



PAD SITE 1C  
0.68 AC +/-

PAD SITE 1B  
3.19 AC +/-

PAD SITE 1D  
0.74 AC +/-

CORPORATE DRIVE

BALLENGER CREEK PIKE

# BALLENGER CROSSING PAD SITES Frederick, MD

Sale — 3 “Shovel Ready” Individual Pad Sites Totaling 4.61 Acres



# PROPERTY OVERVIEW

Total Pad Site Size

**4.61 Acres +/-**

Individual Pad Site Size

**Pad Site 1B - 3.19 Acres +/-**

**Pad Site 1C - 0.68 Acres +/-**

**Pad Site 1D - 0.74 Acres +/-**

Zoned

**Village Center (VC)**

Planned Unit Development

Public Utilities

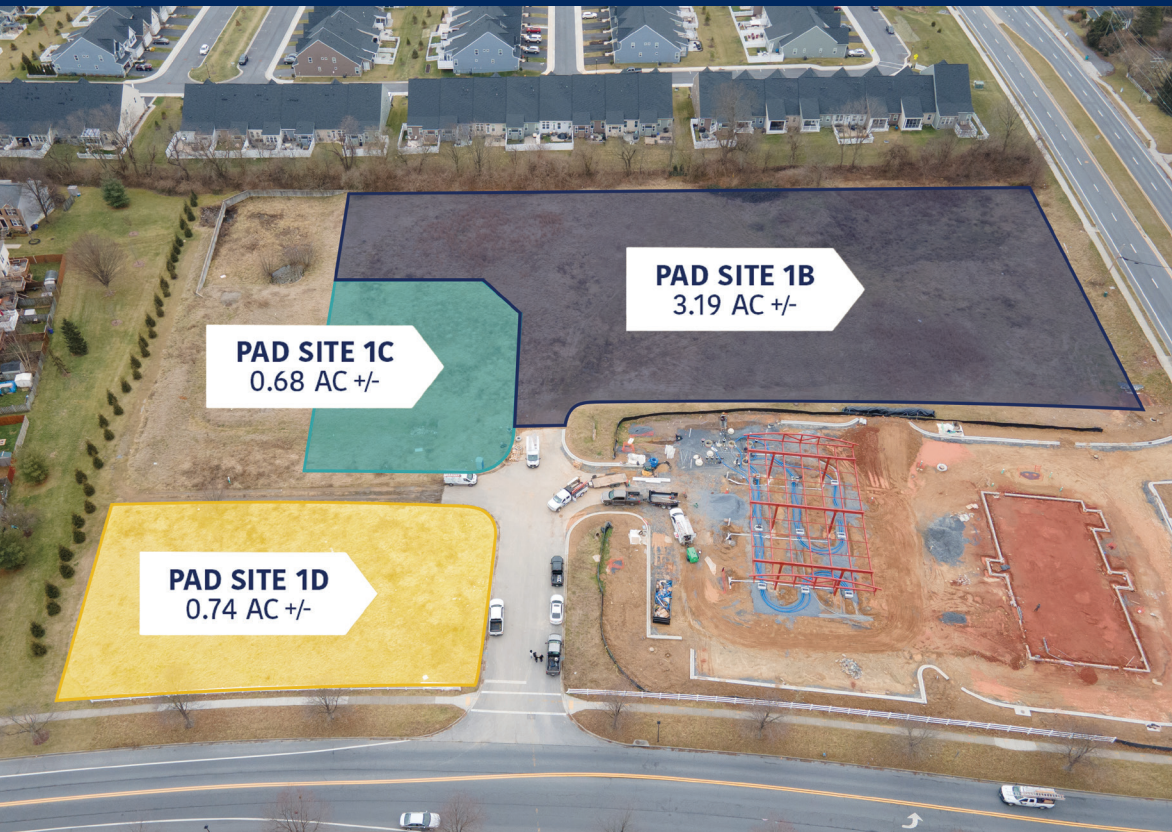
Quantity Storm

Water Management

Offering Price

**Reach Out to Broker for Pricing**

For more details about Ballenger Crossing, contact Chris Kline at (240) 457-4802 or [ckline@fredcommercial.com](mailto:ckline@fredcommercial.com)







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0.68 AC +/-

**PAD SITE 1B**  
3.19 AC +/-

**PAD SITE 1D**  
0.74 AC +/-

**CORPORATE DRIVE**

**BALENGER CREEK PIKE**

## FEATURES

- Signalized Intersection
- Pad Site 1B - 280ft Road Frontage
- Pad Site 1D - 200ft Road Frontage
- Pad Sites 1B and 1C can be combined
- Circle K Gas Station Under Construction Adjacent
- “Shovel Ready”



## EXECUTIVE SUMMARY

Frederick Commercial Real Estate is proud to offer a collection of shovel-ready pad sites situated right off of Ballenger Creek Pike in the sought-after Ballenger Crossing area of Frederick, MD.

