



JEFFERSON VILLAGE

JEFFERSON, MD

47 LOT, RECORD READY, 55+ ACTIVE ADULT VILLA COMMUNITY

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BUSINESS TERMS

SALE PRICE	MAKE BEST OFFER
STUDY PERIOD	45 DAYS
DEPOSIT	10% OF PURCHASE PRICE
TERMS	CASH AT SETTLEMENT
SETTLEMENT	NEGOTIABLE
OFFERS DUE	FRIDAY, MARCH 13TH

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal. There is no cooperating brokerage commission for this opportunity.

EXECUTIVE SUMMARY

CPG Realty, LLC (“CPG”) is pleased to present Jefferson Village, a 9.41-acre, nearly shovel-ready residential development opportunity approved for a 47-lot, fee-simple, 55+ active adult community accommodating up to 30' x 70' building envelopes for villa products. The Property is located at the intersection of Main Street (Maryland Route 180) and Holter Road in the Town of Jefferson, within Frederick County (the “Property”).

Jefferson Village is a thoughtfully planned, amenitized community offering homebuilders the rare opportunity to acquire a small-scale, high-demand active adult project in a charming small-town setting, while remaining conveniently located just off U.S. Route 340, south of Frederick. The Property benefits from excellent regional access while maintaining the character and appeal of a rural Main Street environment. A copy of the Site Plan is provided on Page 5. Detailed Site Development Budgets have been prepared and are available for review. Lots 19-26 require the rear of each unit to match the same architectural design as its front, to ensure a Main Street feel along Maryland 180.

The Town of Jefferson is known for its strong community identity and local businesses, including an award-winning butcher shop, bakery, small grocer, restaurants, and neighborhood-serving retail—attributes that continue to attract downsizing and active adult buyers seeking lifestyle-oriented housing options.

The Seller is securing all required approvals and intends to deliver the Property Record Ready, subject only to grading permits. The site should be ready for grading permits by April of this year. The Seller is seeking a bulk sale of the approved lots, conditioned upon grading permit issuance, providing a clear and efficient path to vertical construction for a qualified homebuilder.



PROPERTY SUMMARY

ADDRESS

Property is located on Main Street (Jefferson Pike - MD 180) near its intersection with Holter Road

PARCELS ID

14-327339

COUNTY

Frederick County

PROPERTY SIZE

9.41 Acres

ZONING

VC

EXISTING CONDITIONS

The property is mostly flat, with frontage onto Maryland 180 - Main Street, and Holter Road (County Road)

UTILITIES

Frederick County Water & Sewer

AMENITIES

Buyer will be required to build a +/-2,042 SF clubhouse and walking paths throughout community

LAND DEVELOPMENT ESTIMATE

A budget has been prepared with total cost range from \$2,550,000 to \$2,700,000 or \$54,255 to \$57,446 per Villa lot

PERMIT COSTS

LIBRARY IMPACT FEE	\$660.00
WATER CAPACITY	\$6,768.00
METER	\$500.00
SEWER CAPACITY	\$9,447.00
TOTAL	\$17,375.00

DEMOGRAPHICS (3MILE RADIUS)



7,248
POPULATION



\$141,813
AVG INCOME



2,717
HOUSEHOLDS



267
BUSINESSES





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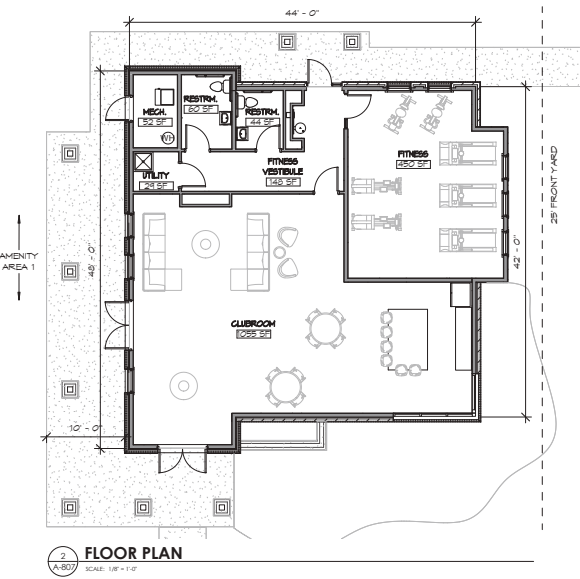
CLUBHOUSE RENDERINGS



