



RELATIONSHIP  
DRIVEN  
REAL ESTATE



LANDSDALE  
HOME DEVELOPMENT

ED MCCLAIN ROAD

FINGERBOARD ROAD

# EXCLUSIVE OFFERING FROM CPG

10808 FINGERBOARD ROAD  
IJAMSVILLE, MD 21754

## 143.97 Acres± Land Investment Opportunity

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## BUSINESS TERMS

SALE PRICE	CONTACT CPG FOR GUIDANCE
OFFERS DUE BY	ROLLING
STUDY PERIOD	45 DAYS
TERMS	CASH AT SETTLEMENT
DEPOSIT	5% OF PURCHASE PRICE
SETTLEMENT	30 DAYS

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC 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.

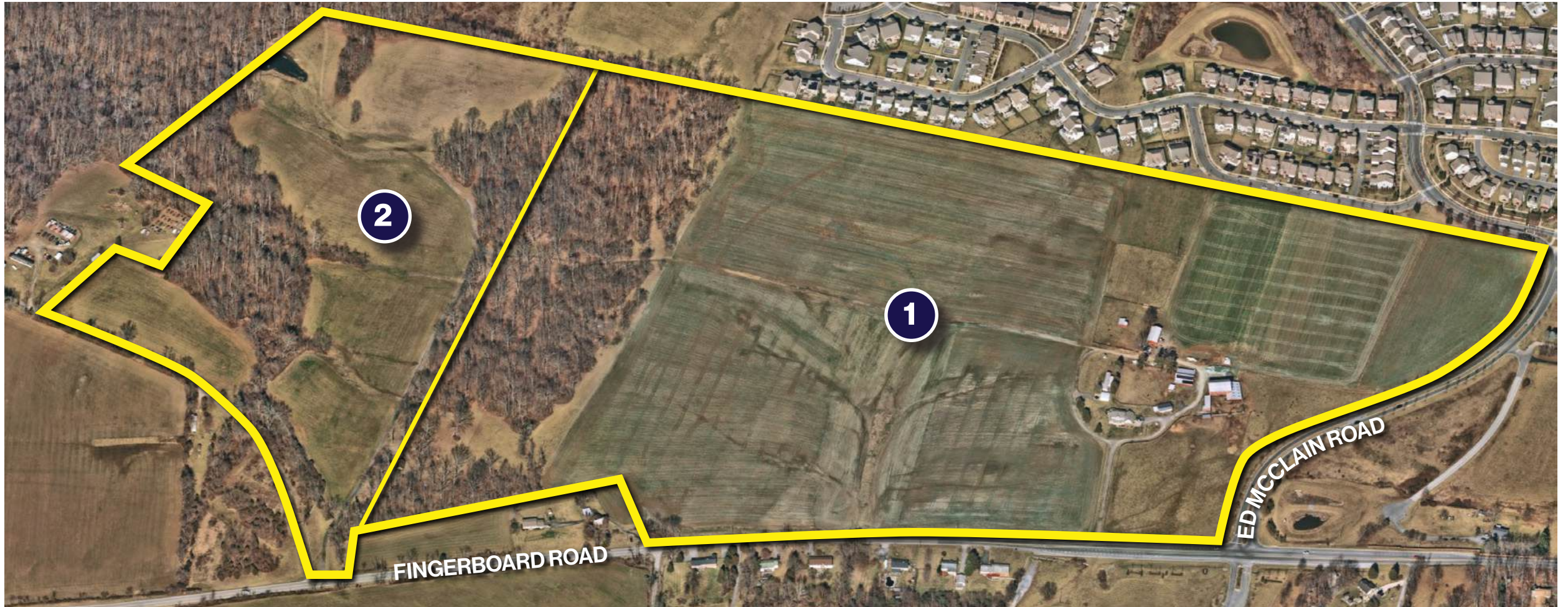
**CPG Realty, LLC, “CPG” as exclusive representative to the Seller, is pleased to present for sale 10808 Fingerboard Road, Ijamsville, MD, (the “Property”).** The Property is comprised of two adjoining parcels, totaling 143.97 acres of AG (Agricultural) zoned land located at the intersection of Maryland Route 80 - Fingerboard Road, and Ed McClain Road, east of Urbana, in Frederick County, Maryland and is a very rare opportunity to purchase a large land holding within the long term path of growth. The Property is located immediately adjacent to the Lansdale PUD and just west of the planned Frederick County Public Schools Monrovia Campus. The property is improved with a 3,885 sf custom built home, a tenant trailer, and several barns and garages. The Seller has recently vacated the existing house, but requests any buyer to keep the tenant in the trailer for up to five years. The tenant actively farms and raises steer on the property.

There are a few notable 'land bank' sales in Frederick County that should have future development potential that were purchased 'as-is'. The England farm, located at the southwest corner of Maryland 80 and Big Woods Road sold in 2021 for \$6,000,000 on 87.87 acres or approximately \$68,000 per acre. The Murphy/Gaver farm, which adjoins the Property to the west, closed in 2024 for nearly \$28,000 per acre. Additionally, the AC Jets farm in Middletown sold in 2022 for \$5,500,000 and was 152.84 acres, which equates to \$35,994 per acre. All of which were bought as long term holds, with anticipation of future development.

