLE

CURVE	RADIUS	ARC	TAN	DELTA	CHD. BRG.	DIST.
C1	60.00'	154.94'	208.97'	147°57'38"	S10°47'18"W	115.34'
C2	25.00'	21.67'	11.57'	49°40'09"	N59°56'05"E	21.00'
C3	230.00'	147.55'	76.41'	36°45'21"	S53°28'21"W	145.03'
C4	330.00'	53.59'	26.85'	9°18'15"	S03°56'24"E	53.53'
C5	330.00'	26.39'	13.20'	4°34'57"	S03°00'11"W	26.39'

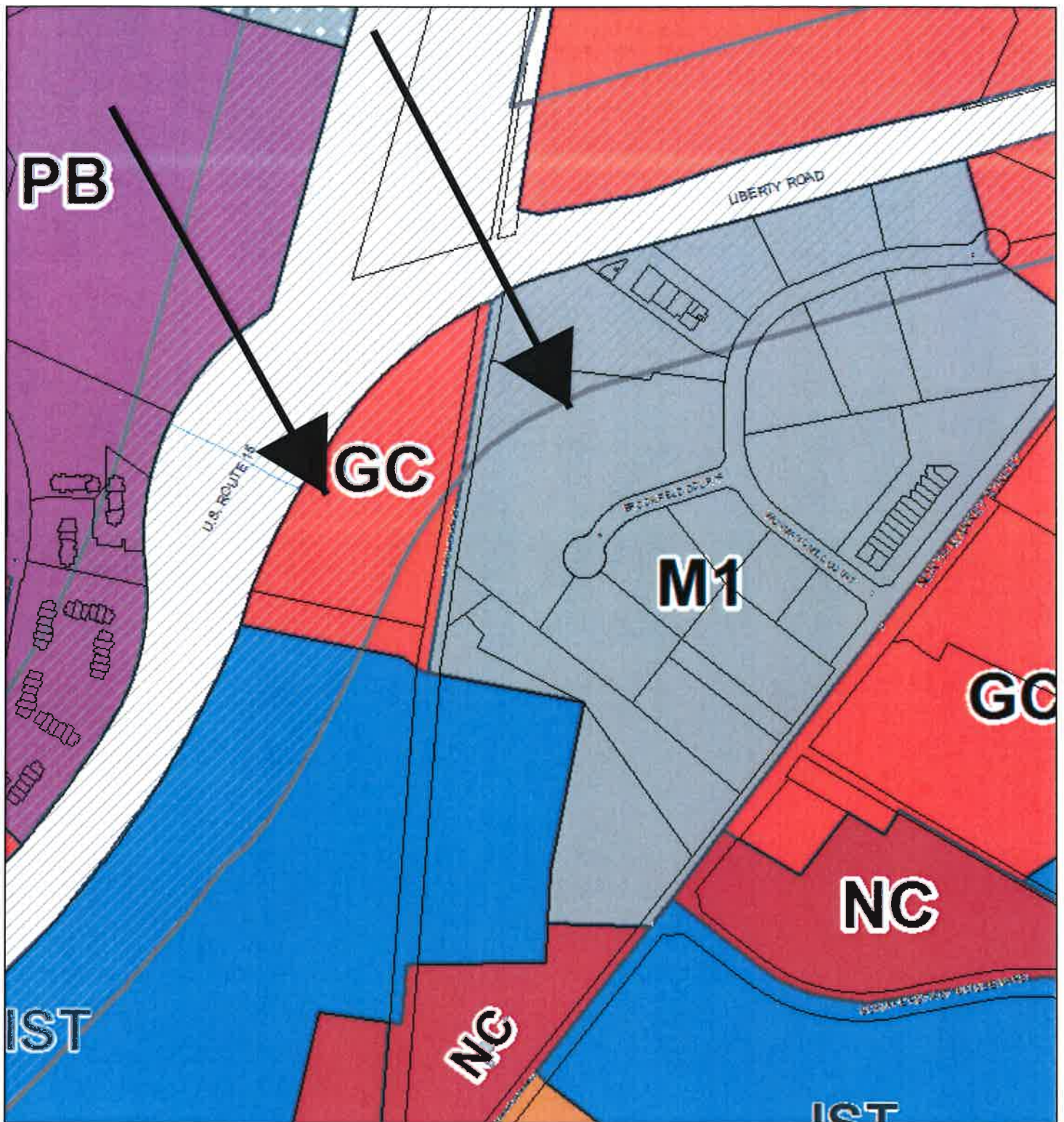
Upon recalculation of this plat a confirmatory deed shall be recorded, and this plat of subdivision will be referenced in it and all succeeding deeds.

