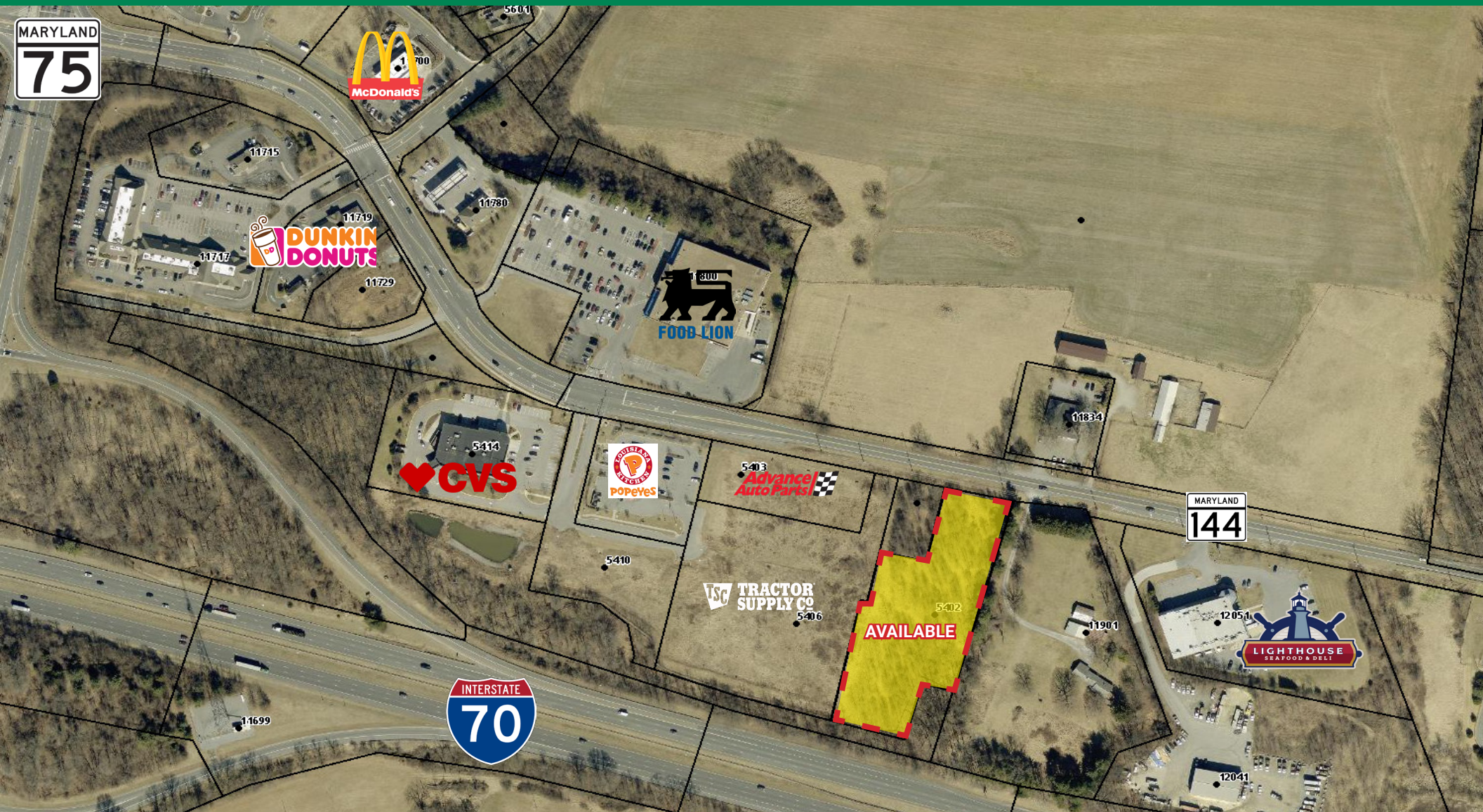


NEW MARKET RETAIL CENTER

NEW MARKET, MARYLAND 21774

2.618 ACRE PAD SITE FOR SALE



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Victor White, Chief Operating Officer
(443) 468-6442 mobile

vwhite@hogancompanies.com

HOGAN
2077 Somerville Road
Suite 206
Annapolis, Maryland 21401
(410) 266 - 5100



THE OFFERING

HOGAN is pleased to present for sale the final pad site available at New Market Retail Center. The pad site is 2.618 acres of General Commercial (GC)-zoned land located at the intersection of Old National Pike (Route 144) and Rotary Avenue just north of Interstate 70 and east of Route 75.