CORNER OF BARNSELY & HOLTER ROADS VIEW



HOLTER ROAD VIEW



FLOOR PLAN



FRONT ELEVATION 1



FRONT ELEVATION 2

PLANS & ELEVATIONS

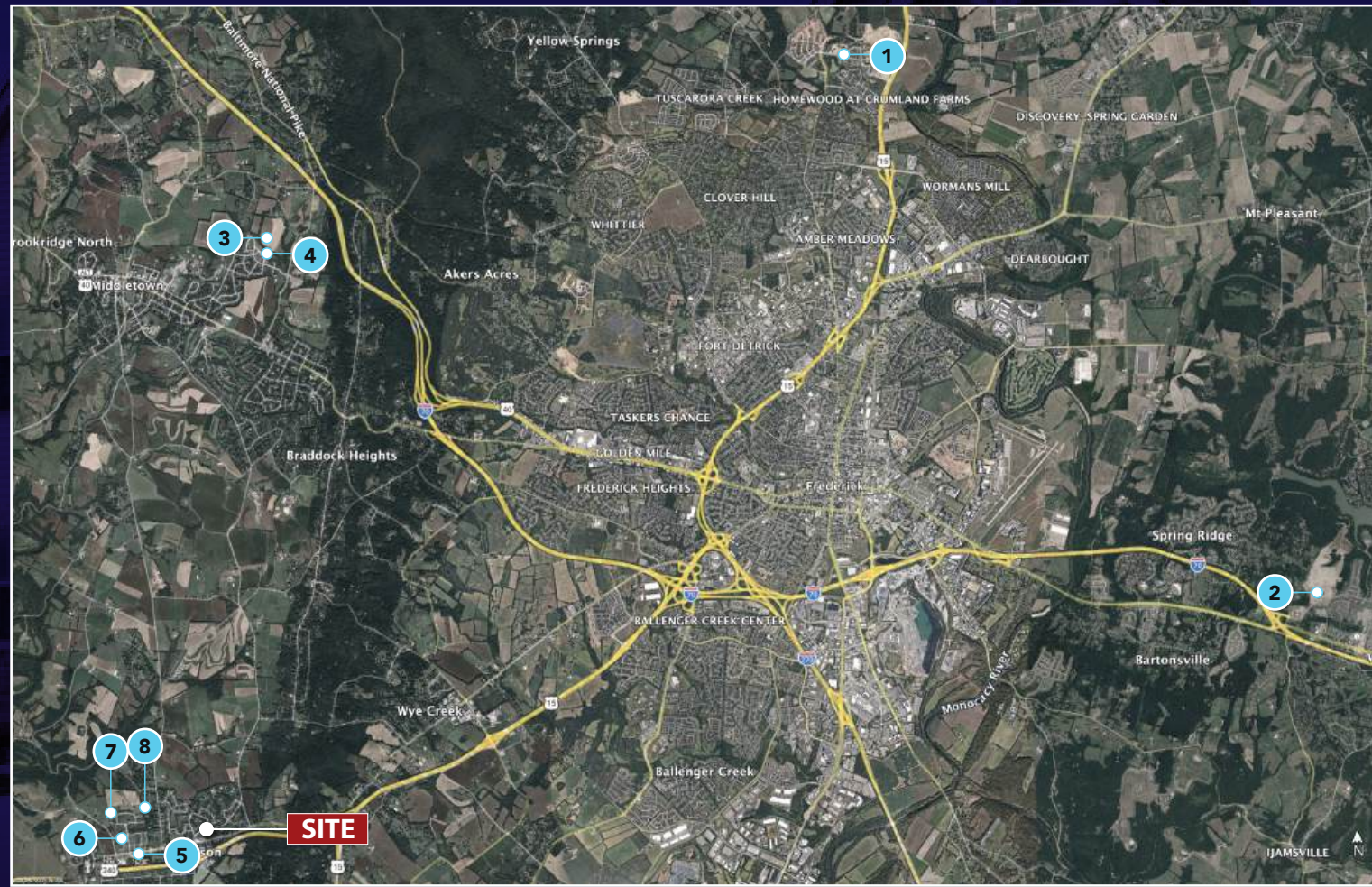
JEFFERSON VILLAGE - CLUBHOUSE

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF ZAVON ARCHITECTURE & DESIGN, LLC. WORK IS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.



