

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



**FOR SALE**

**Call for Details**

**7516 Hayward Road, Frederick, Maryland 21702**

## *Hayward road*

The Hayward property provides a highly visible location excellent for redevelopment. Given its light industrial zoning with an institutional overlay, this property offers abundant commercial opportunities. Frederick City has tentative plans for a water tower and road salt storage facility for part of this lot.

- Quick and Easy Access to Rt. 15 and Other Commuter Highways
- Highly Visible Location on Major Road
- Adjacent to Growing Industrial Area
- Public Water and Sewer Available



**ROCKY MACKINTOSH | OWNER / BROKER**

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

Email: [rocky@macroltd.com](mailto:rocky@macroltd.com)

Mobile: 301-748-5655

Phone: 301-698-9696 ext. 202

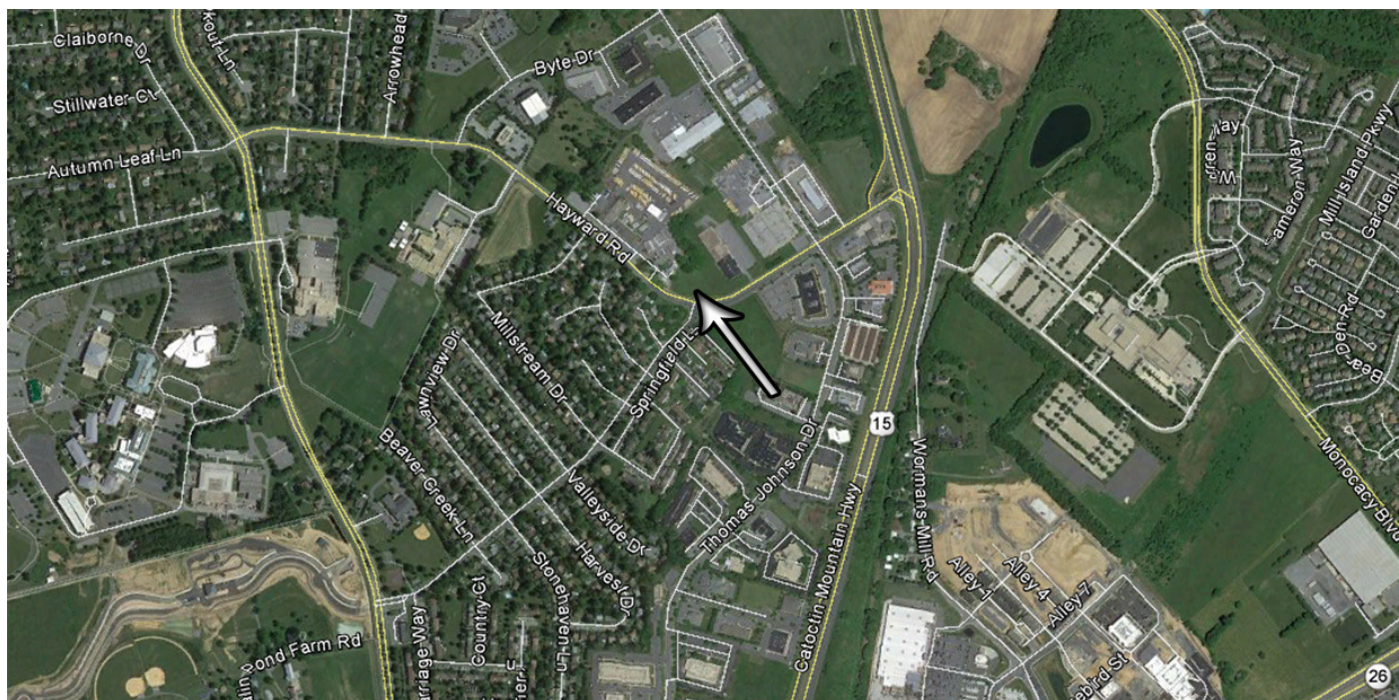
Fax: 301-698-9571

Land & Commercial Real Estate Services | [www.macroltd.com](http://www.macroltd.com)