The property is proximate to the Weis-anchored New Market Shopping Center and approximately 1500+ planned homes in New Market Region along with Lake Linganore Town Center located on the west side of historic downtown New Market.

The project has Preliminary Plan approval and is served by public water and sewer. Significant infrastructure is already installed at the project to include public sewer, public water, storm water management facilities, storm drain, and access roads to the remaining developable area.

Join CVS Pharmacy, Popeye's, Advance Auto, Tractor Supply Company, and a to-be-announced electric vehicle charging station!

The Pad Site cannot be subdivided further and is subject to a Declaration of Covenants, Conditions, and Restrictions.

For additional information, contact:

Victor White, Chief Operating Officer
(443) 468-6442 mobile
vwhite@hogancompanies.com



PROPERTY DETAILS

Parcel	Lot	Acreage
183	6	2.618

Address: [5402 Rotary Ave, New Market, MD 21774](#) (Click for Google Maps)

Zoning: GC (General Commercial)

Permitted Uses: Agricultural, Nursey Retail/Wholesale, Hotel, Various Retail, Restaurant, and Office, Self-Storage, Carwash, Various Automotive, Health/Swim Club, Theater, Nightclub or Lounge, Outdoor/Indoor Recreation Facility, among others.

Existing Conditions: Partially cleared (see existing conditions plan)

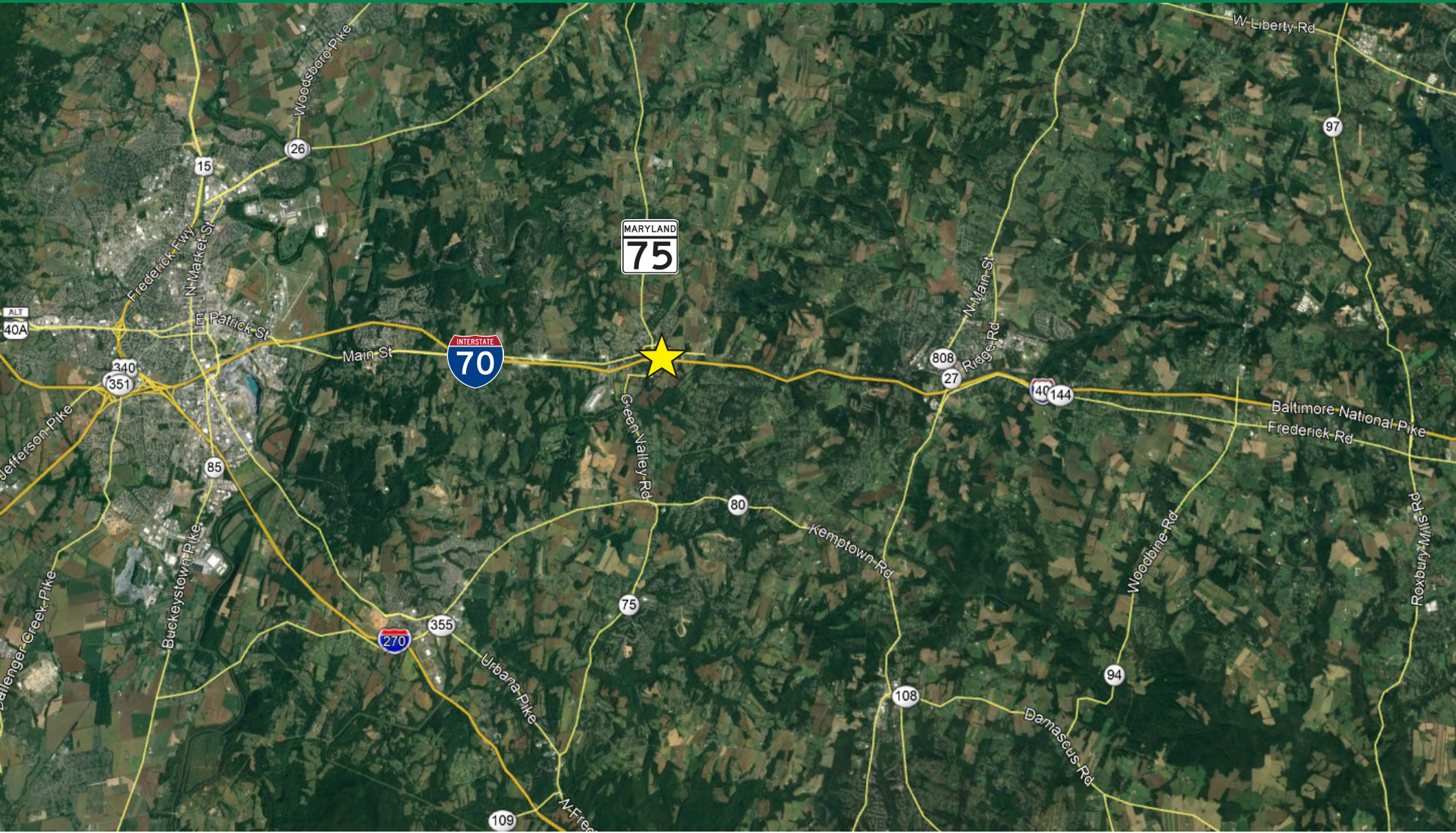
Utilities: Public water and sewer stubbed in or near lot line installed by others.

