

MARKET DATA APPROACH FOR LAND VALUE (CONTINUED)SALE NO. 3 (CONTINUED)

34. This property contains 37.186 acres and is slightly irregular in shape. It fronts 2,050± feet along the west side of U. S. Route 15 and has excellent visibility from both lanes of the highway. The property is cleared rolling land. Utilities available are electricity, telephone, public water, and public sewer. It is zoned General Commercial. The sale price indicates \$20,000 per acre overall.

SALE NO. 4

Exxon Corporation

to

C & K Truck Stops Inc.

Date : March 9, 1981

D.R. : 1141/439

Cons. : \$79,900

Area : 15.59 Acres

The property consists of two parcels of land located on the northwest and northeast quadrant of the I-70/Maryland Route 75 interchange in the New Market area of District 9 of Frederick County, Maryland. Tax Map 79 (24) 203 and 207. This property consists of two sites separated by Maryland Route 75. The site in the northwestern quadrant contains 9.467 acres and the site in the northeastern contains 6.125 acres. Both sites front on Route 75 and Maryland Route 144. They have rolling topography and are mostly cleared land. Utilities available are electricity, telephone, and public sewer. The zoning is General Commercial. The sale price indicates \$5,125 per acre overall. These sites do have visibility from Interstate 70.

SALE NO. 5

Margaret A. Shipley

to

Frederick Trading Company

Date : November 11, 1980

D.R. : 1131/434

Cons. : \$335,825

Area : 35.09 Acres

This property is located along the northwest side of Maryland Route 26 just east of its intersection with Maryland Route 355 in District 28 just north of the City of Frederick in Frederick County, Maryland. Tax Map 57 (24) 221. The property contains 35.09 acres and is more or less rectangular in shape. It fronts 1,860± feet along the northwest side of Maryland Route 26. It has a gently rolling topography sloping upward from its road frontage to its northwestern boundary and is cleared land. Utilities available are electricity, telephone, natural gas, and public sewer. The zoning is General Commercial. The sale price indicates \$9,570 per acre overall.