

# Clarksburg Highlands

## Clarksburg's First Retail Opportunity! AVAILABLE SOON

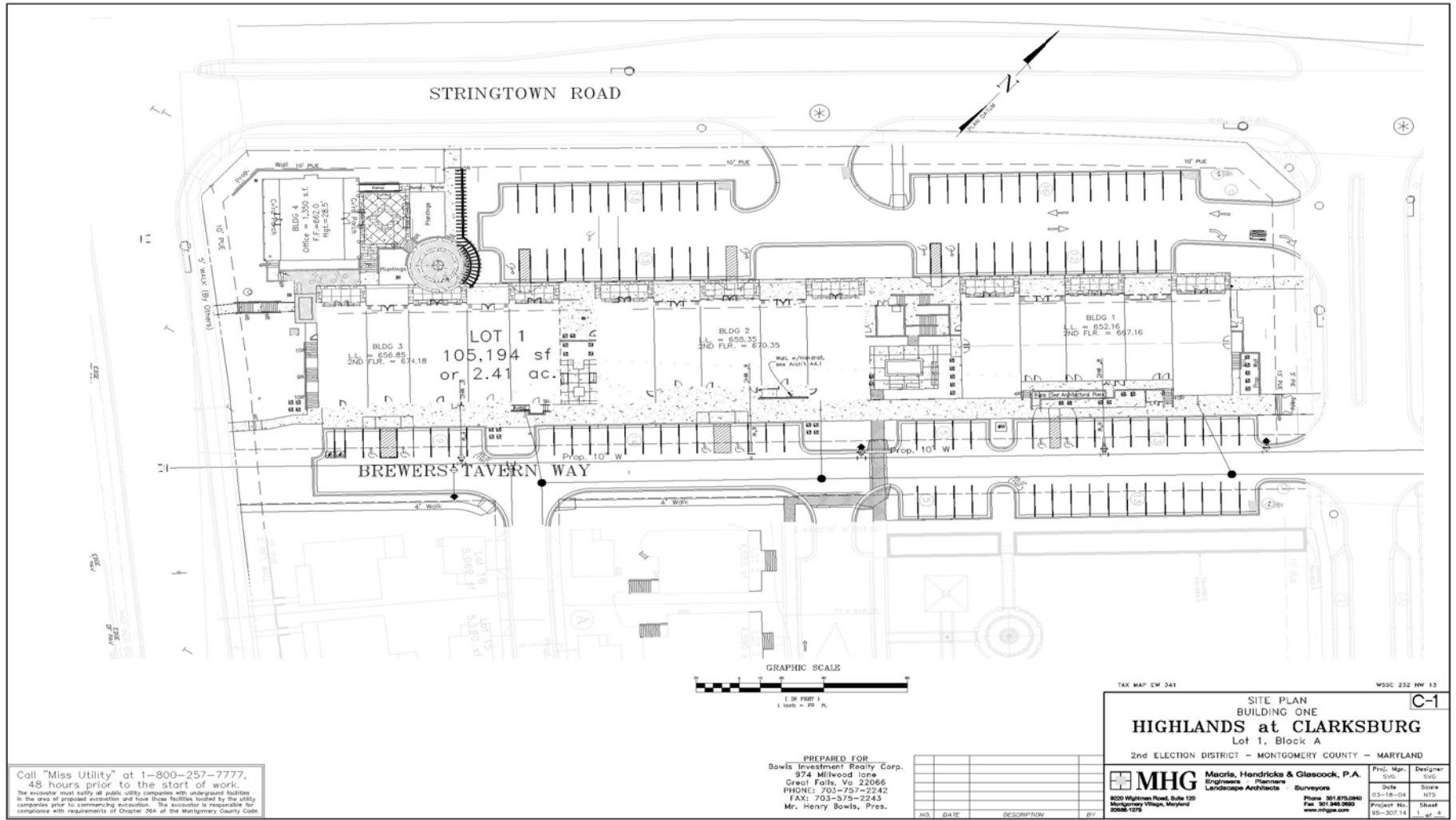


- Clarksburg, MD is located in Upper Montgomery County just north of Germantown on Rte. 355 (Frederick Road)
- Housing units projected to be 14,930 total; more than double current housing units of King Farm, Lakelands Kentlands and Fallsgrove, combined with similar demographics!
- Clarksburg Town Center (Newland Properties), Clarksburg Village (Elm Street Development) and Clarksburg Highlands (Centex) already planned and approved with hundreds of units completed and occupied.
- Clarksburg Highland Shopping Center is located at the intersection of Rte. 355 and Stringtown Road which will be a main gateway to Clarksburg and will have direct access to the new I-270 Interchange.



CORE COMMERCIAL BROKERAGE, LLC

301-428-1020



Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PREPARED FOR  
 Bowls Investment Realty Corp.  
 974 Millwood Lane  
 Creel Falls, Va 22066  
 PHONE: 703-757-2242  
 FAX: 703-575-2243  
 Mr. Henry Bowls, Pres.

NO.	DATE	DESCRIPTION	BY

TAX MAP CW 341 WDC 232 NW 13

SITE PLAN  
 BUILDING ONE  
**HIGHLANDS at CLARKSBURG**  
 Lot 1, Block A  
 2nd ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG** Macris, Hendricks & Glascock, P.A.  
 Engineers Planners  
 Landscape Architects Surveyors

820 Whitman Road, Suite 120  
 Montgomery Village, Maryland  
 20886-1276  
 Phone: 301.670.0960  
 Fax: 301.646.0969  
 www.mhga.com

Proj. No.	95-307.14	Design. No.	1 of 4
Date	03-18-04	Scale	AS SH.

# Clarksburg Town Center Area

## Current Demographics - 2003

- 1 Mile Radius Estimated Average Family Household Income  
\$114,788
- 3 Mile Radius Estimated Average Family Household Income  
\$103,093
- 5 Mile Radius Estimated Average Family Household Income  
\$ 96,069

## Current Demographics - 2003

2000 Updated Census	2,680
Future	35,000

## Other

- I-270 Gateway Business Center 1/2 mile away with 500,000 SF of flex space as well as the Lockheed Martin complex
- New Clarksburg High School under construction 1 mile away

## *Typical Home Prices*

### Single Family

**MID 500'S TO UPPER 700'S**

### Townhomes

**HIGH \$300,000'S TO MID \$500,00'S**

### Condominiums

**FROM MID \$200,000'S**

NOTE: Current sales prices for several homes sold and under construction.