This listing comprises three distinct parcels, collectively spanning approximately 4.61 acres. Individually, Pad Site 1B encompasses approximately 3.19 acres, Pad Site 1C occupies approximately 0.68 acres, and Pad Site 1D encompasses approximately 0.74 acres. Pad Site 1B and Pad Site 1C can be combined, offering a total of approximately 3.87 acres. The parcels are available together or separately.

This is a rare opportunity in the thriving Frederick area to bring your business to the edge of a sprawling residential community, on a corner pad site with excellent visibility from both Ballenger Creek Pike and Corporate Drive. Zoned Village Center, these pad sites offer tons of untapped development potential for a variety of uses.

## PERMITTED USES *(not all inclusive)*

\*P - Permitted Use    \*PS - Permitted Subject to Site Plan Approval

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"><li>• Motel, Hotel (PS)</li><li>• Apparel Store (PS)</li><li>• Appliance Sales and Service (PS)</li><li>• Food Stores (PS)</li><li>• Convenience Stores (PS)</li><li>• Department Store and Variety Store (PS)</li><li>• Shopping Center (PS)</li><li>• Hardware/Garden Center (PS)</li><li>• Pet Store (PS)</li><li>• Pet Training/Day Care/Grooming Facility (PS)</li></ul> | <ul style="list-style-type: none"><li>• Pharmacy (PS)</li><li>• Comprehensive Physical Rehabilitation Facility (PS)</li><li>• Bank/Financial (PS)</li><li>• Electrical/Plumbing/Carpentry (PS)</li><li>• Liquor Stores (PS)</li><li>• Dry Cleaning or Laundromat (PS)</li><li>• Medical Clinic/Urgent Care (PS)</li><li>• Office Business (PS)</li><li>• Restaurant (PS)</li></ul> | <ul style="list-style-type: none"><li>• Car Wash (PS)</li><li>• Child Care Center/Nursery School (PS)</li><li>• Civic Community Center (PS)</li><li>• Assisted Living Facility (PS)</li><li>• Nursing Home (PS)</li><li>• College, University, Private School (PS)</li><li>• Place of Worship (PS)</li><li>• Governmental/Civic/Institutional (PS)</li></ul> |
|---|--|--|



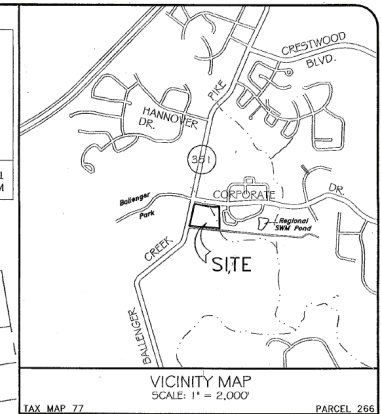


# SITE PLANS

PLAT PREPARED BY:



8 EAST SECOND STREET SUITE 201 FREDERICK, MD 21701  
P: 301 696 9040 F: 301 696 9041 WWW.DMW.COM



## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREIN IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY: LAWRENCE C. CARONE, TRUSTEE OF THE LAWRENCE C. CARONE TRUST; JAMES V. CARONE AND GWENDOLYN G. CARONE, CO-TRUSTEES OF THE JAMES V. CARONE AND GWENDOLYN G. CARONE TRUST; MARGUERITE E. CARONE, NOW KNOWN AS MARGUERITE E. ROBERTS, TRUSTEE OF THE MARGUERITE E. CARONE TRUST AND JOSEPH A. CARONE, TRUSTEE OF THE JOSEPH A. CARONE TRUST UNTO JAMES V. CARONE AND GWENDOLYN G. CARONE, CO-TRUSTEES OF THE CARONE FAMILY TRUST DATED JUNE 6, 1986 AND JOSEPH A. CARONE, TRUSTEE OF THE JOSEPH A. CARONE TRUST DATED DECEMBER 23, 1965 BY DEED RECORDED IN LIBER 4933 AT FOLIO 694 ON OCTOBER 28, 2004; ALSO KNOWN AS LOT 1, SECTION III AS SHOWN ON PLAT RECORDED IN PLAT BOOK 43 AT PAGE 139; ALL AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND; AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 5, SUBTITLE 1, SECTION 3-106, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK CITY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