Frederick County has several approved uses by right in the Agricultural zone, including Nursery, Farm Distillery, Farm Winery, Farm Brewery, Farm Equipment Sales, Limited Landscape Contractor, Place of Worship, and Limited Food Waste Composting.

Frederick has experienced positive population growth of over 5% for consecutive years, and is home to major employers such as Fort Detrick, AstraZeneca, Lonza, Kite Pharma, MedImmune, and the National Cancer Institute.

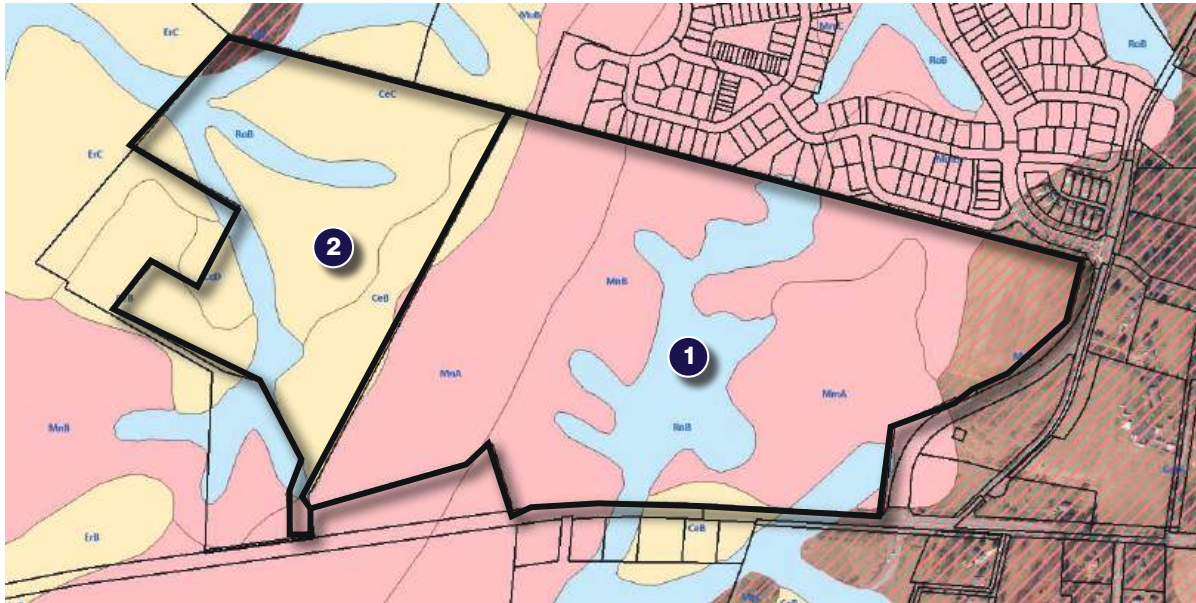




**PARCEL DESCRIPTIONS**

**1 PARCEL #1:**  
**Address:** 10808 Fingerboard Road, Monrovia, MD 21771  
**Tax Map:** 88 Parcel 25  
**Tax ID:** 09-231390  
**Acreage:** 103.91  
**Subdivision Rights:** 1+ Remainder

**2 PARCEL #2:**  
**Address:** 10694 Fingerboard Road, Monrovia, MD 21771  
**Tax Map:** 88 Parcel 171  
**Tax ID:** 09-597733  
**Acreage:** 40.06  
**Subdivision Rights:** None



