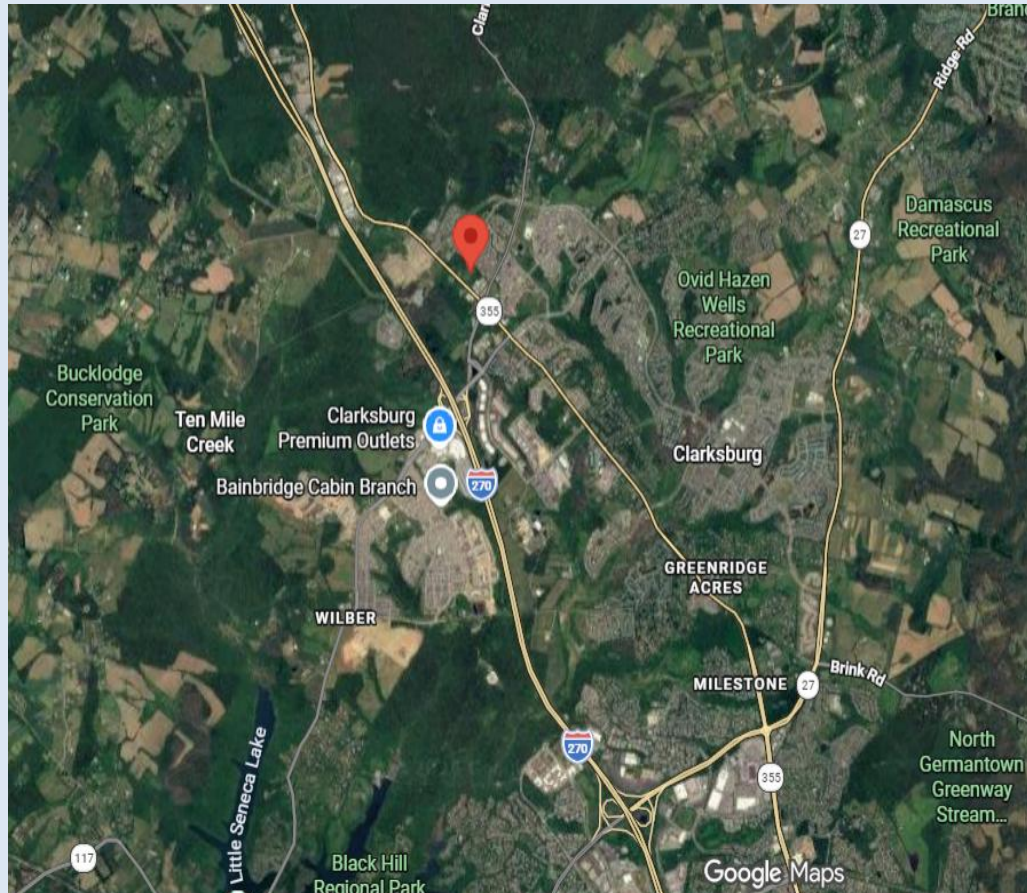


23515 Frederick Road

Clarksburg, Maryland



FOR SALE

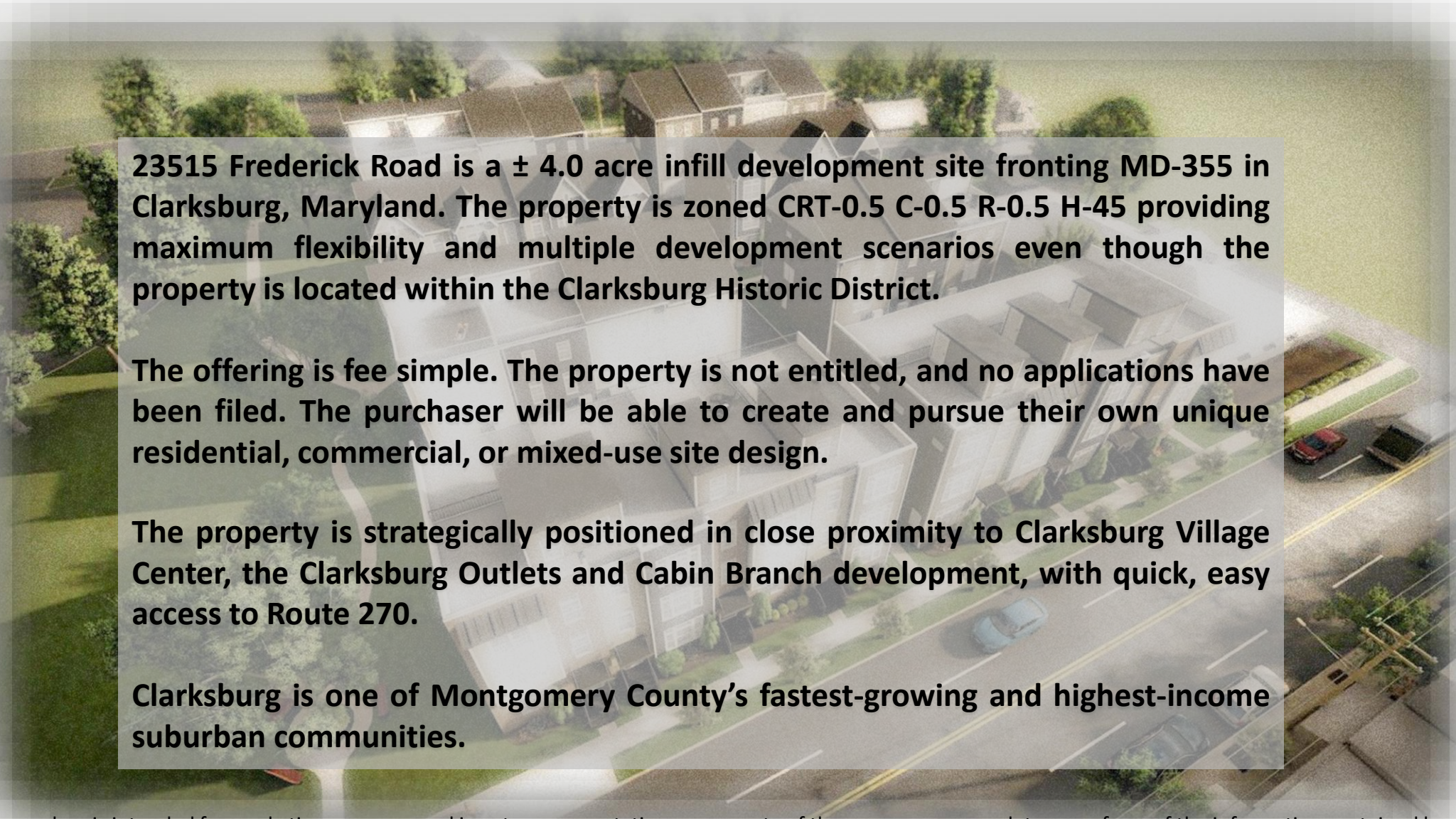
Presented by
Osage Commercial Real Estate, LLC



David Wagner
Broker

Osage Commercial Real Estate
240-505-0635
dave@osagecre.com

*MD Real Estate Broker # 645614
VA Real Estate Broker # 0225237217
NC Real Estate Broker-in Charge #363647
NC Real Estate Firm License #C41777*



23515 Frederick Road is a ± 4.0 acre infill development site fronting MD-355 in Clarksburg, Maryland. The property is zoned CRT-0.5 C-0.5 R-0.5 H-45 providing maximum flexibility and multiple development scenarios even though the property is located within the Clarksburg Historic District.

The offering is fee simple. The property is not entitled, and no applications have been filed. The purchaser will be able to create and pursue their own unique residential, commercial, or mixed-use site design.

The property is strategically positioned in close proximity to Clarksburg Village Center, the Clarksburg Outlets and Cabin Branch development, with quick, easy access to Route 270.

Clarksburg is one of Montgomery County's fastest-growing and highest-income suburban communities.

This memorandum is intended for marketing purposes and is not a representation or warranty of the accuracy or completeness of any of the information contained herein.