- NOTES:**
1. Sale is zoned M1 (Light Industrial). The Property is also partially located within the Highway Noise Overlay as shown.
 2. 100 year Floodplains are present and are as shown on the Plan per the FEMA case #99-03-1300A as shown on A 67 / 89.
 3. The portion of this plat is to be subdivided Lot 8-S from 8-R and create an additional Lot.
 4. The plat was prepared in accordance with the requirements of the Maryland Subdivision Plat Act, Code of Maryland, Title 46, Subtitle 1, § 46-101.01.
 5. The plat was prepared in accordance with the requirements of the Maryland Subdivision Plat Act, Code of Maryland, Title 46, Subtitle 1, § 46-101.01.
 6. This subdivision is exempt under the Real Estate Transfer Exemption under the Real Estate Transfer Exemption of Section 721(b)(7)(D) of the LMC. In accordance with the usual and customary practice of intent if a regulated activity is conducted on either Lot 8-R or 8-S within two years, the Owner will be required to meet the threshold requirements of the Subdivision Plat Act, Code of Maryland, Title 46, Subtitle 1, § 46-101.01.
 7. The plat was prepared in accordance with the requirements of the Maryland Subdivision Plat Act, Code of Maryland, Title 46, Subtitle 1, § 46-101.01.
 8. The plat was prepared in accordance with the requirements of the Maryland Subdivision Plat Act, Code of Maryland, Title 46, Subtitle 1, § 46-101.01.
 9. Lot minimum width and lot footage are per Section 405, Table 405-1 of the LMC.
 10. Water Classification if M-1 and Sewer Classification is S-1.