MARK S. CRISMAN  
MD. PLS # 20,006  
EXP. DATE 9-26-16

12-21-15  
DATE

## OWNER'S CERTIFICATION AND DEDICATION

WE, JAMES V. CARONE AND GWENDOLYN G. CARONE, CO-TRUSTEES OF THE CARONE FAMILY TRUST (DATED 6/6/86) AND JOSEPH A. CARONE, TRUSTEE OF THE JOSEPH A. CARONE TRUST (DATED 12/23/65) AS TENANTS IN COMMON BETWEEN THE TWO TRUSTS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS, TO PUBLIC USE UNLESS OTHERWISE NOTED ON THIS PLAT. WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS HEREON INDICATED; AND THAT THE REQUIREMENTS OF FREDERICK CITY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THAT THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH. PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT AND ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER. FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

James V. Carone Co-Trustee 12/18/15  
JAMES V. CARONE (CO-TRUSTEE) DATE

Gwendolyn G. Carone Co-Trustee 12/18/15  
GWENDOLYN G. CARONE (CO-TRUSTEE) DATE

Joseph A. Carone (Trustee) 12/18/15  
JOSEPH A. CARONE (TRUSTEE) DATE

The owners have sworn to and subscribed before me this

18th day of December 2015

Jammie S. Alsenz July 16, 2018  
Notary Public (My Commission Expires)