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ZAD design
ZAD interiors
ZAD passive
Redefining the Building Potential

MARKET COMPS



1
**BLOOMFIELDS
55+ COMMUNITY**
RYAN HOMES

1,682 SF, 27' wide Villas, from \$399,000
Within **City of Frederick** - City RE Taxes



2
**CROMWELL
55+ COMMUNITY**
RYAN HOMES

1,781 SF, 27' wide Villas, from \$499,000
3,097 SF, X' wide Villas, from \$569,000



3
**3 KELLER LANE
55+ COMMUNITY**
MIDDLETOWN, MD

SIZE: 1,867 SF Villas
PRICE: \$550,000
SALE DATE: 12/15/25
YEAR BUILT: 2004



4
**6 STINE COURT
55+ COMMUNITY**
MIDDLETOWN, MD

SIZE: 1,895 SF 2-Sty SFD
PRICE: \$550,000
SALE DATE: 10/20/25
YEAR BUILT: 2010



5
**WOODBOURNE MANOR
3646 JEFFERSON PIKE**
JEFFERSON, MD

SIZE: 2,064 SF 2-sty SFD
PRICE: \$545,000
SALE DATE: 9/03/25
YEAR BUILT: 2017



6
4695 PULLER DRIVE
JEFFERSON, MD

SIZE: 2,132 SF 2-sty SFD
PRICE: \$562,000
SALE DATE: 12/17/2025
YEAR BUILT: 2017



7
3620 CARSWELL PLACE
JEFFERSON, MD

SIZE: 2,532 SF 2-sty SFD
PRICE: \$690,000
SALE DATE: 10/27/2025
YEAR BUILT: 2022



8
3592 LOBAUGH PLACE
JEFFERSON, MD

SIZE: 2,388 SF 2-sty SFD
PRICE: \$725,000
SALE DATE: 4/23/2025
YEAR BUILT: 2024

LOCAL BUSINESSES

Jefferson has a rural, village-oriented business landscape rather than extensive retail corridors — you'll find **local markets, a few eateries, service offices, and specialty shops** that serve residents and visitors alike. Many other everyday or specialty needs are met by small businesses in nearby towns such as Middletown or Brunswick.



LITTLE RED BARN ICE CREAM CAFÉ

A beloved local café housed in a charming red barn-style building.

- **Homemade ice cream** — classic flavors and seasonal specials
- **Sandwiches & coffee** — casual, comfort-style café fare
- **A welcoming, community** — oriented atmosphere



HEMP'S MEATS

A classic small town butcher shop and meat market.

- **Fresh cuts of meat** — local and traditional butcher offerings
- **Grab-and-go products** — specialty meats, sausages, & deli items
- **Local staple** — provides everyday essentials and specialty items