Access: Shared private road with curb cuts to lot installed by others.

APFO Traffic Escrow Reimbursement: Buyer shall be responsible for reimbursing Seller \$82,320.28 for advance payment of APFO-required fee.

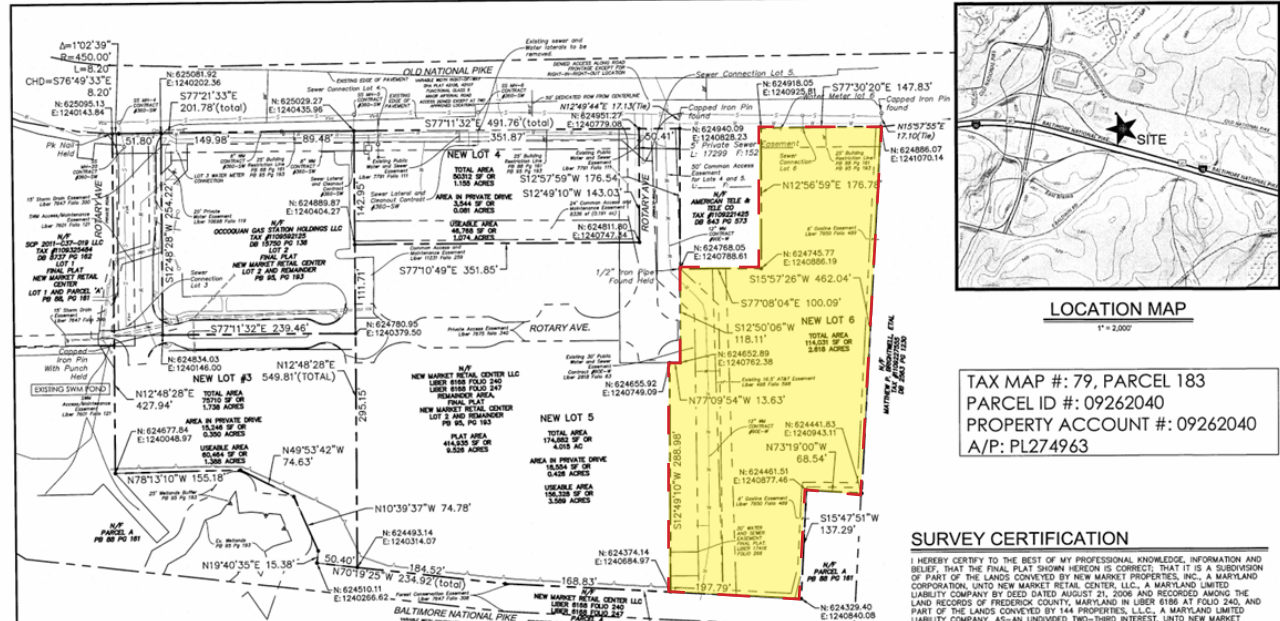


AERIAL MAP



RECORD PLAT

112 | 153



LOCATION MAP
1" = 200'

TAX MAP #: 79, PARCEL 183
PARCEL ID #: 09262040
PROPERTY ACCOUNT #: 09262040
A/P: PL274963

SURVEY CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY NEW MARKET PROPERTIES, INC., A MARYLAND CORPORATION, UNTO NEW MARKET RETAIL CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 21, 2008 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, IN LIBER 6186 AT FOLIO 240, AND PART OF THE LANDS CONVEYED BY 144 PROPERTIES, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, AS AN UNDIVIDED TWO-THIRD INTEREST, UNTO NEW MARKET RETAIL CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED RECORDED IN LIBER 6186 AT FOLIO 247 ON AUGUST 21, 2008 AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-10R, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK CITY CODE, AND AS ENACTED OR AMENDED SINCE THAT TIME, AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS OR MARKERS HAVE BEEN COMPLIED WITH.