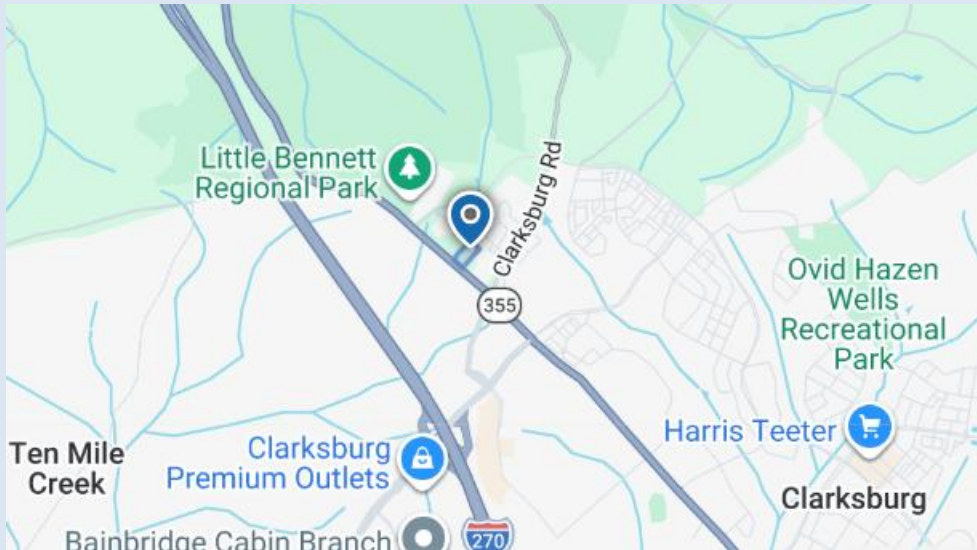
Location

An ideal location in the Clarksburg growth corridor.

Easy access to I-270 and connectivity from Frederick to the 270 Life Sciences corridor to Bethesda, Washington, DC, and NoVA.

The property benefits from immediate proximity to one of Montgomery County's strongest and fastest-growing retail corridors.

The surrounding 3-mile trade area includes a mix of regional shopping destinations, daily-needs retail, and high-quality dining options, anchored by the Clarksburg Premium Outlets (1.8 miles) and Clarksburg Village Center (2.5 miles).



Key Metrics & Highlights

± 4.0 AC

Site Area

**CRT-0.5 C-0.5
R-0.5 H-45***

Zoning

+/- 87,120 SF

Base Density

Core Highlights

Flexible CRT-0.5 C-0.5 R-0.5 H-45 zoning*

Residential uses including townhome, duplex, multifamily, and mixed-use are permitted in this zone

Commercial uses include *religious assembly*, day care, private education institution, medical and dental uses, etc.

Public utilities available^ and direct frontage on MD-355

High-income growth corridor with population growth and housing demand

Not located within the Ten Mile overlay zone

Nearby retail anchors include Clarksburg Premium Outlets and Clarksburg Village Center

*The property is in the Clarksburg Historic District

^This information is believed to be accurate



Zoning Flexibility – CRT-0.5 C-0.5 R-0.5 H-45

The zoning framework supports a broad range of residential, commercial, and mixed-use development options. According to the Montgomery County Use Table 3.16 the below uses are permitted in the CRT zone. Additional uses may be permitted under limited or conditional circumstances.

Use or Use Group	CRT
Residential	
<u>Household Living</u>	
Single-Unit Living	P
Two-Unit Living	P
Townhouse Living	P
Multi-Unit Living	P
<u>Group Living</u>	
Residential Care Facility (Up to 8 Persons)	P
Residential Care Facility (9 - 16 Persons)	P
Civic and Institutional	
Charitable, Philanthropic Institution	P
Cultural Institution	P
<u>Day Care Facility</u>	
Family Day Care (Up to 12 Persons)	P
Day Care Center (13 - 30 Persons)	P
Educational Institution (Private)	P
Playground, Outdoor Area (Private)	P
Private Club, Service Organization	P
Public Use (Except Utilities)	P
Religious Assembly	P

