



COMMERCIAL LAND FOR SALE • GENERAL COMMERCIAL (GC) ZONING

2507 & 2513 Jefferson Pike

Knoxville, Frederick County, Maryland

8.63± Acres | ±663' Frontage on Jefferson Pike (MD Route 180)

JEFFERSON PIKE (MD 180) FRONTAGE • AT THE US 340 INTERCHANGE

LIST PRICE

\$1,250,000

PRICE PER ACRE

±\$145,000

PROPERTY OVERVIEW

8.63± contiguous acres of General Commercial (GC) zoned land, offered as two parcels (2507 & 2513 Jefferson Pike) fronting Jefferson Pike (MD Route 180) in Knoxville, Frederick County, Maryland, at the US 340/MD 180 interchange. Positioned along a growing regional commercial corridor between Frederick and Harpers Ferry, with ±663' of frontage and two existing curb cuts. GC zoning affords broad flexibility for retail, restaurant, office business/professional, construction trades/wholesaling, self-storage, and convenience/fuel uses. The US 340 corridor is benefiting from major regional investment, including a \$2 billion AstraZeneca expansion in nearby Frederick, MDOT ramp upgrades near Brunswick, and continued residential growth in Brunswick and Ranson/Charles Town, WV.

PROPERTY DETAILS

Total Acreage	8.63± Acres
Parcel 2507	5.67± Acres
Parcel 2513	2.96± Acres
Zoning	GC – General Commercial
Tax Map / Parcels	Map 83 / Grid 24 / Parcel 39 (Lots 1 & 2)
Frontage	±663' on Jefferson Pike (MD 180)
Access	2 Existing Curb Cuts
Topography	Level to Gently Rolling
Flood Zone	Zone X (No Floodplain)
Financing	Seller financing possible for qualified buyer

- ✓ Strategic location between Frederick, MD and Harpers Ferry, WV
- ✓ Convenient access to I-70 (±8 mi) and I-270 (±18 mi)
- ✓ Suitable for phased development, a build-to-suit user, or a multi-pad concept plan

POTENTIAL USES

Construction Trades & Wholesaling

Contractor operations, construction-related services, wholesale distribution/warehousing

Office Business & Professional

Professional office, business office

Retail & Food

Retail, restaurant, convenience/fuel

Specialty Uses

Self-storage, automotive service

Note: Most uses in the GC district require site development plan approval from Frederick County.

TRAFFIC COUNTS (MDOT SHA)

MD 180 (Jefferson Pike) at Subject	17,300 VPD
US 340 at Holter Rd	18,000 VPD
I-70 at US 340 Interchange	35,100 VPD

AREA DEMOGRAPHICS (Source: ESRI 2024)

	3 Miles	5 Miles	10 Miles
Population	11,124	23,215	78,311
Households	4,142	8,515	28,962
Avg. HH Income	\$123,865	\$126,041	\$128,998
Daytime Population	7,124	13,892	44,871

DRIVE TIMES

I-70	8 minutes
Brunswick, MD	8 minutes
Harpers Ferry, WV	15 minutes
Frederick, MD	20 minutes
Leesburg, VA	35 minutes
Washington, DC	70 minutes



Each Office Is Independently Owned and Operated

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