FILE#: 5-926  
APP#: 15793  
DATE: 12/18/15  
PB: 96 PG: 95

## FINAL PLAT

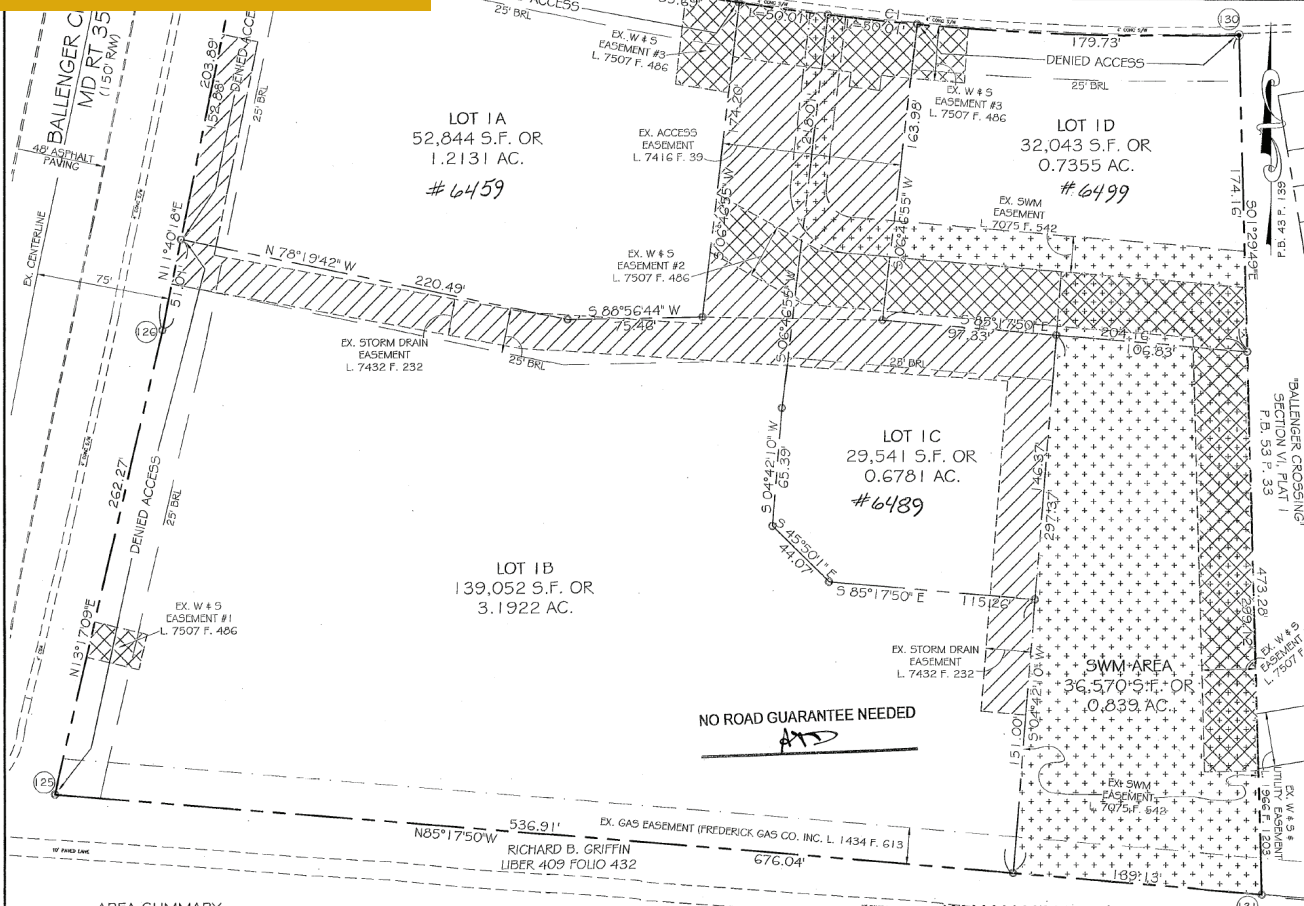
BALLENGER CROSSING (CARONE DIVISION)  
LOTS 1A, 1B, 1C AND 1D, SECTION III

SITUATED AT THE SOUTHEAST INTERSECTION OF  
BALLENGER CREEK PIKE AND CORPORATE DRIVE  
FREDERICK ELECTION DISTRICT NO. 2  
FREDERICK COUNTY, MARYLAND

DMW # 07708

AP # 15793 DATE: December 8, 2015

SCALE: 1" = 50'



## AREA SUMMARY

AREA OF LOT 1A = 52,844 S.F. OR 1.2131 AC.  
AREA OF LOT 1B = 139,052 S.F. OR 3.1922 AC.  
(PANHANDLE AREA OF LOT 1B = 8,604 S.F. OR 0.1965 AC.)  
USEABLE AREA LOT 1B = 130,368 S.F. OR 2.9937 AC.  
AREA LOT 1C = 29,054 S.F. OR 0.6781 AC.  
(PANHANDLE AREA LOT 1C = 8,173 S.F. OR 0.1876 AC.)  
USEABLE AREA LOT 1C = 20,881 S.F. OR 0.4794 AC.  
AREA LOT 1D = 32,043 S.F. OR 0.7355 AC.  
SWM AREA = 36,570 S.F. OR 0.839 AC.  
TOTAL AREA OF ROAD DEDICATION = 0 ACRES  
TOTAL AREA OF PLAT = 290,049 S.F. OR 6.6586 AC.  
TOTAL NUMBER OF LOTS = 4

## COORDINATE TABLE (DATUM FROM FB 43 P. 139)

PT.	NORTHING	EASTING
125	2,279.5729	4,891.0177
126	2,534.8234	4,951.2026
127	2,734.4976	4,992.5373
128	2,761.6947	5,033.8964
129	2,729.6094	5,189.2170
130	2,697.2650	5,552.4180
131	2,224.1465	5,564.7818

## OWNERS

JAMES CARONE, ET. AL  
23152 SOMERSET CIRCLE  
DANA POINT, CA 92629  
PHONE: 949-481-0332

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CB	CHORD
C1	1590.00'	365.44'	183.53'	13°10'07"	584°54'45"E	364.63'

## NOTES

- CURRENT WATER AND SEWER CLASSIFICATION: W-1, S-1
- SITE IS CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT)
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- A 6 (50) FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
- ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER.
- SOILS TYPES: 400LS SHEET 41 OF 64 - FRED. CO. 2000 EDITION)
- D&D DIFFIELD-CROOKER SALT LOAM
- AB ADAMSTOWN-FUNKSTOWN COMPLEX
- BASED UPON A SOILS SURVEY PREPARED BY SPECIALIZED ENGINEERING JULY 2006 - NO ANNUAL FLOODPLAIN SOLDS ARE PRESENT ON THIS PARCEL.
- THIS SITE CONTAINS NO WETLANDS OR 100 YEAR FLOODPLAIN.
- THE PRELIMINARY PLAN FOR THIS PROJECT (COUNTY PROJECT No. 4794) WAS APPROVED ON SEPTEMBER 26, 2008.
- THE SIMPLIFIED DELINEATION AND COMBINED FOREST RESOURCE CONSERVATION PLAN (COUNTY PROJECT No. 4796) WAS APPROVED ON SEPTEMBER 16, 2008.
- THE HORIZONTAL/BEARING DATUM FOR THE PLAT IS BASED UPON PLAT RECORDED IN PLAT BOOK 43 PAGE 139 (LOT 1, SECTION III, CARONE DIVISION).
- THIS SITE IS CAPPED AT 179 A.M. AND 345 P.M. WEEKDAY PEAK HOUR TRIPS.