Use or Use Group	CRT
Commercial	
<u>Eating and Drinking</u>	
Restaurant	P
<u>Lodging</u>	
Hotel, Motel	P
Medical and Dental	
Clinic (Up to 4 Medical Practitioners)	P
Clinic (More than 4 Medical Practitioners)	P
Medical, Dental Laboratory	P
Office and Professional	
Office	P
Research and Development	P
<u>Parking</u>	
Structured Parking	P
<u>Recreation and Entertainment</u>	
Conference Center	P
Health Clubs and Facilities	P
Retail Sales and Service	
Retail/Service Establishment (Up to 5,000 SF)	P
Retail/Service Establishment (5,001 - 15,000 SF)	P
Retail/Service Establishment (15,001-50,000sf)	P

Entitlement and Development Considerations

Clarksburg Historic District

The Clarksburg Historic District is one of Montgomery County’s formally designated historic areas but it does NOT prohibit development. All exterior work is regulated to preserve the district’s 18th–20th century rural crossroads character.

For example, the Historic District includes restrictions on height and requires architectural compatibility with the district’s historic character, like shallow setbacks, narrow road widths and historic street grid patterns, gable or other simple rooflines, wood, brick or stone material, and muted color palettes. Building height is likely limited to 2 stories plus an attic/dormers although a walk-out basement not visible from the street could be a possibility.

The buyer should expect more detailed design review and an intentional approval process timeline. Early engagement with the HPC is critical to a smooth project.

Existing Structure

The structure on-site has been identified as the historic Lewis/Soper House. The existing house and associated trees should/must be preserved.

Development

Subject to the impact of the Clarksburg Historic District, the property may be developed under the Standard or the Optional Method. The Standard Method of Development permits building at lower densities. In contrast, the Optional Method of Development provides opportunities to build at full density in exchange for offering specific incentives. Projects using the optional method are subject to an additional level of public plan review.

The CRT zone integrates land use, density, and height, creating greater predictability regarding what can be developed and how properties may be used. Recommendations for height and density are developed through community input during the master planning process, and the zoning code then establishes these standards. This approach allows for a more precise implementation of the community’s vision.

Developers seeking to use the optional method must propose a package of public benefits, which are evaluated using a point-based system to determine how well they align with master plan priorities. In return for providing these benefits, developers may build to the maximum density and height permitted on the zoning map.

*All restrictions and potential development options should be confirmed by the buyer.
The buyer should not rely on the opinions on this page or in this package to determine what could or would be approved to be built.*

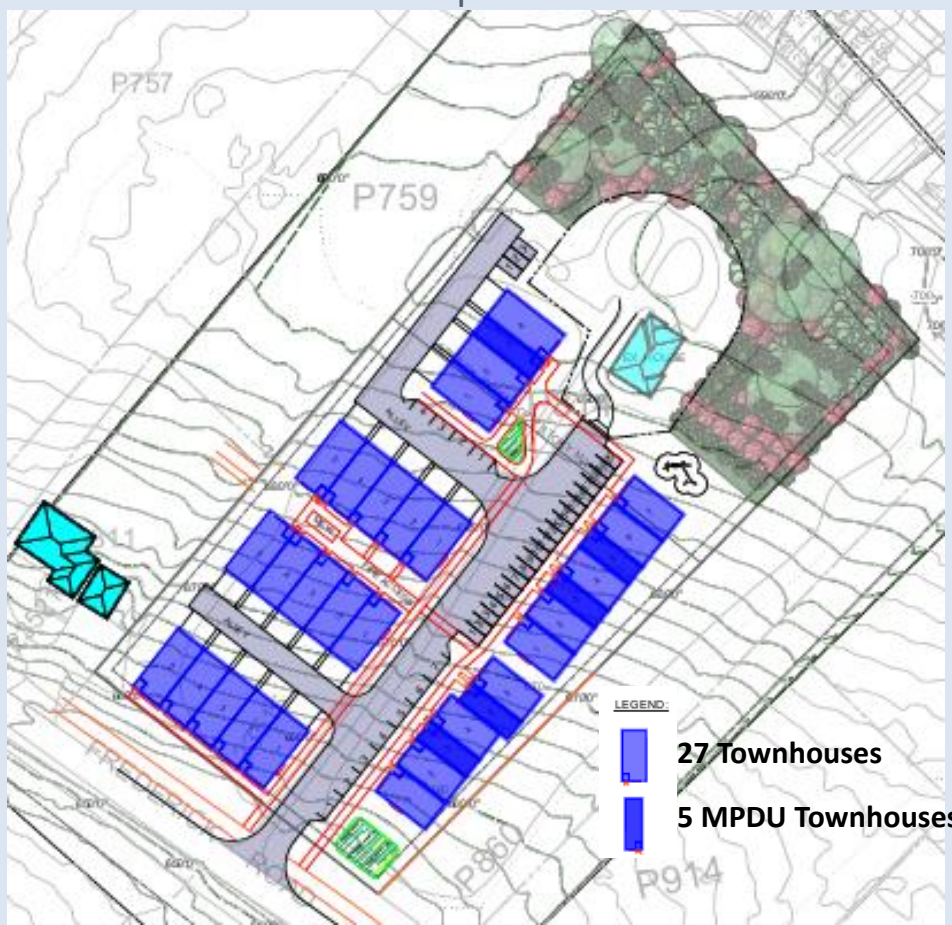
Residential Development Potential & Scenarios

