

GROUND LEASE

FINISHED PAD SITES UP TO 2.3± ACRES

Thendara Court | Myersville, MD 21773



AVAILABILITIES

2 Lots for a combined 2.3± Acres

PROPERTY HIGHLIGHTS

GROUND LEASE

- Lot 2 - 0.91± Acre Lot
- Lot 3 - 1.41± Acre Lot
- Both Lots Zoned GC (General Commercial)
- High Visibility with Approximately 70,000 VPD
- Access to Public Sewer, Water, and Electric
- Combine Lots for Up To 2.3± Acres

TRAFFIC COUNTS

Route I-70 70,000 VPD

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	1,403	5,295	17,564
Households	481	1,881	6,461
Median HH Income	\$115,425	\$113,670	\$112,385



All information contained herein is deemed reliable but not guaranteed

Seamus Fitzgerald

Executive Vice President

301-787-4050

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www.frg.us

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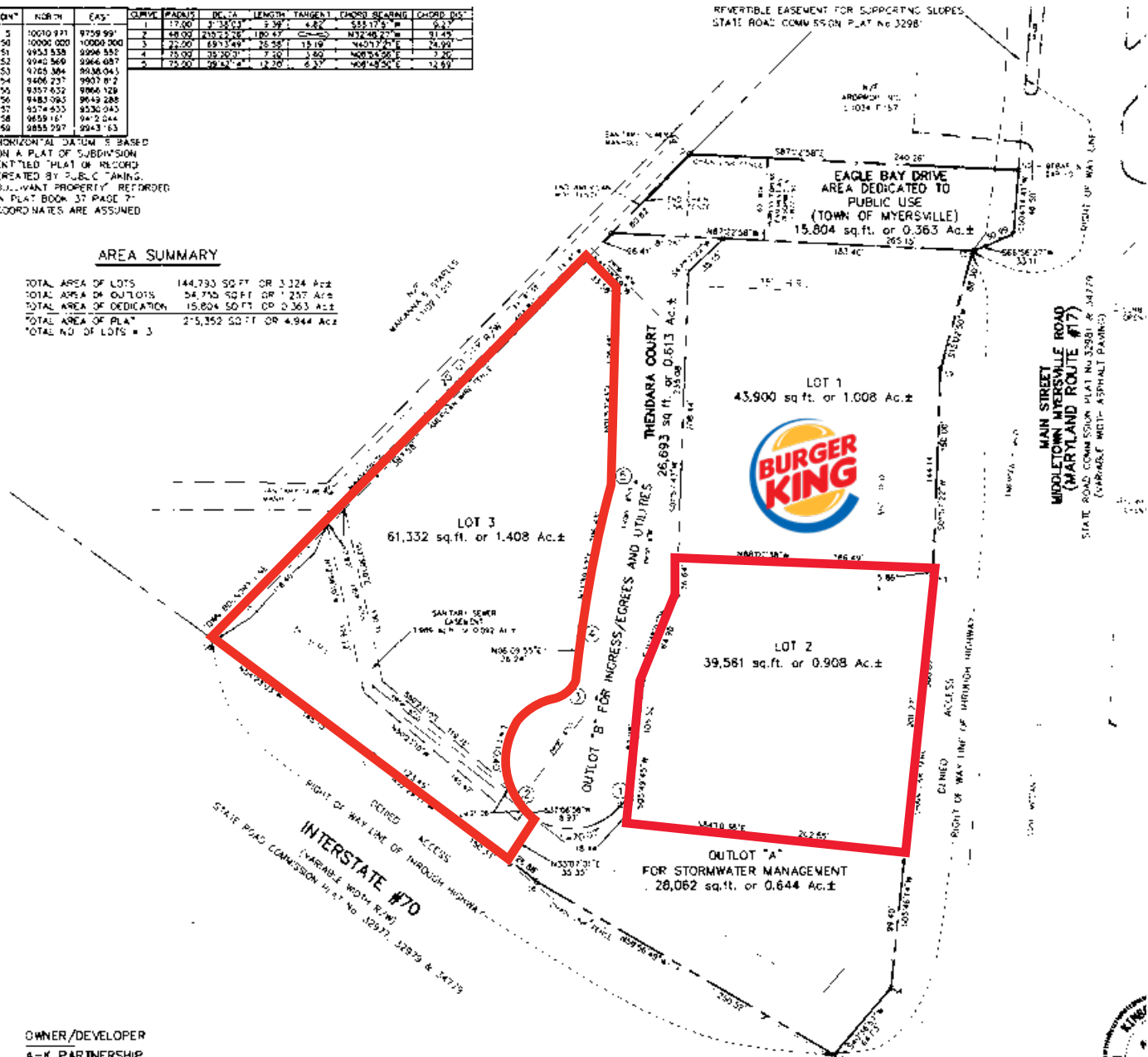
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POINT	NORTH	EAST	COUNT	RADIUS	DE-GA	LENGTH	TANGENT	CURVED BEARING	CURVED DIST.
5	10010.971	9759.991	1	17.00	17.3503	2.39	4.82	S55.1947°W	9.24
50	10000.000	10000.000	2	48.00	230.7529	170.87	0.00	N12.4820°E	11.49
51	9953.538	9996.892	3	22.00	89.1343	25.58	19.19	N40.1721°E	24.92
52	9940.846	9966.087	4	35.00	35.2637	7.10	1.50	N60.3426°E	3.20
53	9765.364	9938.043	5	33.00	39.6274	12.38	6.27	N69.4925°E	12.97
54	9406.237	9907.812							
55	9357.632	9866.128							
56	9483.985	9649.285							
57	9574.632	9536.043							
58	9859.181	9472.044							
59	9855.987	9943.153							

HORIZONTAL DATUM IS BASED ON A PLAT OF SUBDIVISION ENTITLED "PLAT OF RECORDS CREATED BY PUBLIC TAKING, S.U.W.A.N.T PROPERTY REFERRED IN PLAT BOOK 37 PAGE 7" COORDINATES ARE ASSUMED

AREA SUMMARY

TOTAL AREA OF LOTS	144,793 SQ FT	OR 3.324 Ac±
TOTAL AREA OF OUTLOTS	54,750 SQ FT	OR 1.257 Ac±
TOTAL AREA OF DEDICATION	15,804 SQ FT	OR 0.363 Ac±
TOTAL AREA OF PLAT	215,352 SQ FT	OR 4.944 Ac±
TOTAL NO. OF LOTS	= 3	



OWNER/DEVELOPER
E-K PARTNERSHIP

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