## SYMBOLS

- DENOTES CORNER TO BE SET
- DENOTES T-BAR FOUND

## MINIMUM BUILDING RESTRICTION LINES

FRONT: 25' (SHOWN)  
SIDE: 0'  
REAR: 25'  
MAX. BLDG HEIGHT: 60'



APPROVED  
FREDERICK COUNTY  
PLANNING COMMISSION

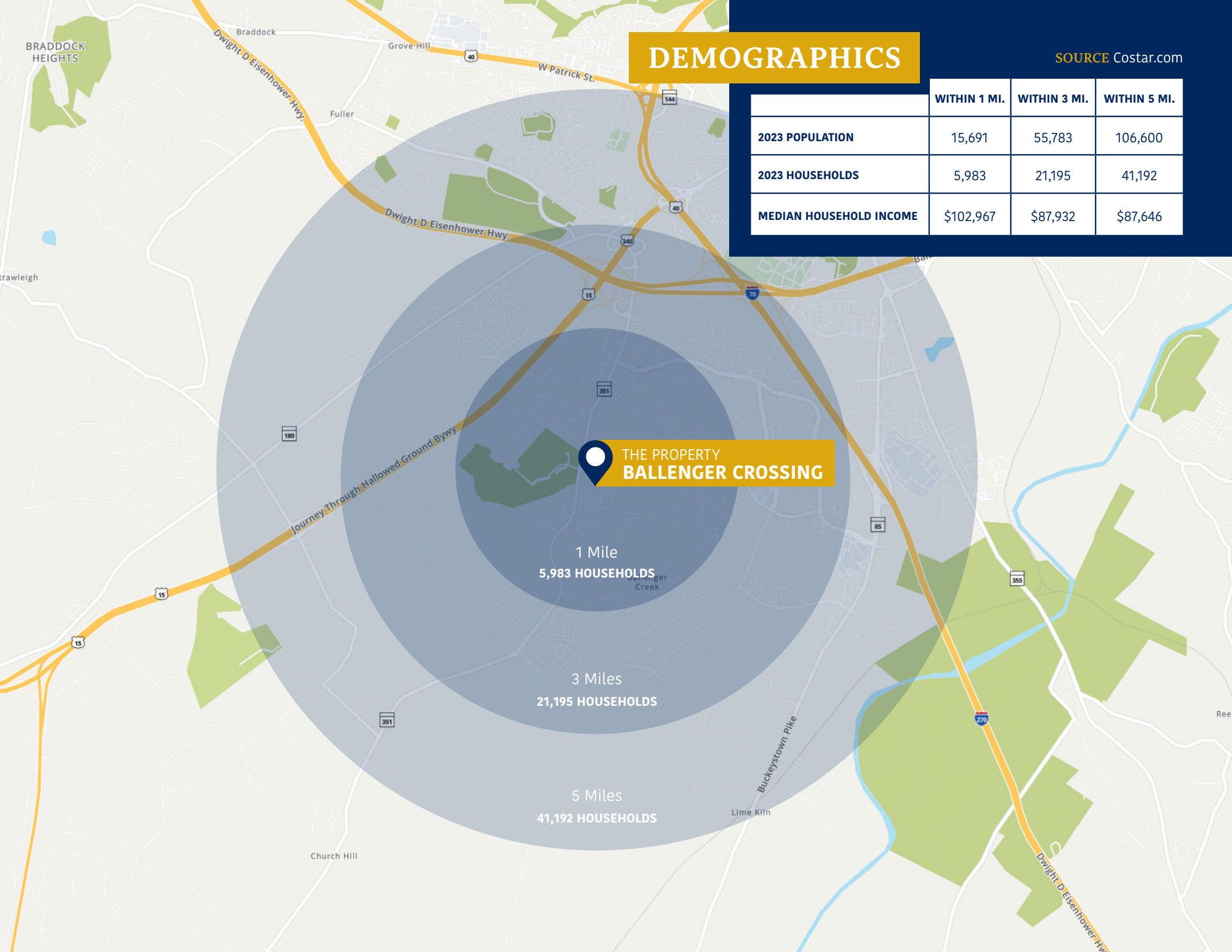
R. A. H. H. K. 1-7-16  
SECRETARY OR CHAIRMAN DATE