## PRESENTING

- LOCATION:** 7516 Hayward Road
- LEGAL:** Tax Map 0401, Parcel 1140
- ZONING:** Frederick City: M1— Light Industrial is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone.
- Frederick City Overlay: IST- Institutional District, a floating district, is to provide for public, private or non-profit owned areas when the public is invited or permitted to congregate. This includes hospitals, houses of worship, schools, government offices and facilities, and other similar facilities.  
*\*\*This overlay may be removed by the City of Frederick via application made by end user.*
- LOT SIZE:** Approx. 1.89 acres *\*\*or less, depending upon final plans for part of property to be retained by the City*
- BUILDING:** Approx. 4,482 SF
- UTILITIES:** Public Water and Sewer
- PRICE:** Call for Details
- CONTACT:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com
- Steve Cranford, Commercial Sales and Leasing**  
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Office: 301-698-9696 ext. 207  
Email: steve@macroltd.com

## LOCATION MAP



*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*



## SITE DATA

From Third Party Inspection Report Commissioned by City of Frederick

SITE ELEMENT	DATA	SITE ELEMENT	DATA
<b>Approach</b>	Four lane asphalt improved roadway Hayward Road.	<b>Waterfront</b>	None
<b>Access</b>	The subject parcel has vehicular and pedestrian access from Hayward Road.	<b>Nuisances(s)</b>	None.
<b>Ingress</b>		<b>Hazards</b>	None.
<b>Egress</b>		<b>Contamination</b>	None observed
<b>Surrounding Uses</b>	Residential, industrial, office.	<b>Restrictive Covenants</b>	None.
<b>Frontage</b>	Approximately 430 feet along Hayward Road.	<b>Parking</b>	The subject has an approximate 3,750 square foot parking area to the south of the building.
<b>Visibility</b>	Good	<b>Easements</b>	Typical.
<b>Size</b>	1.545 acres or 67,320 square feet.	<b>Encumbrances</b>	None.
<b>Shape</b>	Irregular	<b>Clouds</b>	None
<b>Topography</b>	Level with street grade.	<b>Anticipated Public or private improvements</b>	A portion of the subject site may be portioned off for the development of a water tower. At the time of appraisal, this improvement had not been approved.
<b>Soils</b>	Typical	<b>Utilities/Services</b>	Electric, gas, public water and sewer.
<b>Drainage</b>	Good	<b>Excess/Surplus Land</b>	None.
<b>Flood/Wetland Area</b>	None. FEMA Flood Map Number 24021C0283D; effective 9/19/2007.	<b>Current Use of Site</b>	Office

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## BUILDING IMPROVEMENTS

From Third Party Inspection Report Commissioned by City of Frederick

SUBJECT BUILDING SUMMARY			
<b>Building Age/Year Built</b>	1885	<b>Overall Condition</b>	Fair
<b>Building Type</b>	Three-story office building	<b>Building Dimensions</b>	Irregularly shaped
<b>Building Height (overall)</b>	30 feet (approximate)	<b>Roof System</b>	Pitched slate over wood girders
<b>Foundation</b>	Stone.	<b>Building Structure</b>	Brick.
<b>Number of levels</b>	Three and basement.	<b>Ceiling Height</b>	12' ceiling on first floor, 9' ceiling on 2nd and 3rd floors.
<b>Gross Building Area (SF)</b>	8,348	<b>Veneer</b>	Brick.
<b>Sprinkler System</b>	None.	<b>Ingress/Egress</b>	Entry doors to building are standard 7' x 3' doors.
<b>Elevator Access</b>	No.	<b>Partition Walls</b>	Finished drywall
<b>Heating/Air Conditioning Systems</b>	Oil heat and no central cooling.	<b>Flooring</b>	Combination of carpet and vinyl.
<b>Overall Construction Quality</b>	Fair	<b>Deferred Maintenance Issues Noted</b>	Deferred Maintenance throughout the building.
<b>Effective Age</b>	35 Years	<b>Remaining Economic Life</b>	5 Years