Possible development scenarios include townhouses and duplexes. Different product types and multifamily options are also available. The options shown here are illustrative and not the only development options available. No applications have been filed, and no discussions with land use counsel or the planning staff have occurred. The grade of the site should alleviate the 2-story height limitation imposed by the Clarksburg Historic District regulations.

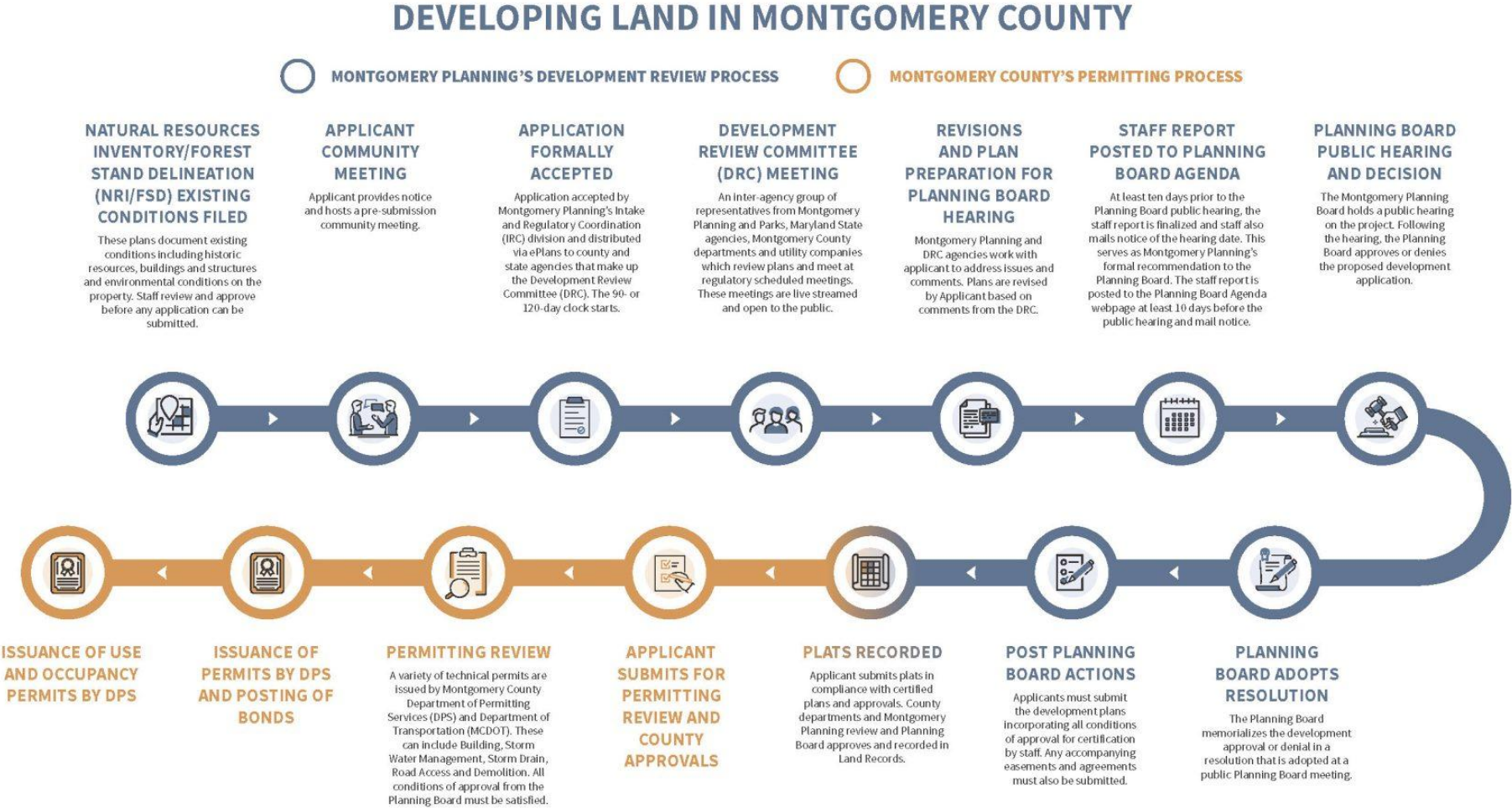
Option 1



Option 2



Developing Land in Montgomery County



This does not include applications, filings, or approvals required by the Historic Preservation Commission.

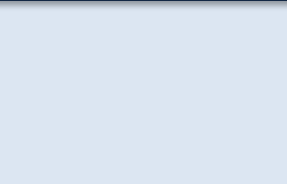
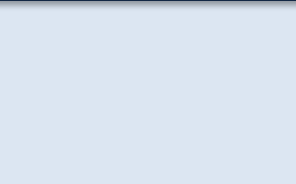
Demographics

Category	1 Mile	3 Miles	5 Miles
Population	~9,200	~52,000	106,542
Pop Growth (10yr)	Very High	High	High
Income			
Median HH Income	\$165,000	\$150,000	\$126,373
HH > \$200K	32%	28%	24.3%
AGE			
0-17	30%	29%	~25%
18-34	18%	20%	21%
35-54	34%	32%	30%
55-64	10%	10%	9%
65+	8%	9%	~10%
Education			
HS+	95%	95%	94%
Bachelor+	69%	66%	62%
Graduate	32%	30%	27%

Sources:
U.S. Census Bureau – American Community Survey (ACS 2022 5-Year Estimates)
Esri Business Analyst (BAO) – 2023/2024 Demographic Radius Reports
Maryland Department of Planning – State Data Center

All information is approximate

Offering Terms



<u>Offering Terms</u>	<u>Details</u>
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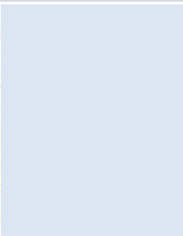
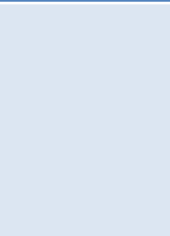
Sales Price	Contact Osage CRE for guidance
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Offers Due	July 31, 2026
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Study Period	60–90 days
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Deposit	TBD
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Settlement	Negotiable
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Risk Factors & Disclaimers

This memorandum is intended for marketing purposes and is not a representation or warranty of the accuracy or completeness of any of the information contained herein.

All development concepts are illustrative and subject to regulatory approvals.

Buyers should complete independent legal, engineering, environmental, zoning, and market due diligence.

Historic district considerations may affect density, design, placement, and preservation treatment of the entire property.

This offering memorandum has been prepared to provide information to prospective purchasers of the property and solely to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation and any prospective purchaser shall not rely on the information contained herein. Neither Osage Commercial Real Estate, LLC nor its principals have made any investigation into the accuracy or completeness of the information contained herein and make no warranty or representation with respect thereto specifically including, but not limited to, the size and square footage of the property and improvements, the current zoning, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the potential development of the property. The information contained in this offering memorandum has been obtained from sources believed to be reliable, however, none of the information has been nor will it be verified by Osage Commercial Real Estate, LLC or its principals.

All potential purchasers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property and neither Osage Commercial Real Estate, LLC or its principals shall have any liability to any party with respect to the accuracy or completeness of any of the information presented herein.

Absent a separate written agreement, all agents representing prospective purchasers agree to be compensated by their clients.

23515 Frederick Road

For additional information or to discuss the opportunity, please contact:

David Wagner

Broker

Osage Commercial Real Estate

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