APPROVED FREDERICK COUNTY  
HEALTH DEPARTMENT  
FOR PUBLIC WATER AND SEWER. THE USE OF  
COMMUNITY WATER AND SEWER CONFORMS  
TO THE FREDERICK COUNTY MASTER PLAN.

APPROVING AUTHORITY DATE

V:\07708\DWG\PLAT\FINAL-PLAT.DWG





# DEMOGRAPHICS

SOURCE Costar.com

	WITHIN 1 MI.	WITHIN 3 MI.	WITHIN 5 MI.
2023 POPULATION	15,691	55,783	106,600
2023 HOUSEHOLDS	5,983	21,195	41,192
MEDIAN HOUSEHOLD INCOME	\$102,967	\$87,932	\$87,646



## LOCATION OVERVIEW

The three remaining pad sites being offered for sale represent the only commercial space associated with the Planned Unit Development of Ballenger Crossing. These commercial pad sites offer a built in consumer base and boasts an impressive average household income of \$110,930 with 5,983 homes all within a one mile radius. As seen from the aerials, there is no other commercial land in the immediate vicinity.

Most notably, the immediate surroundings are made up of single family and townhomes, Tuscarora High School (1,682 students), Ballenger Creek Middle (790 students) and Ballenger Creek Regional Park. Ballenger Crossing benefits from its close proximity to the Interstate 270 corridor. This corridor is known for its retail, business, and residential development due to its direct highway access (I-270) to the DC Beltway. As a result, this is one of the fastest growing areas of the County and is expected to see continued growth.

## TRAFFIC COUNTS

Road  
**Ballenger Creek Pike**

Road Section  
**Corporate Dr to Crestwood Blvd**

Functional Class  
**Urban Major Collector**

Annual Vehicle Miles Traveled  
**3.64M**

AADT by Vehicle Type

**Car: 12,673**

**Pickup Truck: 1,017**

**Motorcycle: 0**

**Bus: 36**

**Truck (Single Unit): 193**

**Truck (Combination Unit): 36**

AADT and AAWDT (Monday–Friday)

**2022: 13,955 (14,795)**

**2021: 13,864 (14,564)**

**2020: 12,113 (13,083)**



HOUSEHOLDS	1 mile	3 mile	5 mile
2010 HOUSEHOLDS	4,491	16,754	33,107
2023 HOUSEHOLDS	5,983	21,195	41,192
2028 HOUSEHOLD PROJECTION	6,562	23,111	44,831

INCOME	1 mile	3 mile	5 mile
AVG HOUSEHOLD INCOME	\$111,930	\$101,464	\$104,642
MEDIAN HOUSEHOLD INCOME	\$102,967	\$87,932	\$87,646

### SOURCES

City of Frederick

[cityoffrederickmd.gov/1271/Local-Area#:~:text=Frederick%20is%20Maryland%27s%20second%20largest,markets%20on%20the%20eastern%20seaboard.](http://cityoffrederickmd.gov/1271/Local-Area#:~:text=Frederick%20is%20Maryland%27s%20second%20largest,markets%20on%20the%20eastern%20seaboard.)

Orases

[orases.com/10-things-that-make-frederick-a-technology-hub-and-why-were-happy-to-be-here/](https://orases.com/10-things-that-make-frederick-a-technology-hub-and-why-were-happy-to-be-here/)

City of Frederick

[cityoffrederickmd.gov/DocumentCenter/View/12705/DED-Quick-Facts-Profile-Sheet--2019-FINAL](http://cityoffrederickmd.gov/DocumentCenter/View/12705/DED-Quick-Facts-Profile-Sheet--2019-FINAL)



## LOCAL & REGIONAL HIGHLIGHTS

Downtown Frederick is characterized by tree-lined streets, historic buildings, and a vibrant mix of shops, restaurants, and cultural attractions. The historic district is well-preserved and has earned the honor of being listed on the National Register of Historic Places.