SIGNED: David W. Anderson DATE: 7/21/2025
 DAVID W. ANDERSON #22125
 STATE OF WYOMING
 COUNTY OF Washakie
 I, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND (WHERE AN OFFICIAL SEAL IS REQUIRED BY LAW) OFFICIAL SEAL:
 THIS THE 21 DAY OF July (YEAR) 2025
Patty L. Denomedi
 PATTY L. DENOMEDI
 NOTARY PUBLIC
 STATE OF WYOMING
 COMMISSION ID: 9637
 MY COMMISSION EXPIRES: 08/28/2027
 PRINTED NAME: Patty L. Denomedi
 MY COMMISSION EXPIRES: 8-28-2027

OWNER'S CERTIFICATION AND DEDICATION

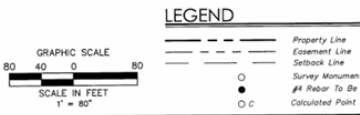
WE, NEW MARKET RETAIL CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS, TO PUBLIC USE UNLESS OTHERWISE NOTED ON THIS PLAT. WE CERTIFY THAT THERE ARE NO SALES, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS FINAL PLAT SUBDIVISION EXCEPT AS HEREON INDICATED (A CERTAIN DEED OF TRUST RECORDED IN LIBER 6186 AT FOLIO 240); AND THAT THE REQUIREMENTS OF FREDERICK COUNTY 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 MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. ALL LOTS ARE SERVED BY CHDU OF FREDERICK COUNTY PUBLIC WATER AND SEWER AND FACILITIES WILL BE OFFERED TO ALL LOTS OFFERED FOR SALE.

BY: David W. Anderson DATE: 7-23-25
 STATE OF Maryland
 COUNTY OF Baltimore
 I, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND (WHERE AN OFFICIAL SEAL IS REQUIRED BY LAW) OFFICIAL SEAL:
 THIS THE 23RD DAY OF July (YEAR) 2025
Shalonda Catrice Gamble
 SHALONDA CATRICE GAMBLE
 Notary Public
 My Commission Expires: 09/01/2028

APPROVED FREDERICK COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWER, THE USE OF COMMUNITY WATER AND SEWER CONFORMS TO THE FREDERICK COUNTY WATER AND SEWER PLAN
David W. Anderson 8-1-25
 DEPARTMENT OF HEALTH DATE

APPROVED FREDERICK COUNTY PLANNING COMMISSION
M. Williams 7/25/25
 SECRETARY OR CHAIRMAN DATE

OWNER
 NEW MARKET RETAIL CENTER LLC
 175 ADMIRAL COCHRANE DRIVE, SUITE 201
 ANNAPOLIS, MD 21401
 PHONE: (410) 224-0100
 FAX: (410) 224-0120



GRAPHIC SCALE
 80 40 0 80
 SCALE IN FEET
 1" = 80'

Architecture
 Environmental
 Land Surveying
HOGAN COMPANIES
 3400 Tangleway Way
 Suite 210
 Charlotte, NC 28277
 (704) 363-7070

FINAL PLAT
NEW MARKET RETAIL CENTER, LLC
LOT 3, LOT 4, LOT 5 AND LOT 6
SE INTERSECTION OF OLD NATIONAL
PIKE AND ROTARY AVENUE
NEW MARKET, MARYLAND

18 - Plat Fee - 1.00
 Subdivision Stamp - 1.00
 (Plat Total) Cont. of 3
 of Plat - 112/153
 Total - 1.00
 No. Date: 08/05/2025 01:27
 ** NOTE CERTIFICATION FOR PAGES 1 AND 2
 STATE OF WYOMING
 COUNTY OF Washakie
 I, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND (WHERE AN OFFICIAL SEAL IS REQUIRED BY LAW) OFFICIAL SEAL:
 THIS THE 21 DAY OF July (YEAR) 2025
Patty L. Denomedi
 PATTY L. DENOMEDI
 NOTARY PUBLIC
 STATE OF WYOMING
 COMMISSION ID: 9637
 MY COMMISSION EXPIRES: 08/28/2027
 PRINTED NAME: Patty L. Denomedi
 MY COMMISSION EXPIRES: 8-28-2027

FINAL PLAT
 Sheet No. 1 of 2
SB-01

TRANSACTION DETAILS

Due Diligence Items in Document Vault

- Recorded Plats and Tax Record
- Approved Preliminary Plan
- Condominium Association Documents
- APFO Fee Reimbursement

Offer Guidance

- Asking Price: \$1,500,000
- Closing subject to Site Plan approval
- Feasibility Period: 45 days
- Closing: 30 days after approval of Site Plan
- Cooperating Brokerage: HOGAN is offering a 3% cooperating broker for registered buyer brokers.



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither HOGAN nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.