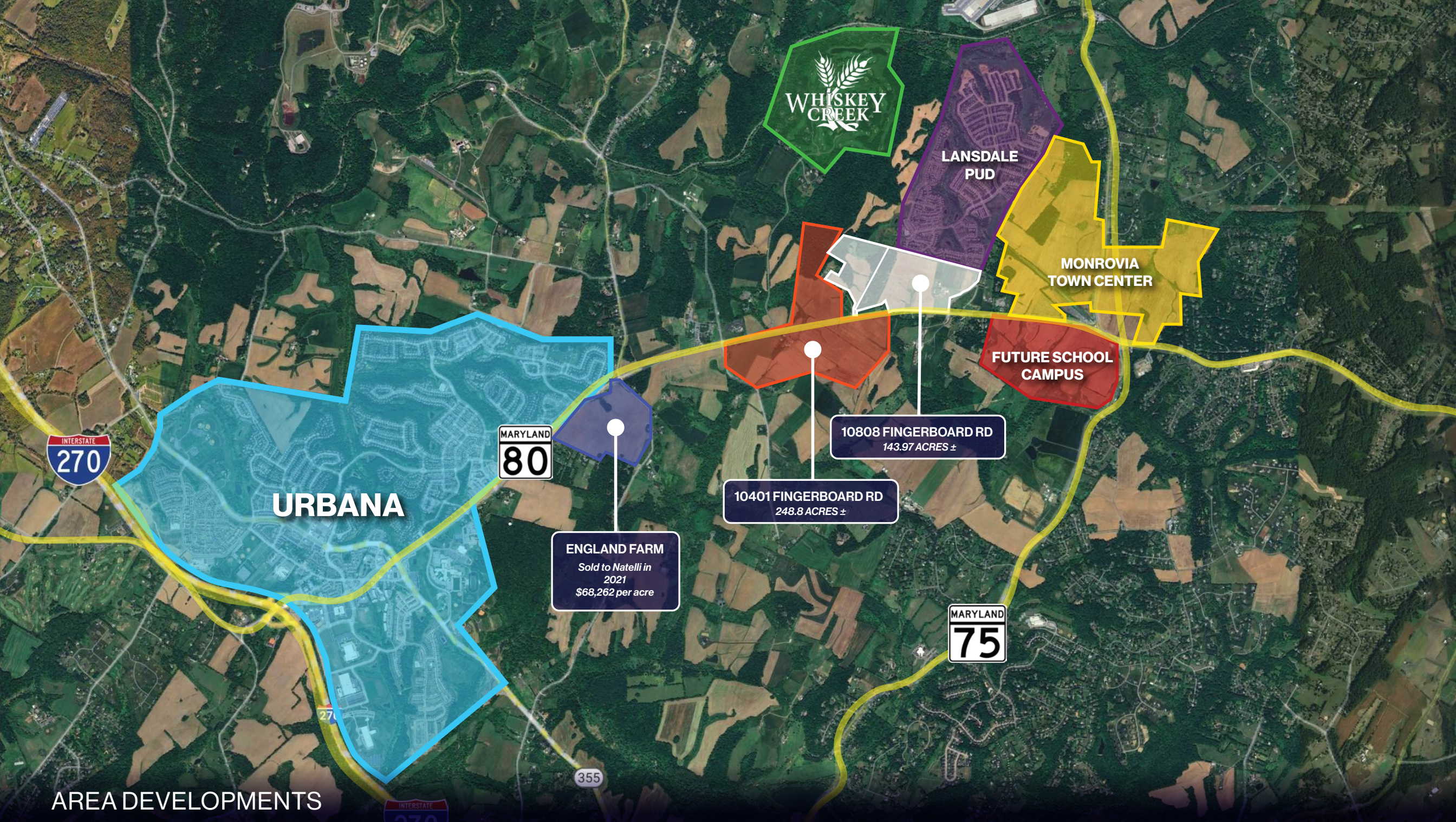
**SOIL MAP:** FREDERICK COUNTY GIS



**TOPO MAP:** FREDERICK COUNTY GIS

## SITE SUMMARY

<b>PROPERTY ADDRESS:</b>	10808 & 10694 Fingerboard Road, Monrovia, MD
<b>TAX ID:</b>	09-231390 & 09-597733
<b>PROPERTY SIZE:</b>	143.97 Acres Total
<b>IMPROVEMENTS:</b>	3,885 sf Custom Home built in 1995. Tenant Trailer & multiple barns
<b>ZONING:</b>	AG - Agricultural
<b>COMPREHENSIVE PLAN:</b>	Agricultural
<b>WATER &amp; SEWER PLAN:</b>	NPS
<b>FLOODPLAINS:</b>	No FEMA 100 year floodplains per Frederick County GIS
<b>EASEMENTS:</b>	The Property enjoys the benefits of a Water & Sewer Easement recorded in Liber 12363 folio 372. Please contact CPG for a copy of the utility easement.



# URBANA

WHISKEY CREEK

LANSDALE PUD

MONROVIA TOWN CENTER

FUTURE SCHOOL CAMPUS

ENGLAND FARM  
Sold to Natelli in 2021  
\$68,262 per acre

10401 FINGERBOARD RD  
248.8 ACRES ±

10808 FINGERBOARD RD  
143.97 ACRES ±



355

## AREA DEVELOPMENTS



AERIAL



AERIAL





AERIAL



EXISTING PRIMARY RESIDENCE, BUILT 1995



EXISTING TENANT TRAILER



EXISTING BARN AND SHED

## Frederick County Business

Frederick, Maryland, has consistently been ranked nationally as one of the top 25 places to live by Livability.com, as a preferred workforce and business destination in the Baltimore-Washington Region. The City of Frederick is the second largest city in Maryland and has a population growth rate of over 5%. Frederick is within an hour drive to Washington DC, Baltimore, and Northern Virginia (Dulles Airport).

Frederick boasts a skilled workforce, fast track permitting, no County Business Personal Property Tax, Inventory Tax Exemptions, Frederick County New Jobs Tax Credit, Frederick County Industrial Business Tax Credit and several other tax credit opportunities for doing business in Frederick, Maryland.

**293,391**

POPULATION

**137,458+**

WORKERS

**31,900+**

BUSINESSES

**7.9%**

POPULATION GROWTH  
2020-2023

**130+**

LIFE SCIENCE COMPANIES

**\$115,724**

2024 MEDIAN INCOME

*Frederick is a sportsman's paradise, with large tracts for hunting, multiple ponds for fishing, wildlife, etc.*

## CONTACT



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