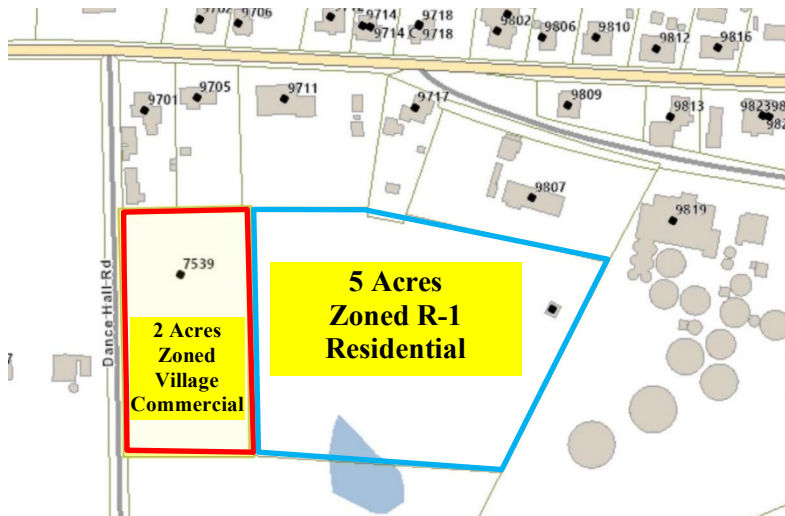




**MACKINTOSH, Inc.**  
COMMERCIAL BROKERAGE

**LAND For Sale - \$475,000**  
**2 Acre & 5 Acres – Roadside Lots**

**Previously Approved for Building**  
**Roadside Lot in Mount Pleasant, MD**  
**Ideal Farmer's Market / Storage Facility**  
**7539 Dance Hall Road, Frederick, Maryland 21701**



**Customize your commercial building upon these perfectly positioned lots for commerce in Mt Pleasant MD!**

**Parcel A (#1113300844) consists of 2 Acres Zoned Village Commercial.**  
**Parcel B (#1113296464) consists of 5 Acres Zoned R-1 (Residential), and adjoins Parcel A.**

**Lots are within close proximity to the cross intersection of Route 26 and Dance Hall Road, with road frontage along Dance Hall Road. Existing well and septic. Great location for small town commerce (winery, storage facility, farmers market, driving range, lawn & garden, etc).**

**Customize Drive by for showings. There is a gravel parking lot.**  
**Price is for both parcels of land and does not include pricing for the building. Sellers were going to build this building but decided not to.**  
**Sellers are willing to share plans.**

**FOR ADDITIONAL INFORMATION CONTACT:**

**Jody Bell - Call: 240-674-3937**

**or Nancy Green - Call: 301-748-3321**

**Mackintosh Commercial**

262 W. Patrick Street  
Frederick, Maryland 21701  
Broker: 1-800-727-SOLD  
Fax #: 1-240-489-7932  
Email: [Nancy@ngreen.com](mailto:Nancy@ngreen.com)

# 7539 Dance Hall Road – Site Plan Approval Letter



## FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING  
Department of Development Review & Planning

Jan H. Gardner  
*County Executive*

Steven C. Horn, *Division Director*  
Michael L. Wilkins, *Director*

### CONCEPT SITE PLAN APPROVAL LETTER

September 23, 2019

Re: Chief Hills - Concept Site Plan (SP 19-13)  
(AP 19740, FRO 19741)

Dear Applicant:

Please find enclosed a copy of the above referenced Concept Site Plan for a Commercial Roadside Stand with a 5,000 sq. ft. footprint to be constructed on 2.00 acre site.

The concept site plans are stamped APPROVED for your records. This approval is granted with the understanding that all applicable conditions will be satisfied as the project moves forward to completion.

Implementation of the approved project must begin with a Site Development Plan Type I application. If you have any questions concerning the matters stated herein, please do not hesitate to call me at 301-600-1165.

Sincerely,

Ashley M. Moore  
Principal Planner I  
Division of Planning and Permitting  
Phone: 301-600-1165  
Amoore1@FrederickCountyMD.gov

Cc: Daniel Lavelle, Lavelle & Associates, Inc.  
Christine Graham, IIT  
File: Site Plan SP19-13 (AP 19740)

1  
A3  
ELEVATION VIEW - EAVE SIDE - SOUTH  
10-01-2019 - 1-00

2  
A3  
ELEVATION VIEW - GABLE END - WEST  
10-01-2019 - 1-00

DESIGN BY:  
Mr. Matt Cliffe  
170 AS STY | 704.616.0100  
www.mattcliff.com

DESIGN DATE:  
5/6/2019  
PROJECT CODE:  
10-01-2019 - 1-00  
10-01-2019 - 1-00

A3  
10-01-2019 - 1-00  
10-01-2019 - 1-00  
10-01-2019 - 1-00

ANCE HALL RD.