Key landmarks include Carroll Creek Park, a scenic waterfront area with walking paths and public art installations. Market Street, one of the main retail areas, has a variety of boutique shops, galleries, and eateries. The area also holds annual events and festivals, which builds a strong sense of community and attracts visitors from across the region. Overall, downtown Frederick blends its rich history with contemporary offerings, making it a destination that appeals to both residents and tourists alike.

## NEARBY CITIES

Conveniently located nearly equidistant from multiple major metropolitan areas, large cities like Baltimore, Washington, D.C., and Northern Virginia, all of which are international hubs for business, travel, and tourism, are close by. Three major airports, Baltimore Washington International, Dulles International, and Reagan National Airport, are easily accessible from Frederick using I-70 and I-270. Commuters to D.C. can use the Maryland Transit Administration railways to travel to and from the city.

Frederick is also close to many popular recreation and tourism attractions, like the Chesapeake Bay, Appalachian Mountains, as well as coastal regions of the Atlantic Ocean.

## DISTANCE FROM FREDERICK, MD

Washington, D.C. – 45 miles | Baltimore – 50 miles

Pennsylvania State Line – 30 miles | Virginia State Line – 13 miles

## SOURCES

[businessinfrederick.com/159/Top-Employers](https://businessinfrederick.com/159/Top-Employers) | [commerce.maryland.gov/Documents/ResearchDocument/MajorEmployersInFrederickCounty.pdf](https://commerce.maryland.gov/Documents/ResearchDocument/MajorEmployersInFrederickCounty.pdf)

## MAJOR EMPLOYERS

Business	Number of Employees	Industry Sector
Fort Detrick	8,776	Military, Bioscience, Communications
Frederick County Public Schools	7,013	Public Education
Frederick Health Hospital	3,300	Comprehensive Health Care
Frederick County Government	2,563	County Government
Leidos Biomedical Research	2,440	Medical Research
Wells Fargo Home Mortgage	1,742	Mortgage Services, Finance, Insurance
Frederick Community College	1,313	2-Year College
City of Frederick Government	905	Municipal Government
State Farm Insurance	832	Insurance, Finance
AstraZeneca	725	Biotech Manufacturing
UnitedHealthcare	635	Health Insurance
Aldi Distribution Center & Retail	552	Retail, Distribution Center
Mount St. Mary's University	500	Higher Education
Plamondon Companies	400	Hotels, Restaurants, Hospitality



# FREDERICK COUNTY RETAIL SUBMARKET SUMMARY

“Vacancy in the Frederick County retail submarket is 5.1% and has decreased 0.9% over the past 12 months. During this period, 130,000 SF has been absorbed, and nothing has been delivered. Total availability, which includes sublease space, is 6.8% of all inventory. Within this submarket, General Retail is the largest subtype, with 6.6 million SF in this category.

Rents are around \$24.00/SF, which is a 4.9% increase from where they were a year ago. In the past three years, rents have increased a cumulative 15.5%.

About 25,000 SF is under construction, representing a minor 0.2% expansion of inventory. In the past 12 months, 36 sales have taken place. Sales have averaged \$192/SF, and the estimated value for the submarket as a whole is \$207/SF.

Over the part three years, there have been 155 sales, which have traded for approximately \$205 millions. The market cap rate for Frederick is 6.8%, slightly below its trailing three-year average of 7.0%.”

**\*SOURCE:** Costar

DEMAND	SUBMARKET	MARKET
12 Mo Net Absorption SF	127K	965K
12 Mo Leased SF	234K	5.4M
6 Mo Leasing Probability	30.80%	31.50%

AVAILABILITY	SUBMARKET	MARKET
Market Rent/SF	\$23.88	\$32.24
Vacancy Rate	5.10%	4.40%
Vacant SF	707K	11.6M
Availability Rate	6.80%	5.30%
Available SF Direct	946K	13.3M
Available SF Sublet	7K	926K
Available SF Total	953K	14.2M
Available SF Total	14.6	13.3

INVENTORY	SUBMARKET	MARKET
Existing Buildings	1,178	20,884
Inventory SF	14M	268M
Average Building SF	11.9K	12.8K
12 Mo Delivered SF	25.5K	989M
Available SF Total	0	560M

SALES	SUBMARKET	MARKET
12 Mo Transactions	37	594
Market Sale Price/SF	\$205	\$344
Average Market Sale Price	\$2.4M	\$4.4M
12 Mo Sales Volume	\$40.4M	\$1.5B
Market Cap Rate	6.80%	6.20%



# FREDERICK COUNTY MULTI-FAMILY SUBMARKET SUMMARY

“Vacancy in the Frederick County multi-family submarket is 7.2% and has increased 3.2% over the past 12 months.