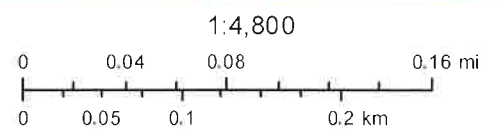
Search Result for FREDERICK COUNTY

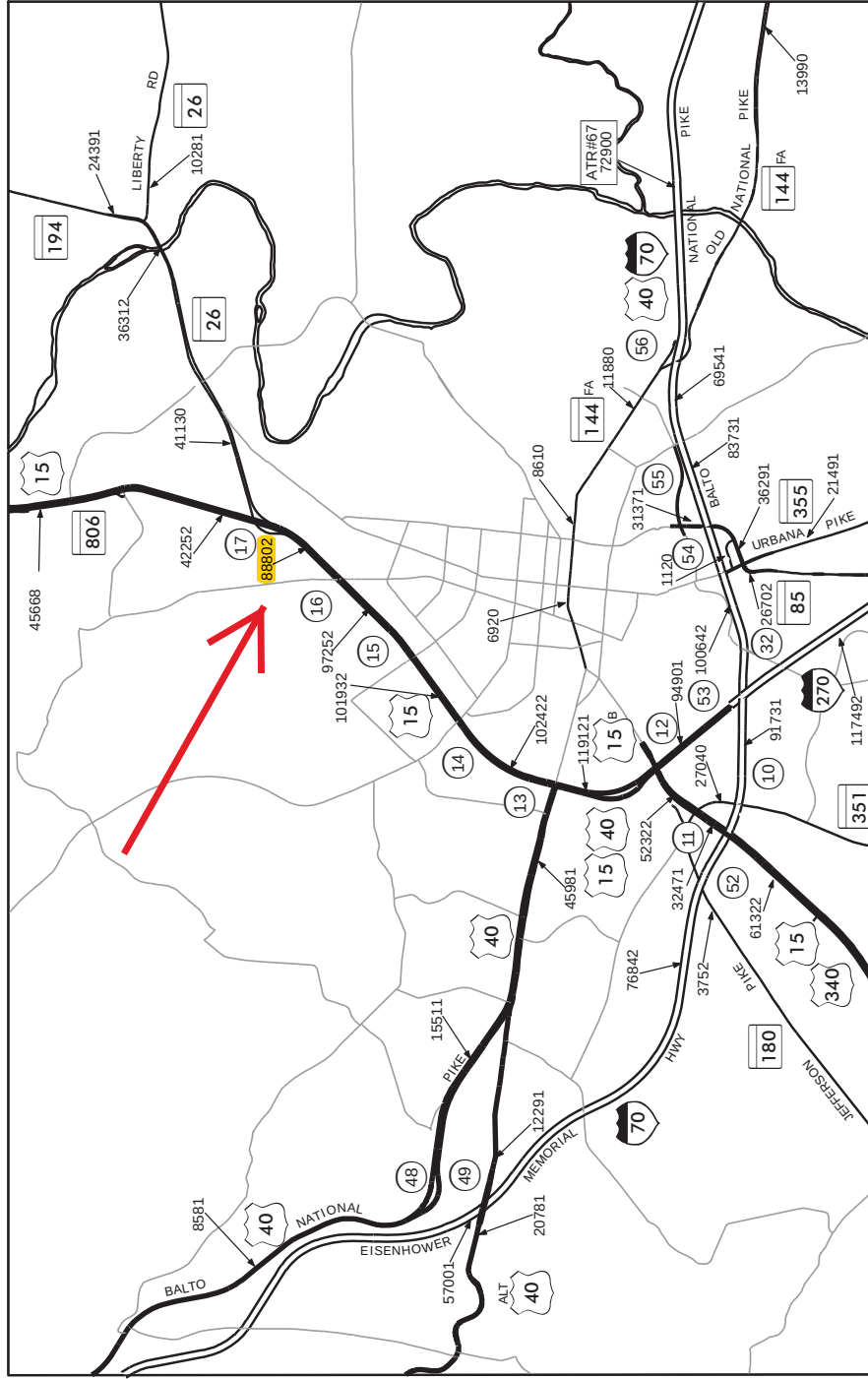
View Map			View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:			District - 02 Account Number - 596870							
Owner Information										
Owner Name:			FISCQUISITION LLC				Use:		INDUSTRIAL	
Mailing Address:			1845 BROOKFIELD CT FREDERICK MD 21701-				Principal Residence:		NO	
							Deed Reference:			
Location & Structure Information										
Premises Address:			BROOKFIELD CT FREDERICK 21701-0000				Legal Description:		LOT 8S 3.03 ACRES WORMANS MILL	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0405	7	1146		0000			8S	2017	Plat Ref:	100/113
Special Tax Areas:				Town:		FREDERICK CITY				
				Ad Valorem:		104				
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						3.0300 AC				
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation			
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2017		As of 07/01/2018		As of 07/01/2019	
Land:			459,400		459,400					
Improvements			0		0					
Total:			459,400		459,400		459,400		459,400	
Preferential Land:			0						0	
Transfer Information										
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:			Class		07/01/2018		07/01/2019			
County:			000		0.00					
State:			000		0.00					
Municipal:			000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: No Application										

City of Frederick



February 22, 2017





FREDERICK COUNTY

ENLARGEMENT

2017

ANNUAL AVERAGE DAILY TRAFFIC
Prepared by the

Prepared by the
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
DATA SERVICES DIVISION



Published Date: 4-5-18

10A

LEGEND

 Interstate Highway US Highway

8 State Highway

TR# 42 Permanent Traffic

6329

Permanent Traffic Counter

* With No Data Available

Toll Station Location
LL#08

The information in these maps is provided as a public service by the Maryland State Highway Administration (M SHA).