P. 45

P. 7

P. 230

P. 43

P. 293

5 AC Ag.

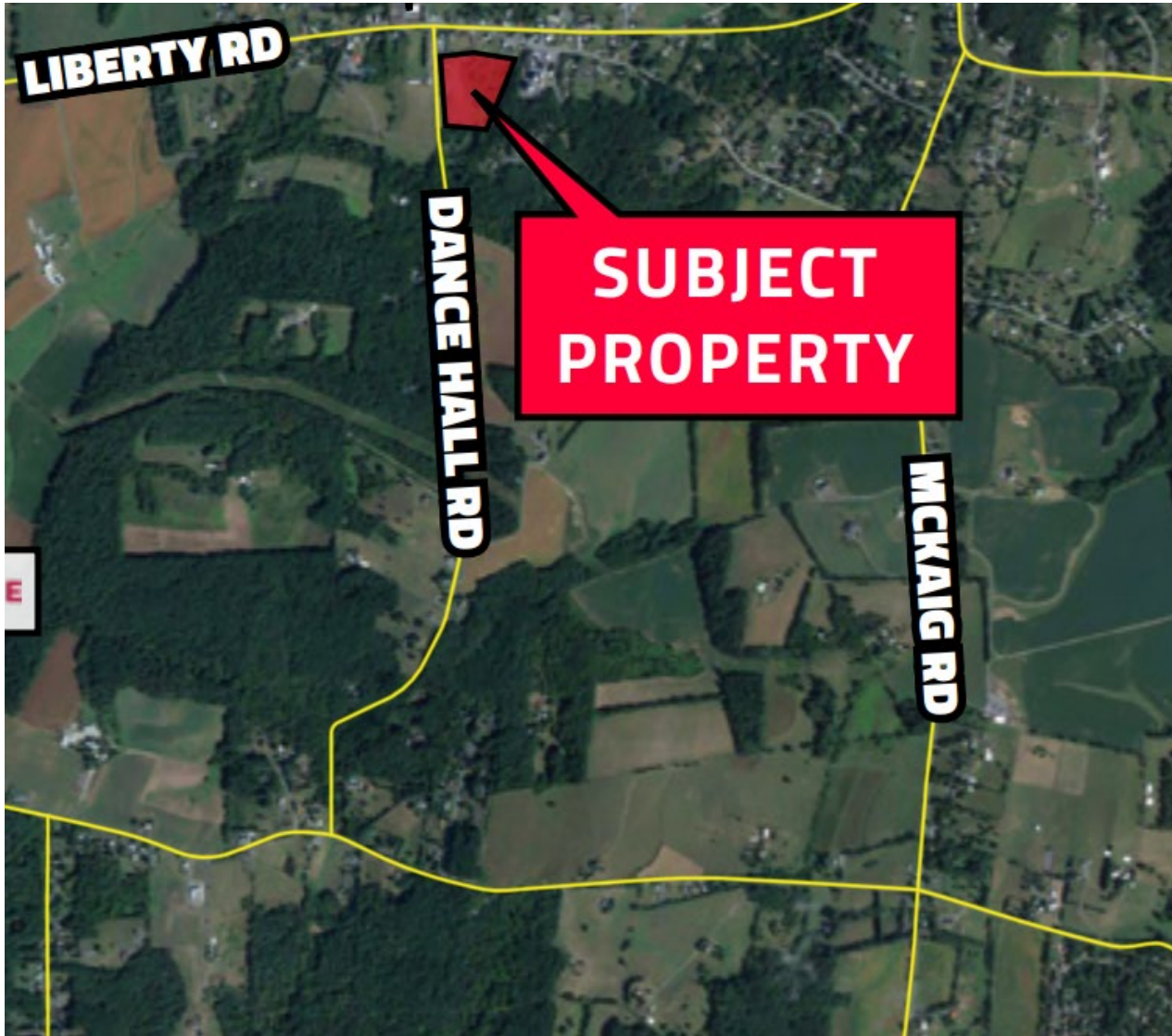
2 AC VC

- Attractive Purchase Price
- Flexible Zoning
- Previously Approved Concept Plan

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	850	23,286	68,149
Households	298	8,172	25,266
Average HH Income	\$130,517	\$132,659	\$107,433

## 7539 Dance Hall Road –Directions:

From Frederick City at Route 15, continue right onto Route 26, then drive over Monocacy River Bridge (Stay in Right Lane) and turn right onto Liberty Road (Rt.26) at junction of Woodsboro Pike (Rt.194). Turn Right onto Dance Hall Road. Gravel Lot is on the Left Side of Road.



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All information is deemed reliable, but not guaranteed.

**FOR ADDITIONAL INFORMATION  
CONTACT:**

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