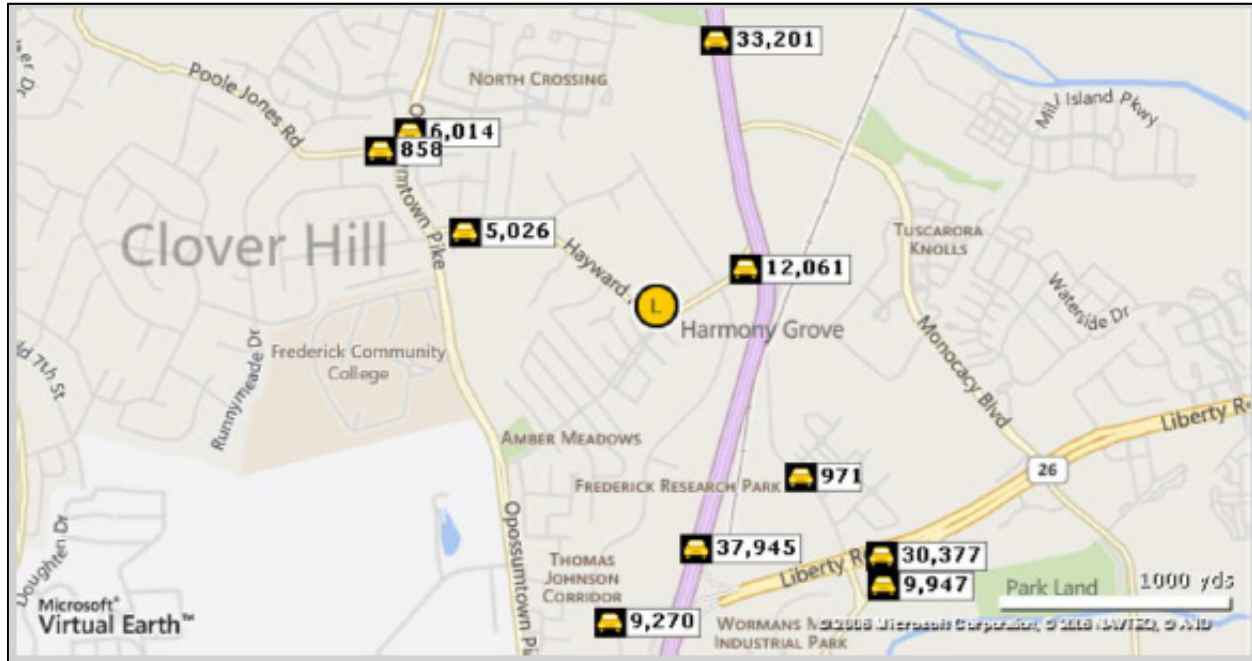
*\*\*Possibility of house removal through the proper channels within the City of Frederick*

## DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2019 Projection	9,155	109,102	185,747
2014 Estimate	8,652	103,756	176,445
2010 Census	8,132	99,648	168,819
Growth 2014 - 2019	5.81%	5.15%	5.27%
Growth 2010 - 2014	6.39%	4.12%	4.52%
<b>2014 Population by Hispanic Origin</b>	<b>907</b>	<b>12,061</b>	<b>16,209</b>
<b>2014 Population By Race</b>	<b>8,652</b>	<b>103,756</b>	<b>176,445</b>
White	6,248 72.21%	78,243 75.41%	141,169 80.01%
Black	1,612 18.63%	16,194 15.61%	20,322 11.52%
Am. Indian & Alaskan	41 0.47%	729 0.70%	958 0.54%
Asian	453 5.24%	5,320 5.13%	9,048 5.13%
Hawaiian & Pacific Island	14 0.16%	119 0.11%	155 0.09%
Other	284 3.28%	3,153 3.04%	4,794 2.72%
<b>Households</b>			
2019 Projection	3,217	41,747	68,808
2014 Estimate	3,037	39,672	65,313
2010 Census	2,857	38,134	62,523
Growth 2014 - 2019	5.93%	5.23%	5.35%
Growth 2010 - 2014	4.96%	2.16%	2.64%
Owner Occupied	2,619 86.24%	25,832 65.11%	47,561 72.82%
Renter Occupied	418 13.76%	13,840 34.89%	17,752 27.18%
<b>2014 Households by HH Income</b>	<b>3,039</b>	<b>39,673</b>	<b>65,314</b>
Income: <\$25,000	133 4.38%	5,196 13.10%	7,057 10.80%
Income: \$25,000 - \$50,000	322 10.60%	7,776 19.60%	10,963 16.79%
Income: \$50,000 - \$75,000	694 22.84%	8,468 21.34%	12,285 18.81%
Income: \$75,000 - \$100,000	454 14.94%	5,489 13.84%	9,451 14.47%
Income: \$100,000 - \$125,000	544 17.90%	4,741 11.95%	8,823 13.51%
Income: \$125,000 - \$150,000	268 8.82%	2,698 6.80%	5,289 8.10%
Income: \$150,000 - \$200,000	395 13.00%	3,213 8.10%	6,759 10.35%
Income: \$200,000+	229 7.54%	2,092 5.27%	4,687 7.18%
<b>2014 Avg Household Income</b>	<b>\$110,279</b>	<b>\$87,917</b>	<b>\$98,926</b>
<b>2014 Med Household Income</b>	<b>\$95,401</b>	<b>\$70,391</b>	<b>\$81,221</b>