6.9 MILES



6.2 MILES



MARKET SUMMARY

FREDERICK COUNTY

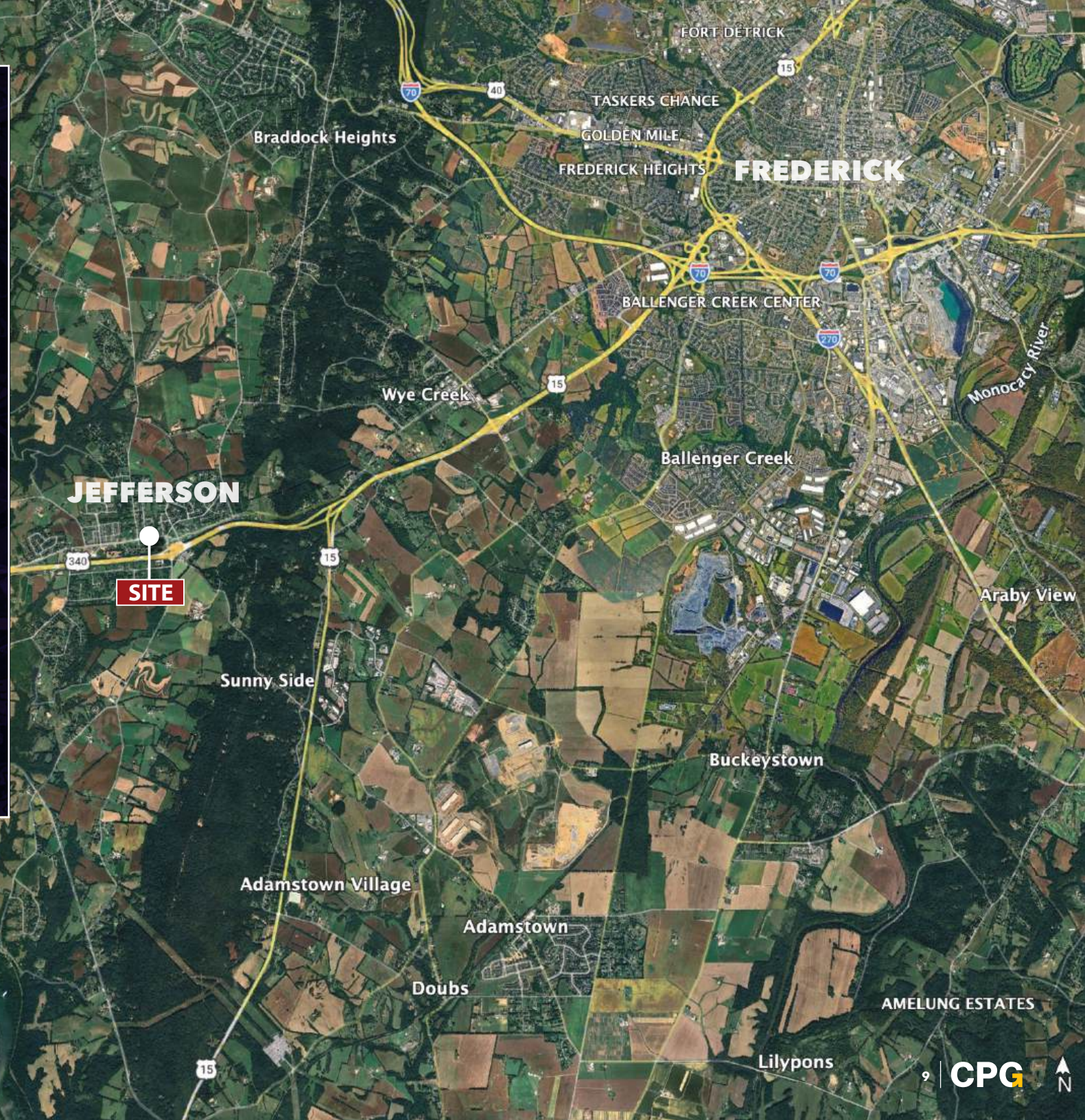
Frederick County remains one of the Mid-Atlantic's most compelling commercial real estate markets, fueled by strong economic growth, a rapidly expanding population, and a strategic location along the I-70 and I-270 corridors near Washington, D.C. and Baltimore. With a diverse economy generating approximately \$15.4 billion in GDP, the county continues to attract demand across industrial, logistics, office, and flex sectors, supported by an educated workforce and competitive vacancy levels.

Anchored by assets such as Riverside Research Park and a growing network of business parks, Frederick County offers a well-balanced environment for investors, occupiers, and developers seeking long-term growth across industrial, office, retail, and mixed-use opportunities.

GDP:
\$15.4 BILLION+

REGIONAL:
\$2.7 MILLION+

MAJOR HWYS:
I-70 I-270



VIRGINIA

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