During this period, 530 units have been delivered, and 180 units have been absorbed. Space rated 3 Star is the most dominant subtype, with 5,333 units in this category. There are 3,472 units of 4 & 5 Star space, and 1,538 units of 1 & 2 Star space.

Despite a substantial increase in availability, rents have increased 2.6% over the past year, to around \$1,790/month. In the past three years, rents have increased a cumulative 20.6%. About 1,000 units are under construction, representing a 9.6% expansion of inventory. There have been 2 sales over the past year.

Over the past three years, there have been 14 sales, which have traded for approximately \$286 million. During this time, the market cap rate for Frederick County has increased to 5.5%, higher than its trailing three-year average of 4.9%.”

\*SOURCE Costar

SALES	SUBMARKET	MARKET
Market Sale Price/Unit	\$218K	\$305K
12 Mo Asking Sale Price/Unit	\$94.3K	\$261K
12 Mo Sale to Asking Price Diff	-8.30%	-7.00%
Market Cap Rate	5.50%	5.30%
12 Mo Sales Volume	\$2M	\$3.1B
12 Mo Transactions	2	123
Months to Sale Past Year	4.1	9.3
For Sale Listings	1	33
For Sale Units	10	579

AVAILABILITY	SUBMARKET	MARKET
Vacancy Rate	7.40%	7.00%
Vacancy Units	768	39.6K
Market Asking Rent/Unit	\$1,809	\$2,112
Market Effective Rent/Unit	\$1,782	\$2,095
Concession Rate	1.50%	0.80%
Studio Asking Rent	\$1,230	\$1,742
1 Bedroom Asking Rent	\$1,622	\$1,938
2 Bedroom Asking Rent	\$1,885	\$2,288
3 Bedroom Asking Rent	\$2,292	\$2,677

INVENTORY	SUBMARKET	MARKET
Inventory Units	10,343	562,112
Existing Buildings	140	4,832
Avg Units Per Bldg	74 units	116 units
12 Mo Demolished Units	0	142
12 Mo Occupancy % At Delivery	9%	26%
Under Construction Units	998	30,013
12 Mo Construction Starts Units	346	10,304
12 Mo Delivered Units	533	13,545
12 Mo Avg Delivered Units	266	213

DEMAND	SUBMARKET	MARKET
12 Mo Absorption Units	143	11,402
12 Mo Absorption % of Inv	1.40%	2.00%
Population Growth 5 Yrs	8.50%	1.60%
Pop Growth 5 Yrs 20-29	13.40%	-0.50%
Pop Growth 5 Yrs 30-39	-0.40%	-6.90%
Pop Growth 5 Yrs 40-54	6.80%	1.00%
Pop Growth 5 Yrs 55+	16.30%	10.40%



# BALLENGER CREEK PARK







## OUR TEAM

**FREDERICK COMMERCIAL REAL ESTATE** is a third party brokerage firm representing Sellers, Landlords, Buyers and Tenants in the Frederick County and Frederick City markets.

We specialize in all commercial sectors of the real estate market, with an emphasis on Industrial, Retail, Office, Multifamily and Adaptive Reuses of historic properties and/or properties where a change of use is necessary. Frederick Commercial Real Estate is built on a foundation of deep ties to Frederick, successive and successful family businesses, and a commitment to Frederick's business, civic and political communities.

### SANDRA SAGOE

ssagoe@fredcommercial.com  
(240) 457-4802 Ex. 4

### SHELLEY SULLIVAN

ssullivan@fredcommercial.com  
(240) 457-4802 Ex. 3



**Frederick-Commercial.com**  
**(240) 457-4802**

**CHRIS KLINE, JR.** is the Broker of Record and founded the company in January of 2019.



Chris is a native of Frederick County, Maryland and the ninth generation of the Kline family to live in, and start a business in the community. Chris possesses aptitudes that allow him to see the big picture, to comprehend his clients' vision and to understand his role, as he navigates complex and sensitive deals. He describes himself and his outlook as three dimensional, approaching his work and his clients from all sides, in an effort to deliver the best service.

### CHRIS KLINE, JR.

ckline@fredcommercial.com  
(240) 457-4802 Ex. 1