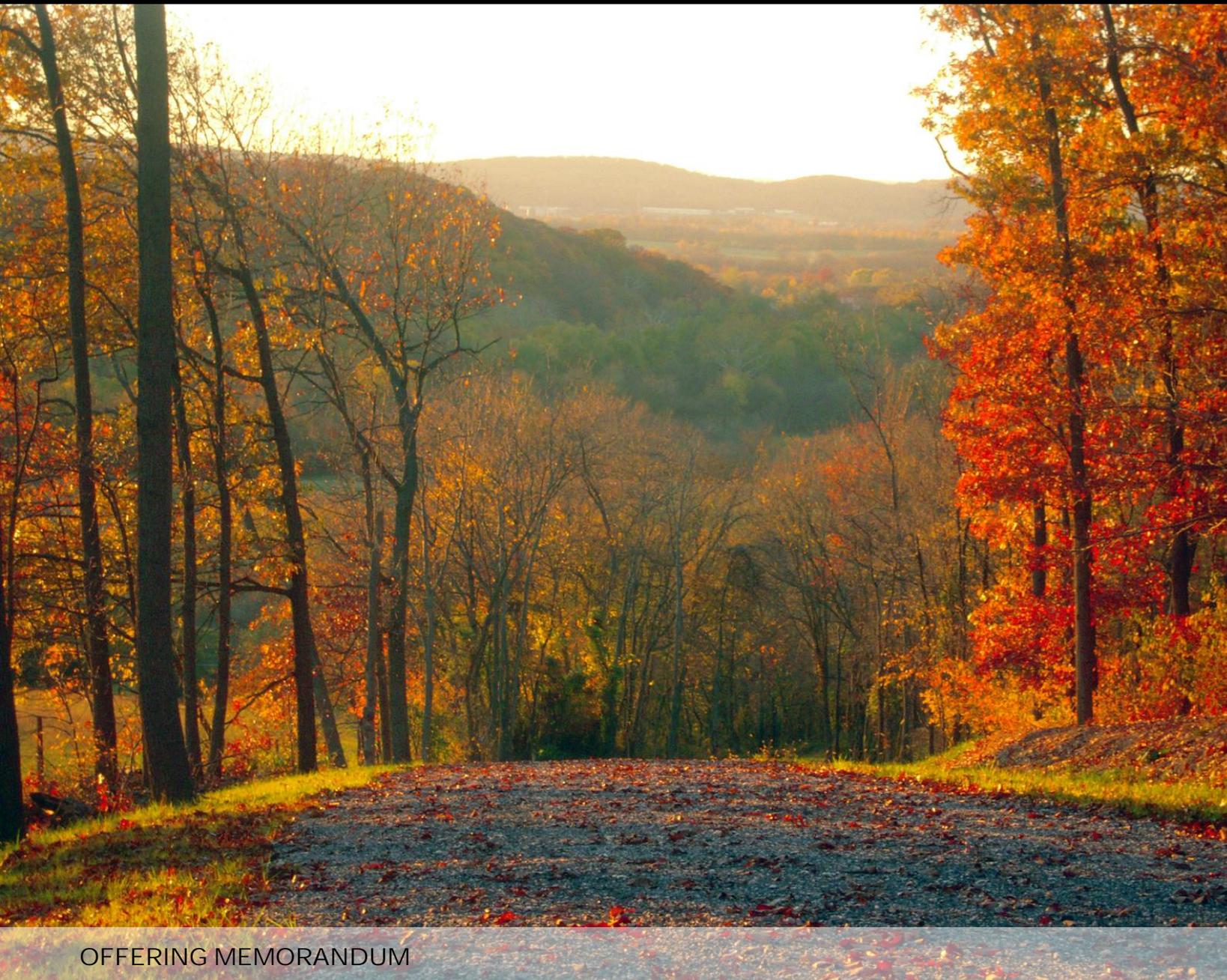


Flint Hill Lots



OFFERING MEMORANDUM

3411 & 3413
Frederick, MD 21704



OFFERING SUMMARY

ADDRESS	3411 & 3413 Frederick MD 21704
COUNTY	Frederick
MARKET	Residential
SUBMARKET	Custom Home sites
OFFERING PRICE	\$259,000
OWNERSHIP TYPE	Fee Simple

Quiet and secluded wooded lots with well and septic. Backs to a Forest Conservation Area for your own privacy but just minutes to all shopping and conveniences; Buckeystown Design Co-op and well known Chartreuse & Co are just 2 miles down the road! Easy access to major routes leading to Frederick (Ranked #24 in Livability's 2017 Top 100 Best Places to Live), Montgomery County and Historic Leesburg as well. Build your dream home and enjoy beautiful views of Frederick and the mountains for miles! Urbana Schools.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population	2,879	16,284	47,650
2018 Median HH Income	\$157,412	\$134,581	\$104,117
2018 Average HH Income	\$177,893	\$154,715	\$124,392

- 2 Prime Residential Lots Available
- Private but minutes from amenities
- Wells in place - percs completed
- Blue Ribbon Urbana School District

3413 Flint Hill Road
Adamstown, MD 21710
SDAT 07-589831
Lot 1, 1.94± Acres



Frederick County,
Maryland

> I want to...



Street/A... >

0 100 200ft



3411 Flint Hill Road
Adamstown, MD 21710
SDAT 07-589832
Lot 2, 2.71± Acres



Frederick County,
Maryland

> I want to...



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	470	3,229	26,190
2010 Population	2,198	12,145	40,305
2018 Population	2,879	16,284	47,650
2023 Population	3,373	18,429	52,249
2018 African American	175	1,612	5,261
2018 American Indian	3	39	164
2018 Asian	386	2,598	4,627
2018 Hispanic	242	1,991	5,059
2018 White	2,121	10,836	34,177
2018 Other Race	72	497	1,359
2018 Multiracial	122	692	2,027
2018-2023: Population: Growth Rate	16.10 %	12.55 %	9.30 %

2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	34	121	825
\$15,000-\$24,999	10	62	564
\$25,000-\$34,999	24	131	766
\$35,000-\$49,999	14	212	1,092
\$50,000-\$74,999	48	410	2,130
\$75,000-\$99,999	76	541	2,426
\$100,000-\$149,999	214	1,271	4,046
\$150,000-\$199,999	200	1,059	2,299
\$200,000 or greater	302	1,119	2,502
Median HH Income	\$157,412	\$134,581	\$104,117
Average HH Income	\$177,893	\$154,715	\$124,392

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	179	1,079	9,791
2010 Total Households	730	3,719	14,286
2018 Total Households	922	4,924	16,648
2023 Total Households	1,076	5,578	18,180
2018 Average Household Size	3.12	3.29	2.83
2000 Owner Occupied Housing	146	921	7,517
2000 Renter Occupied Housing	28	127	1,831
2018 Owner Occupied Housing	857	4,253	12,987
2018 Renter Occupied Housing	65	671	3,662
2018 Vacant Housing	47	245	1,005
2018 Total Housing	969	5,169	17,653
2023 Owner Occupied Housing	1,007	4,838	14,453
2023 Renter Occupied Housing	68	740	3,727
2023 Vacant Housing	100	292	1,420
2023 Total Housing	1,176	5,870	19,600
2018-2023: Households: Growth Rate	15.70 %	12.65 %	8.90 %

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Turning Point Real Estate, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Turning Point Real Estate, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Turning Point Real Estate, LLC has not verified, and will not verify, any of the information contained herein, nor has Turning Point Real Estate, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers 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.

Exclusively Marketed by:

Charles Seymour

President/Broker

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