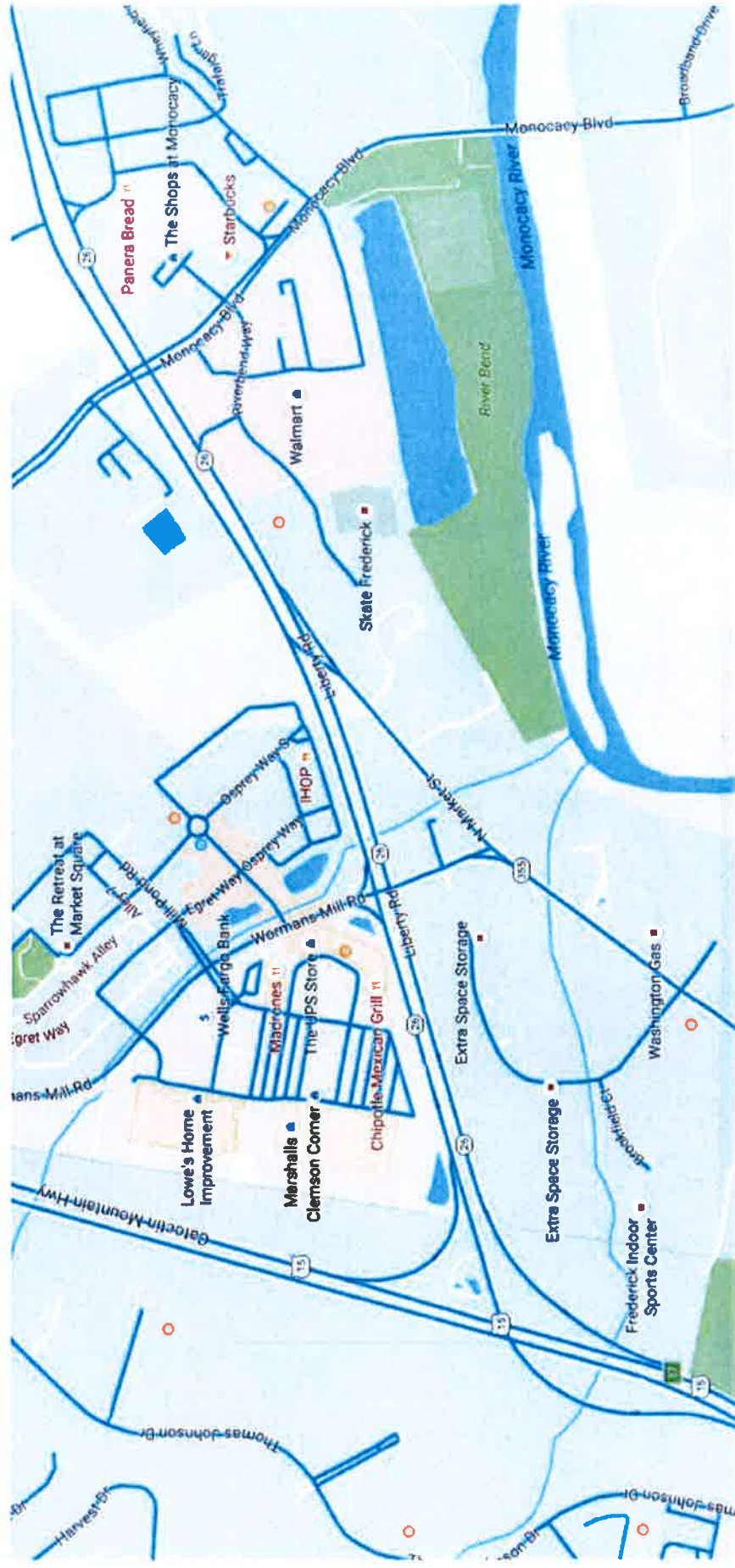
NOTICE

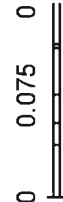
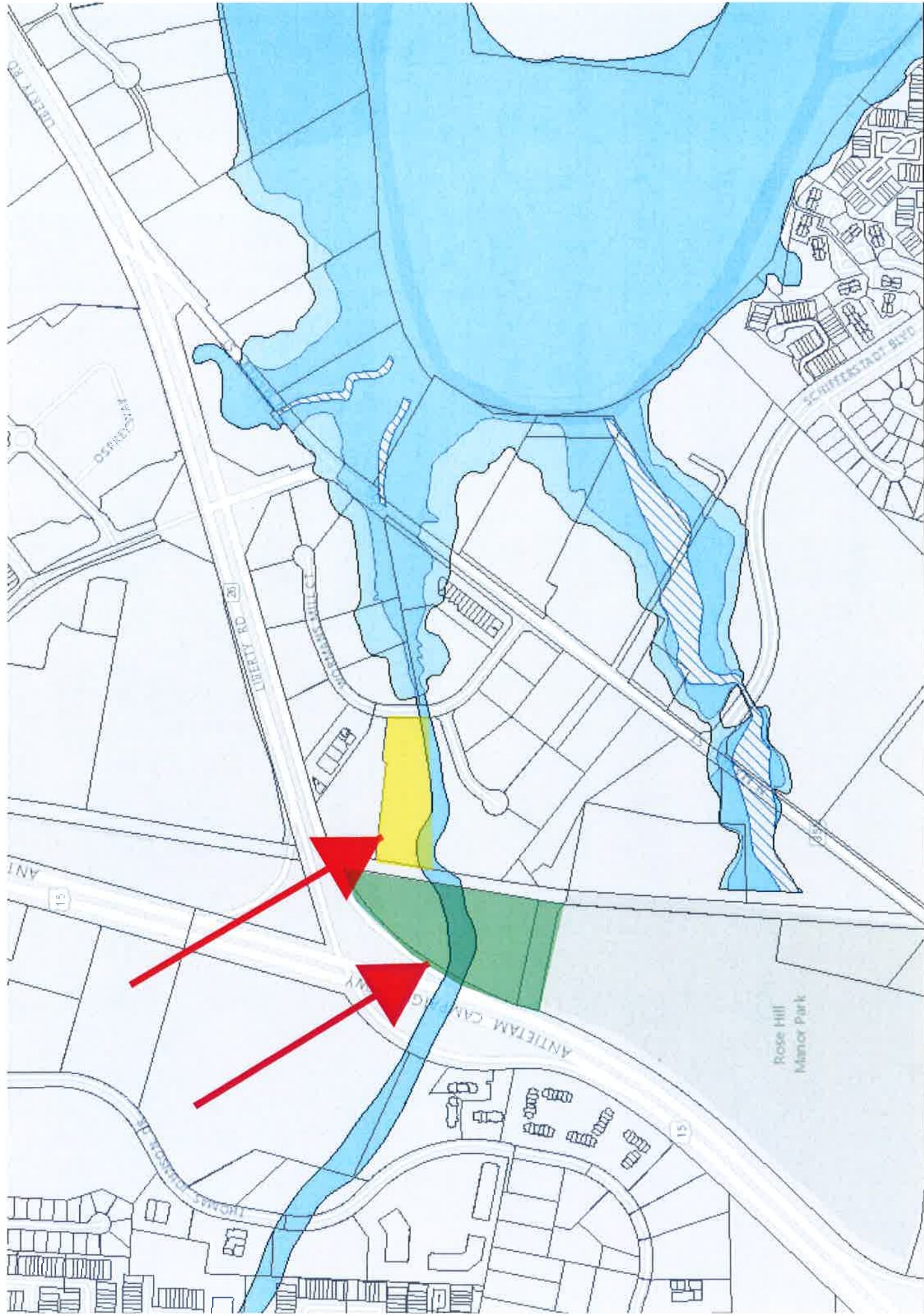
Traffic count figures are estimates.
The traffic count estimates are derived by taking 48 hour machine count data and applying factors from permanent count stations.

Close to major retailers; Lowe's, Wegman's, Super Walmart, Giant, CVS, etc.

Also many restaurants, shops, etc.

Daily average traffic count: 85,000







NOT FOR CONSTRUCTION

28 of 61

DRAWING NUMBER
8.23

SHEET NAME
TRAIL PLAN

DATE
JAN 30, 2012

DESIGNED BY
JAN 22, 2012

CHECKED BY
APR 5, 2012

APPROVED BY
APR 5, 2012



EAST STREET RAILS WITH TRAILS FREDERICK, MD



3434 GEORGIA AVENUE, SUITE 200, BELLEVILLE, MO 63703
PHONE: (314) 927-1900 FAX: (314) 927-2820
www.tooledesign.com

NOT FOR CONSTRUCTION



29 of 61

PROJECT
 EAST STREET
 RAILS WITH TRAILS
 FREDERICK, MD

DATE
 JAN 30, 2012

REVISIONS
 1. REVISED: 10/22/2013
 2. REVISED: 10/22/2013
 3. REVISED: 10/22/2013

SHEET NAME
 TRAIL PLAN

DRAWING NUMBER
 8.24

SHEET NUMBER
 29 of 61

TooleDesignGroup

3000 GEORGIA AVENUE, SUITE 200, SILVER SPRING, MD 20910
 PHONE: (301) 277-1800 FAX: (301) 277-2000
www.tooledesign.com