

# FOR SALE



## Adamstown Residential Development Opportunity

- 10 +/- Acres
- Zoned R-1 (Signed Phase II PUD appraisals. Passes adequate public facilities test)
- Maximum density yield of 50 residential units
- Close to all major commuter routes in Southern Frederick County and Northern Montgomery County
- Includes 11,000 +/- sf brick elementary school building circa 1930's
- Site includes pavilion and baseball field

### Frederick County R-1 zoning uses:

- ◇ Single Family homes
- ◇ Church, Group Home, Nursing Home, College or University, Nursery School or Day Care, Cemetery/ Memorial Gardens  
*(subject to site plan approval)*
- ◇ Private Schools *(with special exception and site plan approval)*



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