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## TRAFFIC COUNT

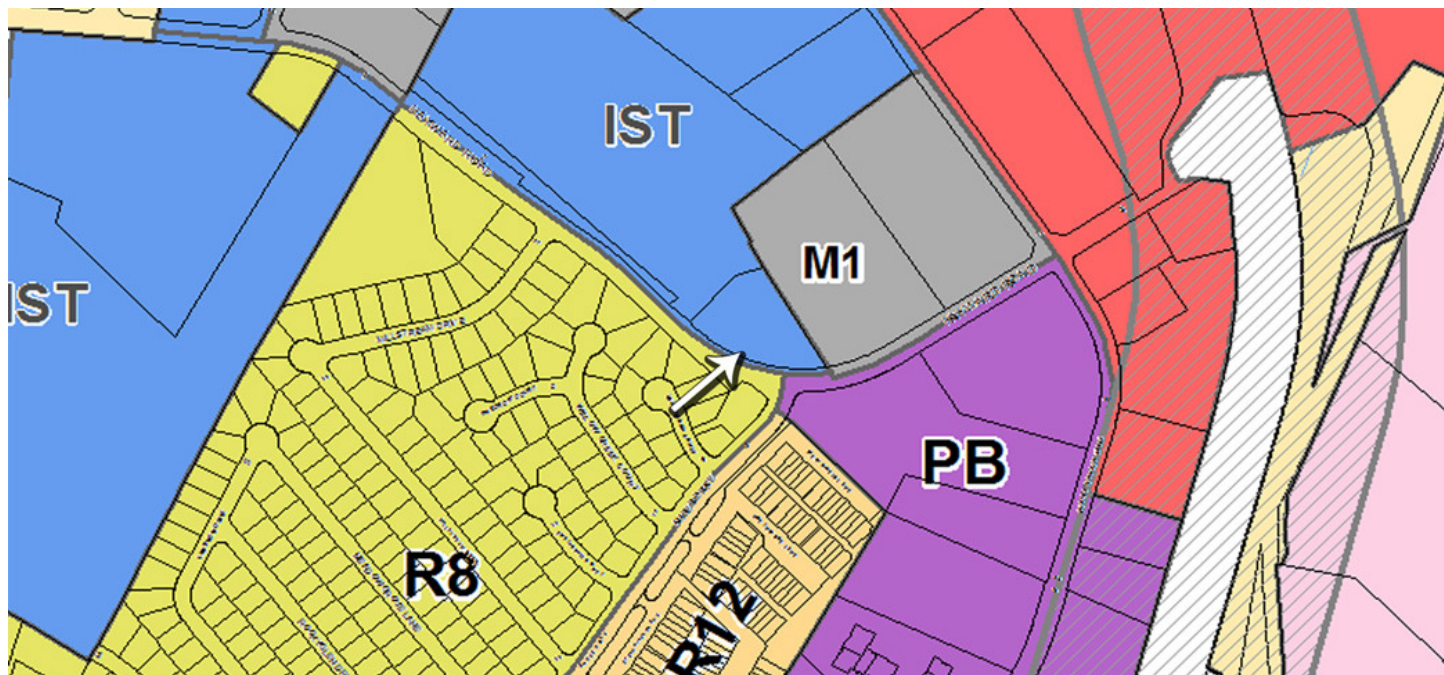


1	Hayward Rd	Catoclin Mountain Hwy	0.04 NE	2012	12,061	MPSI	.24
2	Hayward Rd	Honey Clover Ct	0.02 W	2012	5,026	MPSI	.51
3	Wormans Mill Rd	Liberty Rd	0.24 SE	2012	971	MPSI	.56
4	Catoclin Mountain Hwy	Liberty Rd	0.14 S	2012	37,945	MPSI	.61
5	Catoclin Mountain Hwy	Willow Rd	0.06 N	2012	33,201	MPSI	.67
6	Opossumtown Pike	Poole Jones Rd	0.05 S	2012	6,014	MPSI	.75
7	Poole Jones Rd	Opossumtown Pike	0.06 E	2012	858	MPSI	.78
8	Thomas Johnson Dr	Opossumtown Pike	0.30 SW	2007	9,270	AADT	.80
9	Liberty Rd	Wormans Mill Rd	0.08 W	2012	30,377	MPSI	.84
10	N Market St	Routzahn Way	0.06 SW	2012	9,947	MPSI	.90

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## ZONING MAP



## TOPOGRAPHY



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## ZONING

### Frederick City Zoning– M1 (Light Industrial)

#### Light Industrial (M1)

The Light Industrial District (M1) is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone.

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Accessory Apartments
- Hotel, Motel, and Tourist Court
- Animal Care Services (including Grooming and Boarding)
- Automobile Filling Station
- Automobile Sales and Service Center (Dealership)
- Automobile Sales Lot (New or Used)
- Boats & Marine Supplies
- Broadcasting, Recording Studio
- Building Supplies, Lumber
- Appliance Repair
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (with or without Outdoor Storage Areas)
- Heating, Air-Conditioning, Refrigeration
- Locksmith
- Plumber
- Pipe Fitter, Construction Equipment Fabricator
- Roofer
- Sheet Metal Shop
- Sign Contractor
- Utility Contractor
- Window, Glass, Mirror
- Building Tradesmen not Otherwise Listed
- Business Machines / Business Service Centers
- Car Wash
- Commercial Use in Historic Structures
- Construction Equipment Sales, Service and Rental
- Electrical Systems Service
- Farm Machinery Rental, Sales & Service
- Farm Supplies & Hardware (including Landscape and Garden Supply Sales)
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods not Listed, Sales & Service, with Outdoor Storage
- Mobil Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Restaurant, General and/or Fast Food
- Stone Monuments (with or without Engraving)
- Continued Next Page

## ZONING (CONTINUED)

- Taxidermy
- Tires, Batteries, Mufflers
- Truck Sales & Rental (over 1 Ton)
- Truck Wash
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Vehicle Services, Auto Repair Shop
- Vehicle Services, Truck (over 1 Ton) Service and Repair Shop
- Veterinary Clinic/Hospital without Boarding
- Veterinary Clinic with Boarding
- Aircraft, Industrial Assembly Production
- Appliances, Assembly Production
- Automobile, Assembly Production
- Brick, Tile, Clay Products Manufacture
- Chemicals & Plastics Manufacturing and Processing
- Clothing, Cloth Goods Manufacturing and Processing
- Distilled Products, Manufacturing and Processing
- Electronic Components, Manufacturing and Processing
- Electronic Equipment, Assembly Production
- Fabricated Metal Products, Manufacturing and Processing
- Food & Beverage Manufacturing
- Glass, Ceramic Products, Manufacturing and Processing
- Infectious Waste Disposal Service
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Laboratories, Testing, Manufacturing & Processing in Conjunction with Scientific or Industrial Research & Development
- Paint, Allied Product, Manufacturing and Processing
- Paper Product, Manufacturing and Processing
- Pharmaceutical, Cosmetic, Manufacturing and Processing
- Primary Metals, Foundries, Manufacturing and Processing
- Printing, Bulk Photo Processing, Blueprinting Services
- Solar Energy Products Manufacturing
- Textiles, Synthetic Fabrics
- Tools, Industrial Machinery, Mechanical Equipment
- Trucks, Trailers, and Other Vehicles, Industrial Assembly Production
- Vehicle Storage Yards (RVs, etc.)
- Wood Products
- Distribution Center, Freight Terminal
- Moving and Storage Facility
- Outdoor Storage of Construction Equipment, Generally
- Self Storage
- Storage Warehouse
- Storage Yards
- Trucking Offices and Storage, Repair Shop
- Adult Bookstore and/or Adult Entertainment Centers
- Conference Center
- Continued Next Page

## ZONING (CONTINUED)

- Fairgrounds/Agricultural and Special Event Center
- Golf Course, Club & Driving Range
- Health Club or Spa
- Indoor Sports Complex
- Park
- Reception Facility
- Public Safety (Police, Fire, Ambulance)
- Public Storage Yards, Shops, Maintenance Areas
- Sheltered Workshop
- Vo-Tech, Trade Schools & Training Centers
- Bus Depot
- Heliport / Helistop
- Parking Lot, Parking Garage, Public/Private
- Truck Stop
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers and Existing Athletic Lighting Structures, over 60 FT in Height, on Public Land
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- Agricultural Production & Support Functions, not Otherwise Mentioned
- Canning
- Commercial Kennel
- Dairy, Bottling
- Feed, Grain Mill
- Feed, Grain & Seed Sales
- Fertilizer Sales
- Greenhouse, Commercial
- Meat, Poultry Packing or Processing
- And More...

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# ZONING OVERLAY

## Frederick City Zoning – Institutional (IST)

### Institutional (IST)

The purpose of the Institutional District (IST), a floating district, is to provide for public, private or non-profit owned areas when the public is invited or permitted to congregate. This includes hospitals, houses of worship, schools, government offices and facilities, and other similar facilities. See § 409.

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Accessory Apartments
- Group Home
- Senior Living & Retirement Facilities
- Nursing Home/ Domiciliary Care/Adult Living Facility
- Accessory Drive Through Facilities
- Commercial Use in Historic Structures
- Conference Center
- Fairgrounds/Agriculture and Special Event Center
- Park
- Private Club
- Reception, Social Service Center
- Academic, Colleges
- Administrative Offices, Public Building
- Cemetery
- Church
- Cultural Centers (Museum, Library, etc.)
- Hospital
- Public Safety (Police, Fire, Ambulance)
- Public Storage Yards, Shops, Maintenance Areas
- Religious or Social Mission
- Schools, Public/Private
- Sheltered Workshop
- Vo-Tech, Trade Schools & Training Centers
- Airfield, General Aviation
- Bus Depot
- Heliport / Helistop
- Parking Lot, Parking Garage, Public
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers, and Existing Athletic Lighting Structures, over 60 FT in Height, on Public Land
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